

**CITY GOVERNMENT
OFFICIAL PROCEEDINGS OF CITY COUNCIL
SAVANNAH, GEORGIA
April 28, 2016**

The regular meeting of Council was held this date at 2:00 p.m. in the Council Chambers of City Hall. The Pledge of Allegiance was recited in unison followed by the Invocation by Dyanne C. Reese, Clerk of Council.

PRESENT: Mayor Eddie W. DeLoach, Presiding
Mayor Pro-Tem, Carol Bell
Alderman Julian Miller, Chairman of Council
Alderman Brian Foster, Vice-Chairman of Council
Tony Thomas, John Hall, Estella Shabazz, Bill Durrence
Van Johnson, II (arrived at 2:50 p.m.)

City Manager Stephanie Cutter
City Attorney W. Brooks Stillwell
Assistant City Attorney William Shearouse

Upon motion of Alderman Bell, seconded by Alderman Miller, unanimous approval was given for the Mayor to sign an affidavit and resolution on Real Estate for an Executive Session held April 21, 2016 where no votes were taken. (**SEE RESOLUTIONS**)

MINUTES

Upon motion of Alderman Bell, seconded by Alderman Shabazz, and unanimously carried the summary/final minutes for the City Manager's briefing of April 14, 2016 were approved.

Upon motion of Alderman Bell, seconded by Alderman Shabazz, and unanimously carried the summary/final minutes for the City Council meeting of April 14, 2016 were approved.

APPEARANCES

Beth Aldrich, Executive Director of Girls on the Run Coastal Georgia, appeared to announce the beginning of the spring season and the 5K Celebration Run which will take place at 9 a.m. Saturday, April 30th at Savannah State University's Ted Wright Stadium.

Dawn Baker appeared to announce "Movement In The Park" which funds the Dawning Of A Miracle Workshop and Leadership Academy. Ms. Baker presented the Mayor and Council with her book titled, "Dawn's Daughter" and invited everyone to attend Movement in the Park Health and Wellness Fair, a one-day, city-wide health and wellness fair that includes a 1-mile run around Forsyth Park. The event will take place Sunday May 15, 2016 at 2 p.m. there is a \$10 registration fee for adults and \$1.00 for students. The donation will benefit "The Dawning of A Miracle Scholarship Fund"

Stratton Leopold from Leopold's Ice Cream and Jason Broughton, Interim Library Director and Assistant Director for Public Services of Live Oak Public Libraries appeared for a reading of the winning poems and presentation of awards for the 6th Annual Leopold's Creative Writing Challenge. This year's theme was "100 Years of Books," in honor of the 100th Anniversary of The Bull Street Library. The winners were:

K-2

Winner: "Untitled" by Dani Newton, 8, Homeschooled

Finalists:

"Untitled" by Ayden McKenzie, 8, Blessed Sacrament Catholic School

"100 Years of Books" by Ben Weisel, 8, Blessed Sacrament Catholic School

3-5

Winner: "100 Years of Library Books" by Lillian Peppers, 9, Button Gwinnett Elementary School

Finalists:

"The Lonely Little Book" by Carson Mosley, 9, Marshpoint Elementary School

"100 Years of Books" by Anna Farris, 11, St. James Catholic School

"I Love Books" by LaSharia Butler, 11, Haven Elementary

6-8

Winner: "Her Library" by Tiana Ruden, 14, Oglethorpe Charter School

Finalists:

"Untitled" by Jayla Lawton, 14, Oglethorpe Charter School

"Without the Book" by Gabe Tvrdy, 12, St. Peter the Apostle

9-12

Winner: "A Century of Books" by Jamari Myers, 16, Woodville Tompkins

Finalists:

"100 Years of Books" by Imani Watley, 15, Woodville Tompkins

"The Life of a Clerk" by Uyen-Vy Hoang, 15, Savannah Country Day School

The 2016 Overall Award

Winner: "Unknown Knowledge" by Haley Taylor, 14, Woodville Tompkins

Mayor DeLoach acknowledged Carl Gilyard, Representative elect for District 162. Representative Gilyard thanked everyone that supported him in the last election and stated he looks forward to working with everyone as he moves forward to the election on May 24th.

LEGISLATIVE REPORTS

ALCOHOLIC BEVERAGE LICENSE HEARINGS

As advertised, the following alcoholic license petitions were heard. No one appeared in objection to the issuance of these licenses.

Dharmendra S. Patel for Savannah's World of Beverage, Inc. t/a World of Beverages, requesting liquor, beer and wine (package) license at 1900 Benton Boulevard, which is located between Jimmy DeLoach Parkway and Saint Augustine Creek Road in District 1. The applicant plans to operate a package store. (New location, ownership) **Recommend approval.** Hearing closed upon motion of Alderman Miller, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Durrence, per the City Manager's recommendation.

Kari D. Wilcox for VN 2015, LLC t/a Montgomery Market, requesting to transfer beer and wine (package) license from Nanyabenc Patel at 4305 Montgomery Street, which is located between West 59th Street and West 60th Street in District 5. The applicant plans to continue to operate as a convenience store. (New ownership/management/existing business). **Recommend approval.** Hearing closed upon motion of Alderman Miller, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Durrence, per the City Manager's recommendation.

Mukesh D. Patel, for Jay Meladi One, Inc. t/a Discount Corner, requesting to transfer beer and wine (package) license from Kailashben Patel at 1 East DeRenne Avenue, which is located between Bull Street and Abercorn Street in District 4. The applicant plans to continue to operate as a convenience store. (New ownership/management/existing business) **Recommend approval.** Hearing closed upon motion of Alderman Miller, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Durrence, per the City Manager's recommendation.

John Hall for Pizza Hut of America, LLC t/a Pizza Hut, requesting beer (drink) license with Sunday sales at 11510 Abercorn Street, which is located between Largo Drive and Mercy Boulevard in District 6. The applicant plans to operate a restaurant. (New management/existing location) **Recommend approval.** Hearing closed upon motion of Alderman Miller, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Durrence, per the City Manager's recommendation.

ZONING HEARINGS

Kevin Klinkenberg, Petitioner (File No. 16-000117-ZA) is requesting a text amendment to allow a Short-term Vacation Rental use in the Mid-City Traditional Neighborhood-2 (TN-2) district with restrictions.

A short-term vacation rental or STVR is defined as "An accommodation for transient guests where, in exchange for compensation, a residential dwelling is rented for lodging for a period of

time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall not include group living or lodging uses.” An STVR is the rental of an entire dwelling as opposed to the rental of one of more bedrooms, which is a separate use known as a Bed and Breakfast Inn in the Mid-City District. No changes are proposed to the Bed and Breakfast Inn use with this amendment.

The petitioner proposes that the STVR be limited to accessory dwelling units (e.g., a carriage house) and permitted only when the principal residence/dwelling is owner-occupied. The STVR is proposed to be a “byright” use which means that Zoning Board of Appeals approval would not be required.

The Planning Commission recommends approval of the request to amend Sec. 8-3214(2)(a), Traditional Neighborhood-2 (TN-2) zoning district to allow short-term vacation rentals as a by-right use and Sec.8-3217(5) Short-term Vacation Rental with one additional use condition (c) as follows:

- (a) The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to the verification of building code compliance by the Zoning Administrator.
- (b) There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term vacation rental.
- (c) In the TN-2 district, such use is permitted only within an accessory dwelling and only when the principal residence is owner-occupied.

Per City Council action on March 31, 2016, the hearing will be continued to June 9, 2016.

Nine Line Incorporated, Petitioner (MPC File No. 16-001497-ZA) is requesting approval of a rezoning map amendment in order to rezone property at 400 Fort Argyle Road from the existing RA-CO (Residential Agriculture - Annexed) zoning classification to the B-G (General Business) and I-L (Light Industrial) zoning classification. The subject property is 380.5 acres in size and is undeveloped.

The petitioner is seeking the rezoning in conjunction with proposed plans to relocate and expand an existing apparel business. In review of the requested map amendment, the Planning Commission found that several of the uses allowed under the proposed B-G zoning are incompatible with the surrounding character and if adopted would abut Fort Argyle Road. Based on this finding, the recommended alternative is that the portion of the property that abuts Fort Argyle Road be rezoned to the BG-2 (General – Business – Transition) classification, which is a less intense commercial district, and that the remainder of the property be rezoned to I-L (Light Industrial) as requested. **Recommend approval.** Marcus Lotson, Metropolitan Planning Commission appeared to briefly describe the petitioner’s request. Attorney Robert McCorkle gave a brief history of the company stating: The name ‘Nine Line’ is iconic in nature and easily recognizable by any service member – past, present, or future. In combat, a Nine Line is an emergency medevac request, and is often the difference between life and death for the most severely wounded.

Two Army officers (and brothers), CPTs Daniel & Tyler Merritt, started Nine Line Apparel in a garage. When deciding to create their own apparel line, the Merritt brothers desired to create a brand that advocates for military, veterans, and patriotic Americans.

Nine Line's success is due to the initiative, innovation, and exemplary customer service run by its dedicated staff. In just a few short years, they have grown to employ more than 70 veterans, military spouses, and patriotic Americans out of a warehouse just a short distance from historic downtown Savannah, Ga.

As a result of its support of the military and patriotism, the apparel line promotes the importance of caring for our veterans, especially those who are severely wounded. In early 2013, after Tyler's West Point classmate lost three limbs fighting in Afghanistan, the brothers created Nine Line Foundation. The brothers committed to donating a portion of the proceeds of all apparel purchases to helping severely wounded veterans and their families. Danny Merritt thanked Council for allowing him to be present. He also stated he and his brother enjoy the work they do in the City of Savannah and wish to continue what they started years ago in their garage. Hearing closed upon motion of Alderman Miller, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Shabazz, seconded by Alderman Hall, per the City Manager's recommendation.

ORDINANCES **SECOND READINGS**

An Ordinance to Amend Part 4, Public Services, Chapter 1, Streets and Sidewalks, Article B, Sidewalks, of the Code of Ordinances of the City of Savannah, to Delete Certain Portions Concerning Sidewalk Inspections; to Provide for Effective Dates, to Repeal All Ordinances in Conflict, and for Other Purposes. The existing ordinance, which was passed in 1977, is outdated, and creates an inconsistency with existing state law, which generally limits municipal liability for sidewalk defects.

ADOPTED AND APPROVED: APRIL 28, 2016

RESOLUTIONS

A RESOLUTION OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH AUTHORIZING THE MAYOR TO SIGN AFFIDAVIT OF EXECUTIVE SESSION.

BE IT RESOLVED by the Mayor and Aldermen of the City of Savannah as follows:

At the meeting held on the 21st day of April, 2016 the Council entered into a closed session for the purpose of discussing Real Estate. At the close of the discussions upon this subject, the Council reentered into open session and herewith takes the following action in open session:

1. The actions of Council and the discussions of the same regarding the matter set forth for the closed session purposes are hereby ratified;

2. Each member of this body does hereby confirms that to the best of his or her knowledge, the subject matter of the closed session was devoted to matters within the specific relevant exception(s) as set forth above;
3. The presiding officer is hereby authorized and directed to execute an affidavit, with full support of the Council in order to comply with O.C.G.A. §50-14-4(b); 17
4. The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute.

ADOPTED and APPROVED: APRIL 28, 2016

Resolution Authorizing the Use of Eminent Domain, if Necessary, to Complete Acquisition of Easements to Facilitate the Coffee Bluff Sidewalk Project. The City of Savannah is planning to install new sidewalks along Coffee Bluff Road from Coffee Pointe Drive southbound to East Back Street near the Coffee Bluff Marina. The sidewalks will improve pedestrian access and safety in the area.

Most of the sidewalks are planned to be installed along existing City Right of Way. However, the City will need to cross ten parcels of private property along the approximate 1.25-mile route. Those ten parcels are owned by eight different property owners. To date, five owners have accepted the City's offer of appraised value, and Georgia Power is donating an easement across its property (a large electrical sub-station). However, one of the property owners is an estate with multiple heirs, one property owner has not yet responded to multiple attempts to contact him, and one property owner has rejected the City's offer. Staff and legal counsel will continue to work with these property owners and seek to finalize a deal, but if a deal cannot be negotiated in a reasonable time frame then the use of eminent domain to acquire requisite easements is requested. Approved upon motion of Alderman Thomas, seconded by Alderman Miller and unanimously carried per the City Manager's recommendation.

Grant of Vacant City-Owned Lot to Land Bank Authority. The Chatham County/City of Savannah Land Bank Authority (Land Bank) is a special purpose government agency registered with the Georgia Department of Community Affairs. The Land Bank's primary focus is to acquire tax-delinquent properties and return them to a revenue generating state. Goals of Land Bank programs are to stimulate redevelopment of vacant lots with affordable in-fill housing within distressed urban areas, reduce blight, and to cure title issues associated with distressed properties.

The Land Bank owns a land-locked vacant parcel in the 1700 block of Florance Street. The City owns an adjoining vacant parcel located at 1708 Florance Street. The City lot is only 37 feet wide and 47 feet deep and is not large enough to support the construction of a new house. The Land Bank has agreed to market and sell the two lots together to make them more marketable and help resolve recurring property maintenance, littering, and loitering problems.

The City has a \$4,052.94 investment in the property, and this investment in the property is expected to be recovered following the sale of the property.

Recommend approval of a grant of a quit claim deed of a vacant lot located at 1708 Florance Street to the Land Bank based on a Memorandum of Understanding (MOU) with the Land Bank,

and authorization for the City Manager to execute a quit claim deed and MOU to facilitate this transaction. **Recommend approval.** Approved upon motion of Alderman Foster, seconded by Alderman Bell, and unanimously carried per the City Manager's recommendation.

Resolution to authorize an agreement with Downtown Savannah Authority ("DSA") and Richard C. Kessler ("Kessler"), providing for an intergovernmental agreement between the City and DSA for issuance of a series of bonds to finance construction by the DSA of a parking garage facility in connection with the development of a hotel facility to be situated between West River Street and the Savannah Riverwalk, and to authorize an agreement with a Kessler affiliate for the management of the parking garage, and to declare the sole source for the construction of the parking garage. Richard Kessler has requested that the Downtown Savannah Authority issue a series of bonds which will finance the construction of a public parking garage to contain approximately 488 spaces on West River Street, adjacent to the Plant Riverside hotel project. Subject to Council's approval, DSA will issue approximately \$33 million in bonds pursuant to an intergovernmental contract with the City. DSA will then enter into a Parking Garage Management Agreement with a Kessler-affiliated company (the "Manager"), under which the Manager will construct the garage for a fixed price, and then operate the garage, retaining all income, and paying all expenses including debt service on the bonds, operating costs and maintenance costs, fund a capital reserve for capital expenditures required for the parking garage, and pay the City a fee of \$100,000 per year. Completion of the construction at the agreed-upon fixed price, and all payments for the first four years will be personally guaranteed by Richard Kessler. DSA will lease approximately 251 of the spaces in the garage to Kessler-affiliated hotel. The garage will enable the construction of an approximately \$250 million hotel project, the completion of the Savannah Riverwalk, and the creation of over 700 new jobs with an average salary of over \$32,000 per year. In addition to facilitating the investment and job creation, the garage will provide additional parking for public use in the River Street area. **Recommend approval.**

Richard Kessler came forward stating this is an exciting time and they are near a point of launching the project. He thanked City Manager Cutter and staff for assisting him with pulling things together. Mr. Kessler stated this project will be the culmination of his 46 years of experience in the development of hotel and leisure industry. He also complimented Christian Sottile on his wonderful work and expertise in bringing his vision to life and creating another asset to Savannah.

Alderman Shabazz stated she has received several calls from the community in reference to this issue. She stated she was excited when the project first came before Council last year and still is today however, the newness that has surfaced concerns her given the recent report on the Disparity Study and requested that the following amendment be made to the motion:

Include a minimum minority subcontractor or contractor participation on the construction of the garage as follows.

- The garage project must either (a) be managed by a minority owned development firm or (b) include a minimum 40% minority owned subcontractor firm to build the garage and hotel.
- A mandatory requirement that no jobs in the hotel pay a minimum hourly rate less than \$15.00 nor any annual salary less than \$32,000 not average.

- She also proposed that Mr. Kessler put all or some of his existing property equity up as collateral in the amount of the bond issued. Should Mr. Kessler default on the bond the City of Savannah will foreclose on the amount equal to \$30M growing at a rate of 5% year over year in the form of ownership profit sharing equity in the Kessler Collection portfolio.

Alderman Shabazz stated this is huge for the city and this administration should not move forward on words alone. This is one of the largest projects that will take place in the City.

Alderman Johnson stated this isn't a fair deal but it is unique, as there are other hoteliers and people in the tourism industry that do magnificent things in the City and the City is not always in the position to help in this manner. He stated moving forward Council would be setting a precedent, this is a massive investment and the largest private investment that the City has ever had. He continued stating it's important to him as it is in his district and will allow for unprecedented access to River Street, parking and some much needed development for the west end of Bay Street.

Mr. Kessler replied stating he appreciates the sentiment of Alderman Shabazz and they will work earnestly to do all the things they stated they would and have no doubt that they will end up being the highest paying hotel in the City. Mr. Kessler stated as it relates to things that have to deal with his finances statements and things that go beyond this that would be impossible and they would not be able to agree to those things. He continued stating it doesn't mean they won't do many or most of the things suggested as his reputation precedes him and his quality of work, speaks for itself.

Charles (Chuck) Feagin one of the members of the Downtown Savannah Authority appeared stating he keeps hearing the term "unique" and that this will be the only development like it. He stated he understands that is unprecedented in terms of volume and investment however, the west end of River Street is already unique in itself. He continued stating he thinks that should require someone to put more investment of their own in, particularly when you think of the compounding of federal, state and now local incentives. He stated the main benefit is that it is going to happen and he is most concerned about the risk to the city of a 4 year guarantee versus \$33M.

George Culpepper, Field Director of Americans for Prosperity in Georgia appeared stating to force a business to pay \$15 an hour is a nonstarter for them. He stated this may be a great idea but with short notice it isn't a good one as everyone works hard for their tax dollars and this isn't the best option. He ended asking that Council postpone making a decision today.

Jason Combs appeared stating the greater issue is about supply and demand.

Linda Wilder-Bryan appeared stating there isn't anything innovative about bringing another hotel to the City that will not be paying living wage. She stated the positive is that it will increase jobs but that's not enough. Ms. Bryan ended stating there are mothers that want to work in the City that have to work 2 jobs to make living wages. In addition, she stated a guarantee in writing is needed for this deal.

Christian Sottile appeared stating this project really is far more than any one particular use and is

an extension of River Street and completion of the City center. Adding a parking resource in a site that cannot be replaced will benefit to the success of River Street and century's to come.

Alicia Scott appeared stating her concern is with the City and the guarantee as it is not a fair deal, she stated a concrete commitment should be added to the resolution. She stated the language states yes Council approves the resolution but definitive details will be added later. The City needs to cover itself, Mr. Kessler enjoys the protection of the U.S. Bankruptcy Court but the City doesn't. She ended stating this is a bad deal and Council should not vote on it until they have something better in writing.

Alderman Johnson asked if Alderman Shabazz's comments have been shared with the City Manager, City Attorney or Council. City Manager Cutter stated this is the first time she heard of it today.

Alderman Shabazz asked Mayor DeLoach if the Resolution had to be voted on today. He replied yes.

City Attorney Stillwell stated essentially one of the city's objectives for years has been to create more parking Downtown, what is being done is the creation of 488 city owned parking spaces a portion of which will be leased to a developer. Most of the risk of payment on bonds will not be on the City rather the developer, who is guaranteeing the development of the parking garage. There will be no cost to the city for the parking garage assuming there is not a decrease in parking in Downtown Savannah. He stated he would never say there is no risk in a deal but relatively there is significantly less risk and the City is getting a tremendous public benefit.

Mayor DeLoach stated before 2000 a Trade Center and hotel were going to be built across the river and people lined up in opposition of the project however, it has been a very successful project for the City of Savannah which has created jobs and a development and will continue to do so. He continued stating there is less risk today, than he did when he voted for that project. A parking garage will be built and if Mr. Kessler chooses to walk away the City will still have the parking garage, it may cost too much but it will belong to the City. Mr. Kessler has created great properties in the community and he should be respected, this was not a quick decision but Council agrees they are in this together.

Approved upon motion of Alderman Foster, seconded by Alderman Thomas, and unanimously carried per the City Manager's recommendation. A board vote was taken which was unanimous. Mayor DeLoach asked Alderman Shabazz to provide the document to Mr. Kessler and representatives.

MISCELLANEOUS

Appointments to Boards, Commissions and Authorities.

HISTORIC DISTRICT BOARD OF REVIEW

4 (Four) terms available for appointment

- Jennifer Deacon
- Dr. Betsy Chunko-Dominguez
- Kellie D. Fletcher

- Rebecca Post Lynch

Approved upon motion of Alderman Thomas, seconded by Alderman Miller, and unanimously carried.

METROPOLITAN PLANNING COMMISSION (MPC)

2 (Two) terms available for appointment

- Travis H. Cole

Approved upon motion of Alderman Durrence, seconded by Alderman Miller, and carried.

- Joseph B. Ervin

Approved upon motion of Alderman Durrence, seconded by Alderman Miller, and carried.

SAVANNAH AIRPORT COMMISSION

1 (One) Full term and 1 (One) Unexpired term

- Lois Cason Wooten (current member) – appointed to the unexpired term

Approved upon motion of Alderman Miller, seconded by Alderman Johnson, and unanimously carried.

- Ted Kleisner

Approved upon motion of Alderman Foster, seconded by Alderman Miller, and unanimously carried.

BIDS, CONTRACTS AND AGREEMENTS

Upon a motion by Alderman Bell, seconded by Alderman Thomas, and unanimously carried, the following bids, contracts and agreements were approved per the City Manager's recommendations:

Acquisition of 1.5 Acres from the LaVida Country Club for Community Center Project.

The City has negotiated a deal to acquire two parcels from the LaVida Country Club. The parcels will be assembled with an adjacent 0.5 acre parcel that the City already has under contract to establish a redevelopment site containing nearly 2 acres. The Country Club parcel is identified as PIN 2-0759 -02-031A and is depicted on the attached map.

Acquisition of the parcel will result in severance damages to the remaining country club parcel. Specifically, the breezeway and privacy wall that connect the country club building to the gym building will be impacted after the City acquires the parcel and demolishes these structures. As a result, the Country Club will need to construct a new entry point into the affected side of its remaining building. A lobby/foyer and associated roof, electrical, and structural modifications will be constructed, as well as new sidewalk and landscaping. Seller has retained a general contractor and provided an estimate of \$62,500.00 for the repairs.

Under terms of the negotiated deal, the City would deposit \$62,500.00 with the escrow agent to cure the severance damages. The Country Club would make the necessary repairs to their property and submit actual invoices to the escrow agent for reimbursement. Invoices would be reviewed by the City's Building and Electrical Department to ensure they are reasonable and are only associated with requisite repairs (and are not associated with other types of repairs). Approved actual expenses would thus be reimbursed. If any funds remain after the work is completed, the funds would be returned to the City.

The total consideration would thus consist of an acquisition price of \$134,000.00 and up to \$62,500.00 in costs to cure severance damages.

Recommend approval to acquire two parcels (PIN 2-0759 -02-031A) at consideration \$134,000 plus severance damages, and authorization for the City Manager to execute associated contracts and closing documents. **Recommend approval.** Alderman Thomas thanked the staff that worked diligently and hard on this as it wasn't easy. The critical need in this comes from a good problem which is that there is an abundance of children in the district which utilize the facility. Approved upon motion of Alderman Thomas, seconded by Alderman Bell, and unanimously carried per the City Manager's recommendation.

Lease of Space at City Market for SCMPD Mini-Precinct. The City leases space located at 219 W. Bryan Street from City Market Partners Limited Partnership (Property Owner) for use by the Savannah Chatham Metropolitan Police Department (SCMPD) as a mini-precinct. The City and the property owner have negotiated an extension that provides for a new five (5) year term for the mini-precinct. There is no rent cost for use of this space, though either party may terminate the lease upon a 60-day notice. The SCMPD is seeking to continue its presence at the location and vicinity.

Approval of a lease at City Market for five years at no rental cost, and authorization for the City Manager to execute the lease agreement for the SCMPD mini-precinct located at 219 W. Bryan Street. **Recommend approval.** Alderman Johnson he does not have an issue with this however, there are other areas in the City which also need police presence, last evening he was at a meeting in the Highlands Community which is 23 miles from City Market. He feels if a location can be found for this area one needs to be found for that area as well in the midst of the all the activity. Approved upon motion of Alderman Johnson, seconded by Alderman Bell, and unanimously carried per the City Manager's recommendation.

Coastal Workforce Services Career Services Center Lease. Coastal Workforce Services (CWS) is seeking the approval of a five-year lease for 7216 Skidaway Road Savannah, GA 31406. In the spring of 2015, the Coastal Workforce Development Board (CWDB) approved a plan to re-locate services at sites throughout the 10-county region. A comprehensive one-stop is needed in the City of Savannah to adequately serve the almost 8,300 employers and over 7,300 individuals currently unemployed. The center may also be utilized by individuals driving from Bryan County. The CWDB Executive Committee voted and approved to sign and execute the lease on January 21, 2016. The lease was reviewed by Real Property Services and the City Attorney's Office.

The location will provide Adult, Dislocated Worker and Youth Services to Chatham and Bryan Counties. The space also includes offices for Workforce Innovation and Opportunity Act required partners and community organizations. The location is approximately 13,225 square feet and the rent will be \$16,530.00 per month. The cost per square foot is \$15.00. The price is slightly below the average cost per square foot for retail space in the area and does include build out costs.

It is the role of the City of Savannah, as the fiscal agent, to authorize the CWDB to execute these types of contract agreements. CWS is seeking authorization to enter into a five-year lease for 7216 Skidaway Road Savannah, GA 31406. **Recommend approval.**

PY2015 and FY2016 Workforce Innovation and Opportunity Act (WIOA) Strategic Grant Initiative Awards. Coastal Workforce Development Board request approval to accept the WIOA Strategic Grant Initiatives' initial allocations, PY2015 and FY2016 and authorization for the City Manager to enter into grant administration agreements with the Georgia Department of Economic Development—Workforce Division (GDEcD-WFD) and sub-recipients.

The GDEcD-WFD has awarded an initial allocation of WIOA PY2015 Strategic Out-of-School Urban Youth Grant earmarked for capacity-building, totaling \$44,000.00 to Region 12/Area 20 for Bulloch, Glynn and Liberty Counties' WIOA Youth Service Providers.

The grant will be used to fund classroom technology, academic assessments software, supplies, etc. for the youth ages 16-24 who have left the traditional school system and are interested in completing requirements for a high school diploma or attaining a GED. The period of availability for this grant is April 1, 2016 through March 31, 2017.

The GDEcD-WFD awarded an initial allocation of WIOA FY2016 Strategic Ex-Offender/Offender Grant earmarked for capacity-building, totaling \$18,700.00 to Region 12/Area 20 for Liberty County and the City of Hinesville (pass-through agency).

The grant will be used to fund staff, career assessment software, office furniture, supplies, etc. for the re-entry program and population returning to the community. These funds will expand capacity for the Local Workforce Development Board to assist Ex-Offenders/Offenders returning to Liberty County with employment and training barriers. **Recommend approval.**

Coastal Workforce Services and Coastal Workforce Development Board — Contract Modification No. 1 for Region 12 Workforce Innovation and Opportunities Act (WIOA) Youth Service Providers/Contractors: Contract Nos. 15-0167, 15-0167-02 and 0167-03-Paxen Learning Services, LLC & 15-0869-Savannah Impact Program for the PY2015 Summer Work Experience (SWEX) Program. Authorization to enter into agreement with sub-recipients and grant administration was approved by Council on November 12, 2015. The City has accepted a grant award from the Georgia Department of Economic Development—Workforce Division (GDEcD—WFD) to provide WIOA Youth Program grant funding from April 1, 2015 through June 30, 2017. As approved by Coastal Workforce Development Board (CWDB) on April 15, 2016, these funds will be used to administer the WIOA Summer Work Experience Program for the ten-county region: Bryan, Bulloch, Camden, Chatham, Effingham, Glynn, Liberty, Long, McIntosh and Screven Counties, totaling \$400,000.00. **Recommend approval.**

Coastal Workforce Services and Coastal Workforce Development Board — Contract Modification No. 2 for Region 12 Workforce Innovation and Opportunities Act (WIOA) Youth Service Providers/Contractors: Contract Nos. 15-0167-02 and 0167-03-Paxen Learning Services, LLC for additional grant funds to operate the PY2015 WIOA Year Round Program. Authorization to enter into agreement with sub-recipients and grant administration was approved by Council on November 12, 2015. The City has accepted a grant award from the Georgia Department of Economic Development — Workforce Division (GDEcD — WFD) to provide WIOA Youth Program grant funding from April 1, 2015 through June 30, 2017. As approved by Coastal Workforce Development Board (CWDB) on April 15, 2016, these

additional grant funds will be used to administer the PY2015 WIOA Year Round Program to include: work experience, occupational skills training, alternative secondary school services, tutoring and supportive services in the following counties: Bryan, Bulloch, Effingham, Liberty, Long, and Screven, totaling \$25,059.96. **Recommend approval.**

Tools – Annual Contract – Event No. 3973. Recommend approval to award an annual contract for hand tools to Millworks & Supply, Inc. in the amount of \$43,887.54. The hand tools are stocked at the Central Warehouse and are distributed for use to various City departments.

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

L.B. Millworks & Supply, Inc. (Chatham County, GA) (D)	\$43,887.54*
Fastenal (D)	\$ 2,420.00*
Snap-on-Tools (D)	\$15,650.50*
Ferguson Waterworks (D)	\$21,563.00
MSC Industrial Supply Co. (D)	\$45,442.02
Hagemeyer (D)	\$47,328.90
Richmond Supply Co. (D)	\$49,406.60

Funds are available in the 2016 Internal Service Fund/No Department/Inventory-Central Stores (Account No. 611-0000-11330). A Pre-Bid Conference was conducted and two vendors attended. (*)Indicates partial bid. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Street Sweeper Brooms – Annual Contract – Event No. 3990. Recommend approval to award an annual contract for street sweeper brooms to Keystone Plastics, Inc. in the amount of \$136,887.20. The brooms are used by the Street Cleaning Department to replace brooms that have reached the end of their useful lives for the Elgin Pelican and FMC street sweepers.

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

L.B. Keystone Plastics, Inc. (South Plainfield, NJ) (D)	\$136,887.20
Old Dominion Brush Company (D)	\$154,253.20
Environmental Products of Florida (D)	\$161,944.12

Funds are available in the 2016 Budget, Sanitation Fund/Street Cleaning/Operating Supplies & Materials (Account No. 511-7104-51320). A pre-bid conference was conducted and one vendor attended. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Municipal Broadband Strategic Planning Services – Event No. 3997. Recommend approval to procure municipal broadband strategic planning services from Magellan Advisors in the amount of \$65,200.00. The strategic plan will evaluate the current state of broadband services available in the City of Savannah, define current and projected broadband services demand, and identify strategies likely to close any gaps identified between projected demand and current services. The plan will recommend strategies to provide connectivity and lower costs for City

facilities, support public safety communications and technology, and improve the broadband environment in a way that will spur economic development, support modernization and expansion of businesses and entrepreneurs, and increase accessibility for citizens.

The recommended proposer has significant experience with developing municipal broadband plans across the country, and has a strategy focused on the development of a plan tailored to meet the City of Savannah's needs. The recommended proposer has excellent plans for outreach and community engagement that are reasonable in a community of Savannah's size.

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

B.P.	Magellan Advisors (Denver, CO) (D)	\$ 65,200.00
	CCG Consulting (D)	\$ 117,500.00
	Community Broadband LLC (D)	\$ 125,130.00
	Mid State Consultants (D)	\$ 125,575.00

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Wireless Fiber Infrastructure (Account No. 311-9207-52482-OP0146). (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Data Leased Lines – Annual Contract Renewal – Event No. 4182. Recommend renewing an annual contract for data circuit leased lines from AT&T in the estimated amount of \$46,506.00. Information Technology Department will use the contract to provide voice and data communications using AT&T switched Ethernet data circuits. The data circuits are used to provide connectivity to larger City facilities that cannot be connected via fiber.

Proposals were originally received July 20, 2010 as part of a more comprehensive contract to procure voice and data leased lines to include PRI trunks, voice lines, cable/DSL modems, and data circuits. This renewal is for data circuits only and AT&T is the sole provider. The contract for the remaining services will be put out to bid later this year.

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

B.P.	AT&T Information Systems (Garden City, GA) (D)	\$281,313.60*
	Level 3 (D)	\$ 45,801.60*
	DeltaCom (B)	\$471,463.68*
	Windstream (B)	\$305,820.00*
	Seimitsu (C)	\$ 81,600.00*
	J&R Computer (B)	\$226,313.00*

*Indicates original proposal pricing.

Funds are available in the 2016 Budget, Various Departments/Communications (Account No. 51210). A Pre-Proposal Conference was not conducted as this is an annual contract renewal.

(B)Indicates local, non-minority owned business. (C)Indicates non-local, minority-owned business. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Directional Boring – Annual Contract Renewal – Event No. 4195. Recommend approval to renew an annual contract for directional boring services from D&C Directional Boring, LLC in the amount of \$66,980.00. Water Conveyance and Distribution Department will use the contract for installation of underground pipes.

This is the first of three renewal options available.

Notifications were sent to all known vendors and one response was received. This bid was originally received February 17, 2015. Delivery: As Needed. Terms: Net 30 Days. The bidder was:

L.B. D & C Directional Boring, LLC (Ellabell, GA) (D) \$66,980.00

Funds are available in the 2016 Budget, Water and Sewer Fund/Water Distribution/Construction Supplies and Materials (Account No. 521-2503-51340). A Pre-Bid Meeting was not conducted as this is an annual contract renewal. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Occupational Health Services – Annual Contract Renewal – Event No. 4198. Recommend approval to renew an annual contract for occupational health services from Georgia Emergency Associates in the estimated amount of \$65,000.00. Human Resources Department will use the service to provide professional occupational health services and pre-employment drug screening services to be rendered by a physician in conjunction with his/her qualified staff for City of Savannah applicants and employees.

The method used for this procurement was the Request for Proposal. Proposals were received and evaluated on the basis of qualifications and references, evaluation of program, available resources, local participation, and fees. The annual amount is based on the total proposal pricing for the battery of tests and will include approximately 200 pre-employment physicals, 600 pre-employment drug screens, 15 disability retirement physicals, 20 fitness for duty evaluations, 40 DOT physicals, and 5 medical records reviews.

Proposals were originally received on February 17, 2015. This proposal was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. Georgia Emergency Associates (Savannah, GA) (B) \$1,643.88*
Substance Abuse Testing of Savannah (D) \$1,653.00*
Concentra (D) \$1,839.00*

*Indicates the total proposal price for the battery of tests.

Funds are available in the 2016 Budget, General Fund/Human Resources/Medical Costs (Account No. 101-1103-51290). A Pre-Proposal 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.**

Engineering Services for River Street Water & Sewer – Sole Source – Event No. 4211.

Recommend approval to procure engineering services from Thomas & Hutton Engineering in the amount of \$184,000.00. The services are needed for design modifications and construction services during the construction phase of water and sewer improvements on the west end of River Street. SRD, LLC, a private developer, entered into an agreement with the City to share the design and construction of the water and sewer improvements needed to serve existing and future development along West River Street, Indian Street, and the north end of Martin Luther King Jr. Boulevard. The City is constructing all public infrastructure within the proposed rights of way.

The reason this is a sole source is because Thomas & Hutton Engineering has already provided extensive design work for both the private and public infrastructure in the West River Street area. The City will realize savings and increase coordination by taking advantage of this work to improve public infrastructure in this area.

Delivery: As Requested. Terms: Net 30 Days. The vendor is:

S.S. Thomas & Hutton Engineering (Savannah, GA) (B) \$184,000.00

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/River Street Water & Sewer Improvements (Account No. 311-9207-52842-WT0233). A Pre-Proposal Conference was not conducted as this is a sole source procurement. (B)Indicates local, non-minority owned business. **Recommend approval.**

Water and Sewer Agreement – Waverly Phase 3B. Simcoe at Waverly, LLC has requested a water and sewer agreement for Waverly Phase 3B. The water and sewer systems have adequate capacity to serve this 34 equivalent residential unit development on Waverly Way. 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. **Recommend approval.**

Water and Sewer Agreement – Tanner-Skidaway Properties, LLP. Tanner-Skidaway Properties LLP has requested a water and sewer agreement for Tanner-Skidaway Properties LLP. The water and sewer systems have adequate capacity to serve this .90 equivalent residential unit development on Skidaway Road. 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. **Recommend approval.**

Announcements

Alderman Hall congratulated the East Savannah Neighborhood Association for being in existence for 80 continuous years. The president is Ms. Ella Harmon

Alderman Johnson announced the 1st District Town Hall meeting which will be held Monday, May 2, 2016 at 6:00 p.m. at the Temple of Glory Community church on Stiles Avenue. Some

topics that will be discussed are the Arena Project and Public Safety he invited everyone to attend.

He also stated crime is spiking as he spent a good part of the week in hospitals. More police officers and cameras are good for solving crime but not deterring crime.

Alderman Shabazz announced the ribbon cutting Wednesday, May 11, 2016 at 11:30 a.m. at the intersection of Liberty Parkway and Mills B. Lane for the new sidewalks installed in neighborhoods surrounding the Liberty Parkway.

Alderman Johnson also announced the Ogeecheeton Community Association will be having a dedication ceremony for their community sign Saturday, May 7, 2016 at 11:00 a.m.

Dyanne Reese, Clerk of Council announced Monday, May 2, 2016 begins Municipal Clerk's Week the office will be having an open house Friday, April 29 to kick off the week. the public is welcome to stop by the office to gain a better understanding of the office functions.

Alderman Johnson thanked and acknowledged all of the City of Savannah's Administrative Professionals as Wednesday, April 27th was Administrative Professionals Day.

There being no further business, Mayor DeLoach declared this meeting of Council adjourned.



Dyanne C. Reese, MMC