Managers’ Report October 2 and 16, 2017

Work Sessions:

- Work Session October 16 @ 5:00 PM – Marine Industrial Development Center Update
- Work Session to be set up on storm water enterprise fund review.
- Work Session to be set up on Master Visioning Plan and Zoning Ordinances

Hurricane IRMA: City is working on clean up and restoration from the storm. Camden County has been declared by FEMA for PA and IA assistance. City is working on PA assistance. FEMA and SBA representatives are in the County to help citizens with the IA assistance.

Emergency declared under the Stafford Act. Coast Guard tasked to remove boats that were a hazard to the environment and navigation. Coast Guard has full authority over boats in or under the water. Boats moved to temporary transfer facility where they have been under 24 hour security watch. Working with DNR on proper procedures for notification to owners, release of boats, and salvage of any boats remaining. The City will follow state statutes. FEMA considers the boats as debris from the storm.

- A full work session will be scheduled on the storm response and recovery efforts at a later date.

City Clerk:

- Council work requests
- Day to Day issues
- Open Records
- Senior Authority Report

Personnel:

- Police Officer Positions open.
  - One cadet started at September Police Academy.
- Positions open in Public Works and Water Department.
  - Three new employees hired at Public Works from job fair applicants
- Planner Position interviews are ongoing.
- Employee survey being developed
Working with Directors on 2018 Safety and Wellness Grant applications.

Senior Center Roof: Mr. Marr reviewed with Hospital Authority on September 12, 2017 and repairs will be funded by Hospital Authority as per the Authority meeting of September 19. They will also fund painting of the inside of the building. Bobby Marr will work with the Authority to schedule the project. The City staff has agreed to supervise the work.

- Mr. Marr is coordinating with Mr. Frasca, Hospital Authority Chairman

Police

- Grant was awarded for Body Cameras on 16th of June. All communities have accepted the grant and cameras have been purchased. No cost amendment to purchase additional items, cameras came in under budget, as approved. Training and Public outreach programs are underway.
- Continuing to emphasize Community Policing.
- GDOT looking at option of a possible Hawk Light pedestrian crossing at the Middle School. Discussed with GDOT during STIP meeting and they are 50% completed on the study.
- Two lightning strikes at the police building caused considerable damage to electronics. Repairs being completed and insurance claim filed.

Finance

- Audit is underway.
- Tax Rate has been adopted at 6 mills. Last report on this item.
- Working with County on Payment of TAD funds to City of St. Marys
- Advanced Disposal met with City staff to coordinate:
  - Trash receptacles along St. Marys Street discussed meeting of 8/24/17.
  - 8/24/17 met to coordinate web site information and notifications of rules governing trash/recycling collection to residents. Brochure to be inserted in utility bills of 10/01/18. Web site will be updated at the same time if not earlier.

Community Development

- City Master/Visioning Plan: Work session to be rescheduled from scheduled.
- FEMA: The new flood map is expected to become effective on December 21, 2017. Residents are invited to come to the Community Development Office to see how the new map impacts their property. Ordinance accepting the map will be on the October 16 meeting agenda.
Projects/Businesses:
  - No concept plan from Wildlife Defense Systems has been received for issuance of any permits. Notification of this standard requirement has been made a number of times.
  - Villages at Winding River Phase II: Development agreement approved meeting of August 7, 2017.
  - 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.
  - Chief Horton and Chief Hatch serve on the Radio review Committee.
    - Issues involve VHS verses 700/800 MHZ system. Federal government is moving public safety agencies to the 700/800 MHZ range from the VHF range. Update provided meeting of March 6, 2017.
      - Barrow County Article submitted under separate correspondence dated 3/13/17
    - 911 meeting held at the police station at 1:00PM on May 1 to review MHZ proposal.
    - Working on St. Marys preliminary costs for review and looking at grant option.
    - Working with County 911 Committee.
  - Applied for Emergency readiness grant funding for generators at the end of May 2016. Advised that package for emergency generators is ready to be forwarded by the State for final review. We have had the preliminary application accepted and have submitted the full application for consideration. We have been asked for additional information and said information has been submitted.
  - 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
  - Grant request for SBA’s has been denied City will do a phased replacement with funds already budgeted in the 2018 budget and planned for future budgets.

Public Works
- Water Meter Testing: Awarded second grant for professional services to complete flow testing. Mr. Marr is working to complete this project.
- Gateway Project: Haddock and St. Marys Road Preliminary Schedule:
  - Development of Bid Package (Engineering) August 2017
  - Solicit Engineering forms for bids September 2017
  - Council Consider Award of Engineering Contract October 2017
  - Engineering Design/Permitting October 2017-February 2018
- Ready Street Drainage Project: Permit has been received from DNR and Army Corps of Engineers and we are advertising for bids.
- Gateway Redevelopment Project: Contract awarded May 15, 2017 Council meeting and starts July 1, 2017. Mr. Glaze of CDP briefed the Gateway Committee on 8/10/17.
- HODAG: Douglas Drive
  - Developed budget for Easements, Legal, Engineering complete.
  - Attorney has sent letters to homeowners based on surveys and appraisals. We are providing additional contact information as needed.
    - Five of six easements have been obtained.
    - Resolution for the one remaining property easement approved special meeting of August 21, 2017.
    - Anticipate bidding no later than February 2018 based on legal requirement time frame.
- Orange Hall: Recommendation for award of engineering contract approved at the July 3, 2017 Council meeting.
  - Testing began on August 2, 2017 and included lead based paint sampling, asbestos, brick and other tests in order to prepare plans and specifications for structural repairs.
    - Tests positive for lead based paint but no asbestos found. Lead based paint will need to be abated.
  - Top floor and basement of Orange Hall have been closed to visitors due to safety concerns with the railing and staircase.
  - Work on mitigation of Lead based paint and other engineering work begins on October 16. Orange Hall will be closed until the completion of all work.
    - Mr. Marr is identifying location for storage of furniture and artifacts.
- 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 2017/18 budget. Project moved to 2019 Capital budget due to emergent repairs at Orange Hall.

- Clear Wells: Three in the City. Engineering contract awarded meeting of July 3, 2017. GEFA funding application has been submitted for this project and is scheduled to be reviewed for approval by the GEFA Board at the November 2017 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 this week and they have advised that they will check on the current status of all the projects.
  
  - *Motion for STIP approved meeting of July 3, 2017 and presented at the STIP meeting of July 11 by Mr. Marr, Mayor Morrissey and I. Local projects have been included as GDOT may have alternative funding sources.*
  
  - Colerain Road widening project from West of I 95 to East of Kings Bay Road to start in 2017 (Project #0007414) $27,713,546. Clearing of areas to be worked is to be 50% complete in August 2017. The City’s utilities are included as part of the project.
  
  - 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)
    - Joint request submitted by Kingsland and St. Marys in April 2016.
    - Preliminary engineering funds ($250,000) are programmed now.
    - Construction funding ($2M) programmed in FY 2019. This was reviewed in the STIP meeting of July 11, 2017.
    - Fully executed agreement between GDOT and City attached.

- Interstate 95 Exit 1 Improvement Requests from City to GDOT (City Request)
  
  - This was reviewed in the STIP meeting of July 11, 2017.

**Grant Opportunities/Applications:**

- NOAA Community Base Marine Debris Removal Grant: Jeff Adams. Will resubmit in October to obtain funding to remove sunken boats. Usually due by November 2nd. GDOT Roadside Enhancement and Beautification Grant: Bobby Marr: Need to look at for Route 40 and Spur 40.
- 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.

- LMIG 2017 Local Maintenance & Improvement Grant for Off-System Safety Program: Grant in the amount of $25,000, over and above the normal LMIG Grant has been awarded to the City. City matches with 30%. Safety projects, street markings, submitted as part of grant application. Approved meeting of August 21, 2017.

- 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.

- Coastal Regional Commission: $17,800 awarded to the City and PSA towards construction of a bathroom facility at the Tabby Ruins. Ribbon cutting scheduled for August 30, 2017 at 10:00AM at the new Trail Head facility.

- Submitted 2017 application on July 28, 2017. City has been notified it has been conditionally awarded $18,500. This is a multi-use path widening project from Point Peter Road and Osborne to Sweetwater Park. City will need to match with $13,500 for materials.

- BIG Grant – September 26, 2017. DNR, City Staff, Engineer for the Gilman Dock.
  - Grant submitted for DNR review and comments on August 3, 2017. Final submission has been made. Current condition of waterfront after hurricane IRMA has been added as supplementary information to the application. This is a very competitive grant.
  - DNR Permit being addressed. Consideration for Maritime Engineer to complete permit work approved meeting of March 6, 2017.
  - Big Grant $100,000K or less is a smaller version of the BIG grant and would require a 1 to 1 match. Application time frame is September 2017. Looking at funding boat ramp engineering plans and specifications for rehabilitating the boat ramp on Wheeler Street.

- CIG: Request for consultant to prepare grant application is on the October 16 meeting. Estimated cost, based on having the Sea Rise Study in hand, is $2,000.

- DNR Clean and Resilient Facility Grant: Next application will be for the Gateway Dock which will be submitted if the BIG Grant is awarded.
DOD OEA – Applications accepted cyclically. Awarded funding for the Master Visioning Plan in the amount of $75,000.00. Submitted application for funding for future repurposing of the Airport site.
  - Second application prepared and submitted for Airport repurposing.
Section 319 Water Quality Grant: Recommended for award by Georgia DNR Environmental Protection Division ($382,333). This would include green areas, rain gardens, some storm water (improve storm water discharge quality), and permeable pavers. Grant amount amended to $397,133.00. This is a Davis Bacon project.

- Fully executed grant contract received on 9/19/2017. We will now move forward with engineering for 75% review by Mayor and Council.
- Construction estimated start date of March 2018
- Language for professional services contracts have been amended and approved meeting of August 7, 2017.
- Grant contract approved meeting of August 21, 2017.
- Grant contract has been fully executed September 2017.

Bullet Proof Vest Grant: 2016 award is $2,749.75.

Main Street/Economic Development

- Sidewalk Hydro Road Improvement Maintenance Project (SHRIMP) moving forward:

  - Funding Sources:
    - LMIG $400,000
    - Section 319 Water Quality Grant $397,133
    - 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)
    - Private Donations (Brick and bench campaign)
Concept plan and elements approved meeting of 4/17/17. Will have a 75% review. Engineering planning will be restarted as requested by DNR/EPD.

- Mid October 2017 for storm water permits (tentative).
- Construction estimated for March 2018.

TAD: All documentation was submitted to the State Department of Revenue. No further action required for approval or filing. Working on application process.

- Notification of assessed value of the District based on 2016 Digest information has been received. Estimated funding amount $12,000.
- Ms. Brown is working with the County Finance Officer and Tax Assessor on the proper transfer of these funds.

Wayfinding: Mr. Marr will provide a schedule for installation of the signs. Looking to purchase an additional sign for Rte. 40 and St. Marys Road exit. This would make a total of six signs.

Weed Street Sewer Plant: Traveled to New Smyrna Beach, Florida, to visit a STEM/Discovery Center on July 14 and 15th. 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.

VA Center: Relocated from its current site to the Kings Bay Shopping. Ribbon cutting to be scheduled.

Sweetwater Park: PSA working on Improvements. Cost of these improvements can be used as a match for the CSR 2017 Trail grant application.

Maritime Matters:

- City Maritime Facilities: Maritime engineer contract awarded at the November 21 meeting to Ball Maritime Group, LLC out of Savannah to review City owned maritime docking facilities including buoys and docks. This is providing an excellent base line document for City marine facilities following Hurricane IRMA.

- **Docks:** A full update on the City’s marine facilities will be provided as information is received. The information listed below is pre-IRMA information unless otherwise indicated.

**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 estimated to begin in August of 2017. The dock and boat ramp are fully operational.
1. **WHEELER STREET DOCK/Boat Ramp**: Out of service for the foreseeable future. The maritime engineer is preparing plans and specifications for repair and betterments. These will be forwarded to the City Council for review and comment. The repairs will be forwarded to the Coast Guard for review as this is their primary dock and boat ramp.

2. **DNR PIER and DOCK**: This is the dock directly behind the bait/snack shop that is also known as the kayak dock which connects to the “fireworks” dock. The fireworks dock is being redesigned as it was completely destroyed by Hurricane Irma. The DNR dock has been inspected and is in need of repairs, I will forward additional information as it becomes available.

3. **GILMAN/GATEWAY DOCK**: The DNR dock permit for repair and improvements have been approved. Work is underway to repair and improve the facility so that it can support Ferry Service to Cumberland Island and provide a touch and go dock facility. Estimated completion date is October 31.
   a. **Long Term**: Boat dock plans are ready for permit will be ready for submission to the DNR after meeting with DNR officials. Permit will be for entire project but this would be a three phase project.
   
   ![Gateway Pier Update 5-10-17.pptx](Gateway Pier Update 5-10-17.pptx)
   

4. **PAVILION DOCK**: The pavilion will be repaired.
   a. The pavilion dock was destroyed and plans for repair and betterments are underway. Once ready they will be forwarded to Mayor and Council for review and comment.

5. **FISHING DOCK**: This dock is owned and maintained by DNR. This dock was damaged due to Hurricane IRMA, Checking with DNR on schedule for repair.

6. **NORRIS MARSH WALK**: This structure is City owned and for observing the marsh and no physical changes are anticipated. This suffered damage due to Hurricane IRMA and we are developing plans for repairs.

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

8. **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 12 to 18 months.
9. **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. This project has started.

- **St. Marys Airport**: The former City of St. Marys airport is now closed in accordance with “The National Defense Appropriation Act.”
  - Public Works is working on the FAA and GDOT actions required post-closing.

- **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.

- **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.

- **Mill Site**: Working on Economic Incentive package with JDA.

- **County Letter regarding Hotel and Motel tax program**: Staff has sent a letter requesting further information. Understand that there is a proposal for sharing funds among the municipalities. It would restore some of the funding.

- **Gilman Park WIFI and Video**: Council requested that this be put out to formal bid as a question arose as to information provided to companies quoting. Formal bids are being prepared and will be sent out and advertised.

- **Storm Water Enterprise Fund**: Council requested that RFQ/RFP be developed for review. Staff has met and is developing this documentation for Mayor and Council review.

- **JDA Draft Economic Incentive Proposal (MOU)** for Wildlife Defense Systems is attached. This is on hold pending receipt of concept plans and applications for permits. None have been submitted.

- **Festival/Event Approvals Alcohol or Street Closing**: Intracoastal Gateway Property 10/21/17. Wedding Reception (Alcohol).

Respectfully submitted,

John J. Holman, ICMA-CM
City Manager
During 2016-2017 period the Authority has done the following: Tai Chi sessions, Zumba lessons, Visited the Camden County Senior Center in Darien with Mayor Morrisey, Financially supported the Senior Prom, Senior Christmas party. Had representation on the Senior Advisory Board. During the 2017-2018 period the Authority will continue to support the above and: Enclose the existing concrete deck and make it a screened enclosure adjacent to the Center building, Clear ground for a senior garden, support additional programs proposed for seniors by the City, Pay for transportation for senior day trips such Museum of Science and History, County Senior Agency on Aging. We will also make necessary repairs to the Senior Center Building including: Roof replacement, Adding gutter and leaders, painting the interior of the Senior Center.

As of 8/31/17 the Senior Authority financial balance was $3,427,217.93

Appointees of the Senior Authority should have career or personal experience in dealing with seniors. This could include Medical, social, psychological, legal, educational or business experience.

Results could improve with additional programs being proposed for support from the City.

Frank Frasca
Senior Authority Chairman
June 21, 2017

The Honorable John F. Morrissey
Mayor, City of St. Marys
418 Osborne Street
St. Marys, Georgia 31558

Dear Mayor Morrissey:

On September 8, 2016, you were notified of proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for the City of St. Marys, Camden County, Georgia. The statutory 90-day appeal period that was initiated on September 22, 2016, when the Department of Homeland Security’s Federal Emergency Management Agency (FEMA) published a notice of proposed FHDs for your community in the Tribune and Georgian, has elapsed.

FEMA received no valid requests for changes in the FHDs. Therefore, the determination of the Agency as to the FHDs for your community is considered final. The final FHDs will be published in the Federal Register as soon as possible. The modified FHDs and revised map panels, as referenced above, will be effective as of December 21, 2017, and revise the FIRM that was in effect prior to that date. For insurance rating purposes, the community number and new suffix code for the panels being revised are indicated above and on the maps and must be used for all new policies and renewals.

The modifications are pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (Public Law 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, Public Law 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Because of the modifications to the FIRM and FIS report for your community made by this map revision, certain additional requirements must be met under Section 1361 of the 1968 Act, as amended, within 6 months from the date of this letter. Prior to December 21, 2017, your community is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(e) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

It must be emphasized that all the standards specified in Paragraph 60.3(e) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision. Some of the standards should already have been enacted by your community. Any additional requirements can be met by taking one of the following actions:

1. Amending existing regulations to incorporate any additional requirements of Paragraph 60.3(e);

2. Adopting all the standards of Paragraph 60.3(e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of Paragraph 60.3(e).

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the 1973 Act as amended.

A Consultation Coordination Officer (CCO) has been designated to assist your community with any difficulties you may be encountering in enacting the floodplain management regulations. The CCO will be the primary liaison between your community and FEMA. For information about your CCO, please contact:

Director Munoz
Chief, Mitigation Division
FEMA, Region IV
3003 Chamblee Tucker Road
Atlanta, Georgia 30341
(770) 220-5200

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letter of Map Change (LOMC) actions (i.e., Letters of Map Amendment [LOMAs], Letters of Map Revision [LOMRs]) that will be superseded when the revised FIRM panels referenced above become effective. Information on LOMCs is presented in the following four categories: (1) LOMCs for which results have been included on the revised FIRM panels; (2) LOMCs for which results could not be shown on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lots or structures involved were outside the Special Flood Hazard Area as shown on the FIRM; (3) LOMCs for which results have not been included on the revised FIRM panels because the flood hazard information on which the original determinations were based is being superseded by new flood hazard information; and (4) LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures cannot be revalidated through an administrative process like the LOMCs in Category 2 above. LOMCs in Category 2 will be revalidated through a single letter that reaffirms the validity of a previously issued LOMC; the letter will be sent to your community shortly before the effective date of the revised FIRM and will become effective the day after the revised FIRM becomes effective. For the LOMCs listed in Category 4, we will review the data previously submitted for the LOMA or LOMR request and issue a new determination for the affected properties after the revised FIRM becomes effective.

The FIRM panels have been computer-generated. Once the FIRM and FIS report are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided to your community for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance purchase and rating requirements, and many other planning applications. Copies of the digital files or paper copies of the FIRM panels may be obtained by calling our FEMA Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627). In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

If you have any questions regarding the necessary floodplain management measures for your community or the NFIP in general, we urge you to call the Director, Mitigation Division of FEMA Region IV, in Atlanta, Georgia, at (770) 220-5200 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the toll free number shown above. Additional
information and resources your community may find helpful regarding the NFIP and floodplain management, such as The National Flood Insurance Program Code of Federal Regulations, Answers to Questions About the National Flood Insurance Program, Use of Flood Insurance Study (FIS) Data as Available Data, Frequently Asked Questions Regarding the Effect that Revised Flood Hazards have on Existing Structures, and National Flood Insurance Program Elevation Certificate and Instructions, can be found on our website at http://www.floodmaps.fema.gov/fis. Paper copies of these documents may also be obtained by calling our FMIX.

Sincerely,

[Signature]

Luis Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Enclosure:
Final Summary of Map Actions

cc: Community Map Repository
   Michelle Wood, CFM, Community Flood Plain Manager, City of St. Marys
   Haydn Blaize, NFIP State Coordinator
FINAL SUMMARY OF MAP ACTIONS

Community: ST. MARYS, CITY OF Community No: 130027

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on December 21, 2017.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Name</th>
<th>Original Panel</th>
<th>Current Panel</th>
</tr>
</thead>
<tbody>
<tr>
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<td></td>
<td>NO CASES RECORDED</td>
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</table>

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Name</th>
<th>Original Panel</th>
<th>Current Panel</th>
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<tbody>
<tr>
<td>LOMR-F</td>
<td>903-070</td>
<td>06/29/1990</td>
<td>Lot 215, Block A, Crooked River Subdivision</td>
<td>13039C0390C</td>
<td>13039C0415G</td>
</tr>
<tr>
<td>LOMR-F</td>
<td>03-04-6366A</td>
<td>07/17/2003</td>
<td>A PORTION OF LOTS 51-60, OSPREY COVE, PHASE 3-A</td>
<td>13039C0390D</td>
<td>13039C0415G</td>
</tr>
<tr>
<td>LOMA</td>
<td>03-04-7218A</td>
<td>08/20/2003</td>
<td>A PORTION OF LOT 244, OSPREY COVE, PHASE ONE - 1522 GREENWILLOW DRIVE</td>
<td>13039C0455D</td>
<td>13039C0480G</td>
</tr>
<tr>
<td>LOMA</td>
<td>05-04-1639A</td>
<td>03/16/2005</td>
<td>OSPREY COVE, PHASE ONE REPLAT, LOT 147 - 241 CARDINAL CIRCLE WEST</td>
<td>13039C0390D</td>
<td>13039C0415G</td>
</tr>
<tr>
<td>LOMA</td>
<td>07-04-0550A</td>
<td>11/30/2006</td>
<td>OSPREY COVE, PHASE II-A, LOT 19 -- 1410 MANAGER TRAIL</td>
<td>13039C0435D</td>
<td>13039C0460G</td>
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<tr>
<td>LOMA</td>
<td>09-04-5257A</td>
<td>07/07/2009</td>
<td>WINDING RIVER, PHASE I, LOT 266 -- 205 EDGEWATER DRIVE</td>
<td>13039C0415F</td>
<td>13039C0415G</td>
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<tr>
<td>LOMA</td>
<td>16-04-6941A</td>
<td>08/18/2016</td>
<td>OSPREY COVE SUBDIVISION, PHASE ONE, LOT 151 -- 233 CARDINAL CIRCLE WEST</td>
<td>13039C0415F</td>
<td>13039C0415G</td>
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3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
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<th>Reason Determination Will be Superseded</th>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>NO CASES RECORDED</td>
</tr>
</tbody>
</table>

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Grade Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

4. LOMCs To Be Redetermined

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Name</th>
<th>Original Panel</th>
<th>Current Panel</th>
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NO CASES RECORDED
February 2, 2017

John J. Holman, City Manager
City of St. Marys
418 Osborne Street
St. Marys, GA 31558

RE: High mast lighting assistance for I-95 @ CS 532/ST MARYS Road - Lighting – P.I. No. 0015194; Camden County

Dear Mr. Holman,

The Department will require a signed agreement for high mast lighting installed as part of the above referenced project. The lighting shall be administered in the form of a Local Government Lighting Project Agreement (LGLPA). It will be the responsibility of the City to provide the Energy, Operation and Maintenance for the system. The Department shall be responsible for the design and installation, including all costs of materials for the system.

Attached for your review are four (4) original copies of the proposed LGLPA between the Georgia Department of Transportation and the City of St. Marys, for City and State participation. It is requested that a Resolution be secured from the City Council before entering into the Agreement. By virtue of the Resolution, the City can then enter into the Agreement. The Resolution/Agreement process can be done concurrently. If you concur with the terms of this Agreement, please attach an official copy of the Resolution (including all signatures and seals) to each of the Agreements. Then, please obtain the necessary signatures and appropriate seals from the City Council on all 4 copies of the Agreement and return all 4 copies to the Office of Design Policy & Support for further handling. Please do not fill in the date on the first page of the Agreement as this will be completed upon execution by the Department. We will return one copy of the executed Agreement for your files.

If you have any questions or need any additional assistance, please contact Robert Graham at (404) 631-1684.

Sincerely,

Robert Graham
State Design Policy Engineer

For: Brent A. Story, P.E.
State Design Policy Engineer

BAS: BQ; rg

cc: Ann R. Purcell, Secretary; State Transportation Board, Congressional District 1
Meg Pirkle, Chief Engineer
Bradford W. Saxon, P.E., District 5 Engineer
Hiral Patel, Director of Engineering
AGREEMENT

BETWEEN

DEPARTMENT OF TRANSPORTATION

STATE OF GEORGIA

AND

CITY OF ST. MARYS

This Agreement is made and entered into this ___________ day of ____________, 2017, by and between the DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the DEPARTMENT, and the CITY OF ST. MARYS, GEORGIA acting by and through its City Council, hereinafter called the CITY.

WHEREAS, the CITY has represented to the DEPARTMENT a desire to obtain high mast lighting as part of the I-95 @ CS532/ST MARYS Road - Lighting project, said lighting to be installed under P.I. No. 0015194, Camden County;

WHEREAS, the CITY has represented to the DEPARTMENT a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the DEPARTMENT has relied upon such representation; and
WHEREAS, the DEPARTMENT has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the DEPARTMENT, funds apportioned to the DEPARTMENT by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the CITY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for high mast lighting as part of the I-95 @ CS 532/ST MARYS Road - Lighting project, said lighting to be installed under P.I. No. 0015194, Camden County as shown on Attachment "A" attached hereto and made a part hereof.

2. Upon completion of installation of said lighting system, and acceptance by the DEPARTMENT, the CITY shall assume full responsibility for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The CITY further agrees to provide and pay for all the energy required for the operation of said lighting system.
3. The DEPARTMENT shall retain ownership of all materials and various components of the entire lighting system. The CITY, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the DEPARTMENT.

4. This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the CITY.

5. It is understood by the CITY that the DEPARTMENT has relied upon the CITY’S representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the CITY elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the CITY shall reimburse the DEPARTMENT the materials cost for the lighting system. If the CITY elects to de-energize or fails to properly maintain any individual unit within the lighting system, the CITY shall reimburse the DEPARTMENT for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The DEPARTMENT will provide the CITY with a statement of material costs upon completion of the installation.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.
IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

RECOMMENDED:

CITY OF ST MARYS

BY:

Mayor

(SEAL)

DEPARTMENT OF TRANSPORTATION

BY

Commissioner

(SEAL)

This Agreement approved by the City Council at a meeting held at City Hall (Council Chambers) 180 Broad St, St Marys, GA 31558 this 16th day of February, 2017.

ATTEST:

Treasurer

City Clerk

4 of 5
Attachment “A”

Project Location Map

I-95 @ CS 532/ST MARYS Road – Lighting (NB I-95 & Eastside of Interchange only)
City of ST. MARYS (Camden County)
P.I. No. 0015194

GO BACK TO MANAGER'S REPORT
July 20, 2017

John Morrissey, Mayor
City of St. Marys (Camden County)
418 Osborne Street
St. Marys, Georgia 31558

RE: 2017 Local Maintenance & Improvement Grant for Off-System Safety Program

Dear Mayor Morrissey:

The Department has approved the County/City application for additional LMIG funding assistance for the Off-System Safety Improvement Program. The Department will commit up to $25,000.00 or 70% of the project cost, whichever is less. The project will be funded out of the Department’s Local Maintenance & Improvement Grant (LMIG) Program. Construction of the repairs must begin before December 31, 2017 or the approval may be cancelled.

These funds will be in addition to the County/City 2017 LMIG allocation. In order to receive the funds, the City/County will need to submit a low bid amount awarded for the projects and return to the address shown below:

Georgia Department of Transportation
Office of Local Grants – 17th Floor
One Georgia Center
600 West Peachtree Street NW
Atlanta, Georgia 30308

If you have any questions, please feel free to call me at (404) 347-0240.

Sincerely,

Terry L. Gable
Local Grants Administrator

cc: Mr. Russell McMurry, P.E.; Mr. Mike Dover, P.E.; Mr. Brad Saxon, P.E.; Ms. Ann Purcell; Hon. John Corbett; Hon. Jason Spencer; Hon. William Ligon, Jr.; Mr. Brent Moseley; General Files
May 2, 2017

John J. Holman, ICMA-CM
City Manager
City of St. Marys
418 Osborne Street
St. Marys, GA 31558

RE: Section 319(h) Nonpoint Source Implementation Grant - FY17 Application
Project: Coastal Urban Stormwater BMP Retrofits in Downtown St. Marys using GI/LID

Dear Mr. Holman:

The Georgia Environmental Protection Division (GAEPD) has reviewed your Section 319(h) Nonpoint Source Implementation Grant application for FY17 funding. Congratulations, your grant application has been recommended to the U.S. Environmental Protection Agency (USEPA) for funding. Final approval for funding of this project will be contingent upon the USEPA’s review of the Section 319(h) FY17 Grant application. Following the USEPA review, all approved applicants will be notified of the comments and recommendations provided by the USEPA. Your project has been recommended for funding with a federal budget of $382,333 and a required local match of $423,006.

Ms. Mary Gazaway, the Section 319(h) Grants Unit Project Administrator assigned to manage your project will contact you soon to discuss any modifications, comments, and suggestions that arose during our application review process. Based on discussions with your Project Administrator, please begin revising your project proposal into an acceptable Scope of Work to expedite the contracting process.

Dependent upon review and final approval by the USEPA and funding by Congress, the GAEPD should receive the Section 319(h) FY17 award within the next few weeks. If additional information is required, please do not hesitate to contact your Project Administrator at 404-651-8522.

Sincerely,

Veronica Craw
Grants Unit Manager
Gateway Pier Update

St. Marys Intracoastal Gateway Committee Meeting
5-11-2017
Dockage Plan - Phase 1
St. Marys Intercoastal Gateway Project

Applicant: City of St. Marys
Date: 05/03/2017
County: Camden
J O B #: 17-1005 DATE: MSL
S C A L E: 1" = 50' SHEET: 4 of 8

DEMONLISH PORTION OF EXISTING GANGWAY AND CONCRETE FLOATING DOCK

PHASE 1 IMPROVEMENTS

DOCK MEASUREMENTS:
PHASE 1: 5,190 SF
PHASE 2: 4,366 SF
TOTAL: 14,011 SF

GENERAL NOTES:

Ball Maritime Group, LLC
4 Cedar View Court | Savannah, Georgia 31410 | (912) 662-2914
www.ballmaritime.com
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This map is subject to change. Map is current as of the date of this publication. This map is for planning purposes only and is subject to further confirmation by Ball Maritime Group, Ltd. We reserve the right to add, delete or change any of the plans or specifications shown on this map at any time without prior notice. The information contained herein is for Ball Maritime Group, Ltd's use only and may not be copied or distributed without prior written consent.
Dockage Plan - Phase 3  St. Marys Intercoastal Gateway Project

St. Marys, Georgia  PROPOSED ACTIVITY: Dock Improvements

Applicant: City of St. Marys
Date: 05/02/2017
County: Camden
JOB#: 17-1005  DATUM: MSL
SCALE: 1"=50'  SHEET: 7 of 8

DOCK MEASUREMENTS:
PHASE 1: .................. 0 198 SF
PHASE 2: .................. 4 366 SF
PHASE 3: .................. 4 455 SF
TOTAL: .................. 14 011 SF

GENERAL NOTES:

Ball Maritime Group, LLC
4 Cedar View Court | Savannah, Georgia | 31410 | (912) 662-2914
www.ballmaritime.com  Copyright © 2017

This map depicting the general plan of the development, which is for calculation purposes only, shall not be used for construction purposes, but is intended to show the general area of specific properties only, and is subject to all applicable state and local laws.
**Elevations & Sections**

*St. Marys Intercoastal Gateway Project*

**St. Marys, Georgia**

*Proposed Activity: Dock Improvements*

**Applicant:** City of St. Marys

**Date:** 05/02/2017

**County:** Camden

**Job #:** 17-1005  **Datum:** MSL

**Scale:** N.T.S.  **Sheet:** 8 of 8

**General Notes:**

2. Length of Float Sections Shall Be Determined by Float Manufacturer.
3. Bottom of Gangway Shall Be Outfitted With Wheels That Have Stainless Steel Axles.
4. Aluminum Shall Be Type 6061.

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**Ball Maritime Group, LLC**

4 Cedar View Court, Savannah, Georgia 31410 | (912) 662-2914

www.ballmaritime.com  Copyright © 2017

This map illustrates a general plan of the development which is for discussion purposes only. Details not to be considered as the final control nor as the basis for contract documents, but are subject to change and should not be used for construction or legal purposes.
Dear City Manager and Council Members of St. Mary’s, Georgia,

On August 15, 2017 Georgia Power Company released the draft details of the REDI Customer Sited (Distributed Generation) program. The details of this draft are still pending final approval from the Georgia Public Service Commission. However, we expect that there will be little change made to the document. The good news is, we know that our Investors will be interested in buying REDI project built by Hannah Solar, including the Point Peter WWTP project.

There are important details of this program that are worth bringing to your attention. They are as follows.

- Application period begins Nov 1, 2017 and will end on Nov 30, 2017.
- Applications will be reviewed on a first come first serve basis.
  - In the event the program is oversubscribed (in excess of 61 Megawatts), there will be a lottery and projects will be selected at random.
- System size is limited to 1 kW to 3 MW, not to exceed 125% of Peak kW (AC), per account.

Taking into account these details, Point Peter WWTP has a Peak kW of 438, which means you could apply for a 711 kW (DC) solar array. This array would occupy 3 to 5 acres.

In our original conversations, we discussed applying for 3 MW (15 acre) solar project at Point Peter, in exchange for an in-kind system or a land lease. This is still our ultimate goal. The REDI Customer Sited DG application period is only one phase of a much larger program. In 2018 Georgia Power will begin a new phase and start accepting applications for their Greenfield RFP (150 MW). Under this program, we will be able to apply for a system up to 3 MW, and will not be limited by Peak kW. Given that the Point Peter site is cleared and has easy access to existing Georgia Power infrastructure, we believe we will be highly competitive and successful in winning this project for St. Mary’s along with the 711 kW. As we’ve mentioned before, the more solar we are able to install for an Investor, the larger the size of the in-kind system we’re able to install for St. Mary’s.

Our recommendation, is to consider a land lease for the 711 kW array, with an option to negotiate an in-kind system if you are awarded the 3 MW, for a combined total of 3.77 MW. At that point you would also have the option to pursue a land lease for the estimated 20 acres. We will work to ensure that this is included in the language of any and all agreements. We will also ensure that the same Investor is used for both systems to keep things consistent.

Once you’ve had time to review and consider these details, please let us know if you have any questions. With your permission, we would like to move forward with an in-depth site assessment, in order to begin completing your application.
Please note, applications will be reviewed by Georgia Power beginning in November 2017 and initial selections will be announced in Q1 2018. Even if St. Mary’s project is awarded there is nothing binding you to have the project built, until you sign a final agreement with Georgia Power and the Investor. The point being, there will still be time to make a final decision at later date.

We sincerely appreciate your time and consideration. This is an exciting opportunity for the City of St. Mary’s and we are honored to be assisting in the process.

Best Regards,

Grant Tallon & Allan Ricketts
Regional Business Development Managers
Hannah Solar, LLC
404.609.7005