

Requested Meeting Date: **2/28/2019****REQUESTED ACTION**

Scannell Properties #325 LLC has requested a water and sewer agreement for Warehouse A – Highlands Industrial Park a 726,777 sq. ft. warehouse facility off Highlands.

RATIONALE *(describe explain why action is necessary):*

New development extended water/sewer lines in which the City of Savannah will maintain

OBJECTIVE/OUTCOME *(explain what this action accomplishes):*

The maintenance and operation of the water/sewer lines extended will be maintained by the City of Savannah.

STRATEGIC OR ORGANIZATIONAL ALIGNMENT *(identify Council priority):* **Health and Environment****SUMMARY EXPLANATION/BACKGROUND**

The first sentence includes the Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item. Please include the reason for not selecting low bidder, if applicable.

Recommend approval. The agreement has been reviewed and approved by the City Attorney for legal format.

FISCAL IMPACT/COST SUMMARY

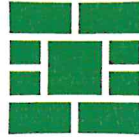
Include project cost, approved budget amount, account number and grant, if applicable, source of funds and any future funding requirements.

n/a

EXHIBITS

Water and Sewer Exhibit attached that outlines the area to be extended.

STAFF CONTACT: Abe Ghazi



Memo

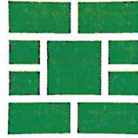
To: Mayor and Aldermen

From: Rob Hernandez, City Manager

Date: January 31, 2019

Re: Water and Sewer Agreement – Warehouse A – Highlands Industrial Park

Scannell Properties #235, LLC has requested a water and sewer agreement for Warehouse A – Highlands Industrial Park, 726,777 sq. ft. warehouse facility off Highlands. The water and sewer systems have adequate capacity to serve this 9.67 equivalent residential unit development off Highgate Boulevard in the New Hampstead area. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format.



Memo

To: Mayor and Aldermen

From: Rob Hernandez, City Manager

Date: January 31, 2019

Re: Water and Sewer Agreement – Warehouse A – Highlands Industrial Park

Scannell Properties #235, LLC has requested a water and sewer agreement for Warehouse A – Highlands Industrial Park, 726,777 sq. ft. warehouse facility off Highlands. The water and sewer systems have adequate capacity to serve this 9.67 equivalent residential unit development off Highgate Boulevard in the New Hampstead area. The agreement is consistent with policy directives given by the Mayor and Aldermen and has been reviewed and approved by the City Attorney for legal format.

SAVANNAH, CHATHAM COUNTY, GEORGIA

WHEREAS, Scannell Properties #325, LLC hereinafter referred to as the DEVELOPER, the developer of Warehouse A – Highlands Industrial Park located within the **GODLEY SERVICE AREA**, consisting of 9.67 residential or equivalent residential units as shown on the attached drawing entitled Warehouse A Water & Sewer Exhibit prepared by Coleman Engineering Inc. and dated 04/27/2018, Scale 1" = 200', desires certain commitments from the City of Savannah, hereinafter referred to as the CITY, in regard to extending and making additions to existing water and sanitary sewer systems, or in regard to the construction of water distribution and sanitary sewer collection and disposal systems to serve said development, and

WHEREAS, the engineering design for said water and sanitary sewer systems has been, or will be, accomplished by competent professional engineers registered in the State of Georgia, and bids for the construction of said systems has been or will be requested;

IT IS AGREED between the parties hereto that the City shall approve the designation of the engineer who shall be responsible for the engineering design and inspection in connection with the installation of the said water and sanitary sewer systems. The Developer shall be responsible to provide resident inspection during construction and to ensure the engineer's conformance to area planning, adequacy of design, and conformance to City requirements regarding location, size and depth of line, capacity and arrangement of lift stations, and quality of construction. The Developer shall provide to the City a statement from the project engineer certifying that the materials and workmanship including pipes, bedding, thrust blocks, valves, fire hydrants, manholes, lift station equipment and other related materials and work meet the City's specifications and standards. Upon request of the City, the certification shall be substantiated by material affidavits from suppliers and by applicable test results for inflow/infiltration, exfiltration, deflection, pressure, leaks, bacteria, compaction and other tests required by the City. All construction, engineering and inspection cost in connection with these systems shall be borne by the Developer. The City will provide only the sewage treatment facility and the water supply facility.

IT IS FURTHER AGREED that this agreement shall contain the following special

conditions/requirements:

Any development which requires sanitary sewer main extension and/or involve storm sewer conduits will require televising by the City of Savannah televising crew. In accordance with the City of Savannah Televising Procedure Manual, the charge will be \$1.25 per linear foot. This fee will be paid to the City of Savannah in addition to those fees as described in the most recent edition of the City of Savannah Revenue ordinance.

IT IS FURTHER AGREED that the Developer shall render the City harmless for any claims and damages due to the work associated with the tie-in to existing sanitary sewers.

IT IS FURTHER AGREED that upon completion of the systems and all related facilities including all water and sewage fees fully paid for by the Developer, except the sewage treatment facility and the water supply facility, and provision of two copies of "as-builts" drawings on Chronoflex mylar, the City will, subject to approval of the City Manager, accept title thereto and assume responsibility for maintenance and operation of those portions located within public easements and rights-of-way. This acceptance shall include all rights, title and interest that the Developer has in the water and sanitary sewer systems serving the said project and also all easements and/or rights-of-way required for the purpose of maintenance thereof.

IT IS FURTHER AGREED that the Developer will provide to the City a recordable plat(s) showing all utilities within public easements and/or rights-of-way to be owned and maintained by the City. This document shall be provided prior to construction. Should installation deviate from the original recordable plat, the Developer will provide to the City a revised recordable plat showing all utilities in public easements and rights-of-way. Should the Developer fail to provide the revised plat, the City will not release the project nor will a Certificate of Occupancy or water meter be issued.

IT IS FURTHER AGREED that as development proceeds under the terms of this agreement, and prior to occupancy, there will be a sanitary sewer tap-in fee **(\$400)** paid to the City for each residential or equivalent residential unit, and there shall be a separate water meter installed and a water tap-in fee **(\$600)** and a water meter installation fee paid for each residential or equivalent residential unit based on those fees in effect at the time of the water and/or sewer connection, or as provided in the Revenue Ordinance.

IT IS FURTHER AGREED that the Developer shall pay to the City a proportionate share of the capital cost for expanding the capacity of the wastewater treatment facilities and of meeting discharge requirements as established by the Georgia Environmental Protection Division. The cost per dwelling unit shall be **\$70** per residential or equivalent residential unit for water and **\$2,645** (\$2,300 for the Crossroads Treatment Plant and \$345 for Godley West) per residential or equivalent residential unit for sewer, or as provided for in the Revenue Ordinance, whichever is greater. These additional connection fees will be paid by the Developer to the City Treasurer as each customer connects to the sewage system and shall be in addition to the sewer tap-in fee. Water meters will not be installed until all fees, including the additional connection fees, are paid.

IT IS FURTHER AGREED that this agreement between the City and the Developer may not be transferred or assigned in whole or in part without prior approval of the City being endorsed thereon, and that any violation of this limitation shall terminate the City's obligation and forfeit the Developer's rights thereunder.

IT IS FURTHER AGREED that all provisions of law now or hereafter in effect relating to water and sewer service by the City of Savannah shall be applicable to this agreement.

IT IS FURTHER AGREED that this agreement shall finally terminate five (5) years after date of execution, after which the City shall not be liable for any further obligation thereunder. On this basis, this agreement shall expire _____, 2____.

IN WITNESS WHEREOF, the Developer has executed these presents under seal, and the City has caused these presents to be executed by its proper officer its seal, affixed, this 10th day of September, 2018.

THE MAYOR AND ALDERMEN
OF THE CITY OF SAVANNAH

EXECUTED IN THE PRESENCE OF:

WITNESS

BY: _____

CITY MANAGER

NOTARY PUBLIC

Chatham County, Georgia

ATTEST: _____

CLERK OF COUNCIL

(SEAL)

EXECUTED IN THE PRESENCE OF:

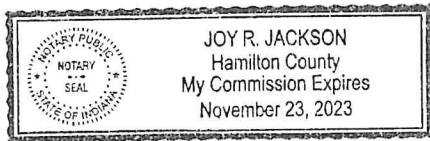
Scannell Properties #325, LLC

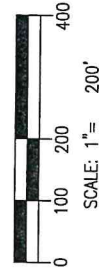
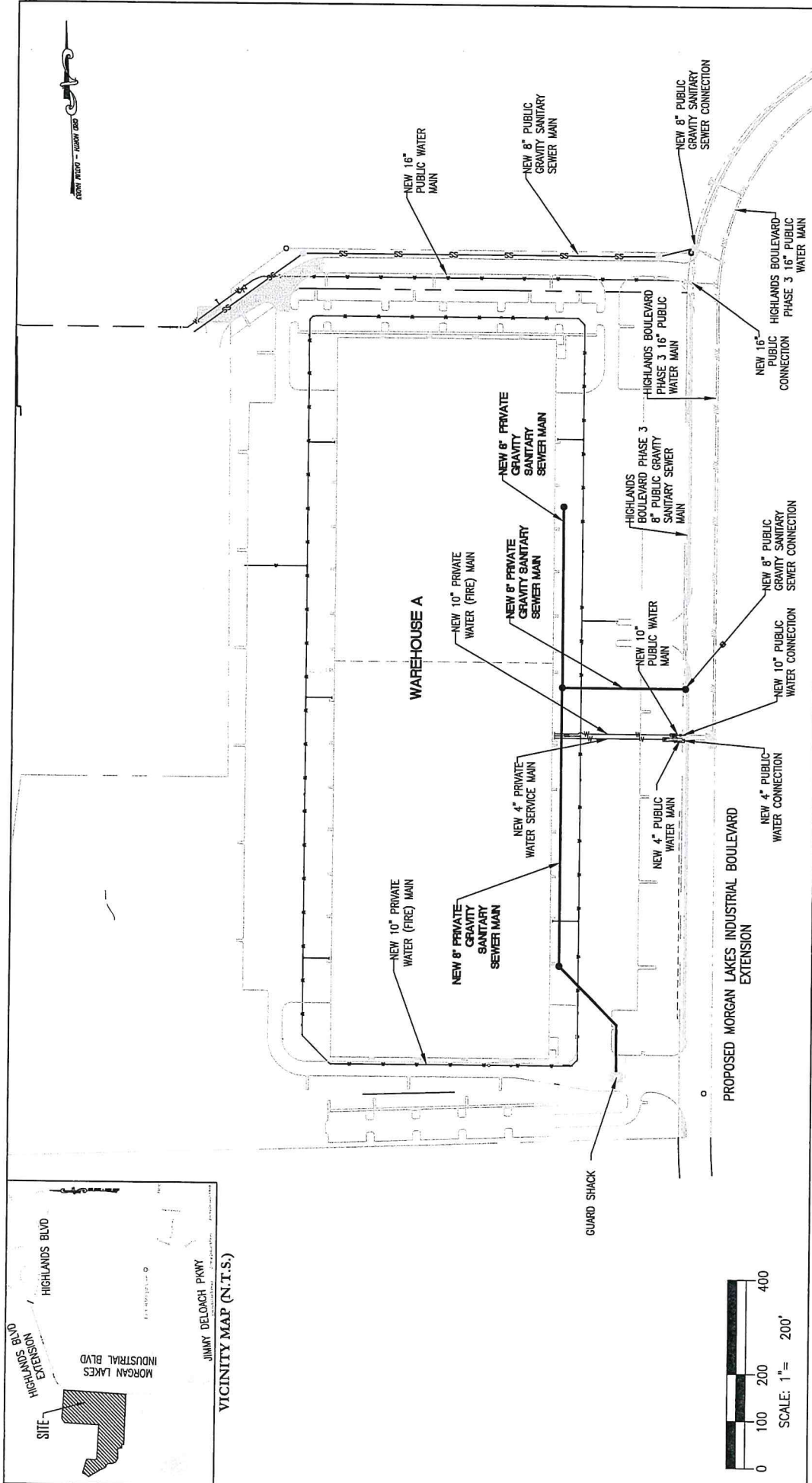
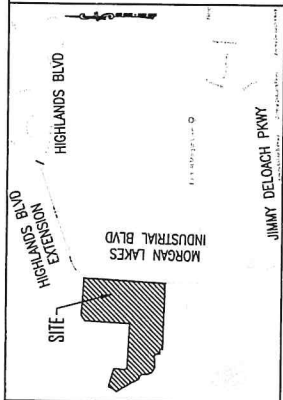
Deborah H. Craftree
WITNESS

BY: _____

James C. Carlino, Manager

Joy R. Jackson
NOTARY PUBLIC





**WAREHOUSE A - HIGHLANDS INDUSTRIAL PARK
GODLEY STATION AREA
DECLARATION OF RESTRICTIVE COVENANTS**

DATE: 04/21/2018
SCALE: 1"=200'
JOB #: 17-577
DRAWN BY: RSS
CHECKED BY: TGB

**SHEET
C1.0**

COLEMAN COMPANY, INC.
17 PARK OF COMMERCE | SUITE 200
SAVANNAH, GA 31405
(404) 912-2000 | (F) 912-200-3055