

**PRELIMINARY AGENDA**

**MEETING OF THE MAYOR AND ALDERMEN**

**JANUARY 5, 2017**

1. Approval of the summary/final minutes for the City Manager's briefing of December 22, 2016.
2. Approval of the summary/final minutes for the City Council meeting of December 22, 2016.

**ALCOHOLIC BEVERAGE LICENSE HEARINGS**

3. Brian L. Stafford for Stafford's Public House, LLC t/a Stafford's Public House, requesting liquor, beer and wine (drink) license at 306 West Upper Factors Walk, which is located between West River Street and West Bay Street. The applicant plans to operate a bar. (New ownership/ management)

**ZONING HEARINGS**

4. Amendments to Article A (Generally), Section 8-3002 (Definitions) to Revise the Name and Definition of Bed and Breakfast Guest Unit; and to Article B (Zoning Districts), Sec. 8-3025(a)(12) (Index for C&R Use Schedule, Bed and Breakfast Guest Unit) and Sec. 8-3025(b)(9c) (Index for B&I Use Schedule, Bed and Breakfast) to Revise the Use Name. This a staff-generated text amendment to the existing Bed and Breakfast Guest Unit. The amendment is intended to resolve confusion regarding the name of the use, its definition and the serving of breakfast.

A Bed and Breakfast Guest Unit is presently defined in the Zoning Ordinance as "A bedroom within a dwelling unit rented for lodging with breakfast to transient guests."

The recommended use name and definition are: "Bed and Breakfast Homestay. An owner-occupied principal use dwelling where no more than one bedroom within the dwelling is rented to no more than two adult transient guests. The bedroom shall contain a sleeping accommodation, such as a bed, sleeper sofa, sofa, futon or other accommodation intended for sleep, and the bedroom must comply with applicable building code(s). If breakfast is served, it shall be the only meal provided and can be served only to guests."

There are no proposed changes to the existing zoning districts where this use is presently permitted or to the existing use conditions at this time.

A Bed and Breakfast Guest Unit/Bed and Breakfast Homestay is not the same use as a short-term vacation rental use, and any changes would not apply to the vacation rental use.

The Metropolitan Planning Commission approved the MPC staff recommendation, which it is recommending to the Mayor and Aldermen.

5. Jewish Education Alliance, Petitioner and Owner, by Attorney Harold Yellin, Agent request to rezone 5111 Abercorn Street from the current R-M-25 (Multi-family, 25 units per acre) zoning classification to an O-I (Office Institutional) zoning classification.

The Jewish Educational Alliance has been in continuous operation for more than 60 years as a non-conforming use. Many of the activities associated with the civic center function (including physical therapy, theatrical performances and large-scale commercial day care) are not permitted within a multifamily residential zoning district, but have been operated as non-conforming uses on this site without negative impact for decades. The proposed map amendment will bring the uses of the property into compliance with the zoning on the property as shown on the Future Land Use Map, and will allow for modest expansion of the uses.

Staff and the MPC recommend approval of the request to rezone 5111 Abercorn Street from the current R-M-25 (Multifamily, 25 units per acre) classification to an O-I (Office-Institutional) classification based on the previously stated findings.

## **ORDINANCES**

### **First Readings**

6. Local Amendments to the International Residential Code 2012 Edition. Recommend approval to amend the International Residential Code (IRC) 2012 Edition, Section R304.1, to replace it with Section R304.1 from the IRC 2015 Edition, as authorized by O.C.G.A. 8-2-25.

A development project with unique design characteristics was submitted to the City of Savannah in 2016 which, while complying with City standards, was found to be in conflict with several IRC sections. The City of Savannah uses the 2012 edition of the International Residential Code, as required by the State of Georgia and adopted by City Council. The State's next scheduled mandatory adoption will be in 2020. However, while working on solutions with the developer, staff found the 2015 Edition of the IRC includes language that updates requirements for habitable rooms in dwelling units, which would permit the development to proceed.

O.C.G.A. 8-2-25 allows a local jurisdiction to amend the State minimum standard codes when the current codes do not meet its needs, so long as the amendments are not less stringent than State requirements.

The recommended amendments are: Delete Section R304.1 "Minimum Area" from IRC 2012 and replace with R304.1 "Minimum Area" from IRC 2015 which states, "Habitable Rooms shall have a floor area of not less than 70 square feet: Exception Kitchens." Delete R304.2 "Other Rooms" from IRC 2012 in its entirety. Recommend approval.

7. Local Amendments to the International Building Code 2012 Edition. Recommend approval to amend the International Building Code (IBC) 2012 Edition, Section 1612.4 to add new sections from IBC 2015 Edition referenced standard ASCE 24-14, Section 6.2.

A development project with unique design characteristics was submitted to the City of Savannah in 2016 which, while complying with City standards, was found to be in conflict with several IBC sections. The City of Savannah uses the 2012 edition of the International Building Code, as required by the State of Georgia and adopted by City Council. The State's next scheduled mandatory adoption will be in 2020. However, while working on solutions with the developer staff found the 2015 Edition of the IBC includes language that updates requirements that provide more flexible egress options from flooded buildings, and address common construction materials that can be used below the base flood elevation on commercial projects in dry flood-proofed areas. These updates would allow the development to proceed.

O.C.G.A. 8-2-25 allows a local jurisdiction to amend the State minimum standard codes when the current codes do not meet its needs, so long as the amendments are not less stringent than the State requirements.

Recommend amending IBC 2012 Edition, Section 1612.4 by adding referenced standard ASCE 24-14, Section 6.2 from IBC 2015 Edition. Recommend approval.

### **First and Second Readings**

8. Multi-Way Stop Control at the Intersection of Montgomery and West Gaston Street. An ordinance to amend the City Code to convert the intersection of Montgomery and West Gaston Street to multi-way STOP control. Recommend approval.
9. Removal of One-Way Restriction on Alton Street. An ordinance to amend the City Code to allow two-way traffic on Alton Street between Ann Street and Martin Luther King, Jr. Boulevard. Recommend approval.
10. An Ordinance to Rezone 10 Undeveloped Parcels Located at 25 West Gateway Boulevard. An ordinance to rezone 10 undeveloped parcels located at 25 West Gateway Boulevard from P-B-C-CO (Planned Community Business – Annexed) to R-M-12 (Multifamily Residential, 12 units per net acre) to rezone the subject properties from a P-B-C-CO (Planned Community Business-Annexed) zoning classification to an R-M-12 (Multifamily Residential, 12 units per acre) zoning classification.

### **MISCELLANEOUS**

11. Final Plat – Godley Park, Phase 4. Recommend approval of a major subdivision plat of Godley Park, Phase 4 being a portion of the Highlands at Godley Station located at 280 Highlands Blvd. in District 1. Subdivision is comprised of 15.811 acres creating 44 single-family lots, 2.191 acres common area and 3.897 private right of way. Recommend approval.
12. Requesting the Sale of Surplus Property Located at 618 Magazine Avenue to Greg Norris, (the Highest and Most Responsive “Proposer”) for \$20,000. The previous owner of this house secured a HUD home repair loan from the City in 1989. When she moved out of her house into a nursing home several years ago, the Housing Department tried working with her and family members she identified to restructure the loan so the family members could live in the house and repay the loan balance. The owner and family members were not responsive to City efforts to work with them to restructure the loan and resolve the delinquency. They also failed to sell the house. As a result, the City foreclosed on May 5, 2015 to protect its interest in the property.

On May 26, 2016, City Council declared the property surplus and available for sale and a request for proposals (RFP Event 4447) was issued soliciting bids from the public. The proposer submitted the highest and most responsive offer of \$8,000.00 to purchase this surplus property. The proposer also proposes investing additional funds to renovate the property. After reviewing bid results with the City Manager, and as permitted by Event 4447, the City entered into negotiations with the proposer. After negotiations, the proposer agreed to offer a revised price of \$20,000.00 — enabling the City to recover

its outstanding investment in the property and enable the property to be placed back into service as affordable housing.

Recommend approval to sell the surplus real property located at 618 Magazine Avenue for \$20,000 to the highest and most responsive proposer – Greg Norris. Recommend approval.

13. Request City Council Approve the Sale of the Surplus Property Located at 2116 Utah Street to Chuck Waldron, (the Highest and Most Responsive “Proposer”) for \$30,000. The previous owner of this house purchased it in 2000 with HUD funding provided by the City. The owner subsequently defaulted on the loan after moving to take a job in another community. As a result, the City foreclosed on January 5, 2016 to protect its interest in the property.

On May 26, 2016, City Council declared the property surplus and available for sale. A request for proposals (RFP Event 4447) was issued soliciting sealed bids from the public. The proposer submitted the highest and most responsive offer of \$26,250.00 to purchase this surplus property. The proposer also proposes investing additional funds to renovate the property. After reviewing bid results with the City Manager, and as permitted by Event 4447, the City entered into negotiations with the proposer. After negotiations, the Proposer agreed to offer a revised price of \$30,000—enabling the City to recover its outstanding investment in the property and place the property back into service as affordable housing.

Recommend approval to sell the surplus real property located at 2116 Utah Street to Chuck Waldron, the highest and most responsive proposer, at a price of \$30,000. Recommend approval.

### **TRAFFIC ENGINEERING REPORTS**

14. Change of Parking Restrictions – East 34<sup>th</sup> Street. As part of the Waters Avenue Streetscape improvements, curb cuts were closed in front of two existing businesses located on the west side of Waters at the intersection of East 34<sup>th</sup> Street. In an effort to provide relief for the businesses that have been negatively impacted, Traffic Engineering Department recommends that parking be established on the south side of East 34<sup>th</sup> Street shoulder area 65 feet east of Waters Avenue for a distance of 150 feet. This change will provide for an additional seven parking spaces.

Recommend that the parking prohibition for the shoulder area of the western end of the south side of East 34<sup>th</sup> Street east of Waters Avenue be lifted to allow parking and that the City Code be amended to reflect this change. Recommend approval.

**BIDS, CONTRACTS AND AGREEMENTS**

- 15. Approval of an Intergovernmental Agreement with Chatham County for the Widening of Highlands Boulevard. Authorization for the City Manager to sign this intergovernmental agreement with Chatham County. Chatham County has agreed to incorporate this additional roadway widening into their current Benton Boulevard Extension Project. This agreement is needed to address traffic congestion generated by new developments along Highland Boulevard as well as accommodate additional commuter traffic from Effingham County that will use this roadway once Effingham Parkway connects to Highway 30. Recommend approval.
  
- 16. Management Training Services – Annual Contract Renewal – Event No. 3812. Recommend approval to renew an annual contract for management training services with The University of Georgia Carl Vinson Institute in the amount of \$34,000.00 for a period to run from January 5, 2017 to January 4, 2018. The Human Resources Department will use this contract to provide a comprehensive management training program for City employees.

This is the second of three renewal options available.

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 qualifications and experience, description of curriculum, local vendor participation, references, and fees.

Proposals were originally received on March 10, 2015. Notifications were sent to all known suppliers, however, only one response was received. This contract was originally approved at the April 2, 2015 Council meeting. Delivery: As Needed. Terms: Net 30 Days. The proposer was:

B.P. The University of Georgia Carl Vinson Institute <sup>(H)</sup> \$76,814.38  
(Athens, GA)

Proposer	Qualifications and Experience (20 pts)	Description of Curriculum (35 pts)	Local Vendor Participation (5 pts)	References (10 pts)	Fees (30 pts)	Total (100 pts)
The University of Georgia Carl Vinson Institute	20	35	0	10	30	95

Funds are available in the 2017 Budget, General Fund/Human Resources/Other Contractual Service (Account No. 101-1103-51295). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. <sup>(H)</sup>Indicates non-local, non-profit organization. Recommend approval.

17. Guardrail Repair – Annual Contract – Event No. 4100. Recommend approval to award an annual contract for guardrail repair services to Savannah River Utilities in the amount of \$76,500.00 for a period to run from January 5, 2017 to January 4, 2018. This contract will ensure that guardrails will be installed, repaired, or replaced as necessary as identified by the Streets Maintenance Department. Three renewal options are available after the first year of this contract.

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

L.B. Savannah River Utilities (Springfield, GA) <sup>(C)</sup>	\$	76,500.00
Leon's Fence & Guardrail, LLC <sup>(D)</sup>	\$	76,875.00
DBI Services, LLC <sup>(D)</sup>	\$	79,397.79
Middle GA Signs <sup>(F)</sup>	\$	91,250.00

Funds are available in the 2017 Budget, General Fund/Streets Maintenance/Other Contractual Services (Account Number 101-2105-51295). A Pre-Bid Conference was conducted and one vendor attended. <sup>(C)</sup>Indicates non-local, minority owned business. <sup>(D)</sup>Indicates non-local, non-minority owned business. <sup>(F)</sup>Indicates non-local, woman owned business. Recommend approval.

18. Motorcycle Leasing – Annual Contract – Event No. 4539. Recommend approval to award an annual contract for motorcycle leasing to R-Squared Savannah, Inc. in the amount of \$29,160.00 for a period to run from January 5, 2017 to January 4, 2018. Savannah Chatham Metropolitan Police Department will use this contract for the leasing of six (6) motorcycles including annual maintenance. Notifications were sent to all known suppliers, however, only one bid was received.

The bid was advertised, opened, and reviewed. Delivery: As Requested. Terms: Net 30 Days. The bidder was:

L.B. R-Squared Savannah, Inc. (Chatham County, GA) <sup>(D)</sup>\$58,320.00\*

Funds are available in the 2017 Budget, General Fund/Traffic Unit/Rentals (Account No. 101-4231-51230). A Pre-Bid Conference was conducted and no vendors attended. <sup>(D)</sup>Indicates non-local, non-minority owned business. <sup>(\*)</sup>Indicates original bid pricing which was for twelve (12) units. Recommend approval.

19. Polymer for Water Reclamation – Annual Contract Renewal – Event No. 2556. Recommend approval to renew an annual contract for polymer with Polydyne in the amount of \$69,000.00 for a period to run from January 5, 2017 to January 4, 2018. The Water Reclamation Department will use the polymer to condition waste and for dewatering biosolids at the President Street, Georgetown, Crossroads, and the Wilshire facilities.

This is the third of three renewal options available.

Bids were originally received on September 16, 2014. This contract was originally approved at the October 16, 2014 Council meeting. Delivery: As Needed. Terms: Net 30 Days. The bidders were:

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

Funds are available in the 2017 Budget, Water and Sewer Fund/President Street Plant/Operating Supplies and Materials (Account No. 521-2553-51320) and Water and Sewer Fund/Regional Plants/Operating Supplies and Materials (Account No. 521-2554-51320). A Pre-Proposal Conference was not conducted as this is an annual contract renewal. <sup>(D)</sup>Indicates non-local, non-minority owned business. Recommend approval.

20. Broughton Streetscape Improvements – Contract Modification No. 1 – Event No. 4289. Recommend approval of Contract Modification No. 1 to Savannah Construction & Preservation, LLC. This contract modification is for a sixty (60) day time extension only.

Construction on this project was delayed due to Hurricane Matthew, and a decision not to begin construction during the holiday season. This contract modification is needed to keep the City in compliance with its Georgia Department of Transportation grant.

The City of Savannah awarded the contract to Savannah Construction & Preservation, LLC in the amount of \$277,745.67 at the September 15, 2016 Council meeting. The project consists of removing existing underperforming trees, creating tree wells by cutting open concrete sidewalks, expansion of existing tree wells, removal of existing soil and replacing with new top soil, installing and maintaining new street trees, and installation of porous aggregate paving for tree surrounds.

This contract modification provides a time extension of sixty (60) days for completion of all work from January 15, 2017 until March 16, 2017 with no change in the contracted price of \$277,745.67. Recommend approval.



21. Panasonic CF31 Toughbooks – Annual Contract – Event No. 4671. Recommend approval to award an annual contract for Panasonic Toughbooks from ARC Acquisition, Inc. in the amount of \$56,908.25 for a period to run from January 5, 2017 to January 4, 2018. Approximately 25 of the Panasonic Toughbooks will be used to replace existing Toughbooks City-wide and approximately 35 of the Panasonic Toughbooks will be used to replace existing Toughbooks within SCMPD. Four bids were received, however, only one bidder met specifications requiring 8GB of RAM and Multi Carrier cards.

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

L.B. ARC Acquisition, Inc. (Austin, TX) <sup>(D)</sup> \$ 171,223.95\*

Funds are available in the 2017 Budget, Grant Fund/Justice Assistance Grant/Small Fixed Assets/FY 16 Edward Byrne Memorial Grant (Account No. 212-4282-51321-GT0042). A Pre-Bid Conference was conducted and no vendors attended. <sup>(D)</sup>Indicated non-local, non-minority owned business. <sup>(\*)</sup>Indicates original bid pricing which included a total of 71 units. Recommend approval.

City of Savannah  
Summary of Solicitations and Responses  
for January 5, 2017

<u>Event Number</u>	<u>Annual Contract</u>	<u>Description</u>	<u>Local Vendor Available</u>	<u>MWBE Vendor Available</u>	<u>Total Sent</u>	<u>Sent to MWBE</u>	<u>Total Received</u>	<u>Received From MWBE</u>	<u>Estimated Award Value</u>	<u>Estimated MWBE Value</u>	<u>Low Bid Vendor Type</u>	<u>MWBE Sub</u>	<u>Vendor Type</u>	<u>Local Preference Applied</u>
3812	X	Management Training Services	Yes	Yes	287	150	1	0	\$34,000.00	0	H	0	0	No
4100	X	Guardrail Repair	Yes	Yes	269	37	4	3	\$76,500.00	\$76,500.00	C	0	0	No
4539	X	Motorcycle Leasing	Yes	Yes	158	9	1	0	\$29,160.00	0	D	0	0	No
2556	X	Polymer for Water Reclamation	Yes	Yes	80	6	2	0	\$69,000.00	0	D	0	0	No
4671	X	Panasonic CF31 Toughbooks	Yes	Yes	219	33	4	0	\$56,908.25	0	D	0	0	No

Vendor(s)\*

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