

**CITY GOVERNMENT  
OFFICIAL PROCEEDINGS OF CITY COUNCIL  
SAVANNAH, GEORGIA  
June 9, 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 Rev. Chester Ellis, St. Paul Missionary Baptist Church.

**PRESENT:** Mayor Eddie W. DeLoach, Presiding  
Alderman Julian Miller, Chairman of Council  
Alderman Brian Foster, Vice-Chairman of Council  
Tony Thomas, John Hall, Bill Durrence, Van Johnson, II  
Estella Shabazz  
  
City Manager Stephanie Cutter  
City Attorney W. Brooks Stillwell  
Assistant City Attorney Lester Johnson

**ABSENT:** Mayor Pro-Tem, Carol Bell (out of town)  
Assistant City Attorney William Shearouse

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

Upon motion of Alderman Johnson, seconded by Alderman Foster, and unanimously carried the agenda was amended to add a Settlement of Petition # 140656 for Joseph Curlee.

**MINUTES**

Upon motion of Alderman Johnson, seconded by Alderman Shabazz, and unanimously carried the summary/final minutes for the City Manager's briefing of May 26, 2016 were approved.

Upon motion of Alderman Johnson, seconded by Alderman Shabazz, and unanimously carried the summary/final minutes for the City Council meeting of May 26, 2016 were approved.

**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.

**William W. Wilder, III for Treylor Park Hitch, LLC t/a Hitch**, requesting liquor, beer and wine (drink) with Sunday sales at 300 Drayton Street, which is located between Liberty Street

and Harris Street in District 2. The applicant plans to operate as a full service restaurant. (New ownership/management) **Recommend approval.** Hearing closed upon motion of Alderman Thomas, seconded by Alderman Hall, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Johnson, per the City Manager's recommendation.

**Julie D. Lowenthal for BowTie Barbecue Co., LLC t/a BowTie Barbecue Co.**, requesting liquor, beer and wine (drink) license with Sunday sales at 6724 Waters Avenue, which is located between Eisenhower Drive and Cornell Street in District 4. The applicant plans to operate as a full service restaurant. (New ownership/management) **Recommend approval.** Hearing closed upon motion of Alderman Thomas, seconded by Alderman Hall, and unanimously carried. Approved upon motion of Alderman Thomas, seconded by Alderman Johnson, per the City Manager's recommendation.

### **ZONING HEARINGS**

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

A short-term vacation rental (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.”

The petitioner proposes that STVRs be limited to accessory dwelling units (e.g., a carriage house) and permitted only when the principal dwelling is owner-occupied. The text amendment would allow STVRs as a “by right,” and would not require Zoning Board of Appeals approval.

MPC 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 use conditions as follows:

- a) The number of occupants shall not exceed two (2) adults per bedroom plus two (2) adults for each dwelling, subject to 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.

**(Continued from the meeting of March 31, 2016) Recommend approval.** Charlotte Moore, Director of Special Projects, Metropolitan Planning Commission briefly described the request. Alderman Miller asked if he is correct that if this is approved today would it apply to all 47 locations. Ms. Moore responded if the owner lives in the principle residence they could apply but if they don't meet the conditions they can't.

Virginia Mobley provided Council with a map of vacation rentals as of December 31, 2015. She stated as a property owner in a TN-2 District she knows the effects parking, street sweeping and

visitors have to the area. She asked Council to consider the density and the density effect it will have on the quality of life for the residents in the area.

Alderman Johnson asked Ms. Moore if issues such as density and parking been evaluated. Ms. Moore replied with regard to parking Thomas Square and the mid-City area is a little different and is not based on use rather square footage and parking as a whole and how it is structured needs to be looked at.

Alderman Johnson asked City Manager Cutter how this would be enforced to ensure residents are not unduly affected. City Manager Cutter responded with what is being proposed the owner lives on premises, in terms of the primary home. Any zoning complaint as Council knows is compliant driven, if there are numerous complaints received that spears zoning to come out to investigate the situation. If there are violations licenses can be suspended and/or revoked. There are random checks but if there are specific complaints in an area zoning will respond immediately. Parking is always a concern in all areas of the City and it is not taken lightly.

Clint Edminster appeared in support of the proposal stating it would result in more visitors in the Starland District at the local businesses in the area.

Susan Tremble appeared in support of the proposal stating it would open more ways for visitors to come into the area with an alternative living option.

Hearing closed upon motion of Alderman Johnson, seconded by Alderman Hall, and unanimously carried. Approved upon motion of Alderman Durrence, seconded by Alderman Hall, and unanimously carried per the City Manager's recommendation.

## **PUBLIC HEARING** **SECOND READINGS**

**Public Hearing and Second Reading of Downtown Savannah Authority (DSA) Application on Behalf of the City of Savannah.** The City of Savannah has requested the assistance of the Downtown Savannah Authority (DSA) by the issuance of bonds. The bonds will be issued in two different series. The 2016 DSA Bonds Series A, will consist of approximately \$33 million in new borrowings to be used for the construction of the West River Street Parking Garage and pay issuance costs incidental to the issuance of this series. The 2016 DSA Bonds Series B, will consist of approximately \$8 million in new borrowings to be used for the construction of streetscape improvements for the corridors of Broughton Street, Bay Street and River Street and to pay issuance costs incidental to the issuance of this series. The City will enter into a contract with the DSA under which it will pledge to pay all interest and principal for the bonds. As required by state statute, the Authority in turn has made application to the City requesting the City Council's express approval for the issuance of such bonds. The approximate amount of the new bond issue in total for both series is \$41 million.

Under state statute, the Authority's application to the City to issue such bonds must receive two readings and a public hearing before City Council. The first reading took place at the meeting of May 26, 2016.

It is recommended that City Council close the public hearing and give its expressed approval for the DSA to issue bonds on behalf of the City of Savannah as requested by the City. **Recommend approval.** Hearing closed upon motion of Alderman Johnson, seconded by Alderman Thomas, and unanimously carried per the City Manager's recommendation.

Read for the first time in Council May 26, 2016, read a second time June 9, 2016, adopted and approved upon a motion by Alderman Thomas, seconded by Alderman Miller, and carried with the following voting in favor: Mayor DeLoach, Aldermen Miller, Foster, Johnson, Thomas, Hall and Durrence. Alderman Shabazz voted against the motion.

**ORDINANCES**  
**SECOND READINGS**

Ordinance read for the first time in Council May 26, 2016, read a second time June 9, 2016, place upon its passage, adopted and approved upon a motion by Alderman Thomas, seconded by Alderman Durrence, and carried with the following voting in favor: Mayor DeLoach, Aldermen Miller, Foster, Johnson, Thomas, Hall and Durrence. Alderman Shabazz voted against the motion.

**Sections 8-3082 and 8-3090 (File No. 16-001927-ZA)**. An ordinance to amend sections 8-3082 and 8-3090 of the Zoning Ordinance to establish a special parking district and standards for that district.

**AN ORDINANCE**  
**To Be Entitled**

AN ORDINANCE TO AMEND PART 8, CHAPTER 3, ZONING, TO AMEND ARTICLE D. OFF-STREET PARKING AND SERVICE REQUIREMENTS TO ESTABLISH AN AREA TO BE REFERRED TO AS THE WEST RIVER STREET AREA (SEC. 8-3090(e)); AND TO ESTABLISH SPECIFIC OFF-STREET PARKING REQUIREMENTS FOR THIS AREA (SECS. 8-3082(r) AND 8-3082(t)); AND TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH AND FOR OTHER PURPOSES.

**BE IT ORDAINED** by the Mayor and Aldermen of the City of Savannah, Georgia, in regular meeting of Council assembled and pursuant to lawful authority thereof:

**SECTION 1:** That Part 8, Chapter 3, Zoning of the Code of the City of Savannah, Georgia (2003) hereinafter referenced as "Code," be amended as follows:

*Note: Text to be enacted shown in bold and underlined. Text to be repealed shown in strikethrough.*

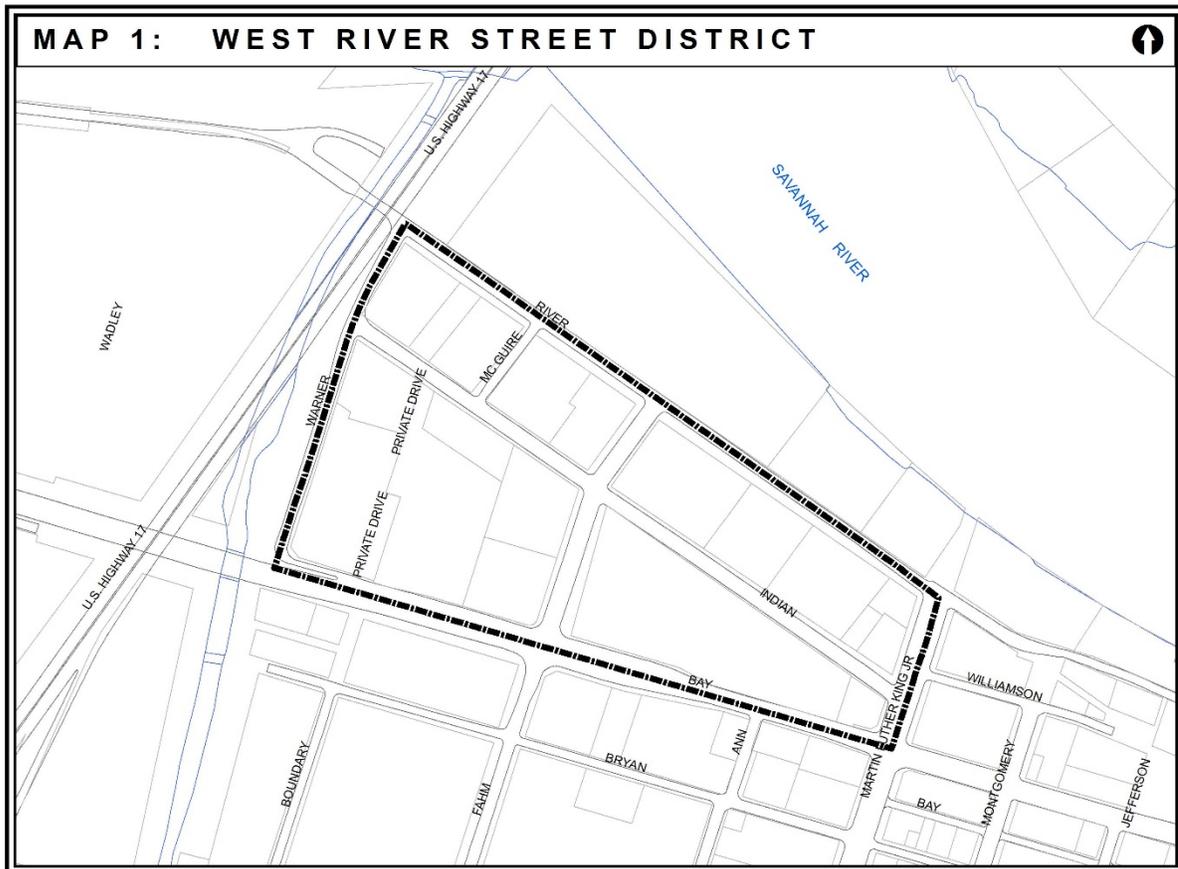
**ENACT**

**Article D. Off-street Parking and Service Requirements; Sec. 8-3090. Exempted Uses and Special Off-street Requirements for Specified Zoning Districts.**

The following are exceptions from the off-street parking requirements of section 8-3089:

- (a) RIP-A, RIP-A1, RIP-B and RIP-D districts. Within the RIP-A, RIP-A1, RIP-B and RIP-D zoning districts, the following residential off-street parking requirements shall prevail:
- (1) New dwelling unit construction. One off-street parking space per dwelling unit.
  - (2) Subdividing or conversion of an existing structure to add residential dwelling units.
    - a. Subdividing of an existing residential dwelling structure into one or more additional dwelling units. One off-street parking space shall be provided for each such dwelling unit added.
    - b. Subdividing or conversion of an existing nonresidential structure for residential dwelling purposes. One off-street parking space shall be provided for each dwelling unit created.
    - c. Required off-street parking shall be provided in all cases as follows:
      1. All required off-street parking shall be provided within the rear yard. Where such parking cannot be provided in the rear yard and where not more than two units exist on the parcel, one on-street parking space per each 18 linear feet of lot frontage (up to a maximum of two spaces) may be counted toward the required number of off-street parking spaces, provided that such space is located directly in front of and on the same side of the street as the use in question, along a public street where on-street parking is permitted.
      2. Where the required off-street parking cannot be so accommodated, the zoning board of appeals shall be authorized to grant a variance from all or a portion of the required off-street parking upon one of the following findings. Such findings shall be in addition to the required findings to be made for a variance as set forth elsewhere in this chapter:
        - (i) An alternative location of off-street parking proposed on the site (other than in the rear yard) has been determined by the historic review board to be appropriate to the character of the historic district; or
        - (ii) The developer shall provide a land use parking study which shows to the satisfaction of the city traffic engineer that the following condition can be met: The requested variance would not increase the ratio between the number of dwellings within the block face area the parcel is located and the number of parking spaces within the block face area (off-street spaces dedicated to residential purposes plus on-street spaces) above 1.0.

- (b) BC-1 district. Within the BC-1 zoning district, all uses are exempt from providing off-street parking.
- (c) B-B district. Within the historic district, all uses within the B-B zoning district are exempt from providing off-street parking.
- (d) R-M districts. Within R-M zoning districts, multifamily developments which are to be owned and operated by a church, synagogue or other religious use shall provide one-half off-street parking space per unit, provided (1) such multifamily development is intended to provide housing for members of such religious use or for elderly or handicapped persons and (2) such housing is to be located adjacent to property owned by the religious use which is available for parking.
- (e) **West River Street Area. The West River Street Area as seen in Map 1 is defined as all properties bounded by West Bay Street, West River Street, Martin Luther King Jr. Boulevard and Warner Street.**



- (1) **Uses within the categories listed in Table 1 Permitted Parking Reduction, that are in the boundaries of the West River Street Area, shall be permitted to reduce the number of off-street parking spaces**

**required in Sec. 8-3089 (Minimum space requirements for off-street parking).**

<b><u>Table 1: Permitted Parking Reduction</u></b>	
<b><u>Use Categories</u></b> <b><u>Sec. 8-3025 (b) B&amp;I Use</u></b> <b><u>Schedule</u></b>	<b><u>Permitted Reduction</u></b>
<b><u>Lodging Facilities [1]</u></b>	<b><u>50%</u></b>
<b><u>Retail Sales and Service</u></b>	<b><u>50%</u></b>
<b><u>Community Facilities</u></b>	<b><u>50%</u></b>
<b><u>Restaurants</u></b>	<b><u>50%</u></b>
<b><u>Incidental Uses</u></b>	<b><u>50%</u></b>
<b><u>Unclassified Retail Sales and Service</u></b>	<b><u>50%</u></b>

**[1] Provided, however, that this reduction shall apply to transient guests only and that a minimum of one-half space per room be provided.**

- (2) **Any use that is not within the use categories listed in Table 1 shall meet the requirements set forth in Sec. 8-3089 (Minimum space requirements for off-street parking).**
- (3) **Any on-street parking spaces which abut a property line in the West River Street Area may be counted toward the required parking for a single use on such property.**

**ENACT**

**Article D. Off-street Parking and Service Requirements; Sec. 8-3082(r). Plan and Design Standards.**

- (r) Parking provided on same lot as main building. Off-street parking spaces for residential units (one-family and two-family dwellings) shall be located on the same lot as the main building to be served or shall be provided on an approved common parking area in accordance with the city Code. The following types of uses listed under section 8-3089 shall either provide on-site parking or provide for the required off-street parking on a lot or parcel of land that is adjacent to or directly across the street from the use it is intended to serve:
  - (1) Multifamily dwellings.
  - (2) Health and medical uses.
  - (3) Retail sales and services.

(4) Rooming house or boardinghouse.

Required off-street parking spaces for all other uses shall be provided on the same lot as the main building to be served or on a lot not more than 150 feet distance from the use it is intended to serve, as measured along the nearest pedestrian walkway. Provided, however, inns, hotels and motels located within RIP-A districts shall not be required to provide greater than 85 percent of the off-street parking requirements for such uses. **For uses within the boundaries of the West River Street Area, as defined in Section 8-3090(e), remote parking may be established in approved surface or structured parking areas within the boundaries of the district or within 300 feet of any property line within the boundaries of the district.**

Provided, further, that a college dormitory apartment building shall be permitted to utilize remote off-street parking up to 500 feet distance from such building, as measured along the nearest pedestrian walkway, subject to the provisions of section 8-3088, "remote parking facility," and provided that the college or university shall certify that it will require students housed within such dormitory apartment building to park their automobiles in such remote lot as a condition of residing in the dormitory facility, and provided that the college or university shall manage the remote parking facility either through lease or ownership, and provided that by suitable covenants the college or university shall certify that such parking facility shall exclusively serve the apartment building dormitory until such time as it ceases to be used for such purpose.

**ENACT**

**Article D. Off-street Parking and Service Requirements; Sec. 8-3082(t). Sharing of parking facilities.**

*Note: Text to be repealed shown in strikethrough. Text to be enacted shown in bold and underlined.*

**Sec. 8-3082 (t) Sharing of parking facilities.** Off-street parking facilities for one use shall not be considered as providing the required facilities for any other use; ~~provided, that half of the off street parking space required by any use whose peak attendance will be at night or on Sundays, such as churches, theaters and assembly halls, may be assigned to a use which will be closed at night or on Sundays.~~ **Provided, however, that within the boundaries of the West River Street Area, the zoning administrator may authorize two (2) or more uses to provide any or all of the off-street parking requirements for such uses in a shared parking lot or structure, when their respective hours of peak operation do not overlap.**

**SECTION 2:** That the requirement of Section 8-3182(f)(2) of said Code and the law in such cases made and provided has been satisfied. That an opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the 28<sup>th</sup> day

of April, 2016, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: Upon the effective date of the ordinance all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**ADOPTED and APPROVED: JUNE 9, 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 9<sup>th</sup> day of June, 2016 the Council entered into a closed session for the purpose of discussing Litigation and 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: JUNE 9, 2016**

### **RESOLUTIONS**

**Resolution Authorizing Real Property Transaction with The Housing Authority of Savannah.** The Bureau of Leisure Services is seeking to develop a trail on 8.4 acres of land located along Bee Road at the Truman Parkway owned by Housing Authority of Savannah (HAS).

HAS has requested the City grant to them a small 0.057 acre portion along the southerly perimeter of the old Tybee Depot property located along E. President Street to facilitate a new road within the proposed Hitch Village redevelopment project.

A deal has been negotiated between the parties whereby the City will grant the 0.057 acre sliver of property along the Tybee Depot site to facilitate the planned redevelopment of the Hitch Village project, and HAS will grant to the City an easement for development of the proposed trail on the 8.4 acre HAS property. The City currently maintains the HAS property as an open space/passive park and will continue this maintenance upon development of the trail. No money will change hands.

OCGA 36-37-6 governs the disposition of real property by municipal corporations and provides an exception from the public bidding process in cases where real property is sold or transferred to another government entity or government agency for public purposes.

Recommend approval to accept an easement from HAS to develop a trail on 8.4 acres of HAS land located along Bee Road at the Truman Parkway and approval for the City to grant HAS the 0.057 acre portion of the old Tybee Depot located along E. President Street to facilitate a new road within the proposed Hitch Village redevelopment project. Also, authorization for the City Manager to execute a related deed, easement, and closing documents. **Recommend approval.**

### **RESOLUTION**

**A RESOLUTION DECLARING A 0.057 PORTION OF CITY REAL PROPERTY (PIN 2-0014 -04-001) AS SURPLUS TO THE NEEDS OF THE CITY AND AVAILABLE FOR CONVEYANCE TO THE HOUSING AUTHORITY OF SAVANNAH, ACCEPTANCE OF AN EASEMENT OVER 8.4 ACRES, AND AUTHORIZATION FOR THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED AND RELATED DOCUMENTS AS FOLLOWS:**

**WHEREAS**, the Housing Authority of Savannah (HAS) has petitioned the Mayor and Aldermen of the City of Savannah (the “City”) for the grant of a small and narrow 0.057 acre strip of land along the southerly boundary of City real property located at the intersection of Randolph Street and President Street (the “City Property” also referenced as PIN 2-0014 -04-001) for the public purpose of building a road as part of the planned Hitch Village redevelopment project; and

**WHEREAS**, the City is seeking to develop a trail and passive park on 8.4 acres of vacant land owned by HAS (the “HAS Property”) located at the intersection Bee Road and the Truman Parkway; and

**WHEREAS**, O.C.G.A. § 36-37-6(g) authorizes the governing authority of a municipal corporation to sell and convey parcels of narrow strips of land, so shaped or so small as to be incapable of being used independently as zoned, to abutting property owners; and

**WHEREAS**, O.C.G.A. § 36-37-6(e) exempts the governing authority of a municipal corporation from the public bid process if real property is sold or transferred to another government authority or government agency for a public purpose.

**NOW, THEREFORE**, the Mayor and Aldermen of the City of Savannah, in a regular meeting assembled, hereby declare a 0.057 acre strip of City Property requested by HAS as surplus to the needs of the City and available for sale to HAS as the adjoining property owner for consideration of HAS granting to the City an easement over the HAS Property for the development and maintenance of a trail and passive park.

The Mayor and Aldermen of the City of Savannah do also hereby authorize the City Manager to execute and deliver a deed, closing documents, and related contract documents that conform with this Resolution.

**ADOPTED and APPROVED: JUNE 9, 2016** upon motion of Alderman Johnson, seconded by Alderman Durrence, and unanimously carried per the City Manager's recommendation.

**Grant Contractual Agreement for The Savannah Historic Resources Survey, Phase II.** A resolution to authorize the City of Savannah to enter into a contract with the Department of Natural Resources – Department of Historic Preservation, State of Georgia. The City of Savannah, in partnership with Metropolitan Planning Commission (MPC) applied for a Historic Preservation Grant in the amount of \$32,000 which included \$15,000 in federal funds and \$17,000 from the City of Savannah (\$10,000 cash, \$7,000 in kind). On January 21, 2016, the Mayor and Aldermen approved a resolution authorizing the City Manager to apply for the grant.

The Department of Natural Resources – Department of Historic Preservation has awarded the City of Savannah matching grant funds in the amount of \$10,000 to conduct a historic resources survey of the Victorian N.R. Historic District.

The Mayor and Alderman are being asked to adopt a resolution authorizing the City Manager to execute the Historic Preservation grant contract between the City of Savannah and the Department of Natural Resources – Historic Preservation Division, State of Georgia. The resolution must be certified by the Clerk of Council and submitted to the Georgia Department of Natural Resources – Historic Preservation Division. **Recommend approval.**

### **RESOLUTION**

**WHEREAS**, at the regular meeting of the Mayor and Alderman of the City of Savannah, Georgia, held on the 9<sup>th</sup> day of June 2016, a motion was made, duly seconded, and unanimously adopted that the City of Savannah authorizes the execution of a grant contract with the Georgia Department of Natural Resources in the amount of \$10,000 to conduct a historic resources survey of the Victorian N.R. Historic District.

**ADOPTED and APPROVED: JUNE 9, 2016** upon motion of Alderman Johnson, seconded by Alderman Durrence, and unanimously carried per the City Manager's recommendation.

### **MISCELLANEOUS**

**Appointments to Boards, Commissions and Authorities.** Deferred to June 23, 2016

**Final Plat – Bradley Pointe South, Phase 5.** Recommend approval of a major subdivision plat of Bradley Pointe South, Phase 5, of a subdivision of Parcel 1-A, Vallambrosa Plantation located at Dunnoman Drive in District 5. The subdivision is comprised of 8.87 acres creating 32 single family lots consisting of a total of 6.65 acres, with 2.10 acres of public right-of-way and 0.12 acres of common area. **Recommend approval.** Approved upon motion of Alderman Thomas, seconded by Alderman Shabazz, and unanimously carried per the City Manager's recommendation.

**Final Plat – South Historic District, Gaston District Townes Phase 1.** Recommend approval of a major subdivision plat of Lots 89 Thru 94, being of a portion of Gaston Ward located at Jefferson Street on the east side, West Gwinnett Street on the south side, Montgomery Street on

the west side and West Hall Lane on the north side of said property in District 2. The subdivision is comprised of 0.442 acres creating 7 single family lots consisting of .284 acres, and 0.158 acres of common area. **Recommend approval.** Approved upon motion of Alderman Thomas, seconded by Alderman Shabazz, and unanimously carried per the City Manager's recommendation.

**Memorandum of Understanding Between Savannah Economic Development Authority and the City of Savannah to Establish a Savannah Area Film Office.** Under a current MOU between the parties, SEDA is responsible for most marketing functions for the film industry, and the City is responsible for permitting films in Savannah, as well as providing many support services such as maintaining data bases of locations and service providers, and conducting site visits. Since many films coming to our area are now regional productions, which involve coordination with other local governments, SEDA has proposed that we modify our agreement to create an area wide film office to be run by SEDA. The City would transfer the funds it is currently allocating to the film office to SEDA, and SEDA will perform most of these functions. The City film office will continue to issue permits and to coordinate with City agencies like the police and sanitation bureaus. Current staff will be offered positions with SEDA. The current film commission will become an advisory committee to SEDA for the remainder of this year, after which time, the advisory committee will be reorganized with representation based on the percentage of financial support to the program from SEDA, the City, and other local governments. Adoption of the proposal will simplify and modernize our sales and service functions for this growth industry, while maintaining City control of essential permitting functions. (Continued from the meeting of May 26, 2016) **Recommend approval.** Continued to the meeting of June 23, 2016 upon motion of Alderman Johnson, seconded by Alderman Thomas, and unanimously carried.

**Settlement of Petition # 140656: Joseph Curlee.** Joseph Curlee sustained personal injuries when his vehicle was rear-ended by one operated by an SCMPD officer. The officer was at fault for the accident. The parties have agreed to a settlement of \$60,000, contingent upon the approval of Council. City Attorney recommends approval. **Recommend approval.** Approved upon motion of Alderman Thomas, seconded by Alderman Miller, and unanimously carried.

## **BIDS, CONTRACTS AND AGREEMENTS**

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

**LaRoche/DeLesseps Avenue – Amendment No. 3 – Event No. 716.** Recommend approval of Amendment No. 3 to Thomas & Hutton Engineering in the amount of \$91,300.00.

The original contract was for engineering services for the LaRoche/DeLesseps Avenue corridor improvements. This amendment is needed to design the required relocation of City water and sewer infrastructure that is in conflict with proposed improvements along the LaRoche/DeLesseps corridor. Also included in this amendment are additional surveys, design, permitting, bid assistance, construction observation/administration, and record drawing services for the relocation of City water and sewer utilities within the LaRoche/DeLesseps corridor.

The original contract was approved by Council on March 21, 2013 for \$445,000.00. Georgia Department of Transportation is reimbursing the City for 80% of the funding of this project. The total cost of this contract to date, including this amendment, is \$627,900.00.

Recommend approval of Amendment No. 3 to Thomas & Hutton Engineering in the amount of \$91,300.00. Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/ LaRoche/DeLesseps Avenue Corridor Improvements (Account No. 311-9207-52842-TE0708). **Recommend approval.**

**Landfill Cover Materials – Annual Contract Renewal – Event No. 3169.** Recommend approval to renew an annual contract for landfill cover materials with ED Trucking in the amount of \$825,000.00 and with ADRS Services, Inc. in the amount of \$400,000.00, for a total amount of \$1,225,000.00. These materials are used to cover the landfill by the Refuse Disposal Department as is required by the Environmental Protection Department.

The vendors recommended for award were the lowest responsive bidders meeting specifications for the items being awarded.

This is the first of three renewal options available.

Bids were originally received on May 12, 2015. This bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidders were:

L.B.	ED Trucking, LLC (Savannah, GA) (B)	\$ 1,290,000.00*
L.B.	ADRS Services, Inc. (Savannah, GA) (B)	\$ 1,293,750.00*
	SABE, Inc. (A)	\$ 2,137,250.00*

Funds are available in the 2016 Budget, Sanitation Fund/Refuse Disposal/Other Contractual Service (Account No. 511-7103-51295). A Pre-Bid Meeting was not conducted as this is an annual contract renewal. (A)Indicates local, minority owned business. (B)Indicates local, non-minority owned business. (\*)Indicates total bid amount. **Recommend approval.**

**Hydrated Lime – Annual Contract Renewal – Event No. 3215.** Recommend approval to renew an annual contract for hydrated lime with Greer Industries, Inc. in the amount of \$177,000.00. This chemical is used for water treatment by the Industrial and Domestic Water Plant.

This is the first of three renewal options available.

Bids were originally received on June 9, 2015. This bid was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

L.B.	Greer Industries, Inc. (Morgantown, WV) (D)	\$ 177,000.00
	Lhoist North America (D)	\$ 179,500.00
	Cheney Lime & Cement Company (D)	\$ 194,000.00
	Mississippi Lime Company (D)	\$ 195,000.00
	Carause Lime & Stone (D)	\$ 223,100.00

Funds are available in the 2016 Budget, I&D Water Fund/I&D Water Operation/Chemicals (Account No. 531-2581-51323). A Pre-Bid Meeting was not conducted as this is an annual contract renewal. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

**Tompkins Community Center Additions and Gym Renovations – Contract Modification No. 1 – Event No. 3679.** Recommend approval of Contract Modification No. 1 to Dabbs-Williams General Contractors, LLC in the amount of \$135,748.00.

The original contract was for the construction of the Tompkins Community Center additions and gym renovations. This contract modification includes additional depth of foundation pile due to soil conditions encountered during installation, abatement of hidden asbestos-containing materials uncovered during demolition work, and abatement and stabilization of loose lead-based paint discovered in the gymnasium during construction.

The original contract was approved by Council on January 21, 2016 in the amount of \$2,665,000.00. The total amount of this contract to date, including this modification, is \$2,800,748.00. The second lowest bid was received from Collins Construction in the amount of \$2,865,000.00.

Recommend approval of Contract Modification No. 1 to Dabbs-Williams General Contractors, LLC in the amount of \$135,748.00. Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/Tompkins Center Renovations and Expansion (Account No. 311-9702-52842-PB0842). **Recommend approval.**

**Savannah-Chatham Metropolitan Police Department Items and Accessories – Event No. 3956.** Recommend approval to procure SCMPD accessories from GT Distributors of Georgia in the amount of \$209,124.05, DGG Tactical Supply in the amount of \$57,084.00, and Patrick's Uniforms in the amount of \$17,444.00 for a total of \$283,652.05. The accessories include items such as belts, holsters, handcuffs, badges, and batons. Each vendor selected was the lowest bidder for the group of related line items awarded.

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

L.B.	DGG Tactical Supply (D) (Jacksonville, FL)	(Partial Bid)	\$276,555.25*
L.B.	GT Distributors of Georgia, Inc. (D) (Rossville, GA)	(Partial Bid)	\$292,750.60*
L.B.	Patrick's Uniforms (D) (Chatham County, GA)	(Partial Bid)	\$410,581.85*
	ICS Jail Supplies (D)		\$ 4,660.00*
	Dana Safety Supply (D)		\$ 37,678.10*
	Smyra Police Distributors, Inc. (D)		\$150,085.25*

Funds are available in the 2016 Budget, General Fund/Administrative Services Division/Clothing and Laundry (Account No. 101-4240-51310). A Pre-Proposal Conference was

conducted and three vendors attended. (D)Indicates non-local, non-minority owned business. (\*)Indicates total bid amount. **Recommend approval.**

**Williamson Street Stair Repairs – Event No. 4181.** Recommend approval to award a construction contract to Savannah Construction and Preservation in the amount of \$108,343.00. The services will be used to repair the Williamson Street stairs on Factors Walk. The work includes structural repairs of an existing brick wall section, repair and replacement of brick, repair and replacement of stones, and partial handrail removal and replacement.

The project includes an MWBE goal of 7%, with a breakdown of 3% MBE and 4% WBE. Based on the proposed schedule of MWBE participation submitted by the recommended bidder, the overall MWBE participation will be 7.5%, with 3% MBE being performed by Economy Masonry and 4.5% WBE being performed by Ram Tool and Supply.

Notifications were sent to all known vendors, and one response was received. The bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidder was:

L.B. Savannah Construction and Preservation (B) (Savannah, GA)	\$ 108,343.00
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Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/Factors Walk Wall Restoration (Account No. 311-9207-52842- SQ0103). A Pre-Bid Conference was conducted and two vendors attended. (B)Indicates local, non-minority owned business. **Recommend approval.**

**Enterprise License Agreement – Sole Source – Event No. 4308.** Recommend approval to renew an enterprise license agreement from Azteca Systems, Inc. in the amount of \$63,990.00. The enterprise license agreement will be used to maintain functions for the City Works system. The City Works system is the asset management system for the Sewer Maintenance and Stormwater Departments. It tracks 311 calls specific to those departments and tracks needed maintenance for the infrastructure. The renewal period for this agreement will be from July 1, 2016 to June 30, 2017.

This is a sole source because Azteca Systems is the sole owner of the rights to the enterprise license and is the developer of the software. Delivery: July 1, 2016. Terms: Net 30 Days. The vendor is:

S.S. Azteca Systems, Inc. (Sandy, UT) (D)	\$ 63,990.00
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Funds are available in the 2016 Budget, Water and Sewer Fund/Sewer Maintenance/Other Contractual Services (Account No. 521-2551-51295); Water and Sewer Fund/Lift Station Maintenance/Equipment Maintenance (Account No. 521-2552-51250); Water and Sewer Fund/President Street Plant/Other Contractual Services (Account No. 521-2553-51295); General Fund/Stormwater Management/Other Contractual Services (Account No. 101-2104-51295). A Pre-Bid Conference was not conducted as this is a sole source procurement. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

**Microsoft Enterprise Agreement – Annual Contract Renewal – Event No. 4328.**

Recommend approval to renew a Microsoft Enterprise License Agreement (ELA) with CDW-G in the amount of \$383,176.49. The City's current ELA expires on June 30, 2016. This is the third of a three-year agreement that is renewable annually and provides licensing for Microsoft software used by City employees. The software includes operating systems, Microsoft Office Suite, email, SQL server, and all licensing required to support client access to servers across the City's network. Pricing is based on the State of Georgia state-wide contract. With this agreement, the City will be able to upgrade to the most current versions of Microsoft products.

The bidder was:

L.B. CDW-G (Chicago, IL) (D) \$ 383,176.49

Funds are available in the 2016 Budget, Internal Service Fund/Information Technology/Data Processing Equipment Maintenance (Account No. 611-1140- 51251). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

**Fifteen Passenger Mini Van – Event No. 4074 – Savannah/Hilton Head International**

**Airport.** The Savannah Airport Commission requests approval to purchase one (1) Fifteen Passenger Mini Van from J.C. Lewis Ford in the amount of \$37,223.20. The vehicle will replace parking deck van #5, which has reached the end of its life cycle. Two bids were received with one bid being excluded for failure to acknowledge one of the addendums.

The bidder was:

L.B. J.C. Lewis Ford, Savannah, GA \$ 37,223.20

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

**Jacobsen Contour Rotary Mower – Event No. 4179 – Savannah/Hilton Head International**

**Airport.** The Savannah Airport Commission requests approval to purchase one (1) Jacobsen Contour Rotary Mower from Jacobsen in the amount of \$46,788.00. The equipment will be used for contour mowing of the medians along Airways Avenue. One bid was received by the City of Savannah.

The bidder was:

L.B. Jacobsen, Lakeland, FL (D) \$ 46,788.00

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

**Two (2) Kubota F3990 Front Mount Mowers – Event No. 4185 – Savannah/Hilton Head International Airport.**

The Savannah Airport Commission requests approval to purchase two (2) Kubota F3990 Front Mount Mowers from Hendrix Machinery Inc. in the amount of \$41,846.00. The purchase of two new Kubota F3990 will replace existing units #367 and #368,

which have reached the end of their life – cycle. Two bids were received by the City of Savannah, with one bid deemed non-responsive.

The bidder was:

L.B. Hendrix Machinery Inc., Pooler, GA (D) \$ 41,846.00  
(D)Indicates non-local, non-minority owned business. **Recommend approval.**

**One (1) Ventrac 4500 Compact Tractor and Two (2) Cutting Decks – Event No. 4177 – Savannah/Hilton Head International Airport.** The Savannah Airport Commission requests approval to purchase one (1) Ventrac 4500 Compact Tractor and two (2) Cutting Decks from Jacobsen in the amount of \$34,055.00. The new unit will be used for contour mowing. Two bids were received by the City of Savannah with one bid excluded at the opening for failure to acknowledge an addendum.

The bidder was:

L.B. Jacobsen, Lakeland, FL (D) \$ 34,055.00

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

**Fiber Run – Rental Car Canopies – Event No. 4183 – Savannah/Hilton Head International Airport.** The Savannah Airport Commission requests approval of a contract with Aiken-Harper Electrical Services, Inc. in the amount of \$63,770.00 for the Fiber Run – Rental Car Canopies project. The fiber will be used to provide a wired connection between the rental car counters and the service booths located at the rental car canopies. The new wired connection will provide connectivity for computers, tablets, scanners and other network devices installed between the counter and service booths. The project will consist of all labor and materials to run fiber between the rental car canopies and counters; to include all conduit, cabinets, patch panels, and other items defined by the bid plans and specifications. This work will be funded by CFC (Customer Facility Charges).

The bidders were:

L.B. Aiken-Harper Electrical Services, Garden City, GA (D) \$ 63,770.00  
Mac Telecom Services, LLC, Meldrim, GA (D) \$102,323.00

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

**Construct Additional Parking – Event No. 4162 – Savannah/Hilton Head International Airport.** The Savannah Airport Commission requests approval of a contract with Carroll and Carroll, Inc. in the amount of \$239,914.75 for the Construct Additional Parking project. This project consists of providing all labor and materials to construct new asphalt parking areas to include grading, manhole adjustments, fill placement, wheel stops, markings and all other items associated with the plans and specifications. The first area needed for additional parking is located in the NW Quadrant off of Sylvester Formey Drive and will consist of paving a section of shoulder. This pavement will allow overflow parking for tenants in this area of up to 18 spaces and minimize damage currently being done by large trucks and vehicles using this area for

parking. The second parking area, located in the SE Quadrant, will be used by Gulfstream for those personnel working at the South Campus.

This expansion to the existing parking lot will add 99 spaces and accommodate the increasing number of employees for this area.

The bidders were:

L.B. Carroll and Carroll, Inc., Garden City, GA (D)	\$239,914.75
Griffin Contracting, Inc., Pooler, GA (D)	\$245,952.50
Preferred Materials, Inc., Garden City, GA (D)	\$305,731.00
Quality Enterprises USA, Inc., (D)	\$414,915.00
Chesapeake, VA	
Savannah Construction & Preservation, (B)	\$435,511.80
Savannah, GA	

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

**Onsite Resident Project Representative Services for Outbound Baggage Handling System Upgrades Phase I – Savannah/Hilton Head International Airport.**

The Savannah Airport Commission requests approval to enter into a contract with Reynolds, Smith, and Hills, Inc. (RS&H) in the amount of \$440,061.00 for Onsite Resident Project Representative Services for Outbound Baggage Handling System Upgrades Phase I. This construction project provides for upgrading the outbound baggage handling systems at the airport. The project includes architectural, mechanical, plumbing, fire protection, and electrical modifications to the building, and baggage handling system equipment removal and installation. RS&H and its sub-consultant, JSM & Associates, will provide on-site resident project representative services during construction to provide general coordination of Architectural, Structural, and MEP systems. RS&H will:

- Review onsite maintained red line/record drawings.
- Coordinate construction schedules with airport staff, airline representatives and TSA.
- Review progress of Building systems construction for conformance to the project contract documents.
- Attend Owner/Contractor construction meetings.

**Recommend approval.**

**Reconstruct Taxiway E-1, Airfield Lighting and Signage Upgrades – Event No. 4137 – Savannah/Hilton Head International Airport.**

The Savannah Airport Commission requests approval to enter into a contract with Holland and Holland, Inc. in the amount of \$4,798,428.60 for the Reconstruct Taxiway E-1, Airfield Lighting and Signage Upgrades project. This project includes replacement of the Runway 10-28 and Runway 1-19 lighting systems, replacement of older airfield signage, reconstruction of Taxiway E-1, and associated work. Bids were advertised and one bid was received.

The bidder was:

L.B. Holland and Holland, Inc., Hinesville, GA (F) \$4,798,428.60

(F)Indicates non-local, woman owned business. **Recommend approval.**

**OTA (Other Transaction Agreement) with TSA for Phase II of the Outbound Baggage Handling System Upgrades – Savannah/Hilton Head International Airport.** The Savannah Airport Commission requests approval of an OTA (Other Transaction Agreement) with TSA for Phase II of the Outbound Baggage Handling System Upgrades in the amount of \$27,616.30. TSA has submitted to SAC a proposed OTA for Phase 2 CBIS (Checked Baggage Inspection System) upgrades at SAV. Under the OTA, SAC will provide (by SAC’s consultant RS&H) the architectural and engineering design services necessary to install an inline CBIS at SAV. Phase 1 CBIS upgrades are currently underway at SAV, and TSA is offering to fund 95% (\$524,709.70) of the cost (\$552.326) of the design services necessary to upgrade from manual to automatic (inline) bag selection and feed into the EDS machines. SAC will contract for and oversee the production of the design and construction drawings and specifications necessary to identify the necessary construction modifications (to be funded by TSA) required to install an inline CBIS in order to enhance the security and baggage screening capabilities at SAV. The cost to SAC is 5% (\$27,616.30). **Recommend approval.**

**Agreement Between the Beach Institute and the City of Savannah.** Requesting approval to authorize the City Manager to sign an agreement with The Beach Institute. The agreement will allow the Beach Institute to display items from the city owned WW Law Collection. The City will pay The Beach Institute a fee of \$550.00 per month during times when components of the collection are displayed within the museum. This potentially includes, art, music, letters, and books. **Recommend approval.** Alderman Johnson stated he is very pleased to see this moving along as the W.W. Law Collection is extensive and noteworthy of many facets of Savannah’s history and he is pleased that citizens of Savannah will have an opportunity to access it through the Beach Institute. Approved upon motion of Alderman Johnson, seconded by Alderman Thomas, and unanimously carried per the City Manager’s recommendation.

**Pennsylvania Avenue Neighborhood Resource Center – Event No. 4151.** Recommend approval to procure design-build services from Rives E. Worrell Co., a JE Dunn Company, in the amount of \$476,545.00.

The services will be used for the planning, designing, and pre-construction of the proposed Pennsylvania Avenue Neighborhood Resource Center. The project is scheduled to begin the design phase in the first half of July 2016. The guaranteed maximum price will be provided by January 2017, with construction scheduled to begin in February 2017. It is expected that construction will be completed by the end of January 2018.

Four contractors were previously pre-qualified to submit proposals for this project. All four pre-qualified contractors submitted proposals. A mandatory pre-proposal meeting was held and all pre-qualified vendors attended.

The MWBE goal for the design phase of the project is 3%. The breakdown is as follows: 3% MBE, 0% WBE. A secondary MWBE goal will be established for the construction phase. Based on the proposed schedule of MWBE participation submitted by the recommended proposer, the overall MWBE participation for the design phase will be 11.43%, with 8.6% MBE being performed by Coastal Environmental and Construction Management in the amount of 1.05% and

Sustainable Design Consultants in the amount of 7.55%. The WBE participation submitted by the recommended proposer is 2.83%, with 1.99% being performed by Brookshire Design and 0.84% being performed by Mandel Design, LLC.

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

B.P. Rives E. Worrell Co., a JE Dunn Co. (B) (Savannah, GA)	\$476,545.00
Engineering Design Technologies (D)	\$349,900.00
DPR Construction (B)	\$527,000.00
Dabbs-Williams General Contractors, LLC (B)	\$348,270.00

Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Contract Costs/Family Resource Center Pennsylvania Ave (Account No. 311-9207-52840-PB0929). A Mandatory Pre-Proposal Meeting was conducted and seven vendors attended. (B)Indicates local, non-minority owned business. (D)Indicates non-local, non-minority owned business. **Recommend approval.** Alderman Hall thanked City Manager Cutter for bringing this forward stating they have been waiting on it for quite some time and assured Mr. Price he did not have an issue with him winning the bid. Approved upon motion of Alderman Hall, seconded by Alderman Thomas, and unanimously carried per the City Manager's recommendation.

**Civic Center/Arena Site Study – Amendment No. 1 – Event No. 2691.** Amendment No. 1 to Barrett Sports Group in the amount of \$354,650.00.

The original contract was to collect, analyze, understand, and compare information necessary to make critical decisions related to the proposed arena and existing Civic Center sites. This amendment includes further study of developing a new arena on the existing Civic Center site, as well as development of the Canal District. This will include cost estimates, a traffic study, feasibility studies, economic impact analyses, and development of infrastructure and design conceptual plans. Following the Council workshop regarding this contract on May 12, 2016, Council requested that these amendments be made to the contract.

The original contract was approved by Council on May 28, 2015 in the amount of \$175,800.00. The total amount of this contract to date, including this amendment, is \$530,450.00. The second lowest proposal was received from Brailsford & Dunlavey in the amount of \$174,000.00.

Amendment No. 1 to Barrett Sports Group in the amount of \$354,650.00. Funds are available in the 2015 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/New Civic Center Arena (Account No. 311-9207-52842-CC0206).

**Discussion**

Alderman Miller stated the scope of services consists of two areas one of which studies the current Civic Center area and the other provides for a master plan of the Canal District and asked that it be amended to only include Phase Two as he does not believe the current Civic Center location is a suitable site. Alderman Miller made the following motion: to not study the current Civic Center site for the new arena, Alderman Johnson seconded the motion stating Council has

already selected a site and to look at any other site to him is not the highest and best use of City taxpayer's time. He stated if Alderman Miller is proposing that the site not be considered at all he accepts it and if a vote needs to be taken today to affirm that the previously discussed site is the site for the new arena and direct the City Manager to move forward with design and construction his position is yes.

Alderman Durrence stated what is on the agenda is a single item for a single price and what is being discussed is price. He stated this is not an approval of the existing site this is a request for additional information.

City Manager Cutter stated she thinks since the agenda item is displayed in two phases, Council can vote to move forward with Phase Two only. Attorney Stillwell stated a motion should be made to approve the contract amendment as to Phase two only. He stated his understanding is that Council will amend the study contract which the City currently has with the existing consultants to expand their scope of work to study the entire Canal District and what the design and construction issues would be with building out the entire Canal District around the arena proposed site on the Westside. Aldermen Miller and Johnson agreed with the comments of Attorney Stillwell.

Upon motion of Alderman Miller, seconded by Alderman Johnson, and unanimously carried Council moved to amend the contract to only include Phase 2 as they do not believe the current Civic Center location is a suitable the new arena.

Upon motion of Alderman Johnson, seconded by Alderman Hall, and unanimously carried the agenda was amended to add an item designating the site previously designated in the Canal District as the site for the new arena. Alderman Foster expressed his concerns stating this was not discussed in the workshop and there was no discussion on the issue.

Alderman Johnson stated he feels if Council approves to take Phase 1 out of consideration and move forward with Phase 2 only, by right the Westside will be the location for the new arena which was previously discussed.

Mayor DeLoach stated the new arena will go in the Canal District but it may not go in that site but it will be in the Canal District. Aldermen Johnson and Shabazz disagreed with the comment of Mayor DeLoach.

Alderman Miller stated he would like to have the results of the study before he can vote on the site previously designated as the location.

Alderman Johnson made a motion which was seconded by Alderman Thomas for Council to adopt or approve the current designated for the new arena and to direct the City Manager to move quickly and expediently with designing and constructing the new arena at Stiles and Gwinnett.

Alderman Foster stated he is very concerned that Council would all of a sudden state they are ready to move forward to quickly design and construct something and no discussion was held. he stated he has asked the CM to help him understand the project better by providing a tour for the 4 members of Council that are new in an attempt to understand things better. He stated no one has ever come to him and explain the reasoning of the past Council. He stated he has not picked a personal preference but wants to understand how to develop something in the best interest of the

City. Alderman Foster continued stating the City does not have enough money to begin design and construction as the SPLOST just started being collected for the past year and a half. He stated he cannot make a financially sound decision at this time as there is no plan in place.

Alderman Thomas stated he has been on Council for 17 ½ years and this has been an ongoing discussion. He stated he believes Council is in agreement that a new arena will not be built at the existing location as it doesn't work there and he believes Council is in agreement that it will be built in what will be classified as the Canal District. He continued stating he thinks changing where in the Canal District would not be the right thing to do to the citizens that have been working and looking forward to this for years and it would not be prudent on Council to do that and look at additional sites since Council has been through this before with prior Councils.

Alderman Shabazz stated Council with the exception of her just approved that the City is going to be floating bonds for \$41M on a property on the west end of River Street in addition to some improvements to the Historic Downtown District. She stated Alderman Foster just stated the City does not have the funds to move forward as Alderman Johnson has requested. However, if the City can find money and find it quickly in the amount of \$41M floating bonds to build a parking garage and do improvements between River Street, Broughton Street and Liberty City surely Council should be able to move forward with the arena site.

Alderman Johnson agreed with her stating he remains committed that people with a committed mind can do anything they want. The situation with the parking garage came up quickly and there was no studying and Council approved it without hesitation. The reality is that the majority of this Council has been around, there are 4 new Council members and he believes they have the responsibility to bring them up to speed in terms of what government is. He stated part of the criticism they have received is that they move too slow yet, more time and more studying is being requested. Quite some time ago, Council stated they wanted a new arena, the citizens were promised that over 2 SPLOST votes, a site has been identified, and a prior Council approved that site in August 2015 and he is asking Council to do it again and move forward.

Mayor DeLoach stated Council agrees the new arena will go in the Canal District but his concern is building an arena that far out without the area being developed. He stated he would like to have a Master Plan in place and develop it so it will be ready for the arena when it comes. He stated he doesn't want to build the arena and no one goes to it because there is no development around it, he stated he would like to see it developed at the same time. The City has \$140M and doesn't know how far that amount will go, the cost needs to be determined before moving forward. He stated he cannot vote on the location with nothing there around it.

Alderman Johnson stated he agreed with Mayor DeLoach until his last statement as this is the third time in a public setting he has heard someone say, "out there", he stated that is his issue because "out there" are people, "out there" is where he lives, "out there" people walk every day and that is part of the systemic matters he has been discussing because for years we have had heavy intensive commercial uses have taken a segment of the community away from the rest of the community and this is Council's opportunity to be able to combine it again so things like it's "out there" will be said. He concluded stating it can be done simultaneously and he will amend his motion to include the suggestion of Mayor DeLoach if the site is designated today and move forward today and move forward with a Master Plan today.

Mayor DeLoach stated he has to know the projected dollar figure on the project before he moves forward.

Alderman Hall stated let's build the arena and let it be the anchor and let the other places gravitate towards it.

Alderman Thomas stated he feels Council needs to commit to where the arena will be and he doesn't think it is right for Council to move the arena site location. He stated Council has in its power the power to create TAD's, the power to provide incentives to businesses that will co-partner with the City and many tools to make this project happen to include bonding. He continued stating he hears a resistance to keep the arena site where it was promised and that bothers him.

Alderman Durrence stated he will commit to the site but nothing more until the extension of the contract is seen by Council.

Alderman Foster stated he is for the Canal District development and has been working on numbers for some things that are confidential and has held numerous conversations with the City Manager trying to figure out ways to fund all of this. He stated he feels Council is jumping ahead of having everything in place to make a decision and there was no discussion about moving forward today. He asked City Manager Cutter if she is ready to move forward with construction. City Manager Cutter stated she is not ready to move forward with construction but she thinks they are ready for some movement. She stated she doesn't think it has been the opinion that Canal District development will solely rest on the City of Savannah. Canal District development is centered around public private partnerships, along with City resources invested in the area. Council has approved to move forward expeditiously with the Canal District Master Plan, if that is going to be the site of the arena there are things that begin as we move forward such as site development, preliminary design and conceptual design which can all be done simultaneously with the development of the Master Plan.

Alderman Johnson amended his motion to state that Council will designate the West Gwinnett and Stiles Avenue site as the arena site and authorize the City Manager to move forward with the steps involved with site development. The motion was seconded by Alderman Thomas.

City Manager Cutter asked Council to keep in mind as we move through this process there will be frequent updates to Council as to where we are. She thinks each of their concerns have been heard as this is a large project and it must be done right not only for the Canal District but to ensure that the adjacent neighborhoods are well taken of as well. She concluded stating there is a lot to site development and assessing what needs to occur staff just needs authorization to move forward to begin.

Rev. Chester Ellis appeared in support of the arena site being at Stiles and Gwinnett Avenue giving a brief history of what has taken place since SPLOST V. He stated he spoke to a State representative yesterday who stated the City is 5.7% ahead of the projection of \$120M. He concluded stating Council was elected by the people to do the will of the people and Council needs to vote to keep the location as it was promised to them before the first penny was collected.

Rosabel P. Dixon, President of the Cloverdale Civic Improvement Association read a letter from the association and residents which expresses their concern that the location would be changed from the promised location and presented it to Mayor DeLoach.

Bernetta Lanier appeared in support of the arena site location stating the citizens have been waiting for this and purchased it in their votes. She stated they are aware of what they have in the neighborhood and is looking for ways to invest in their neighborhood. She concluded stating they need the arena in their community for economic improvement and asked Mayor DeLoach and Council to do the right thing.

Mildred Reynolds appeared in support of the arena being placed at the designated location. She stated she heard a great deal during the campaigns and while Council may not want to admit it, she knew this was coming. She concluded stating the only thing that will satisfy the citizens is if Council votes to retain the site that was voted on by the previous Council by giving the citizens confidence in them by moving forward.

Curtis V. Cooper, Jr. appeared in support of the arena location, stating he went door to door in the community to get supporters for the last SPLOST and if Council backs out of what was promised to the people he will go to door when the next SPLOST comes up and have voters to vote it down.

Rev. Jerome Irwin appeared expressing his displeasure with the “over there” and “out there” comments stating “over there and out there” are the people that voted for him and the constituents that pay their taxes. He stated they would like to see Council do what they were voted in to do.

Ronald Williams, West Savannah Neighborhood Association President appeared in support of the arena location and asked Council to vote for the request of Alderman Johnson.

Mayor DeLoach stated Council has to ensure they are doing this in the proper manner as far as the funding is concerned. He stated they can go forward with the design and layout but must ensure that the City can afford what will be done before money is spent. He stated no matter what is done or where the arena goes a plan should be in place and given to the citizens which is Council’s responsibility.

The motion was restated as follows: For Council to approve a resolution for the current designation for the arena and that the City Manager be authorized to proceed with site design.

A board vote was taken which was unanimous.

**Program Management Services for City of Savannah Projects – Event No. 3840.**

Recommend approval to procure program management services from CHA Consulting in the amount of \$7,261,808.00.

The program management services will be used to provide planning, support, design management, construction project management, field inspection services, project controls, administration of funds, project documentation, public information management, and other

related professional services for identified projects, and program-wide management as deemed necessary by the City of Savannah.

There are multiple capital projects within the SPLOST VI and these projects vary in size and scope. Also included under these program management services are remaining SPLOST projects from previous SPLOST lists and projects that fall within the City's Five-Year Capital Plan. It is anticipated that there will be six to eight projects being designed or constructed at any given time and it is the goal of the City to move these projects into the construction phase as soon as funding will allow. By engaging the services of a program manager, these projects will be able to move forward more quickly and efficiently. The initial contract term shall be for six years. Upon mutual agreement of both parties, the City may extend the contract for one additional six-year period, provided the program manager is in full compliance with the contract.

Six vendors were previously pre-qualified to submit proposals for this project. All six pre-qualified vendors submitted proposals. A mandatory pre-proposal meeting was held and all pre-qualified vendors attended.

No numerical MWBE goals were established for this project, but proposers were encouraged to achieve the highest possible MWBE participation and were allotted a maximum of 10 points in the evaluation criteria. Based on the proposed schedule of MWBE participation submitted by the recommended proposer, the overall MBE participation for this project will be 43%, with 38% MBE being performed by Integal-Gude Program Management and 5% MBE being performed by Yortech Solutions, Inc.

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

B.P.	CHA Consulting (Savannah, GA) (B)	\$ 7,261,808.00
	Thomas & Hutton (B)	\$ 13,407,470.21
	Hill International (D)	\$ 9,650,942.00
	AECOM (D)	\$ 20,797,141.00
	Brownstone (A)	\$ 10,751,517.00
	Parsons Brinckerhoff (D)	\$ 19,990,179.00

Program Management Consulting Service cost will be allocated within identified capital project. A Mandatory Pre-Proposal Conference was held and sixteen vendors attended. (A)Indicates local, minority owned business. (B)Indicates local, non-minority owned business. (D)Indicates non-local, non-minority owned business. **Recommend approval.**

Alderman Miller stated he doesn't understand why the City needs to spend \$7M on project management when there is staff that should be able to control these things.

City Manager Cutter responded there is City staff in design and construction that manages City projects. As this Council and the previous Council knows projects have sat for many years and there has always been staff in place. In order to carry a huge capital plan it cannot be done internally. The benefits of project management are to ensure that the projects move in a timely manner, that RFP's are written properly to identify a complete scope of work, reducing the number of contract modifications which ends up costing the City a tremendous amount of money, it moves projects simultaneously without projects sitting. The fees will be attributed to

and allocated among all projects that the program manager will work with. City staff will be used in a quality control perspective to be onsite and make sure things are occurring in compliance with the contractual agreement. It is documented and proven that a professional project management saves as it relates to the total cost of capital projects.

Alderman Miller asked City Manager Cutter if she thinks the project manager would save as much as it would cost. City Manager Cutter replied she believes so and thinks the City will see a tremendous benefit, she stated she has experience to know that project management works.

Alderman Miller stated the range is from 7.3M to 21M and asked if that was not an unusual spread. City Manager Cutter replied those were the bids that came in and the proposers were well qualified to bid on the job, staff went through a request for statement of qualifications process to determine the proposers that were qualified to go forward in the process and this was the end result.

Alderman Shabazz stated she agrees with City Manager Cutter program management works and does not disagree with the concept. However, will not be voting to approve the contract because the firm being suggested is not in the Top 100 of Program Management Firms in the country.

Alderman Durrence agreed that project management is important and in the past City Manager Cutter indicated she hired someone from staff to handle a project in the past and stated he prefers to go that route.

Mayor DeLoach stated there are several items up for completion and no one firm is completely able to deal with each item and he feels the City would do better by hiring one individual to handle the projects. He concluded stating it would save the City money and get the projects done if proper individuals are hired to get the job done.

Denied upon motion of Alderman Shabazz, seconded by Alderman Foster, and unanimously carried.

Alderman Hall asked what happens now. City Manager Cutter replied staff will move forward with resources currently on hand and if outside resources are needed to provide assistance staff will move forward with contractual agreement in that manner.

### **Announcements**

Alderman Shabazz stated she will be hosting a Town Hall meeting July 13, 2016 from 6:30 p.m. until 7:30 p.m. at the Savannah Civic Center for the Minority Women Business Enterprise and Minority Business Enterprise businesses. She is asking those businesses that exist to attend and voice their opinions. She along with Alderman Durrence are overseeing to bring forward an Equal Opportunity Business Ordinance to the City.

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



Dyanne C. Reese, MMC