

**CITY GOVERNMENT  
OFFICIAL PROCEEDINGS OF CITY COUNCIL  
SAVANNAH, GEORGIA  
August 4, 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 Rabbi Robert Haas Congregation Mickve Israel.

**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, Bill Durrence, Estella Shabazz

City Manager Stephanie Cutter  
City Attorney W. Brooks Stillwell  
Assistant City Attorney Lester Johnson, III  
Assistant City Attorney William Shearouse

Upon motion of Alderman Bell, seconded by Alderman Shabazz, unanimous approval was given for the Mayor to sign an affidavit and resolution on Litigation, Personnel and Real Estate for an Executive Session held today 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 July 21, 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 July 21, 2016 was approved.

Upon motion of Alderman Johnson, seconded by Alderman Thomas, and unanimously carried the agenda was amended to add Updated Information on the City Manager Search.

Upon motion of Alderman Shabazz, seconded by Alderman Miller and unanimously carried the agenda was amended to add the purchase of the Fairgrounds.

Mr. Gene Gibson, CEO of the Savannah Area United Community Bank (UCB), appeared to present a \$5,000 check to the Mayor, Aldermen, and Community Housing Services Agency, Inc. (CHSA), for deposit into the Savannah Affordable Housing Fund (SAHF). Anita Smith Dixon, Chad Jacobs, Darrel Daise, Claire Ward, Luke Gardiner and Martin Fretty thanked United Community Bank for the funds because it goes towards helping citizens in the community who need assistance with housing.

Carol Hunt and Shirley Smith, Savannah Branch NAACP Prison Systems Support Committee appeared concerning "Ban the Box" to help former inmates find jobs. Would like to expand "Ban the Box" throughout business in the City so people can have the opportunity to obtain employment. Mayor DeLoach stated this approach needs to be done in the private sector as well as in the City. There are people that have made a mistake and they are looking for a second chance to correct their mistakes. Alderman Johnson stated we want the individuals who have a criminal background to not only have a job but have a job with benefits and be able to make enough money to support their families.

An appearance by Ambria Berksteiner, who was crowned Miss Black Savannah US Ambassador in May. Ambria thanked Council for allowing her to introduce herself and she is looking forward to representing the City of Savannah in the Miss Black Georgia US Ambassador in October. Alderman Shabazz commended and congratulated Ambria on her work because she is an inspiration for other young girls. Both Alderman Shabazz and Bell commended Mitchell Berksteiner on a job well done rearing Ambria into a great role model. Alderman Johnson stated Ambria came from a strong family with rich heritage and he knows her grandfather, Samuel Berksteiner is very proud of her.

Alderman Johnson updated the public on the recent notification that went out to the public as it relates to the City Manager Search stating Council will be interviewing four candidates for the position. The process is privileged under The Georgia Open Meeting laws and do not occur in public; however they have to give the public notice. The notice that was publicized may have been misleading to the public stating they are allowed to be present during the interview and they are not. They will convene a meeting and go into an Executive Session for the purpose of discussing Personnel which is a closed meeting. He apologized for the miscommunication and wanted the public to be well informed.

### **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.

**Javani Patel for Hari's Food Store, LLC t/a Hari's Food Store**, requesting to transfer beer and wine (package) license from Dipika Patel at 2200 Habersham Street, which is located between 38th Street and 39th Street in District 2. The applicant plans to continue to operate as a convenience store. (New ownership/management) **Recommend approval**. Hearing closed upon motion of Alderman Bell, seconded by Alderman Foster, and unanimously carried. Approved upon motion of Alderman Bell, seconded by Alderman Foster and unanimously carried per the City Manager's recommendation.

**Prativa Khadka for AAA GA, LLC t/a West Bay Hop In**, requesting to transfer beer and wine (package) license from Khalida Masreen at 2419 West Bay Street, which is located between Collins Street and Old West Lathrop Avenue in District 1. The applicant plans to continue to operate a convenience store. (New ownership/management)

Ronald Williams, President of the West Savannah Neighborhood Association expressed his concerns with the density of alcohol establishments within a 1 mile radius on Bay Street. He also stated Ms. Khadka has not been to any of the neighborhood meetings that were held in the community and if they applicant wants to have a business in the community she should be involved with the neighborhood meetings. Alderman Johnson asked Ms. Khadka where she resides. She stated she lives in Shreveport, LA. Sajjan Paudel stated he is the manager of the store and he resides at 1699 Chatham Parkway. Alderman Johnson stated it is the responsibility of the business to interact with the community. If this interaction has not occurred the hearing should be continued until the applicant or manager meets with the West Savannah community. Mayor DeLoach asked Ms. Khadka does she understand the process and if she can operate a business in that community she can attend a meeting and interact with the people in that community as well. He advised her go to the next West Savannah Neighborhood Association meeting because the people in that community are your biggest supporters. Hearing closed upon motion of Alderman Bell, seconded by Alderman Foster, and unanimously carried. Continued to the meeting of September 1, 2016 upon motion of Alderman Johnson, seconded by Alderman Thomas, and unanimously carried.

**Franklin Reed Dulany III for 1 W. Liberty, LLC t/a Artillery**, requesting liquor, beer and wine (drink) license at 307 Bull Street, which is located between West Liberty Street and West Harris Street in District 2. The applicant plans to operate a bar/lounge. (New location/ownership)

Alderman Thomas asked Jamie Durrence the following: is this a new location, if he has met with the Downtown Neighborhood Association and when will he be prepared to open. Mr. Durrence replied yes this is a new location but he has not met with the neighborhood association and plans to open in two weeks. Alderman Thomas stated the general protocol is for any new establishment to open is to meet with the local neighborhood association and to inform them of any new businesses in the area. To follow protocol as they have done with every other business he recommended to continue the hearing until two weeks to allow Mr. Durrence to meet with the neighborhood association. Alderman Johnson asked Mr. Durrence if he was the manager. He stated yes, he is. Alderman Thomas asked are you part owner. He replied yes. Mr. Durrence stated this new establishment is next to a business they have had for four years and it is operating under the same Federal Tax ID name and corporation. He is a board member of the Downtown Business Association who's very excited about this new project. He believes Savannah doesn't need another bar and his establishment will be different. There will be rules and regulations printed on the menus, and they will not serve shots or encourage cell phone use. He asked if they don't continue and consider approving the license. Alderman Thomas stated following the protocol if they approve this petition he doesn't see how they can delay any other establishment if they have not followed the same requirements. Judee Jones, Revenue Department representative stated the Community Planning and Development contacted the neighborhood association president. The president indicated he did not have any problems and there is an email which also states he did not have a problem with this location. Alderman Thomas stated that would have answered his previous question. Mr. Durrence testified he did not have any communication with the neighborhood association. Alderman Durrence stated this business is not in a residential area like others it is in a commercial area and his business partner is also a board member of the Downtown Business Association so he has connections with that organization. Hearing closed upon motion of Alderman Bell, seconded by Alderman Johnson,

and unanimously carried. Approved upon motion of Alderman Bell, seconded by Alderman Miller per the City Manager's recommendation.

## **PUBLIC HEARINGS**

**General Obligation Bonds.** A hearing advertised for the purpose of considering the issuance of City of Savannah General Obligation and Street and Drainage Improvement Bonds in the amount of \$2,000,000. These bonds will be used to provide a portion of the funding necessary to construct streetscape improvements to Broughton Street, Bay Street and River Street.

Alderman Shabazz expressed her concerns with the drainage issues on the west side and asked can obligation bonds be used for other projects throughout the City. City Manager Cutter stated in the past the City has used bonds for other capital projects. Bonding is one component of how the City finances its capital projects. Since the SPLOST program has been used for the past several years those dollars have been used for drainage projects. There can be a combination of funding sources to finance capital projects and that includes bonding. Alderman Thomas agreed with Alderman Shabazz and stated that Broughton, Bay and River Streets need immediate attention as they are a part of the historic district and tourism. He asked the City Manager do they have plans to see how the money will be invested and timelines. City Manager Cutter stated for those three corridors there will be a contract issued for the design and the entire area will be from Liberty to River Street. The first phase of the project will be Broughton, Bay and River Streets and the second phase will be Montgomery Street. The timeline will be an estimate of 6-9 months. Alderman Johnson voiced his opinion on City streets not being adequate to handle the high volume traffic they are experiencing now. Alderman Hall stated that it is difficult trying to explain to his constituents why one part of the City is getting improvements and the other part is not. City Manager Cutter stated they are considering the needs of the neighborhoods and reminded Council of the major street scape improvements that were made along MLK from 52<sup>nd</sup> Street to River Street. They are planning to continue those efforts to make significant improvements in the neighborhoods as well. Alderman Foster stated they have held a meeting about the bonds before and the CFO laid out the plans for the bonds. They are limited on what they could do and he believes the City is trying to meet with the plans in a timely manner and get the bonds issued when they can. Hearing closed upon motion of Alderman Johnson, seconded by Alderman Bell, and unanimously carried. Approved upon motion of Alderman Bell, seconded by Alderman Miller per the City Manager's recommendation.

**Adoption of the 2016 Millage Rate.** This is the last of three required public hearings that must be held prior to the adoption of the 2016 millage rate. The proposed rate of 12.48 mills on the dollar or \$12.48 per \$1,000 in assessed value, which is the same as last year's rate, is higher than the rollback rate of 12.35 mills. When the proposed rate is higher than the rollback rate, the levying authority must notify the public that taxes are being increased and hold three public hearings. Hearing closed upon motion of Alderman Johnson, seconded by Alderman Bell, and unanimously carried.

## **PETITIONS**

**Petition to Encroach Upon City Right-of-Ways for Development of New Townhome Project.** Randy Peacock d/b/a Peacock Construction (Petitioner), on behalf of Craig Hatfield

d/b/a H & M Investments, LLC (Property Owner), is requesting an encroachment onto City right-of-ways for underground footings and roof extensions, as well as minor encroachments involving steps for a townhome project located at 210, 212 and 214 Gwinnett Street. The plans have already been approved by the Historic District Board of Review.

This request has been reviewed by Real Property Services, Park and Tree Department, the Bureau of Public Works and Water Resources, and Development Services Department. Recommend approval subject to the following conditions:

- All new sidewalks, sidewalk improvements, additions, and/or modifications must meet the latest ADA standards.
- The property owner shall enter into the City's standard revocable license for encroachment agreement (RLEA).
- The property owner shall obtain all applicable building permits.

Recommend approval to allow encroachment within the Tattnall Street, West Gwinnett Street and the lane North of West Gwinnett Street right-of-ways for a roof extension, steps, and underground footings as requested by Randy Peacock through petition 160155, subject to the conditions noted.

Alderman Miller asked does this development have any provisions for parking or any requirements for parking. Randy Peacock stated he believes the requirements are one parking space per unit. Hearing closed upon motion of Alderman Hall, seconded by Alderman Miller, and unanimously carried. Approved upon motion of Alderman Durrence, seconded by Alderman Miller per the City Manager's recommendation.

## **ORDINANCES** **First Readings**

**Alcoholic Beverages.** An ordinance to amend the Savannah Code, Part 6, Chapter 1, Article H, entitled *Alcoholic Beverages*, relating to the regulatory provisions and criteria for approving, denying, suspending, and revoking alcoholic beverage licenses; and to update and restructure the Alcoholic Beverage Ordinance to address several current issues related to alcohol establishment classifications thus maintaining regulation and enforcement.

Virginia Mobley expressed her concerns with the alcoholic beverage license to termination. She asked a series of questions: who determines the character of a neighborhood and who sets the number and the quota for the number of licenses issued to a business. Attorney Stillwell stated the applicant of the alcohol beverage license has to comply with all of the other conditions of an alcohol license and one is the zoning code. City Manager Cutter stated that has been an issue of concern and they have asked MPC to review that section and bring back recommendations for consideration. Ms. Mobley asked how long would that take. Mayor DeLoach stated they don't know at this time. Ms. Mobley asked what the minimum density is that State law requires a City can set a limit of distance. Attorney Stillwell stated there is no change on that current rule. Attorney Herman stated Ms. Mobley is currently addressing what has been carried over from the

current ordinance. With the respect to distance requirements there is provision in the current ordinance concerning distances those requirements also appear in State Law so at the Council direction to refine the ordinance and make it more manageable because certain provisions that are in State Law isn't duplicated in this document. Mayor DeLoach asked doesn't State law supersedes local. Attorney Herman stated it speaks to the issue. **Recommend approval.** No action necessary.

**ORDINANCES**  
**FIRST and SECOND READINGS**

**Property Tax Millage Rate for 2016.** An amendment to the Revenue Ordinance of 2016 to adopt a tax rate on real and personal property of 12.48 mills on the dollar (0.01248) or \$12.48 per \$1,000 in assessed value; and to adopt a special service district tax rate for the Water Transportation District of .2 mills on the dollar (.0002) or \$0.20 per \$1,000.00 in assessed value. This is the same millage rate as was adopted for 2015.

**AN ORDINANCE TO  
BE ENTITLED**

**AN ORDINANCE TO AMEND THE REVENUE ORDINANCE OF 2016,  
ARTICLE B, ENTITLED "PROPERTY TAXES"; TO ADOPT A PROPERTY TAX  
MILLAGE RATE FOR 2016; TO ADOPT A SPECIAL SERVICE DISTRICT TAX  
RATE FOR THE WATER TRANSPORTATION DISTRICT; TO  
ESTABLISH AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES IN  
CONFLICT HERewith; AND FOR OTHER PURPOSES CONNECTED WITH  
TAXES AND REVENUES OF SAID CITY.**

**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, that:

**Section 1.** The Revenue Ordinance of 2016, Article B, entitled "Property Taxes," Section 4, "Tax Rate," shall be amended by substituting the following sentence in place of the first sentence of the second paragraph of said section:

The tax rate on real and personal property shall be **12.48 mills** on the dollar (.01248) or \$12.48 per \$1,000.00 in assessed value.

**Section 2.** The Revenue Ordinance of 2016, Article B, entitled "Property Taxes," Section 11, "Water Transportation District Tax," shall be amended by substituting the following sentence in place of the third sentence of the first paragraph of said section:

The tax rate on real and personal property for the Water Transportation District Tax for 2016 shall be **.2 mills** on the dollar (.0002) or \$.20 per \$1,000.00 in assessed value.

**Section 3.** All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 4.** This ordinance shall become effective for the calendar year 2016 upon approval by the Mayor and Aldermen.

**ADOPTED AND APPROVED: AUGUST 4, 2016**

### **RESOLUTIONS**

**Resolution Authorizing the Issuance of City of Savannah General Obligation Bonds.** A resolution authorizing the issuance of City of Savannah General Obligation Street and Drainage Improvement Bonds Series, 2016, in accordance with the Constitution of the State of Georgia. These bonds will be issued in the par amount of \$2 million and the proceeds will be used to partially fund streetscape improvements to Broughton Street, Bay Street and River Street. The actual sale of the bonds is set to occur on August 18, 2016.

A RESOLUTION OF THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH TO REGULATE AND PROVIDE FOR THE ISSUANCE OF A \$2,000,000 IN PRINCIPAL AMOUNT CITY OF SAVANNAH GENERAL OBLIGATION STREET IMPROVEMENT BOND, SERIES 2016, AS AUTHORIZED BY THE CONSTITUTION OF THE STATE OF GEORGIA, PURSUANT TO AND IN CONFORMITY WITH THE CONSTITUTION AND STATUTES OF THE STATE OF GEORGIA, TO REGULATE AND PROVIDE FOR THE FORM OF THE BOND; TO PROVIDE FOR THE ASSESSMENT AND COLLECTION OF A DIRECT ANNUAL TAX SUFFICIENT IN AMOUNT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BOND; TO PROVIDE FOR THE ISSUANCE AND SALE OF THE BOND; TO PROVIDE FOR THE VALIDATION OF THE BOND; AND FOR OTHER PURPOSES.

**ADOPTED AND APPROVED: AUGUST 4, 2016**

### **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 4<sup>th</sup> day of August, 2016 the Council entered into a closed session for the purpose of discussing Litigation, Personnel 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: AUGUST 4, 2016**

### **MISCELLANEOUS**

**Floyd E Morris Field.** Requesting to name the artificial turf athletic field, currently under construction in Daffin Park, in honor of Floyd E. Morris. Coach Morris began his teaching and coaching career in 1959 and touched many children's lives throughout his career. He has been instrumental in encouraging young people to get an education and to give back to the community. Upon his retirement in 1986, Coach Morris continued his dedication to community and to the youth while working with the Leisure Services Bureau. The children he has touched are too numerous to count and his dedication to this community is unmeasured.

Frank Ellis, Jr, Charlie Smith, Stanley Mosley and Ronald Butler expressed their gratitude to City Council for the generous acknowledgement for someone who is very deserving and who has been a pillar in the community. Approved upon motion of Alderman Hall, seconded by Alderman Shabazz and unanimously carried the City Manager's recommendation.

**Carlton "Jug" Knight Field.** Requesting to name the artificial turf athletic field, currently under construction in the William Scarborough Complex, in honor of Carlton "Jug" Knight. In the late 1950's, Mr. Knight founded the Bacon Park Eagles Youth Sports Organization. This youth organization was created to address the need for opportunities for youth to participate in organized football and baseball programs in the newly developed neighborhoods of Kensington Park, Fairway Oaks, Magnolia Park, and Blueberry Hill. Mr. Knight showed that volunteering in your community makes a difference for channeling youth in a positive direction. He is best known for his guidance and dedication to strengthening the character of young men and his emphasis on good sportsmanship.

Carol Knight who was accompanied by her daughter Cindy; son in law, Craig Myer; son Carl Knight, Jr; daughter in law, Genie Knight, and Joe Shearouse, shared their appreciation to Council for giving Mr. Knight this honor as it reflects his hard work to young people of the community. Approved upon motion of Alderman Hall, seconded by Alderman Bell and unanimously carried the City Manager's recommendation.

**Purchase of Fairground Property.** Recommend approval of the purchase of the Coastal Empire

Fairgrounds for \$2.9 million dollars.

City Manager Cutter reported in September of 2015 Council unanimously voted to acquire the Fairgrounds property. Prior to closing it is their customary practice to go through a period of due diligence. City staff has been negotiating with the owners, the due diligence is now completed and they have also received an updated appraisal as a result of the findings of the due diligence. The owner's final sale price is \$2.9M, and now it is the Council decisions whether the City should purchase the property or let the contract terminate tomorrow. Alderman Shabazz asked the constituents of the 5<sup>th</sup> District who were present to speak. The following Neighborhood Association representatives spoke on the significance of purchasing the fairground and how adding a recreation facility can help reduce crime in their community: Feiler Park Neighborhood Association members: Betty Jones, President and Effie Ellis, Vice President; Sylvan Terrance Neighborhood Association President, Lynn Hill; Tatumville Community Improvement Association members: Mable Hudson, President; Charlie Jefferson; and Cynthia Formey; and Raymond Arrington President of the Leeds Gate Neighborhood Association. Commissioner Shabazz stated he made a request to the County to assist in purchasing the Fairgrounds. He has spoken with Al Scott, County Chairman, Lee Smith and the County Manager to help with funding; unfortunately he did not know the deadline was tomorrow. Alderman Miller stated he is in favor of the concept of the development of the fairgrounds and he agrees with the constituents of District 5. The Council has judiciary responsibilities and they have been waiting on a report from the due diligence of this land for 11 months. They finally received a brief report 15 minutes before the meeting and learned they had to vote today whether to purchase the property or let the contract terminate. There are too many questions to move forward and furthermore, the sell price is over \$1M of the City latest offer which is more than the value of the property. The property also has significant issues they are going to be responsible for. They should not be pressured to make a \$3M decision. He thanked Commissioner Shabazz for his support and he believes the County would also like more information before moving forward. Alderman Bell asked the City Manager the appraised value of the property and how long was it on the market. City Manager Cutter stated \$2.450M and she is not sure how long it has been on the market. Alderman Bell stated there is little to none competition with other sellers. City Manager Cutter stated from the reports there is interest from a filming company. Alderman Bell stated she is very interested in purchasing the property especially for the community; however, she is concerned being forced into an immediate decision and she is hesitant in approving the sell for the listed price. Alderman Hall stated they have a responsibility to the citizens who live in that area and what goes there. This is a tactic we can implement to help combat crime. Alderman Foster stated the public tax assessed value of the property is \$1.9M assisting on \$2.9M. He can't support giving away \$2.9M in City funds. Alderman Johnson asked what the asking price is and the City's last appraisal value for the property. David Keating, Director of Real Property Services stated \$3.450M and the appraised value was \$2.450M. Alderman Johnson asked what the tax assessor appraised value is. David stated the 2016 Board of Assessors value is an estimate of \$1.9M. Alderman Johnson stated it is correct that the general rule is that the Tax Assessor appraised value is lower than the actual appraised value. David had no comment. Alderman Johnson stated the tax appraiser value is for tax purposes so the general tax appraised value is lower. Alderman Miller stated the County assessed value is usually close to the property value and it came close when they appraised the property. Alderman Shabazz stated this property is located in the Central Precinct where the crime rate is the highest in the City. How can it not be problem selling off the City \$81M in Bonds for the improvements of the North part of the City

but there is a problem purchasing property that is a difference of an estimated \$500K. The majority of the land can be used for recreation facilities which are the needs in that area, but there are not enough votes to approve this purchase. Upon motion of Alderman Shabazz made a motion to approve the purchase of the fairgrounds property. Alderman Hall seconded. Council went into discussion. Alderman Johnson stated they have to put a value of what opportunity means to them. They have the ability to expand their core and reconnect the Westside with other areas of the Westside. Alderman Durrence stated he is torn because he agrees with the plan and the need for recreation and affordable housing; however, his concern is the price being higher than the assessed value. His major concern is that they have been waiting several months for the due diligence report and they received a brief report 15 minutes before the meeting today. He could not make a hasty decision with little time to review and discuss everything. City Manager Cutter stated the contract extension was presented to Council. They have had numerous extensions and the last extension expired and they did not want to bring anything before Council until they had the updated appraisal. As a result, the seller gave them a deadline of 5 o'clock tomorrow to get an updated appraisal. They received the appraisal on last Friday and they wanted to ensure that proper due diligence occurred. They have also been in negotiation for many months. CHSA is the City developer and they will purchase 16 acres of the property from the City of Savannah for \$1.5M if the City agrees to approve the purchase which will leave the net investment for the City of Savannah at \$1.478M. Mayor DeLoach asked who will pay for the infrastructure and how much will it cost. City Manager Cutter replied the public infrastructure which includes water, sewer lines, streets and roads is projected at \$5.654M. Mayor DeLoach stated the information with the difference in the numbers was not mentioned in the earlier meeting so it is a surprise to them. There are some problems with the property and a few acres have been deemed unable to be used for housing. Mayor DeLoach amended the motion previously made by Alderman Shabazz and directed staff to go back to the seller and make an offer to purchase the property for \$2M. Alderman Foster seconded the motion. Alderman Thomas stated Council has made some large purchases in the past and they have also sold property that was purchased by the previous administration for a hefty profit. The City has an opportunity to control the development of 67 acre parcel of land. There is a value that can't be assigned to a tax value or purchase price, but a value that they can be the planners. Mr. Kessler was approved a \$33M bond to build infrastructure which the City has no control over for 50 years. It is important that they not look at the private section but the vision on what they can do with the property. The due diligence report reported that there was no contamination and the land that had fill in it can still be used for recreation purposes. Alderman Foster stated there was a financial projection brought to Council by the CFO and the tax assessed evaluation was not in the budget forecast for last year. They are projecting a \$500M deficit in the City that is why he pushed for the sale of the Oglethorpe property and they also have billing issues that needs to be addressed. He believes it is not the right time to pay more than the tax assessed or appraised value for development property that would create more expenses for the City. He did not hear CHSA had the funds to purchase the property so they need more time to think about this project. Alderman Thomas stated over a decade ago they were promised the Savannah River Landing and put millions of dollars into the infrastructure and it is unused that project is a result of President Street being raised. The bonds they have to issue for that is directly linked to Savannah River Landing. The Mayor asked do CHSA have the funds to purchase the piece of land. Darrel Daise, stated he asked Savannah Affordable Housing fund to lend them \$500K and \$1M would be a loan from the bank. As they sell the lots they will get their return on their investment. The Mayor asked who will be obligated to pay the money back. Mr. Daise stated the City will not have an

obligation to pay the loan back. Mayor DeLoach stated the land mass has been reduced so that is a problem for him. Alderman Shabazz asked how much is the actual acres of the property and the percentage of land they can use. City Manager Cutter stated the acreage the Mayor is referring to is not sufficient to construct housing but it can be developed for recreational space. A vote was taken on the motion of Mayor DeLoach which was for staff to go back to the seller to purchase the property for \$2M. The following voted in favor: Mayor DeLoach Aldermen Bell, Durrence, Foster, and Miller; the following voted against the motion: Aldermen Thomas, Johnson, Shabazz and Hall. The Mayor's motion passed with a 5 to 4 vote.

## **TRAFFIC ENGINEERING REPORTS**

**Traffic Calming Policy Revision.** At the direction of Mayor and Aldermen, the appointed Traffic Calming Committee has drafted a revision to the 2010 traffic calming policy. The Traffic Calming Policy has proven to be a cumbersome process. Since 2012, only four neighborhoods have completed the process of developing a neighborhood master plan. Of those four, two neighborhoods have proceeded to the 90-day trial measures period; no permanent measures have been installed.

After the presentation to City Council on July 7, 2016, additional revisions to the proposed policy have been added to address feedback from City Council. Recommend approval.

Alderman Johnson stated there is a growing unique community in the Godly Station and Highlands area that does not have any representation that was not reflected. Alderman Miller stated he is in favor of renovating the policy and commend the Traffic Calming Committee on their efforts with the policy; however, his concerns were not listed in the revision. City Manager Cutter stated the final decision will not be left to the Traffic Calming Committee but to the bureau chief of the Public Works department who will make the recommendations after traffic considerations and if it meets traffic rules and regulations they would move forward with implementation. Alderman Miller wants to bring final recommendation to Council for approval. Alderman Miller stated his concern was the appeal process. Alderman Thomas stated he shares the same concerns as Alderman Miller Ms. Mobley stated there has always been an appeal process and Council gives Zoning Boards of Appeals the authority to make final decisions. There committee doesn't make any final decisions without the approval of the City engineers. Ms. Mobley asked Council to meet with the committee members to express their concerns.

Representatives of the Gordonston Traffic Calming Committee, Tommy Daniels, Chairman; Buck Elliott; and Kris Rice expressed their concerns on the revisions to the policy and reporting to City Staff, John Sawyer and Mike Weiner. Mr. Daniels stated he and Mike Weiner had some inconsistencies concerning the masterplan. The City have been slowing them down when they have been working hard and diligently since 2010. If Council adopts the new policy then they have to do something about the neighbors that it affects. Alderman Foster stated what you all are asking for has already been done. City Manager Cutter stated Mayor DeLoach asked if they can move forward with the plans that have been approved by the neighborhoods and the Traffic Engineering staff has been directed to move forward so that issue has been addressed. Ms. Mobley stated that the Mayor DeLoach has just spent the entire budget on a project that has not gone through the initial process. Continued to the meeting of August 18, 2016 upon motion of Alderman Bell, seconded by Alderman Johnson, and unanimously carried.

**BIDS, CONTRACTS AND AGREEMENTS**

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

**Benefits Consulting Services – Annual Contract Renewal – Event No. 3115.** Recommend approval to renew an annual contract for benefits consulting services from USI Insurance Services in the amount of \$175,000.00. Human Resources Department will use the services to facilitate the design, implementation, maintenance, communication and improvement of the City of Savannah’s benefits programs. The programs are offered to employees and retirees of the City of Savannah and related agencies.

The method used for this procurement was the request for proposal. Proposals were evaluated on the basis of qualifications, approach, references, local participation, and fees.

This is the first of four renewal options available.

Proposals were originally received May 12, 2015. The proposal was advertised, opened, and reviewed. Delivery: As Needed. Terms: Net 30 Days.

The proposers were:

B.P. USI Insurance Services (Savannah, GA) (B)	\$175,000.00
The Segal Company (D)	\$ 240,000.00
Seacrest Partners (B)	\$ 237,500.00
Shaw Hankins (D)	\$ 250,000.00
BB&T Insurance Services (B)	\$ 237,500.00
Foster & Foster, Inc. (D)	\$ 120,000.00

Funds are available in the 2016 Budget, Risk Management Fund/Risk Management Medical Insurance/Administrative Charges and Expenses (Account No. 621-9805-52239). 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.

**Asphaltic Concrete – Annual Contract – Event No. 4042.** Recommend approval to award an annual contract for asphaltic concrete to Preferred Materials, Inc. in the amount of \$62,600.00. The Streets Maintenance Department will use the contract to patch pot holes, make utility cuts, overlay low patches, repair tree root damage, and pave minor street repairs throughout the City.

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

L.B. Preferred Materials, Inc. (Garden City, GA) (D)	\$62,600.00
Carroll & Carroll, Inc. (D)	\$65,700.00

Funds are available in the 2016 Budget, General Fund/Streets Maintenance/Construction Supplies and Materials (Account No. 101-2105-51340). A Pre-Proposal Meeting was conducted, however, no vendors attended. (D)Indicates a non-local, non-minority owned business.

**Concrete and Asphalt Crushing – Annual Contract – Event No. 4309.** Recommend approval to award an annual contract for concrete and asphalt crushing services to United Grounds Maintenance Services in the amount of \$55,000.00. The Streets Maintenance Department will use the services to crush large stockpiles of concrete and asphalt pieces that are removed during road and sidewalk repairs. The service will allow the department to recycle and reuse these materials.

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

L.B. United Grounds Maintenance Services (Glennville, GA) (D)	\$ 55,000.00
ADRS (B)	\$ 60,000.00
Griffin Contracting, Inc. (D)	\$ 100,000.00

Funds are available in the 2016 Budget, General Fund/Streets Maintenance/Construction Supplies and Materials (Account No. 101-2105-51340). A Pre-Proposal Conference was conducted and no vendors attended. (B)Indicates local, non-minority owned business. (D)Indicates non-local, non-minority owned business.

**Control Wave Micro CPUs and Power Supplies – Sole Source – Event No. 4466.** Recommend approval to procure control wave micro CPUs and power supplies from Emerson Process Management in the amount of \$38,388.67. The Water Supply and Treatment Department will use the equipment to stock inventory in order to complete repairs as needed.

This is a sole source because these items are to be used with existing equipment available only from this supplier.

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

S.S. Emerson Process Management (D)	\$ 38,388.67*
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Funds are available in the 2016 Budget, Capital Improvements Fund/Capital Improvement Projects/Other Costs/SCADA Remote Terminal Units (Account Nos. 311-9207-52842-SW0428 and 311-9207-52842-WT0325). A Pre-Bid Conference was not conducted as this is a sole source procurement. (D)Indicates local, non-minority owned business.

**Water and Sewer Agreement - Northport Building B2.** NorthPort Savannah, LLC has requested a water and sewer agreement for NorthPort Building B2. The water and sewer systems have adequate capacity to serve this 7.6 equivalent residential unit development off North Parkway. 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.

**Curbside Schedule Packet – Annual Contract Renewal – Event No. 3283.** Recommend approval to renew an annual contract for curbside calendar packets with Proforma PrintSource in the amount of \$25,062.90. The Sanitation Bureau will use the services to distribute the 2017 Sanitation Schedule in December 2016. The packets will include information regarding sanitation services provided to City of Savannah customers.

This is the first of four available renewal options.

Bids were originally received on July 14, 2015. Two bids were originally received; however, one bidder did not acknowledge the addenda issued for this project and could not be further considered. This bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidder was:

L.B. Proforma PrintSource (Jacksonville, FL) (D) \$ 25,062.90

Funds are available in the 2016 Budget, Sanitation Fund/Sanitation Director/Other Contractual Service (Account No. 511-7101-51220). A Pre-Bid Conference was not conducted as this is an annual contract renewal. (D)Indicates non-local, non-minority owned business.

Alderman Thomas expressed his concern that there was not a bid from a local company for this contract. Approved upon motion of Alderman Thomas, seconded by Alderman Miller, and unanimously carried per the City Manager’s recommendation.

**Cellular Services Provider – Annual Contract Renewal – Event No. 3461.** Recommend approval to renew an annual contract for cellular services with Verizon in the estimated annual amount of \$558,960.60. This amount is based on the current number of devices in use throughout the City, which has increased since the contract was originally awarded. The vendor has agreed to hold unit pricing for all devices under this contract.

The method used for this procurement was the request for proposal, which evaluates criteria in addition to cost. Proposals were evaluated on the basis of functional fit (coverage area, features, and services), business process (billing and account service modifications), disaster recovery plan, local participation, and fees.

This is the second of four renewal options available.

Proposals were originally received on June 17, 2014. This proposal was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The proposers were:

B.P. Verizon (Savannah, GA) (B) \$ 489,822.60\*  
AT & T (B) \$ 513,827.88\*

Funds are available in the 2016 Budget, Various City Departments/Cell Communications (Account No. 51211). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. (B)Indicates local, non-minority owned business. (\*)Indicates original proposal amounts.

Alderman Shabazz stated they need an Equal Business Opportunity Ordinance to see a change in the bidding process for local companies. Approved upon motion of Alderman Johnson, seconded by Alderman Miller, and unanimously carried per the City Manager’s recommendation.

**Global Positioning System for SCMPD – Annual Contract – Event No. 4203.** Recommend approval to award a five-year contract for global positioning systems and automatic vehicle locators to MotionLink in the amount of \$503,154.00. The contract will include guaranteed pricing for five years as follows:

Year 1	\$ 163,366.80
Year 2	84,946.80
Year 3	84,946.80
Year 4	84,946.80
Year 5	<u>84,946.80</u>
Five Year Total Cost	\$ 503,154.00

The initial implementation of this system will be for City-owned vehicles in the Savannah Chatham Metropolitan Police Department (SCMPD) fleet. The primary goal of this project is to generate reports and maps to track and document vehicle activity in different service jurisdictions, and to assist in officer deployment management in daily and critical operations. The SCMPD is jointly funded by the City of Savannah and Chatham County; however the cost for this project is for approximately 462 City-owned vehicles only. The Chatham County Board of Commissioners is expected to vote on an identical system for 147 County-owned SCMPD vehicles later this month. The system’s reports will assist in determining cost allocations between the two entities.

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 if the firm submitted the participation of a combination of prime and sub-contractors. Proposers submitting less than the highest participation were then scored on a prorated scale based on the submitted percentage of participation compared to the highest percentage submitted.

The method used for this procurement was the request for proposal, which evaluates criteria in addition to cost. Proposals evaluated by a selection committee including staff from the City and Chatham County on the basis of qualifications and experience, scope and requirements, time frame completion, references, MWBE participation, local participation, and fees. Delivery: As Needed. Terms: Net 30 Days. The proposers were:

B.P. MotionLink (Atlanta, GA) (D)	\$ 503,154.00
CalAmp (C)	\$ 672,730.00
Synovia Solutions (D)	\$ 715,695.00
Cellco Partnership dba Verizon Wireless (B)	\$ 667,890.00
Fleet Analytics (D)	\$ 480,480.00
goFleet (D)	\$ 926,818.00
Zonar Systems (D)	\$ 569,885.00
Air Automatic Tracking (AAT) (D)	\$ 705,428.00

Funds are available in the 2016 Budget, General Fund/Patrol and Special Operations/Other Contractual Services (Account No. 101-4210-51295). A Pre-Proposal Conference was conducted and two vendors attended. (B)Indicates local, non-minority owned business. (C) Indicates non-local, minority-owned business. (D)Indicates non-local, non-minority owned business. Approved upon motion of Alderman Johnson, seconded by Alderman Miller, and unanimously carried per the City Manager's recommendation

**Cost Estimating Services – Annual Contract – Event No. 4274.** Recommend approval to award an annual contract for professional cost estimating services to Costing Services Group, Inc. in an amount not to exceed \$50,000.00. These services will be used for various City projects and will include review and recommendation of costs related to task order contracts, construction manager at risk, design/bid/build, and design/build projects to assure that costs are commensurate with project scope and local market conditions. The average hourly cost for these services is \$78.75 per hour. This is based on the average hourly rates for the following positions: Principal/lead cost manager, cost manager, assistant cost manager, and administrative assistant.

The method used for this procurement was the request for proposal, which evaluates criteria in addition to cost. The proposals were evaluated on the basis of qualifications and experience, technical capabilities, references, local vendor participation, and fees.

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

B.P. Costing Services Group, Inc. (Atlanta, GA) (D)	\$78.75*
Gleeds (D)	\$113.75*
Project Controls Group (D)	\$75.17*

Funds are available in the 2016 Budget, Various Departments. A Pre-Proposal Conference was conducted and no vendors attended. (D)Indicates non-local, non-minority owned business. (\*)Indicates average hourly rates. Approved upon motion of Alderman Johnson, seconded by Alderman Miller, and unanimously carried per the City Manager's recommendation

**Radios for Savannah Fire and Emergency Services – Sole Source – Event No. 4468.** Recommend approval to procure radios and related equipment from Motorola Solutions in the amount of \$32,748.84. The Savannah Fire and Emergency Services' (SFES) Maritime Incident Response Group will use the radios for group communications. This purchase is grant-funded and will provide six new radios and related equipment for SFES staff.

This is a sole source because Motorola is the original provider of the equipment already in use throughout the City. It is critical to have maintenance and support from the original provider to ensure authorized, knowledgeable, and timely vendor support when it is necessary.

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

S.S. Motorola Solutions (Lawrenceville, GA) (D)	\$ 32,748.84
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Funds are available in the 2016 Budget, Grant Fund/Fire Grants/Office Building Furniture Equipment/2014 Port Security Maritime Response Enhancement Grant/ DHS (Account No. 212-

3117-51520-GT0540). A Pre-Proposal Conference was not conducted as this is a sole source procurement. (D)Indicates non-local, non-minority owned business.

Alderman Johnson expressed his concerns awarding out of town companies contracts over local businesses. City Manager Cutter stated this is the only provider they have on contract that is a sole source. Cam Mathis, IT Director stated since they are able to buy the radios directly from Motorola they are getting a better price buying directly from the source. Approved upon motion of Alderman Johnson, seconded by Alderman Miller, and unanimously carried per the City Manager's recommendation.

### **Announcements**

Alderman Johnson stated a special meeting of the Savannah City Council will take place on tomorrow, August 5, 2016 at 8:00 a.m. for the purpose of interviewing candidates for the position of City Manager. The Georgia Open Meeting laws on personnel matters states this is privileged information and Council will decide at the beginning of this meeting by majority vote to go into Executive Session, thereby closing the meeting to public attendance. We apologize for the first notice giving the impression it will be open to the public. As Savannah City Council moves closer to a decision, the citizens will be publicly notified. Going forward please consult with Dyanne Reese before regarding public notices.

Alderman Bell expressed her sympathy for former City Attorney James Blackburn Sr. who lost his sister.

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



Dyanne C. Reese, MMC