EXHIBIT C

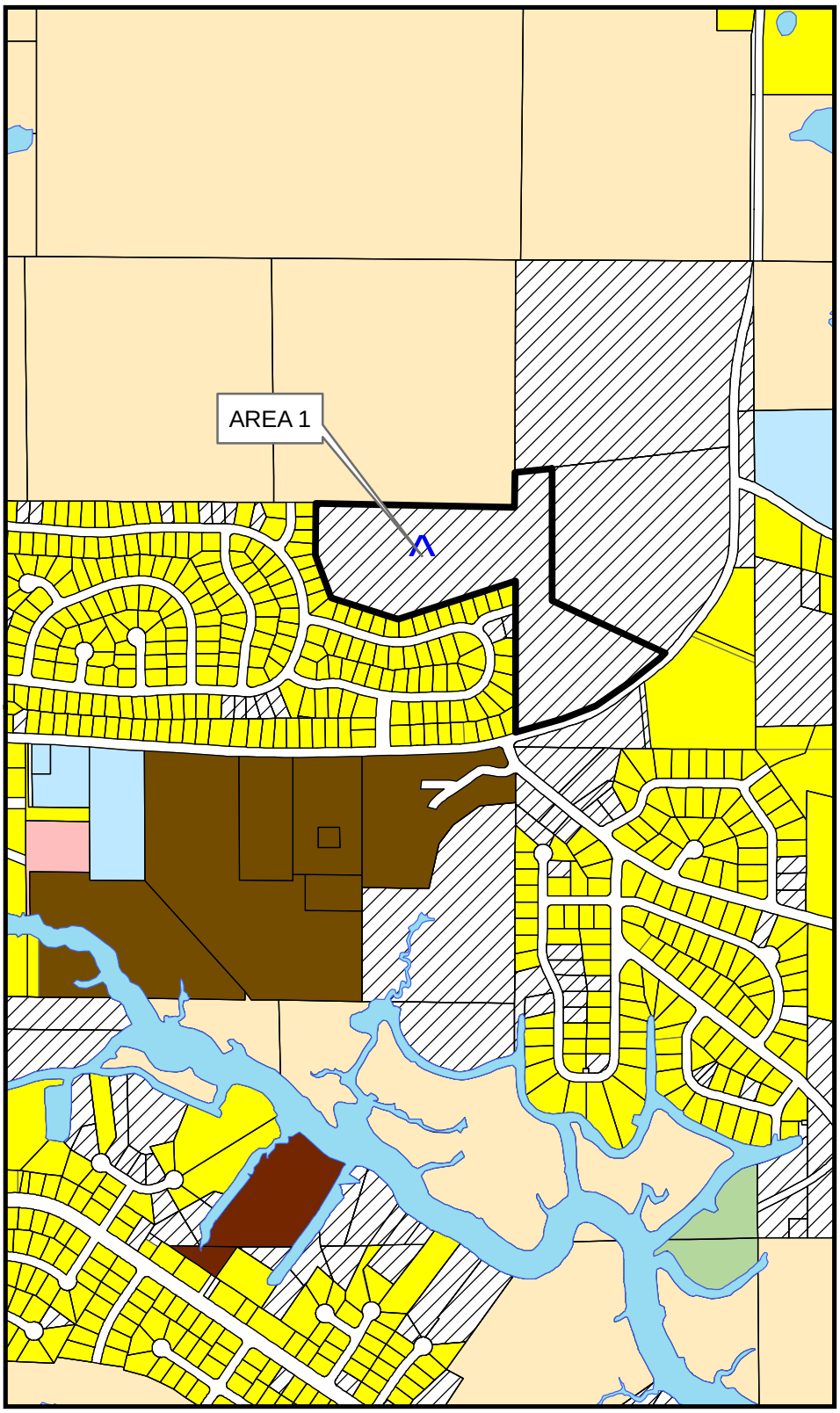
Existing Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

4

Prepared by the
City of Gautier
GIS Division



Legend

EXISTING LAND USE

- Commercial-Retail
- Conservation
- Civic
- Industrial
- Marina/Fish Camps
- High Density Residential
- Mobile Home
- Mobile Home Park
- Medium Density Residential
- Office
- Recreation
- Very Low to Low Density Residential
- Utility
- Vacant

EXHIBIT D

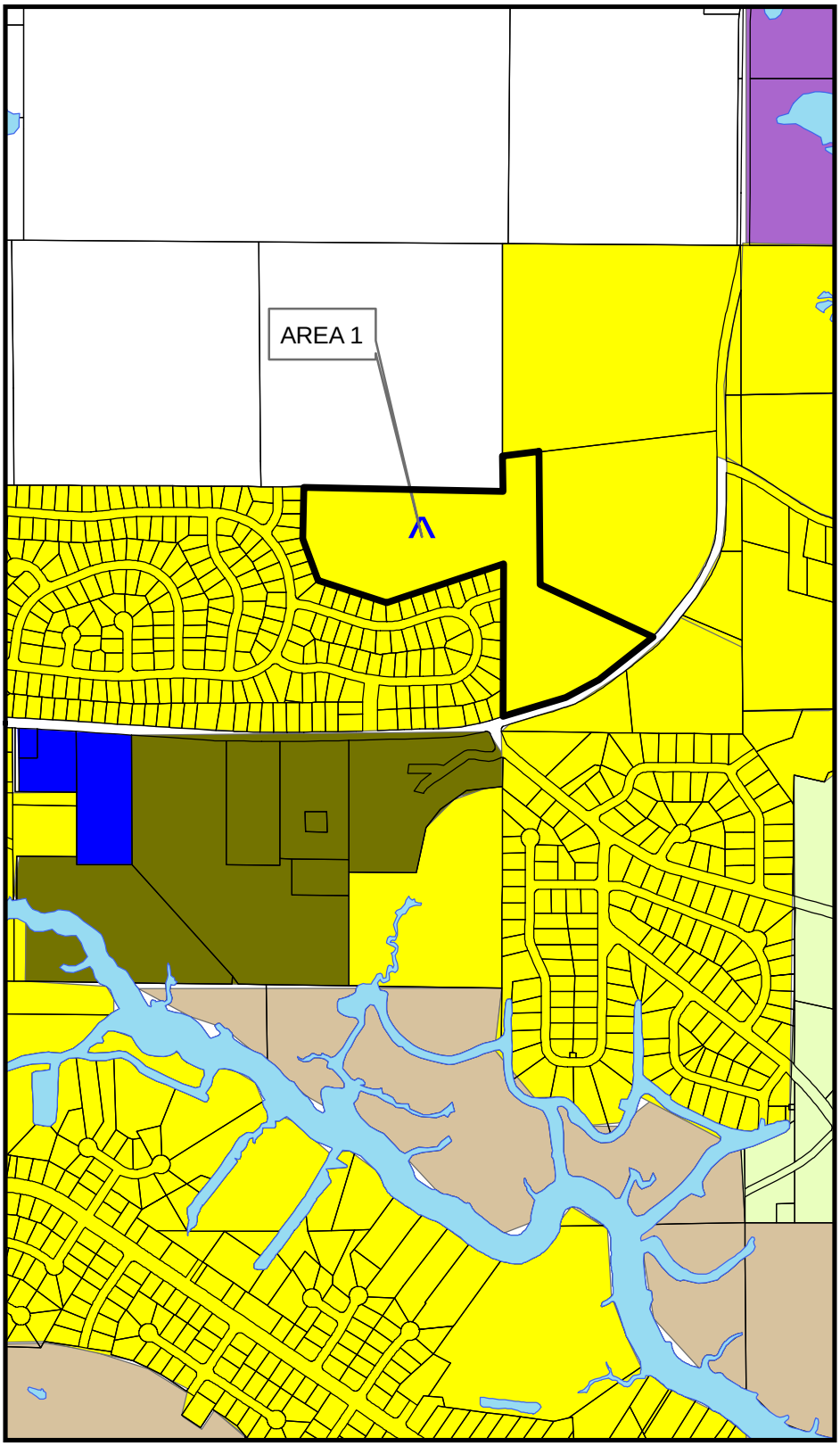
Future Land Use Map

City Of Gautier
Economic Development/Planning

0 400 800
Feet

4

Prepared by the
City of Gautier
GIS Division



Legend

- Civic
- High Impact Commercial
- Conservation
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Mobile Home Residential
- Low Impact Commercial
- Recreational
- Recreational Commercial
- Regional Scale Commercial
- Mixed Use Residential
- Town Center
- Very Low Density Residential

exhibit 3

the pool and pool house (peak flow), and 500 gallons per day per machine for the laundry facilities. The water demand will be 100 gallons per day per unit, 15 gallons per day per restroom for comfort stations and community center, 10 gallons per day per person (peak flow) for the pool and pool house, and 580 gallons per day per machine for the laundry facilities. This totals a sewer demand of 17,000 gallons per day and a total water demand of 13,560 gallons per day. The proposed recreational vehicle park will require 28,000 gallons per day less sewer and 22,440 gallons per day less water than the original proposed 100 lot single family residential subdivision.

Storm water for the proposed park will be based on the required a twenty-five (25) year storm and will implement detention/ retention ponds as required at the down stream ends of the development. These ponds will be used during construction to minimize sedimentation run-off and after construction to detain the post-construction storm water run-off to the pre-developed intensity.

The park will consist of four (4) twelve (12) foot wide one-way roads and a single twenty (20) two-way main road to provide access to the 100 recreational vehicle sites, the three (3) comfort stations, an office with laundry and supply facilities, a community center and a pool house with fenced in pool as shown on the conceptual site plan. Each RV pad will be approximately thirty-five (35) by sixty (60) feet minimum and will each have utility hook-ups consisting of water, sewer, electrical, and television connections. Access to the subject property will be from a single entrance from Martin-Bluff Road located on the south side of the property. The owner will provide lighting at each site along with lighting at each building and playground/ picnic areas. Enclosed dumpster pads will be on each of the four (4) one-way roads. Fencing will be provided along the interior of the fifty (50) foot landscape buffer for security purposes and will consist of an eight (8) foot wood privacy fence. Parking will be provided at each RV site, the community center, pool/ pool house, and office/ laundry/ supply building.

In addition to the above information and per the review letter dated February 20, 2014, the owner agrees to follow the City of Gautier Development Orders and Permits stated in **Section 4.1**.

Also, the owner agrees to follow the Specifications for a Recreational Vehicle (RV) Travel Trailer Park stated in **Section 6.5.5** such as:

- Local and State Permitting (City of Gautier, MSDH, MDEQ, JCUA, and Corp of Engineers;
- Wetland Delineation
- Radius Drives will be 50'min.
- Engineered sewer, water, and drainage plans, including fire hydrants spaced @ 525' apart minimum
- Electrical shall meet 2011 NEC; street lighting
- Required lighting, bathrooms, washrooms, dumpster areas
- Cross section of street showing pavement design to withstand 75,000 lbs.
- Right-of-Way acquisition along north margin of Martin Bluff Rd.

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 096-2014

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, that the City of Gautier is hereby authorized to enter into a Professional Services Agreement with Dale Partners Architects PA to perform design work for the initial stabilization phase of the Gautier Colored School Rehabilitation.

IT IS FURTHER ORDERED that approval of this agreement is contingent upon MDAH approval.

IT IS FURTHER ORDERED that the City Manager or City Clerk is authorized to execute any and all documents necessary.

Motion was made by **Councilman Guillotte**, seconded by **Councilwoman Martin** and the following vote was recorded:

AYES: Gordon Gollott
Mary Martin
Johnny Jones
Hurley Ray Guillotte
Casey Vaughan
Rusty Anderson
Adam Colledge

NAYS: None

_____
MAYOR

ATTEST:

_____
CITY CLERK

Passed and Adopted by Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of May 6, 2014.

CITY OF GAUTIER
MEMORANDUM

To: Samantha Abell, City Manager

From: Patty Huffman, Grants & Projects Manager

Through: Chandra Nicholson, Economic Development and Planning Director

Date: April 23, 2014

Subject: Professional Services Agreement with Dale Partners Architects PA for Design Services for the Gautier Colored School Rehabilitation Project

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REQUEST:

The Economic Development & Planning Department requests authorization to enter into a Professional Services Agreement with Dale Partners Architects PA of Biloxi to perform design work for the initial stabilization phase of the Gautier Colored School Rehabilitation Project.

BACKGROUND:

The City of Gautier recently received a grant award from the Mississippi Department of Archives and History (MDAH) for $80,000 in Community Heritage Preservation Grant funding with a $20,000 local match requirement to begin the stabilization of the former Gautier Colored School. This initial phase will include photographic documentation; obtaining a structural report and a hazardous materials report; as-built drawings; and a plan for abatement, a new roof, and foundation repairs for a total not to exceed of $22,000. Construction administration can be provided on an hourly basis.

DISCUSSION:

Ultimately this structure will be used as a Welcome Center/Visitors' Center and will include an exhibit honoring the former one-room schoolhouse for African-American children.

RECOMMENDATION:

The Economic Development and Planning Department recommends that City Council authorize entering into a Professional Services Agreement with Dale Partners Architects PA for design services as outlined above, contingent upon MDAH approval.

The City Council may:

1. authorize entering into a professional services agreement with Dale Partners Architects PA as presented (contingent upon MDAH approval); or
2. authorize entering into a professional services agreement with Dale Partners Architects PA with changes, or
3. disapprove entering into the professional services agreement presented.

ATTACHMENT(S):

Dale Partners Architects PA Professional Services Agreement

DALE PARTNERS

161 Lameuse Street
Biloxi, MS 39530-3810
ph 228.374.1409
fx 228.374.1414

DALEPARTNERS.COM

22 April 2014

Ms. Patty Huffman
Grants and Projects Manager
City of Gautier
3330 Highway 90
Gautier, MS 39553

Regarding: **Gautier Colored School**

Dear Ms. Huffman,

Congratulations on your award of an $80,000 Community Heritage Preservation grant! On behalf of Dale Partners Architects P.A. (DPA), it is my pleasure to provide a fee proposal for phase one of the project that has been identified by the Mississippi Department of Archives and History as the Gautier Colored School. During phase one, we propose to document the existing structure and to provide plans for stabilizing the structure for future rehabilitation.
After evaluating the current condition of the structure, we recommend the following scope of work for phase one:

1. **Photographic Documentation** – As described in Part 6 of the Grant Manual, the project is required to be documented photographically. We propose to prepare this documentation per the specifications on an **hourly basis for a fee not to exceed $3000.**

2. **Structural Evaluation** – Our Structural Engineer, Michael Costelli with Simpkins & Costelli, will spend a day at the site to identify the needed repairs. We anticipate that the building may need repairs at sill beams, joists, subfloor decking, roof framing and wall framing. In order to evaluate the damage, they may need to partially remove decking, wallboard and other materials to reveal structural members for observation. A final report will summarize the recommendations for restoring structural integrity to the building. We propose to perform this work for a **fixed fee of $3100.**

3. **Hazardous Materials Report** – A hazardous materials report is needed to confirm the existence or nonexistence of hazardous materials in the building. We will solicit this report on behalf of the City. It will be prepared by a professional consultant and will include recommendations for abatement. We propose to provide this report for a **fixed fee of $1900.**

T. DOUG DALE, AIA
JEFFREY R. BARNES, AIA
CHARLES R. ALEXANDER, AIA
LEIGH G. JAUNSEN, AIA

IN MEMORY OF
MICHAEL A. BARRANCO, AIA
1962-2011

4. **As Built Drawings** – As built drawings are needed to document the structure and provide a basis for preparing documents for future rehabilitation. We propose to prepare these drawings on an **hourly basis not to exceed $6000.**

5. **Plans for Rehabilitation** – Once the reports and as-builts are finalized, we will assess the damage and recommend a plan and process for stabilizing the structure. Because we have limited knowledge of the required scope at this time, we anticipate that the fees for this work will be in the range of $5000 to $8000. This work will be performed on an **hourly basis not to exceed $8000.**

6. **Construction Administration** – Our services during construction, if needed, can be provided on an hourly basis. Our hourly rate sheet is attached.

Please indicate your approval of this agreement by signing below and returning a copy of the signed agreement to us.

Sincerely yours,

Dale Partners Architects P.A.

Leigh A. Jaunsen
AIA, LEED AP BD+C, Project Architect

City of Gautier

_____
Authorized Signature and Title

Enclosures: [Hourly Rates]

cc: Chandra Nicholson, P.E., Director of Economic Development & Planning
T. Doug Dale
Jo Ann Brown