Managers’ Report

November 6, 2017

Work Sessions:

- 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

Personnel:

- Police Officer Positions open.
  - One cadet at the academy and is doing well.
- Positions open in Public Works and Water Department.
- Planner Position interviews and advertisement are ongoing.
- Code Enforcement position has been advertised.
- 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.
- Working with County on Payment of TAD funds to City of St. Marys
- Developing revenue and expenditure line items for Insurance and FEMA/GEMA reimbursements.

Community Development

- City Master/Visioning Plan: Central theme of the retreat.
- 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.
- 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.
  • This is on the 2017 Retreat agenda.
  o Applied for Emergency readiness grant funding for generators at the end of May 2016. Update due in the next 30 days from GEMA/FEMA based on discussion at the Hurricane IRMA mitigation funding meeting.
  o 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
  o Applied for National Emergency Grant Workforce Funding: Provides additional personnel for up to one year to help deal with additional work caused by Hurricane IRMA.

Public Works

  o Water Meter Testing: Awarded second grant for professional services to complete flow testing. Mr. Marr is working to complete this project.
  o Gateway Project: Haddock and St. Marys Road Preliminary Schedule:
    o Development of Bid Package (Engineering) August 2017
    o Solicit Engineering forms for bids September 2017
    o Council Consider Award of Engineering Contract November 2017
    o Engineering Design/Permitting October 2017-February 2018
  o Ready Street Drainage Project: Permit has been received from DNR and Army Corps of Engineers and we are advertising for bids.
  o 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.
  o HODAG: Douglas Drive
    o Developed budget for Easements, Legal, Engineering complete.
    o All six easements have been acquired.
- Resolution for the one remaining property easement approved special meeting of August 21, 2017.
- Plans and specifications are under final review.
- Anticipate bidding no later than December 2017.

- 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 and abatement is underway.
  - Orange Hall is closed until all work is completed.
  - Additional testing underway to ensure plans and specifications include necessary work. Revised cost estimates being developed based on results of the testing; destructive and non-destructive.
    - Mr. Marr is identifying location for storage of furniture and artifacts. Anticipate removal after the Holiday season.

- 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 Morrisey 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: 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.
  o 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.
  o DNR Clean and Resilient Facility Grant: Next application will be for the Gateway Dock which will be submitted if the BIG Grant is awarded.
  o 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.
    o Second application prepared and submitted for Airport repurposing and grant has been awarded.
  o 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.

  ![Section 319 Grant - SHRMP Project.msg](image)

  ▪ Fully executed grant contract received on 9/19/2017. We will now move forward with engineering for 75% review by Mayor and Council. Anticipate December, 2017 work session.

  ▪ Construction estimated start date of March 2018

  ▪ Grant contract has been fully executed September 2017.

  ▪ Staff meeting with consultants scheduled for November 9 to review all grant requirements, preliminary schedule and update story boards.

  o 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. Awaiting delivery of break-away connectors to be in compliance with GDOT permit.
- 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 scheduled for November 20 at 1:00PM.
- Sweetwater Park: PSA working on Improvements. Cost of these improvements being used as a match for the CSR 2017 Trail grant application.

Maritime Matters:
- **Docks:** A full update on the City’s marine facilities will be provided as information is received and projects move forward. Funding will be a combination of insurance, FEMA/GEMA, 404 and 406 mitigation funding and finally City general funds. A short review will be conducted at the start of the 2017 retreat.

**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, estimated repair time line is June/July 2018. 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, estimated repair time line is June/July 2018. The DNR dock has been inspected and is in need of repairs. The estimated time line for repairs is November 20, 2017. We have been requested to block the pier to public access in the interest of public safety.

3. **GILMAN/GATEWAY DOCK:** The DNR dock permit for repair and improvements has been approved. Work is underway to the facility so that it can support Ferry Service to Cumberland Island and provide a touch and go dock facility. Estimated completion date is November 11, 2017. The repairs provide long term improvements in ADA accessibility and docking in keeping with the future plans for the site.
   a. Long Term: Boat dock plan permit requests have been submitted and are under review by DNR. Permit will be for entire project and this would be a three phase project.

4. **PAVILION DOCK:** The pavilion will be repaired. Quotes are being received.
   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
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. **Update to be provided at 2017 Retreat.**

- 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 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.**
- 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. This is scheduled for the 2017 retreat.
- Festival/Event Approvals Alcohol or Street Closing:
  - Intracoastal Gateway Property December, 2017. Wedding Reception (Alcohol).
- Retreat: Scheduled for November 15 and 16.

Respectfully submitted,

John J. Holman, ICMA-CM
City Manager
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,

[Signature]

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 28th 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)

CANDACE CAIN
WITNESS

T. COAKLEY
Notary Public

This Agreement
approved by the City Council at a
meeting held at
City Hall (Council Chamber)
4180 S. Broad St, St Marys GA 31558
this 16th day of February,
2017.

ATTEST:

Angela D. West
Treasurer

Debra W. Cape
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
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
I am happy to announce that the City of St. Marys has been recommended for award of a “Section 319(h) Nonpoint Source Implementation Grant – FY 17” application. The amount of the award is $382,333 with a match in the amount of $423,006. The following table explains where the source of the match funding is being provided:

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<th>Cash Amount</th>
<th>Required Match</th>
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<td>$143,386</td>
<td>NPSIG-17</td>
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<td></td>
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This was the final grant for which the City was awaiting notice on for the SHRIMP Project. The total cost provided is only for the grant and match and not the total cost of the project.

The GAEPD should receive the Section 319(h) FY17 award in the next few weeks. We have already begun revising the project proposal into an acceptable Scope of Work which was part of our preliminary engineering.

I want to thank staff, Mr. Vaughn and Courtney Reich for their assistance in this project funding request.

Mayor and Councils support and forward planning; RSVP, Sea Rise Study, Master Plan/Visioning etc. provided the basic building blocks for the success of this application recommendation.

I will work with Ms. Myers on Monday morning to prepare a press release.

Again, thank you to everyone for working together on this successful application.

John J. Holman, ICMA-CM
City Manager
From: Executive Copier
Sent: Saturday, May 06, 2017 9:22 AM
To: John J. Holman
Subject: Message from KM_C654e
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
BLOCK NO.5
(DEED BOOK 771, PG.557-559)

CAP EXTENDS WATERWARD OF FACE OF BULKHEAD ±0.9' (TYP.)
CONCRETE WALK & HEADWALL

APPROXIMATE EDGE OF MARSH
APPROXIMATE (M.L.W.:-3.39)
APPROXIMATE (M.L.W.:-3.36)

ST. MARYS STREET
(100' R/W)

LANG'S MARINA
EAST

Location Map
St. Marys Intercoastal Gateway Project
St. Marys, Georgia

Applicant: City of St. Marys
Date: 05/03/2017
County: Camden

JOB#: 17-1005 DATUM: MSL
SCALE: 1"=100' SHEET: 2 of 8
Dockage Plan - Phase 1
St. Marys Intercoastal Gateway Project

Applicant: City of St. Marys
Date: 05/03/2017
County: Camden
JOB#: 17-1005 DATUM: MSL
SCALE: 1"=50' SHEET: 4 of 8

GENERAL NOTES:

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

This map is subject to change, and is current only to the extent that it is described by the text and contour lines. It is not intended to be a substitute for survey and recording procedure.米as}

DEMOLISH PORTION OF EXISTING GANGWAY AND CONCRETE FLOATING DOCK

PHASE 1 IMPROVEMENTS

Dockage Measurements:
PHASE 1: 5,190 SF
PHASE 2: 4,366 SF
TOTAL: 14,011 SF
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: H.T.S.  SHEET: 8 of 8

GENERAL NOTES:

1. VERTICAL DATUM FOR ELEVATIONS SHOWN IS MEAN LOW WATER (MLW).
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.

Ball Maritime Group, LLC

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This map illustrates a general plan of the development which is for discussion purposes only. Dates and cost estimates are approximate and are subject to change, and are not guaranteed. This information is intended to be used as a guide to the area and is not to be used for planning, engineering, 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