



CITY OF APALACHICOLA

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June 29, 2018

Susan Skelton
Triumph Executive Director
Triumph Gulf Coast Board
P.O. Box 12007
Tallahassee, FL 32317

Dear Ms. Skelton

In response to a request for clarification, attached to this letter are revisions to the City of Apalachicola's Infrastructure Project Funding Request (#35).

Please consider these revisions to the application.

We appreciate the board's consideration of this application and the City stands ready to partner with all entities to promote economic development throughout the region.

Sincerely,



Lee Mathes, MMC
City Administrator
City of Apalachicola

**City of Apalachicola Revisions to Project Application #35
Infrastructure: Stormwater/Wastewater/Parking Improvements**

Revised Total Amount Funding Requested from Triumph Gulf Coast is \$3,507,600.

REVISE SECTION 2A.

2a. Title, Description and Location

Title: City of Apalachicola Concurrency Infrastructure Improvements

Location: The proposed location is Apalachicola's downtown district. The disproportionately affected county is Franklin County. This proposal is targeted at funding wastewater, stormwater and parking infrastructure improvements that serve the downtown commercial district. The infrastructure improvements are necessary to meet concurrency standards and to serve existing and future economic development within the City. The improvements are sustainable in that all elements are revenue generators as infrastructure services. The improvements will insure that the growth that is occurring will not be paused by the lack of infrastructure or capacity to serve.

Description: The City of Apalachicola is seeking Triumph Gulf Coast Funding to bring deficient infrastructure up to the level required to support and enhance economic growth in the City. The City is currently experiencing deficiencies in the wastewater conveyance lines, deteriorating conditions at the wastewater treatment facility and failing stormwater treatment outfalls along the Apalachicola River. These infrastructure deficiencies, combined with a lack of sufficient parking to accommodate new development, has resulted in a stoppage of new commercial construction in the downtown district because the City's infrastructure is not adequate to support proposed growth or meet the City's Concurrency standards.

The project is broken into three separate categories: wastewater facilities, stormwater facilities and parking.

1. Wastewater Facilities and Utilities Master Plan. *Amount requested: \$1,107,600*

Although the City's Wastewater Treatment System is technically sufficient to accommodate additional connections to its 1.2 million capacity plant west of town, the conveyance lines and vacuum system that pumps effluent to the plant is no longer capable of handling the current nor any future development within the City's downtown commercial district. Sewage consistently backs up into downtown businesses during large events or heavy rains. A new vacuum and pump station is required to adequately service the sewer system. A study of other elements of the sewer system is needed to maximize its efficiency. In addition, facilities at the wastewater treatment plant are seriously corroded and in need of replacement. Corroded wastewater tanks could result in leakage that would pose a threat to Apalachicola Bay. A walkway at the wastewater treatment plant is so corroded that it poses a serious threat to the safety of staff.

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Additionally, the City lacks a master plan to guide the sustainable maintenance and replacement of infrastructure to support needed economic development. In order to optimize resources and adequately plan for long-range economic growth, it is critical that the City develop a Master Plan for its utilities to meet the demands of new or expanding businesses. This will identify existing conditions, analyze projected growth, develop a sustainability plan, and make recommendations of options to meet future maintenance and replacement needs, including an economic analysis of each option. This will equip the City with the knowledge it needs to plan for projected growth, and plan for the costs associated with maintenance, upgrades, and replacement of utility components over time.

<u>City of Apalachicola Wastewater Facility Needs</u>	<u>Est. Cost</u>
Replacement of wastewater treatment plant infrastructure	\$ 60,000
Sewer system upgrade with new vacuum and pump station	\$ 800,000
Sewer System inspection to identify maintenance needs	\$ 17,000
Creation of a Utilities Master Plan	\$ 46,000
Project Management	\$ 184,600
Total	\$1,107,600

2. Stormwater Improvements. *Amount requested: \$2,275,000*

The City’s storm water collection system primarily consists of open drainage ditches and closed conveyance piping. Stormwater is collected in roadside swales or inlets and pipes, with the runoff transferred often directly into downstream watercourses. These conveyances provide little or no water quality treatment or attenuation and do little to enhance the attractiveness of the riverfront. Although the city has stormwater regulations that regulate new development, the older developments in the City as well as the downtown commercial district were not subject to such regulations. As a consequence, the stormwater runoff floods several basins and contributes to the water quality degradation of the Apalachicola River and Apalachicola Bay.

In the summer of 2018, the City received a \$400,000 legislative appropriation through the Northwest Florida Water Management District that it plans to use to repair two stormwater treatment outfalls and create a small pervious paving pilot project. The NFWFMD funding does not cover facilities outlined in this proposal but is part of the larger stormwater project in the downtown area. That funding is identified in the budget section of this proposal as match for the stormwater and parking project of this proposal. (See attached contract letter.)

Repetitive flood damage and lack of infrastructure is a major contributor to the lack of development within the City’s downtown District. The development of stormwater retrofits will address stormwater retention and treatment and provide a critical asset which promotes downtown commercial vitality. Water quality in the resulting areas will be monitored to demonstrate quantitative water quality improvements. Educational materials and signage would be created to educate visitors to the environmental importance of stormwater management.

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<u>City of Apalachicola Stormwater Facility Needs</u>	<u>Est. Cost</u>
Retrofit of deficient stormwater treatment facilities	\$1,575,000
Avenue F&G retrofit	\$ 280,000
Water Quality Monitoring/Ed. Materials	\$ 90,000
Project Management	\$ 330,000
Total	\$2,275,000

Table 1 below represents a list of the stormwater projects, an analysis of the situation the recommendations and the costs.

TABLE 1

Drainage Basin Number	Improvement/Addition Location	Comments	Cost
6	Water Street and Avenue E	Add inlets, pipe, water quality vault	\$515,000
7	Water Street and Avenue D	Add inlets, pipe, water quality vault	\$500,000
8	Water Street and Leslie Street	Add inlets, pipe, water quality vault	\$500,000
6	Commerce Street between D & E	Repair collapsed stormwater pipe	\$60,000

Identification of Basin Conditions.

Basin 6. Land Use: The basin consists of commercial businesses, such as local government offices, shops, restaurants, bars, with some residences above some of them. Stormwater from the roads and stormwater from the structures flows to curb gutters, is collected into a culverted stormwater system and discharged into the river. No treatment.

Basin 7. Land Use: The basin is situated in the commercial district of restaurants, bars, a brewery, retail shops, post office, and transient lodging. Stormwater from the roads and structures flows to curb gutters and is collected into a culverted stormwater system and discharged into the river. No treatment.

Basin 8. Land Use: The basin is populated by a large seafood operation, mixed use residential, hotel, and a museum along the waterfront. Landward is the county government complex. Stormwater from the roads, the bridge, the large courthouse parking lot, and structures flows to curb gutters, and is collected into a culverted, stormwater system and discharged into the river. No treatment.

3. Water Quality Monitoring Associated with stormwater retrofits. \$90,000

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The goal of the monitoring portion of the stormwater retrofit effort is to provide a baseline monitoring event, to document success of subsequent infrastructure projects that are implemented within the prioritized basins and to provide quantitative evidence of project success. The project will include a pre- and post-sampling events at each outfall. Staff at the Apalachicola National Estuarine Research Reserve would oversee the sampling program and be responsible for coordinating the educational signage that is proposed at each outfall.

Preliminary estimates indicate that this sampling project will cost approximately \$90,000 depending on sampling costs, equipment rental and consultant fees. Preliminary research into cost estimates yielded the rough calculations as estimated below.

- \$12,000 – Sample Test Fees (\$500 per test of analytes x 4 stations x 5 events)
- \$13,000 – DAS rental (3 months @\$1,000 per month x 4 stations)
- \$5,000 – Analysis of data
- \$40,000 – Contracted services
- \$5,000 – Educational Signage
- \$15,000 - Administrative/Project Management
- Total: \$90,000

4. Green Initiative Pervious Parking: *Amount Requested: \$545,000*

The City proposes to design and build green-initiative pervious parking within the City’s commercial district to meet a demonstrated parking need in the downtown district. The project involves using 10,000 square feet of city-owned right of way in the City’s Bowery district to design and build a pervious parking area to treat urban stormwater runoff and supply parking stock to support economic growth downtown. The project is sustainable in that it will be part of a fee-in-lieu-of parking mitigation plan that the city is adopting to encourage responsible development in the historic downtown district.

This project will consist of creating one parking area totaling approximately 10,000 square feet and will create up to 50 new parking spaces along Commerce Street between Avenue G and H. Interpretative signage about the green parking project is also proposed. The estimated cost of design and construction of pervious parking with appropriate stormwater treatment, landscaping and administrative costs is estimated at \$425,000.

This project is part of a comprehensive effort to improve stormwater infrastructure in the downtown and to improve parking conditions. The companion project to create environmentally-responsible parking and retrofit failing stormwater infrastructure in the City’s commercial district is matched with an amount of \$120,000 of an overall \$400,000 appropriation from the Northwest Florida Water Management District to create approximately 160’ feet of pervious parking pavers along Avenue G to provide stormwater treatment and better delineate public parking.

- \$425,000 – Commerce Street pervious parking
- \$120,000 – Avenue G pervious parking
- \$545,000 – Total parking costs

