

AGENDA

MEETING OF THE MAYOR AND ALDERMEN

JANUARY 7, 2016

1. Approval of the summary/final minutes for the City Manager's Briefing of December 22, 2015.
2. Approval of the summary/final minutes for the City Council meeting of December 22, 2015.

ALCOHOLIC BEVERAGE LICENSE HEARINGS

3. Darin D. Sehnert for Chef Darin's Kitchen Table, LLC t/a Chef Darin's Kitchen Table, requesting wine (drink) license at 2514 Abercorn Street, which is located between 41st Street and 42nd Street in District 2. The applicant plans to operate as a cooking school. (New ownership/location) Recommend approval.
4. Wesley Daniels for El-Rocko Lounge, requesting liquor, beer and wine (drink) license at 117 Whitaker Street, which is located between State Street and Broughton Street in District 2. The applicant plans to operate as a bar/lounge. (New ownership/management) Recommend approval.
5. Colleen K. Smith for Cohen's Retreat, LLC t/a Cohen's Retreat, requesting to add liquor (drink) license to existing beer and wine (drink) license at 5715 Skidaway Road, which is located between Bona Bella Avenue and Bacon Park Drive in District 3. The applicant plans to continue to operate as a full-service restaurant. (New request/existing business) Recommend approval.

ZONING HEARINGS

6. Paul Shealy, Owner/Agent (MPC File No. 15-005873-ZA), requesting to rezone 325 and 335 Stephenson Avenue from the PUB-IS-B (Planned Unit Development – Institutional – Special Use) and the P-I-P (Planned Institutional Professional) zoning classifications to an O-I (Office-Institutional) zoning classification.

The petitioner seeks to expand an existing veterinary facility that provides specialty medical services, emergency medical services, and physical therapy including rehabilitation services. The specialized veterinary facility is not permitted as a matter of right in a PUD-IS-B zoning district. The expansion of the current use into the adjacent property can be accomplished by rezoning the parcel to O-I, which permits the veterinary facility as a matter of right.

The subject site (presently two separate lots) is 1.23 acres in size and is located on the south side of Stephenson Avenue, approximately 175 feet east of Hodgson Memorial Drive. A vacant commercial structure (formerly Patrick's Uniforms) is located on the two westernmost parcels and a vacant single family residential structure is located on the easternmost parcel.

The proposed expansion would not be detrimental to the properties within the general area and would be compatible with the existing land uses along Stephenson Avenue. The MPC recommended approval. Recommend approval.

7. Walter R. Lee, Petitioner (MPC File No. 15-005936-ZA), requesting to rezone 11014 White Bluff Road from the R-6 (Single-family Residential) zoning classification to the B-N (Neighborhood Business) zoning classification.

The subject property is presently occupied by a single-family residence which was constructed in the late 1950s. The petitioner acquired the property on the death of his mother and after two years of unsuccessful attempts to sell the property as residential, the heirs seek to sell the property for commercial redevelopment.

It is the intent of the Neighborhood Business district to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people. The White Bluff Road corridor and the adjacent property between White Bluff Road and Abercorn Street are in the process of redevelopment to a vital commercial area serving the existing and established residential neighborhoods. Rezoning the subject site to B-N would permit the redevelopment of the subject property to a use more in keeping with the increasingly commercial character of the area, with minimal impact on the residential neighborhood on Rimes and Bliss avenues.

MPC Staff has contacted all property owners on the two residential streets, and the pastor of the adjacent church, and received no negative comments concerning the proposed rezoning. Recommend approval.

8. Walter R. Lee, Petitioner (MPC File No. 15-006167-FLUM), requesting to amend the Tri-Centennial Comprehensive Plan future Land Use Map to change the future land use category of the property identified as PIN 2-0586-06-002 from Residential Suburban Single Family to Commercial Neighborhood.

The petitioner is requesting that the Future Land Use Category for the subject properties be changed from Residential Suburban Single Family to Commercial Neighborhood. The subject property is a one-acre parcel at the intersection of White Bluff Road and Rimes Avenue. The parcel is currently developed as a single-family residence. The petitioner's intent is to sell the site for development as a retail space. In conjunction with this petition, a zoning map amendment has been filed to rezone the property from R-6 (Single-family Residential) base district zoning classification to a BN (Neighborhood Business) base district zoning to accommodate the proposed use. Recommend approval.

9. Advent Dental, PC, Petitioner (MPC File No. 15-004442-ZA), requesting to rezone 2423 Martin Luther King, Jr. Blvd; 510, 512, 514, 516 & 518 West 41st Street from the current R-4/P-N-C (Four Family Residential/Planned Neighborhood Conservation) zoning classifications to the R-B/P-N-C (Residential Business/Planned Neighborhood Conservation) zoning classifications.

The subject properties include six lots which make up the majority of the block bounded by Martin Luther King Jr. Boulevard, West 41st Street, Burroughs Street and West 41st Street Lane. The lots, which are vacant, have maintained the existing R-4 base zoning district since the establishment of zoning in the City of Savannah. In 2003, these properties were granted Planned Neighborhood Conservation status by the Mayor and Aldermen with the adoption of the Cuyler – Brownville P-N-C overlay district. The Cuyler – Brownville overlay requires that additional consideration, above the standards of the base zoning, be given to development and restoration within the boundaries of the district.

MPC Staff found that the rezoning of the petitioned properties to the R-B district for the purpose of addressing development standards was not appropriate. The proposed rezoning would allow both uses and standards that are inconsistent to a point in the neighborhood where these uses and standards would not typically be found. However, the development pattern along Martin Luther King Jr. Boulevard includes the R-B zoning classification and uses typically associated with that district. MPC Staff found that this zoning was appropriate for that portion of the petitioner's property that abuts this corridor.

MPC Staff recommended denial of the request to rezone properties along West 41st Street to R-B/P-N-C, but approval of the request to rezone the property along Martin Luther King, Jr. Boulevard. The MPC, however, voted to recommend approval of the petitioner's rezoning request. Recommend denial of the request to rezone the properties on 41st Street, however recommend approval to rezone the property along Martin Luther King, Jr. Boulevard.

10. Advent Dental, PC, Petitioner (MPC File No. 15-004082-ZA), requesting to amend Section 8-3002 adding a definition for Dwelling, Two family over/under (A two family dwelling structure containing units which are stacked vertically and on the same lot) and Section 8-3029 to add new designation, Two family over/under (Minimum lot area 1,200 square feet per unit; Minimum lot width 20 feet per unit).

The petitioner is requesting amendments to the text of the zoning ordinance in both the definition section and the Cuyler – Brownville development standards to address a housing type definition and residential development standards to include a reduced minimum lot area and minimum lot width.

Promoting new, compatible development is one of the tenants of the Cuyler - Brownville Planned Neighborhood Conservation overlay district. The proposed standards, while not the norm for two-family residential development, can be integrated with current standards to increase the opportunity for redevelopment in the neighborhood. The district is bounded primarily by arterial roadways and the character of those roadways is significantly different from the character of the internal streets. Allowing a scale of development along the major vehicular corridors that is consistent with the historic pattern is a benefit to the neighborhood.

MPC recommends approval of the petitioner's request to amend Section 8-3002 and 8-3029 of the zoning ordinance to create a new definition for Dwelling, two family over / under and to reduce the minimum lot area and lot width for two family attached and semi-detached residential. Recommend approval.

11. Metropolitan Planning Commission (MPC File No. 15-005698-ZA), requesting to amend Section 8-3025 (b) the Business and Industrial District Use Schedule to allow upper story residential as a housing type with the B-C (Community Business) zoning district; Section 8-3025 (d) to establish development standards for the use; and Section 8-3002, Definitions to revise the definition of upper-story residential.

The proposed MPC-generated text amendment addresses the upper story residential uses and residential development standards in the B-C (Community Business) zoning district. The intent of the amendment is to allow limited residential housing within the district and to apply appropriate standards to the use.

The historical development pattern in the Savannah Historic District has included a mix of residential and non-residential uses for many years. The allowance of upper story residential uses within commercial zoning districts is consistent with existing patterns and is an appropriate land use in the greater downtown area. Zoning map amendments have, in some cases, introduced districts with suburban standards into urban areas. Such is the case with the B-C zoning classification where it exists within the Savannah Historic District. The B-C zoning classification is often sought due to the wide array of commercial uses that are permitted. While not necessarily suitable in all cases, the district can support upper story residential in areas where a mix of uses prevails. Recommend approval.

RESOLUTIONS

12. Interfaith Hospitality Network Agreement. A resolution authorizing the City Manager to award United States Department of Housing and Urban Development (HUD) Emergency Solutions Grant (ESG) funds to Interfaith Hospitality Network and enter into an agreement for the provision of homeless prevention services.

The grant provides \$110,000 in unprogrammed FY 2015 ESG funds for rental and utility assistance to persons at risk of homelessness. The assistance is meant to help the program participant regain stability in their current housing or move into other permanent housing and achieve stability in that housing. Recommend approval.

MISCELLANEOUS

- 12.1. Settlement of Workers' Compensation Claim by Anthony Singleton. Mr. Singleton, a former Stormwater Maintenance worker, sustained multiple fractures and orthopedic injuries when he was struck by an automobile while working near a manhole in a road way. His workers' compensation claim was settled at mediation for \$55,000, contingent upon the approval of Council. City Attorney recommends approval. Recommend approval.

BIDS, CONTRACTS AND AGREEMENTS

- 13. Coastal Workforce Development Board (CWDB) Approval to Accept the PY15 Supplemental Nutrition Assistance Program (SNAP) Works 2.0 Pilot Program Grant Award from the Georgia Department of Labor (GDOL). On November 30, 2015 the Georgia Department of Labor awarded the City of Savannah and the Coastal Workforce Development Board (CWDB) \$616,663.64 to provide services under the SNAP (Supplemental Nutrition Assistance Program) Works 2.0 Pilot Program.

This is an initial grant award for PY2015 and is part of a pilot project in which, Georgia Department of Labor (GDOL), Division of Family and Children Services (DFCS) and the CWDB will partner to deliver SNAP services in Glynn, Chatham and Bulloch Counties. Pilot Services to SNAP recipients will be delivered through a random selection process. Under the award CWDB will be responsible for overseeing the delivery of case management and training activities. The period of availability for the grant is October 1, 2015 - September 30, 2016 and the grant has the option to be renewed for an additional two years, totaling \$1,849,990.93 over a three year period. The pilot it projected to start February 1, 2016.

The PY15 SNAP Works 2.0 Pilot Program preliminary award was accepted by the CWDB’s Executive Committee on August 21, 2015. The final agreement was delayed due to the need for DFCS and GDOL to negotiate terms of a contract and to agree on the project scope. Recommend approval.

- 14. Pump Repair for Stormwater Management – Annual Contract – Event No. 3576. Recommend approval to award an annual contract for pump repair to Xylem Water Solutions USA (Primary) and Pete Kelly Inc. (Secondary) in the amount of \$611,000.00. The service will be used for pump repair by the Stormwater Management Department for flood control.

This bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B.	Xylem Water Solutions USA ^(D)	(Primary)	\$611,000.00
	(Charlotte, NC)		
L.B.	Pete Kelly, Inc. ^(D)	(Secondary)	\$722,570.00
	(Doraville, GA)		
	Monumental Equipment, Inc. ^(D)		\$712,400.00*
	Goforth Williamson, Inc. ^(D)		\$750,570.00

Funds are available in the 2016 Budget, General Fund/Stormwater Management/Equipment Maintenance (Account No. 101-2104-51250). A Pre-Bid Meeting was conducted and two vendors attended. ^(D)Indicates non-local, non-minority owned business. *Indicates bidder not meeting specifications. Recommend approval.

15. Horticultural Products – Annual Contract – Event No. 3665. Recommend approval to award an annual contract for horticultural products to Delta Landscape Supply of Georgia in the amount of \$1,976.00, to Harrell's, LLC in the amount of \$2,160.00, to John Deere Landscapes in the amount of \$5,977.08, to BWI Companies in the amount of \$11,992.90, to Graco Fertilizer in the amount of \$15,981.25, to Pennington Seed in the amount of \$28,830.30, and to Vereen Stores in the amount of \$31,053.90, for a total contract amount of \$97,971.43. The horticultural products include fertilizer, insecticide, herbicide, fungicide, and seed. The products will be used by Park and Tree Department, Buildings and Grounds Department, and other City departments. Items were awarded to the low bidder for each line item.

The bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B. Pennington Seed ^(D) (Madison, GA)	(Partial Bid)	\$ 57,236.40
L.B. Harrell's, LLC ^(D) (Lakeland, FL)	(Partial Bid)	\$ 90,335.80
L.B. BWI Companies ^(D) (Greer, SC)	(Partial Bid)	\$ 92,877.82
L.B. Delta Landscape Supply of GA ^(D) (Norcross, GA)	(Partial Bid)	\$ 102,102.36
L.B. Vereen Stores ^(D) (Chatham County, GA)		\$ 104,753.85
L.B. Graco Fertilizer ^(D) (Cairo, GA)	(Partial Bid)	\$ 120,567.93
L.B. John Deere Landscaping ^(D) (Cleveland, OH)	(Partial Bid)	\$ 123,967.85

Funds are available in the 2016 Budget, General Fund/Park and Tree/Chemicals (Account No. 101-6122-51323) and General Fund/Park and Tree/Operating Supplies and Materials (Account No. 101-6122-51320). A Pre-Bid Conference was conducted and no vendors attended. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

16. VMWare Maintenance and Support Services – Event No. 3776. Recommend approval to procure VMWare maintenance and support services from vCloud Tech Inc. in the amount of \$29,476.60. IT Department will use the services to maintain various City services, such as email, Lawson, and Govern. VMWare allows the City to virtualize servers, which reduces hardware costs, increases functionality, improves disaster recovery, and provides energy cost savings.

The bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B.	vCloud Tech, Inc. (Rolling Hills, CA) ^(D)	\$	29,476.60
	Insight Public Sector ^(D)	\$	30,009.76
	Southern Computer Warehouse ^(D)	\$	30,204.60
	CNP Technologies ^(D)	\$	31,995.00
	Alterra Networks, LLC ^(D)	\$	35,194.50

Funds are available in the 2016 Budget, Internal Service Fund/Information Technology/Data Processing Equipment Maintenance (Account No. 611-1140-51251). A Pre-Bid Conference was conducted and no vendors attended. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

17. Polymer for Water Reclamation – Annual Contract Renewal – Event No. 3860. Recommend renewing an annual contract for polymer from Polydyne, Inc. in the amount of \$69,000.00. Water Reclamation Department will use the polymer for water treatment.

This is the first of three renewal options available.

The bid was originally received on September 16, 2014. The bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B.	Polydyne, Inc. (Riceboro, GA) ^(D)	\$	69,000.00
	Coastal Water Technology, LLC ^(D)	\$	75,000.00

Funds are available in the 2016 Budget, Water and Sewer Fund/President Street Plant/Chemicals (Account No. 521-2553-51323) and Water and Sewer Fund/Regional Plants/Chemicals (Account No. 521-2554-51323). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

18. Brake Parts – Annual Contract Renewal – Event No. 3861. Recommend renewing an annual contract for brake parts from Fleetpride in the amount of \$25,994.40. Vehicle Maintenance Department will use the brake parts to make repairs to City vehicles as needed.

This is the second of three renewal options available.

Bids were originally received November 26, 2013. The bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidders were:

L.B.	Fleetpride (Pooler, GA) ^(D)	\$	25,994.40
	TPH Acquisition, LLC ^(D)	\$	28,695.86

Funds are available in the 2016 Budget, Internal Service Fund/Inventory-Vehicle Parts (Account No. 611-0000-11325). A Pre-Bid Conference was not conducted as this is an annual contract renewal. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

19. Hydraulic Hose Components – Annual Contract Renewal – Event No. 3862. Recommend renewing an annual contract for hydraulic hose components from Savannah Driveline & Hydraulic in the amount of \$57,000.00. The hydraulic hose components are used by the Vehicle Maintenance Department to make repairs to City vehicles as needed.

This is the first of three renewal options available.

Proposals were originally received November 26, 2013. The bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidders were:

L.B.	Savannah Driveline & Hydraulic (Savannah, GA) ^(B)	\$57,000.00
	Tractor & Equipment Co., Inc. ^(D) (Partial Bid)	\$21,000.00

Funds are available in the 2016 Budget, Internal Service Fund/Inventory-Vehicle Parts (Account No. 611-0000-11325). A Pre-Bid Conference was not conducted as this is an annual contract renewal. ^(B)Indicates local, non-minority owned business. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

20. Electrical Service for Savannah Fire and Emergency Services Training Facility – Sole Source – Event No. 3869. Recommend approval to procure electric service from Georgia Power in the amount of \$27,308.23. This electric service will be installed at the new Savannah Fire and Emergency Services Training Facility on Agonic Road. The work involved in the installation will include bringing electrical services to the new facility and changing out light poles.

This is a sole source procurement as Georgia Power is the only provider of electrical service in the area. The vendor is:

S.S.	Georgia Power (Atlanta, GA) ^(D)	\$	27,308.23
------	--	----	-----------

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/Fire Training Facility (Account No. 311-9207-52842-PB0637). A Pre-Proposal Conference was not conducted as this is a sole source procurement. ^(D)Indicates non-local, non-minority owned business. Recommend approval.

21. Security Services for City Hall, Gamble Building, Broughton Municipal Building, and Mobility and Parking Services – Annual Contract – Event No. 3327. Recommend approval to award an annual contract for security services to Sunstates Security in the amount of \$718,072.60. The security services will be used to secure City facilities at City Hall, Broughton Municipal Building, the Gamble Building, City parking garages, and Ellis Square. Nine proposals were received. Of those nine, five were deemed qualified and fully evaluated. Their fee proposals were opened and the proposers were interviewed. The recommended firm is proposing a start date of 45 days following the contract award.

The selection committee was comprised of members of Mobility and Parking Services, Risk Management, and SCMPD. The recommended proposer was deemed best able to effectively and safely guard the various locations covered under this contract, including government buildings, parking garages, and public spaces. The recommended proposer was deemed to have the highest level of readiness to deter potential threats to public safety. The recommended proposer also provided its employees with extensive levels of training and competitive wages and benefits.

The proposal was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. Sunstates Security (Raleigh, NC) ^(F)	\$ 718,072.60
Dynamic Security ^(D)	\$ 629,052.84
Norred & Associates, Inc. ^(D)	\$ 721,962.06
Security Associates of Coastal Georgia ^(B)	\$ 691,629.12
AP Security Agency ^(B)	\$ 768,312.00

	Qualifications & Experience (40 pts)	Wages, Benefits, & Training (20 pts)	References (10 pts)	Local Participation (5 pts)	Fees (25 pts)	Total (100 pts)
Sunstates Security	37.9	20	9.3	0	21.9	89.1
Dynamic Security	35	13.8	10	0	25	83.8
Norred & Associates	34.9	17	9	0	21.8	82.7
Security Associates of Coastal Georgia	20.8	15	5.3	5	22.7	68.8
AP Security	10.7	5.7	4.7	5	20.5	46.6

City of Savannah
 Summary of Solicitations and Responses
 January 7, 2016

<u>Event Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>MWBE Vendor Available</u>	<u>Total Sent</u>	<u>Sent to MWBE</u>	<u>Total Received</u>	<u>Received From MWBE</u>	<u>Estimated Award Value</u>	<u>Estimated MWBE Value</u>	<u>Low Bid Vendor Type</u>	<u>MWBE Sub</u>	<u>Vendor Type</u>	<u>Local Preference Applied</u>
3576	X	Pump Repair for Stormwater Management	Yes	Yes	215	17	4	0	\$611,000.00	0	D	0	0	No
3665	X	Horticultural Products	Yes	Yes	225	28	7	0	\$ 97,971.43	0	D	0	0	No
3776		VMWare Maintenance and Support Services	Yes	Yes	198	24	5	0	\$ 29,476.60	0	D	0	0	No
3860	X	Polymer for Water Reclamation	Yes	Yes	80	6	2	0	\$ 69,000.00	0	D	0	0	No
3861	X	Brake Parts	Yes	No	80	0	2	0	\$ 25,994.40	0	D	0	0	No
3862	X	Hydraulic Hose Components	Yes	Yes	108	2	2	0	\$ 57,000.00	0	B	0	0	No
3869		Electrical Service for SFES Training Facility	No	No	1	0	1	0	\$ 27,308.23	0	D	0	0	No
3327	X	Security Services for City Hall, Gamble Building, Broughton Municipal Building, and Mobility and Parking Services	Yes	Yes	313	47	9	1	\$718,072.60	\$718,072.60	F	0	0	No
3895		Gunfire Location, Alert, and Analysis Service	No	No	1	0	1	0	\$135,000.00	0	D	0	0	No

Vendor(s)*

- A. Local Minority Owned Business
- B. Local Non-Minority Owned Business
- C. Non-Local Minority Owned Business
- D. Non-Local Non-Minority Owned Business
- E. Woman Owned Business
- F. Non-Local Woman Owned Business
- G. Local Non-Profit Organization