

Managers' Report **April 1, 2019**

### **Work Sessions:**

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

- Maritime repairs approved for bidding by insurance company. Preconstruction meeting held December 14, 2018. Construction has started with estimated completion date of June 2019.
- 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. Reimbursements in the amount of \$1,312,592.34 received to date.

**Working with DNR on proper procedures for notification to owners, release of boats, and salvage of any boats remaining.**

- **FEMA considers the boats as debris from the storm.**
  - **Funding for removal of boats approved by FEMA: 16 boats remaining. Extension of permit for removal approved through June 30, 2019.**

### **City Clerk:**

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

### **Personnel:**

- Police Officer Positions open.

- Chief of Police has submitted a letter of resignation. Final date will be April 19, 2019. Submission for recommendation for interim appointment to be made at April 15<sup>th</sup> Council meeting.
- Two cadets scheduled to attend the April Police Academy starting April 4, 2019.
- Positions open in Public Works and Administration Departments.

## 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.
- Continuing to emphasize Community Policing.
  - Coffee with the Chiefs held December 8, 2018. **Next one will be scheduled in May 2019.**
- Hawk Beacon signal for pedestrian crossing permit application received from GDOT and approved meeting of March 5<sup>th</sup>. 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

- Developed revenue and expenditure line items for Insurance and FEMA/GEMA reimbursements.
  - **Insurance received to date in the amount of \$1,703,788.35. Reimbursements are on schedule.**
    - **Increase of \$325,278.95 from previous report.**

- Insurance and City Maritime engineers completed working on boat ramp and transient dock costs.
      - Project under construction with estimated project completion date of June 2, 2019.
- Retreat tentatively scheduled for November 13 and 14, 2019 at Honeycreek.
- SPLOST VIII Passed.
  - Rescheduling 2020 Budget review meeting dates.
- Finance Software Update: Contract placed on the April 1, 2019 meeting for consideration. Funding is available from SPLOST VII now that SPOLST VIII is approved.

## Community Development

- Planning Commission recommended approval of Zoning Ordinance. Work Session held August 27, 2018 and September 26, 2018.
- Community Rating System (CRS) Flood Plain Management
  - Flood Insurance: CRS rating moved from a 7 to a 6. This would provide a 20%, as opposed to 15%, reduction on flood insurance premiums.
- 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 on the April 1 meeting for consideration of approval by Council.
    - Cannon Forrest (Winding Rod and Meandering Way)
      - 2006 Subdivision that is being reviewed. (283 Lots)
    - Marsh Arbor
      - Awaiting settlement of certain issues. (129 Units)
    - Moekel 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):  
Development incentive provided in accordance with City policy.
- 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.
- Conducting a self-audit in preparation for upcoming ISO audit in December of 2020.

## 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 placed on the April 1<sup>st</sup> Council Meeting. Funding is available from SPLOST VII now that SPOLST VIII is approved.
- 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 is April 27, 2019, weather permitting.
  - Request for approve of Bid alternates 2-8 placed on the April 1, 2019 Council Meeting. Funding is available from SPLOST VII now that SPOLST VIII is approved.
- Orange Hall:
  - Orange Hall is closed until all work is completed.

- Bids advertised December 6, 2018 with receipt of bids 2:00PM January 24, 2019, extended to January 31, 2019.  
**Advertisement on April 4, 2019 with receipt of bids scheduled for May 14, 2019 at 2:00PM.**
  - Exterior elevation work will be presented to the HPC.
- Moekel Place Project Estimates and Conceptual Designs completed. Working on identifying funding sources that may be available.
  - Possible funding, 60-40, through 319 Grant, for homeowners laterals.
- 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. **This project can be funded with SPLOST VII funds in the 2020 budget.**
- **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.



SKM\_C654e17031313  
290.pdf

- 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 7<sup>th</sup>, 2017 Council meeting.
- LMIG 2016: Contract awarded May 21, 2018. Work will begin in January 2019.
- 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 – New draft application submitted August 1, 2018. Final submission completed August 31, 2018.
- 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.
- 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. Meeting with merchants and interested parties held February 8, 2019:
  - 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)
  - **Change Order Number 3 scheduled to be placed on April 1, 2019 meeting to add additional conduit for future use.**
- 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: Traveled to New Smyrna Beach, Florida, to visit a STEM/Discovery Center on July 14th and 15<sup>th</sup>, 2017. Councilmembers Reilly and Williams were in attendance along with representatives from Georgia Southern University. This is one option for a future use of the Weed Street site.

### **Maritime Matters:**

- **Docks:**

- **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 of June 2, 2019, weather dependent. **3D presentation provided meeting of March 18, 2019.**



Boat Ramp  
Etiquette.msg

1. **DNR PIER and DOCK**: Under Construction with a construction completion date of June 2, 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:



03.15.2018.GatewayD  
ockTempFloat.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.
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 March 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.
  - IT Gilman Park Hot Spot: Park WIFI is up and running. Camera system is installed.
    - Working on policy and signage.
- 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:



Site Evaluation Letter  
October 23, 2018.pdf

- Site Evaluation Letter  
October 23, 2018.pdf
- Solar Power: Hannah Solar appreciates the City Councils 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 Maintenance Army Corps Nationwide Permit: 10-Day Interagency notice issued November 30, 2018. Army Corps of Engineers permit received.
  - List of projects completed and underway will be provided.
  - Priority list of projects will be provided.
- 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 -



SKM\_C654e18103108  
310.pdf

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

The City of Savannah purchased the furniture through a federal grant. Working with the City to see if furniture can be transferred to the City of St. Marys.

- Senior Center Policy:
  - Implementation of policies: report provided at the March meeting.
- 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:
  - Food Truck Saturday: 4/27/2019 from Noon to 8PM.
  - First Friday: April 5, 2019 from 5PM to 8PM.
  - Pleinaire Paint Out: St. Marys Waterfront and Osborne St. April 6, 2019 beginning 8:00AM – 4:15PM
- 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