MAYOR Brian West

CITY COUNCIL Monty Parks Mayor pro tem Bill Garbett Spec Hosti Tony Ploughe Nick Sears Kathryn Williams



CITY OF TYBEE ISLAND

INTERIM CITY MANAGER Michelle Owens

> **CLERK OF COUNCIL** Jan LeViner

CITY ATTORNEY Edward M. Hughes Tracy O'Connell

CITY COUNCIL WORKSHOP - SHRINE CLUB, 1 MEDDIN AMENDED AGENDA February 07, 2024 at 3:00 PM

Call to Order

Items for Consideration

- 1. Pete Gulbronson: DPW Update
- 2. FEMA Building / Fire Station
- 3. Commercial Noise Findings
- 4. City Manager Search Discussion

Adjournment

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact Jan LeViner at 912.472.5080 promptly to allow the City to make reasonable accommodations for those persons.

File Attachments for Item:

1. Pete Gulbronson: DPW Update

CAPITAL PROJECTS FOR FY2024:

Memorial Park Playground Equipment:

Account Number: 350-4210-54-1200

Amount Budgeted: \$250,000

Amount Spent to Date: \$93,569.50 (Down Payment for Parts)

Status: We got quotes to replace playground equipment with a new composite set, but quotes were over \$475,000, so we decide to leave the existing playground in place and repair/replace broken and rusted components.

All parts have been ordered approximately one month ago and waiting delivery. The parts will be replaced when they are delivered. Total costs for the components was \$187,139.00.

Marine Science Center Bathrooms (ITB: 2023-776):

Account Number: 350-4210-54-1300

Amount Budgeted: \$125,000

Amount Remaining: \$125,000

Status: Bids for this project were opened on November 30, 2023. The City received only one bid with a total cost of \$344,000.00 by Arentz General Contracting, Inc. At the December 14, 2023 City Council meeting the bid was not awarded and Engineer was told to re-bid the project at a different location in front of the Marine Science Center Building.

Plans are currently being re-designed and will be re-advertised and bid once they are completed.

Tybrisa/Strand Decorative Light Pole Replacement:

Account Number: 350-1110-54-1200

Amount Budgeted: \$350,000

Amount Spent to Date: \$350,000

Status: The lights poles were delivered to site on January 16, 2024 and the install of the poles started on January 17, 2024. Georgia Power and it's sub-contractors are doing all the work on this project. The installation is completed and all thirty-four lights are operational.

Electrical Upgrade on Tybrisa Street:

Account Number: 350-1110-54-1200

Amount Budgeted: \$300,000

Amount Spent to Date: \$0.00

Status: We asked for proposals from various contractors and have chosen Livingston Electric Service, at a cost of \$48,950.00. They are scheduled to start at the end of January, 2024. The scope of the project is to remove all the old electrical receptacles, posts, and pull all new 10-gauge wire, extending existing conduit to behind the all the trees near the curb, and planting a new outdoor rated post to have 2-20amp weather resistant GFI's. The contractor also adds additional circuits to separate the existing load to help with electrical faults.

SPLOST PROJECTS FOR FY2024:

Jay Cee Park Re-Grading (ITB: 2023-775):

Account Number: 323-4210-54-1300

Amount Budgeted: \$700,000

Amount Spent to Date: \$188,982

Status: The project was awarded at the November 9, 2023 City Council meeting. The low bid came in at \$565,122.00 to Eastern Excavating. The contracts were signed in early December, 2023. Contractor started work on January 8, 2024 installing the staking and installing the silt fence. The grading portion of this project commenced on January 16, 2024 and is continuing to date. The contractor has completed about fifty percent of the grading and putting down new organic soil per the contract.

The shallow well sub-contractor has taken some test holes to check the quality and quanity of water and will begin the installation of the shallow wells within the next two weeks.

The schedule is to continuing grading, install the shallow well irrigation system, fine grading, and grassing the field in late March, 2024. Completion date is scheduled for late April or early May, 2024.

Asphaltic Street Paving (ITB: 2023-774):

Account Number: 323-4210-54-1400

Amount Budgeted: \$500,000

Amount Spent to Date: \$0.00

Status: The project was originally bid out in October, 2023 and received no bids. The project was re-advertised and we received two bids. The low bid came in at \$462,962.50 to Phillips Paving. Contract was awarded at the January 11, 2024 City Council Meeting and the contracts have been drawn up by the City Attorney and are waiting signatures from the General Contractor. A Pre-construction meeting will be set up and in talking with the Contractor, the project will start shortly. The goal is complete all the work prior to the Memorial Day weekend holiday.

PUBLIC WORKS PROJECTS IN THE OPERATING BUDGET:

Construction of Crossover Benches and Swings:

Account Number: 100-4210-52-1235:

Amount Budgeted: \$15,000.00

Amount Spent to Date: \$5,000

Status: A Town Hall meeting was held on the December 7, 2023 regarding the installation of the crossover benches and swings. At that meeting we told the public that we would give the new council an update on the construction of the benches and swings at the next council meeting, January 11, 2024, and then DPW would start construction.

On January 17, 2024 crews started the construction of the bench at the 13th Street crossover. This bench was completed on January 19, 2024 and crews will moving north from 13th Street to 6th Street and continue to install the benches on the crossovers. Currently the crew is constructing the 9th Street crossover.

Each respective crossover will be closed to the public while the bench is being constructed. Construction of the benches is anticipated to be completed by the end of February at the latest.

The DNR and City forces will walk the locations of the proposed swings upon the completion of the benches. At that time, the DNR will determine the locations of the swings, which need to be a minimum of 90 feet from the current ordinary high-water mark. Swings can only be installed during the non-hatching turtle season.

SEWER/WATER PROJECTS IN THE OPERATING BUDGET:

Lead/Copper Water Service Inventory

Account Number: 505-4350-52-1200

Amount Budgeted: \$100,000.00

Amount Spent to Date: \$65,000

Status: The Georgia EPD has required municipalities to complete an inventory of all the water services to determine the type of material and create a database of each service by October 16, 2024. Typically services will be constructed of lead, copper, or iron. The City contracted with Sam Jee services to complete the inspections of all water services connected to the City of Tybee's water system. Currently there are approximately 3,300 services and we inventoried 3,042 water services to date.

Fences Around Lift Stations

Account Number: 505-4350-52-2201

Amount Budgeted: \$50,000

Amount Spent to Date: \$18,054

Status: Per Georgia Environmental Protection Division (EPD), the City of Tybee Island is required to fence off and secure all lift stations from the general public. Currently we have four (4) lift stations that do not have fences around the station. They are located at the following locations:

- Lift Station #1: 1607 Strand Avenue (In Front of Sand Piper Condos)
- Lift Station #2: 1664 2nd Avenue (NE corner of 17th Street and 2nd Avenue)
- Lift Station #4: 1002 2nd Avenue (SE corner of 10th Street and 2nd Avenue)
- Lift Station #12: 111 Lewis Avenue

We are also going to replace the fence at Lift Station #6, which is located at the NW corner of Butler Avenue and Jones Avenue, to increase the parking area in that parking lot and to replace the chain link fence that is in poor shape. We have contracted with Superior Fence and Rail out of Savannah and they are going to install 8 foot high wooden fences with gates and doors and the schedule is as follows:

- Lift Station #12 (Lewis Avenue) Completed on January 31st
- Lift Station #2 (2nd Avenue and 17th Street) Completed on February 3rd
- Lift Station #4 (2nd Avenue and 10th Street) Completed on February 2nd
- Lift Station #6 (Butler Avenue and Jones Avenue) Completed on February 1st Lift Station #1 (Strand Avenue) – Being installed & finished by February 6th

Item #1.

SEWER/WATER PROJECTS USING THE DEBT ISSUE LOAN:

• Account Number: 505-0000-11-7300-2400

Replacement of Sanitary Sewer Mains:

Amount Budgeted: \$1,100,000

Amount Spent to Date: \$85,000

Status: Bids for the project were opened and the contract was awarded to Southern Champion Construction in the amount of \$806,620.00 at the January 11th City Council meeting. Contracts have been drawn up and we are waiting for Contractor to sign and return. A pre-construction conference is set for February 14th and work will start soon after that meeting. We are relaying the sanitary sewer on Lovell Avenue from Butler Avenue to 4th Street and on Van horn Avenue from Taylor to a point south. The costs to date are for the sanitary sewer topographic survey and design for this year's project and next years proposed project.

Fort Screven Water Tower:

Amount Budgeted: \$350,000

Amount Spent to Date: \$200,000

Status: Structural work is completed and the corral is installed. Painting of the new structural steel is currently on-going and the painting of the underside of the tank is also being painted, which is covered under warranty.

Utility Service Company is under contract to do maintenance, repairs, painting, and structural work on the water tower. Work is scheduled to be completed by the end of the week, weather pending.

Butler Avenue Water Tower:

Amount Budgeted: \$275,000

Amount Spent to Date: \$0.00

Status: The center column in the water tower has been replaced and we are currently working on replacing some valves at the base of the water tower. All work should be completed by early to the middle of February.

Replacement Of Water Mains:

Amount Budgeted: \$325,000

Amount Spent to Date: \$0.00

Status: We are finalizing the work with Sam Jee Services. and BRW to start the replacement of water services in the Captain's View Subdivision. We are also scheduling the replacement of water services on Laurel Avenue. Currently there is an old two inch cast iron water line that runs through the backyards that the majority of the houses are connected to. We are going to replace the water services to the 8-inch water main that is in Laurel Avenue and abandon the 2-inch water line once completed.

Grit Removal & Odor Control at WWTP:

Amount Budgeted: \$500,000

Amount Spent to Date: \$50,000

Status: We have contracted with Southern Civil to perform some repairs on the grit removal system at the WWTP. They have installed some hoses, gaskets, and fittings so we can bypass incoming flows to work on the grit removal system.

Raise Wells Houses Above Flood Plain:

Amount Budgeted: \$300,000

Amount Spent to Date: \$65,000

Status: All the work to raise the pumps above the flood plain have been completed at the 14th Street well house. When the Fort Screven well was down for repairs the pump was raised above the flood plain.

Replacement of Pumps and Generators at the WWTP, Lift Stations, and Wells:

Amount Budgeted: \$150,000

Amount Spent to Date: \$75,000

Status: WE currently have twelve (12) lift stations and each lift station has two (2) pumps with the exception of lift station #6, which has three (3) pumps. Pumps at various lift stations have been replaced. Repairs to the back-up generator at the WWTP have been completed. We will continue to replace failing pumps at the lifts station.

File Attachments for Item:

2. FEMA Building / Fire Station

FEMA Grant HMGP 4400-0054

	Total	FEMA	COTI	
Building Construction	\$ 2,415,000.00	\$ 1,811,250.00	\$ 603,750.00	
Site Prep/Substructure	\$ 150,000.00	\$ 112,500.00	\$ 37,500.00	
Design & Engineering	\$ 250,000.00	\$ 187,500.00	\$ 62,500.00	
Generator	<u>\$ 92,000.00</u>	<u>\$ 69,000.00</u>	<u>\$ 23,000.00</u>	
Total	\$ 2,907,000.00	\$ 2,180,250.00	\$726,750.00	
Project Management	\$ 136,898.00			
over and above Project Costs				

Grant History

March 2020	Submitted FEMA application for Safe Shelter
April - May 2022	FEMA Request For Information and COTI response
June 2022	Public Notice – City Website and Public Safety Building
January - February 2023	FEMA Request For Information and COTI response
April 2023	FEMA Request For Information
May 9, 2023	Grant Awarded
May 24, 2023	GEMA Kickoff Meeting

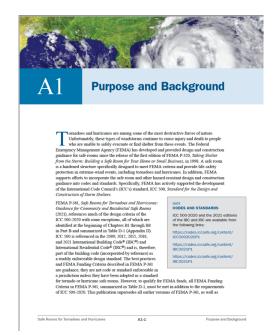
Project Schedule

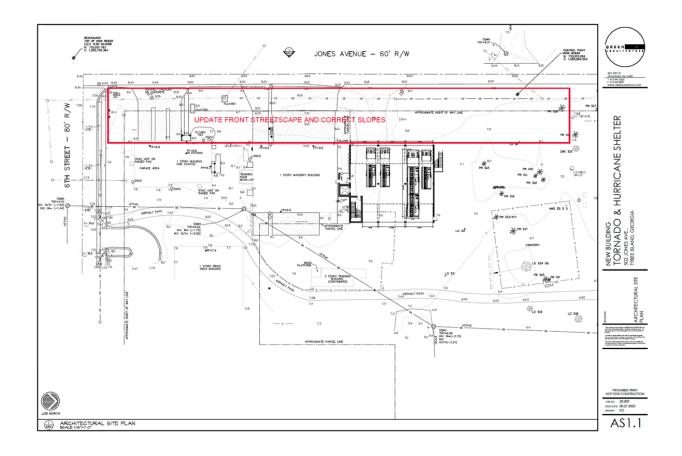
March 1	50% Design
May 20	Planning Commission – 90% Plans
June 13	Council Meeting – Plans and 1 st Reading of FY2025 Budget
June 27	Council Meeting – 2 nd Reading of Budget of FY2025 Budget
August/Sept	Advertise RFP and Open Bids
Sept/Oct	Council Meeting
Nov/Dec	Begin Construction
Oct 2025	Complete Construction
Dec 2025	Certificate Of Occupancy and FEMA Inspection

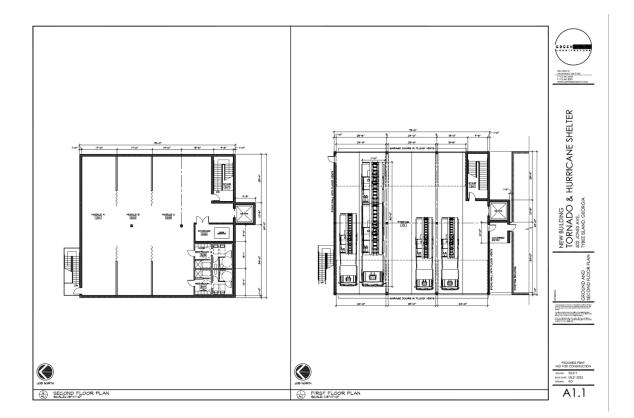


Safe Rooms for Tornadoes and Hurricanes Guidance for Community and Residential Safe Rooms FEMA P-361, April 2021 Fourth Edition

🛞 FEMA







Safe Shelter is a State Hazard Mitigation Plan Priority.

					2019 MI	TIGATION	ACTIONS					
2019 Item					State		Lead	Support		Previous	Contribution to	FEMA
#	Mitigation Actions	Timeline	Status	Priority	Goal	Hazard	Agency	Agency	Resources	Item #	Mitigation	Category
78	Develop and maintain matrix of all local capabilities for next state strategy update	2019 - 2024	Deferred due to staffing and time constraints	Low	1-3	All Hazards	GEMA/HS	GEMA/HS	HMA & Agency Budget	62	Helps improve integration of local plan information into the State Plan.	Planning & Regulation
79	Research feasibility and practicality of additional high priority projects identified in mitgation strategy workshop.	2019 - 2024	New	Medium	1-3	All Hazards	GEMA/HS	Various	HMA and Agency Budget	New	Will help reduce future damages and losses from multiple hazards.	Planning and Regulation
80	Integrate hazard mitigation into other state and local processes such as THIRA, Long-Term Recovery Plan, local comprehensive plans, CWPPs, and capital improvement plans	2019 - 2024	Ongoing as various plans are updated	High	1-3	All Hazards	GEMA/HS	DCA, GFC, Local Communities	HMA & Agency Budget	76	Helps improve the full integration of hazard mitigation into other operations.	Planning & Regulation
	Require communities to remain in good standing in the NFIP to be eligible for hazard mitigation funding, as well as continue to give mitigation funding priority	2019 -	Ongoing			All			HMA & Agency		Help reduce damages to flood prone properties and to improve access to flood	Planning and
81	to CRS communities Assist local communities with eligible acquisition/elevation, floodproofing, and storm	2024	Continually	High	1 - 3	Hazards	GEMA/HS	GEMA/HS	Budget HMA & Agency	78	Help reduce damages resulting from	Regulation Structure &
82	water projects	2024	continually	High	1-3	Flooding	GEMA/HS	GEMA/HS	Budget	91	flooding.	Infrastructure
	Promote the development		Ongoing as					BOR, DOE &	HMA &			
83	private schools	2024	allow	High	1-3	Tornadoes	GEMA/HS	Communities		92	from tornadoes.	Infrastructure
83	private schools	2024	Ongoing as	High	1-3	Tornadoes	GEMA/HS	Communities	Budget	92	from tornadoes.	Infrastructure
84	Expand the use of safe rooms throughout Georgia	2019 -	funding and opportunities allow		1-3	Tornadoes	GEMA/HS	GEMA/HS &	HMA & Agency	93	Protect people from tornadoes	Structure &
84	communities Identify state assets at highest risk and list	2024	allow	High	1-3	Tornadoes	GEMA/HS	GFC	Budget	93	from tornadoes	Infrastructure
	actions to reduce these risk										Reduce damages	
	and identify opportunities								HMA &		to state owned	
	for structural protections	2019 -	Ongoing			All			Agency		and operated	Structure &
85	(ie. safe rooms) in buildings	2024	continually	High	1 - 3	Hazards	GEMA/HS	GEMA/HS	Budget	94	facilities.	Infrastructure
	Coordinate with local emergency management agencies to predesignate								EMPG &		Protect people from tornadoes	
	safe areas for at-risk	2019 -	Ongoing						Agency		and severe	Structure &
86	population	2024	continually	High	1-3	Tornadoes	GEMA/HS	GEMA/HS	Budget	95	weather.	Infrastructure

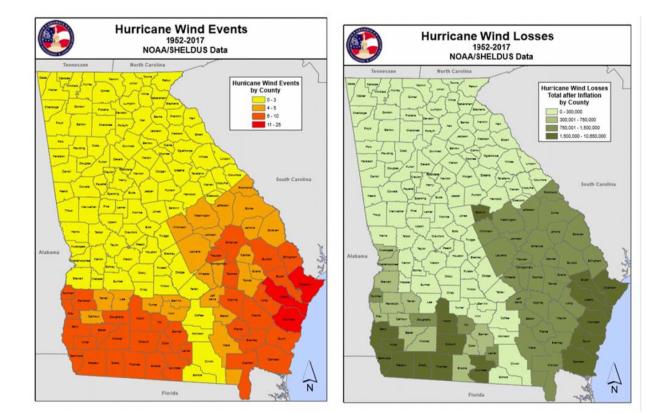
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		State Agencies	
Department	Program	Description	Affected Repetitive Flood Loss / SRL
		Housing, HOME Investment Partnership, Georgia Housing Search, Immediate Threat and Danger, Redevelopment Fund, Environmental Educational and Assistance, and Construction Codes, and Planning. DCA administers over 70 state and federal programs and serves as the state's lead agency in housing finance and development and low income rental housing assistance; promulgates building codes to be adopted by local governments; and provides comprehensive planning, technical and research assistance to local governments.	
	Public Assistance Grant Program	Authorizes funding for cost-effective hazard mitigation measures on facilities damaged by disaster events	
Georgia Emergency Management and Honeland	Pre-Disaster Mitigation Program	The PDM program provides funds to states, territories, Indian tribal governments, and communities for hazard mitigation planning and the implementation of mitigation projects prior to a disaster event. Funding these plans and projects reduces overall risks to the population and structures, while also reducing reliance on funding from actual disaster declarations. PDM grants are to be awarded on a competitive basis and without	x
Security Agency		reference to state allocations, quotas, or other formula-based allocation of funds.	X
	Hazard Mitigation Grant Program	The Hazard Mitigation Grant Program (HMGP) provides grants to states and local governments to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property due to natural disasters and to enable mitigation measures to be implemented during the immediate recovery from a disaster.	x

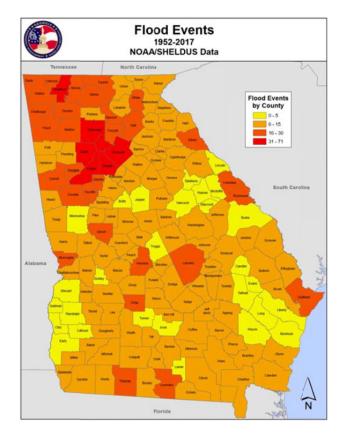
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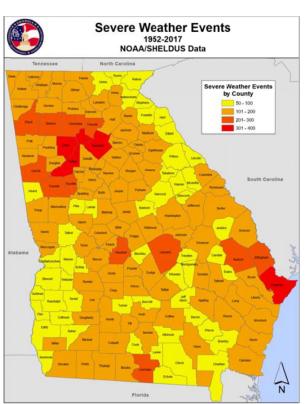
GEMA HMGP is a priority funding vehicle in the State Plan.

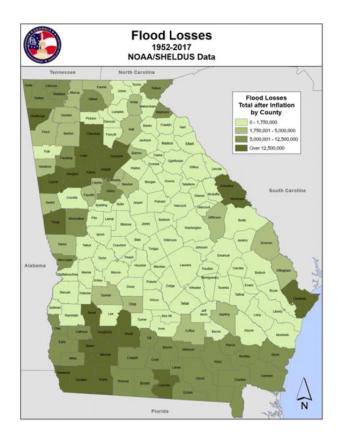
	Vulnerability	Ranking	
Rank	Hazard	Score	Priority
1	Tornado	34	High
2	Inland Flooding	32	High
3	Hurricane Wind	30	High
4	Severe Weather	28	High
5	Coastal Hazards	27	High
6	Drought	26	Medium
7	Severe Winter Weather	26	Medium
8	Wildfire	24	Medium
9	Wind	17	Medium
10	Extreme Heat	17	Medium
11	Dam Failure	17	Medium
12	Seismic Hazards	10	Low
13	Geologic Hazards	6	Low

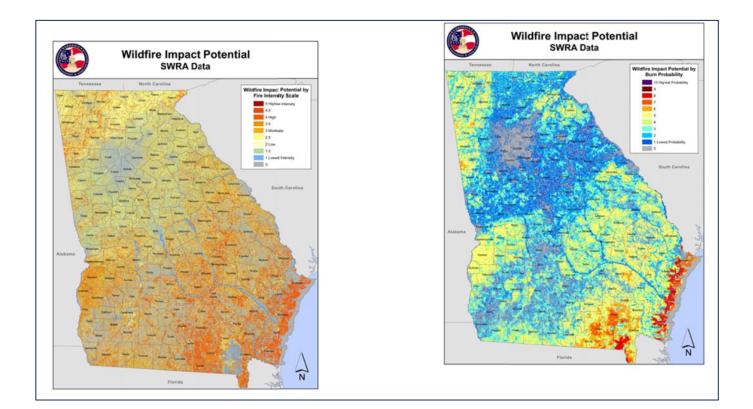


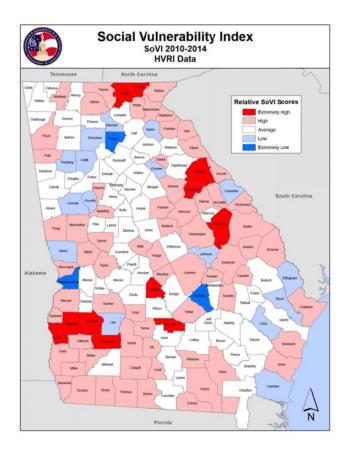
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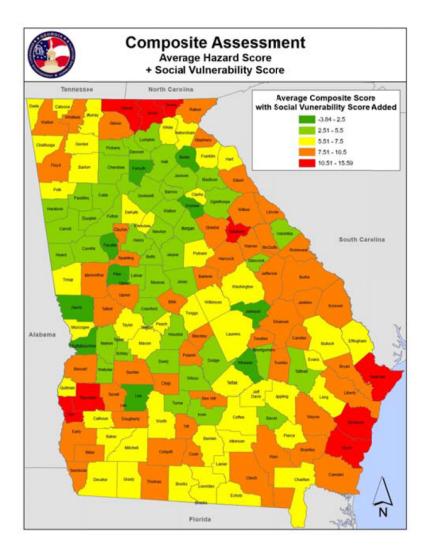


TABLE 2.44 COUNTIES WITH HIGHEST AVERAGE HAZARD SCORES

County	Average Hazard Score
Chatham County	13.9
McIntosh County	13.0
Glynn County	12.8
Liberty County	12.5
Bryan County	12.4
Camden County	11.6
Effingham County	11.1
Wayne County	10.2
Long County	10.1
Brantley County	9.9

TABLE 2.45 COUNTIES WITH HIGHEST COMPOSITE SCORE

County	Composite Score (Hazard+SoVI)
Glynn County	15.6
McIntosh County	14.1
Chatham County	14.1
Taliaferro County	12.3
Towns County	12.2
Clay County	11.8
Union County	11.0
Randolph County	10.9
Fannin County	10.9
Wilkes County	10.5

SECTION 2: HAZARD IDENTIFICATION & RISK ASSESSMENT

Occupancy	Estimated Building Count	Building Value	Estimated Content Value	Total Value
Thunderbolt	1,135	\$140,553,861.00	\$102,391,283.00	\$242,945,144.00
Commercial	281	\$56,094,105.00	\$56,094,105.00	\$112,188,210.00
Industrial	33	\$4,067,300.00	\$6, 1 00,950.00	\$10,168,250.00
Residential	821	\$80,392,456.00	\$40,196,228.00	\$120,588,684.00
Tybee Island	2,498	\$572,811,201.30	\$312,897,504.30	\$885,708,705.60
Commercial	226	\$52,369,025.30	\$52,369,025.30	\$104,738,050.60
Industrial	4	\$307,391.00	\$461,086.50	\$768,477.50
Residential	2,268	\$520,134,785.00	\$260,067,392.50	\$780,202,177.50
Unincorporated Chatham County	37,102	\$7,708,255,010.60	\$5,441,361,952.95	\$13,149,616,963.55
Commercial	3,240	\$1,075,268,425.30	\$1,075,268,425.30	\$2,150,536,850.60
Industrial	1,519	\$1,049,600,235.00	\$1,574,400,352.50	\$2,624,000,587.50
Residential	32,343	\$5,583,386,350.30	\$2,791,693,175.15	\$8,375,079,525.45
Vernonburg	107	\$17,037,567.00	\$8,518,783.50	\$25,556,350.50
Residential	107	\$17,037,567.00	\$8,518,783.50	\$25,556,350.50
Countywide Total	110,423	\$22,539,242,407.70	\$18,148,425,740.65	\$40,687,668,148.35
Agricultural	5	\$108,100.00	\$108,100.00	\$216,200.00
Commercial	14,736	\$7,293,007,333.40	\$7,293,007,333.40	\$14,586,014,666.80
Industrial	3,500	\$3,232,246,820.10	\$4,848,370,230.15	\$8,080,617,050.25
Residential	92,182	\$12,013,880,154.20	\$6,006,940,077.10	\$18,020,820,231.30

Source: Chatham County parcel and building footprint data, 2019

Spatial Extent: 3 - Moderate

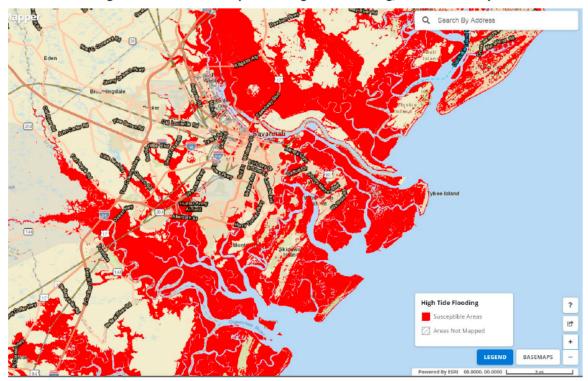


Figure 2.29 - Areas Susceptible to High Tide Flooding, Chatham County

Source: NOAA Coastal Flood Exposure Mapper

Hazard Summary by Jurisdiction

The following table summarizes sea level rise risk by jurisdiction. Most jurisdictions face at least some risk from sea level rise, but coastal and waterfront areas have greater exposure. Spatial extent was varied by jurisdiction depending on the area exposed to sea level rise impacts, with a rating of negligible for Bloomingdale and Pooler, small for Garden City and Port Wentworth, large for Tybee Island, and moderate for the remaining jurisdictions.

Jurisdiction	Probability	Impact	Spatial Extent	Warning Time	Duration	Score	Priority
Chatham County	3	3	3	1	4	2.9	Н
Bloomingdale	3	3	1	1	4	2.5	Н
Garden City	3	3	2	1	4	2.7	Н
Pooler	3	3	1	1	4	2.5	Н
Port Wentworth	3	3	2	1	4	2.7	Н
Savannah	3	3	3	1	4	2.9	Н
Thunderbolt	3	3	3	1	4	2.3	Н
Tybee Island	3	3	4	1	4	3.1	н
Vernonburg	3	3	3	1	4	2.2	Н

Grants:

Awar	ded:			<u>COTI</u>	
2018	DCA Grant	\$	5,000,000		
2020	DNR CIG		62,000		
2020	USACE		175,000		
2021	NFWF		125,000		
2021	FEMA		187,500		
2022	DNR NOAA		110,000		
2022	Earmark		2,600,000	900,0	00
2023	FEMA Shelter	•	2,180,000	,726,7	
2023	NFWF		380,000	320,0	00
Total	Awarded	\$1	10,819,500	\$1,946,7	50 18%
<mark>Pendi</mark> FEMA	ng: HMPG	\$	8,000,000		
Total	Pending	\$	8,000,000	\$2,000,0	00
Total	Grants	\$1	8,819,500	\$3,946,7	21%

2016	SLRAP, Master Plan/CCS	October	Matthew
2017	Assessment	April	Irma, Maria
2018	SPA #460 19th Street Dune DCA Grant	March April August	Florence, Michael
2019	Phase 1 Dunes SPA #473 NFWF Grant USACE Beach Academy of Sciences	January - April November November December December	Dorian
2020	Phase 2 Dunes Skidaway Dune Monitoring ASBPA Best Beach DNR CIG/GSU	January - March March May October	Isaias
2021	FEMA SWMP Grant SPA #460 Modification USACE Ship Wake	May July November	
2022	Congress Earmark Stormwater Imp Plan FEMA Safe Shelter Grant FEMA HMPG Grant	June September TBD TBD	
2023	NFWF	November	