

**AGENDA**

**MEETING OF THE MAYOR AND ALDERMEN**

**NOVEMBER 1, 2012**

1. Approval of the summary/final minutes of the City Council work session/City Manager's briefing of October 18, 2012.
2. Approval of the minutes of the City Council meeting of October 18, 2012.
3. An appearance by Lady Mahogany of Clear Channel Communications to invite the Mayor and Aldermen to a fund raiser for the Blessings In A Backpack program that feeds over 50 children every Friday.
- 3.1. An appearance by Kim Bockius-Suwyn and David Acuff of United Ministries/Emmaus House to invite the Mayor and Aldermen to the annual Empty Bowl event that raises money to help feed those in need in Savannah.
- 3.2. An appearance by Robert P. Taylor, former Georgia State Vice-President of Vietnam Veterans of America, to request that the POW/MIA flag be flown over City Hall 24 hours a day every day of the year.
4. An appearance by representatives of the Competitor Group to give an update on Rock 'n' Roll Savannah.

**ALCOHOLIC BEVERAGE LICENSE HEARINGS**

5. Timothy A. Butler for End Zone, Inc. t/a End Zone, requesting to transfer a liquor, beer and wine (drink) license with Sunday sales from Susan Lingerfelser at 11414 Abercorn Street, which has a 2012 liquor, beer and wine (drink) license with Sunday sales and is located between Largo Drive and Idlewood Drive in District 6. Recommend authorizing the City Attorney to notify Timothy A. Butler to appear at the November 15, 2012 Council meeting to show cause why the application should not be denied as recommended by the Savannah-Chatham Metropolitan Police Department.
6. Bharat Kumar H. Patel for Doubles Night Club, requesting to transfer a liquor, beer and wine (drink) license from Harry S. Hutson, III at 7100 Abercorn Street, which has a 2012 liquor, beer and wine (drink) license and is located between Eisenhower Drive and Stephenson Avenue in District 4. Recommend approval.

7. Daksha Patel for Aakash Trading Corp. t/a Hare Krishna Food, requesting a beer and wine (package) license at 2008 W. 52<sup>nd</sup> Street, which is located between Mills B. Lane and Ogeechee Road in District 5. Recommend approval.
8. Tan Sengmany for Pad Thai, requesting a beer and wine (drink) license with Sunday sales at 12409 White Bluff Road, which is located between Windsor Road and Rendant Avenue in District 6. Recommend approval.

### **PUBLIC HEARINGS**

9. 2013-2017 Consolidated Housing and Community Development Plan and 2013 One-Year Action Plan. This is the second public hearing to receive public comments concerning the City's 2013-2017 Consolidated Housing and Community Development Plan and 2013 One-Year Action Plan for the allocation of Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funds. The five-year consolidated plan and one year action plan are required by the U.S. Department of Housing and Urban Development (HUD) and are prerequisites to receiving federal entitlement funds. The plans respond to community needs, HUD requirements, and City Council priorities through a range of stated goals, objectives and strategies. (There is a resolution and memo attached.)

### **ZONING HEARINGS**

10. David W. Thorne, Petitioner and Property Owner (Z-120504-39852-2), requesting to rezone 4219 Bull Street from B-G-1 (General Business – Transition) to B-G (General Business). The Metropolitan Planning Commission (MPC) recommends denial. The proposed zoning is not consistent with the Traditional Commercial designation depicted on the Tri-Centennial Comprehensive Plan Future Development Map. The B-G zoning district is intended to accommodate large scale, intense commercial and industrial development. This portion of Bull Street was specifically rezoned to B-G-1 in order to prevent the types of uses permitted in B-G. The establishment of the B-G zoning district on this property would allow for land uses that are not compatible with the adjacent low density residential development. (Continued from October 4, 2012. Notes are attached from a public meeting held on October 16, 2012.) Recommend denial.

## **PETITIONS**

11. Garden Club of Savannah – Petition 120270, requesting that the City accept the donation of a triangular parcel of land located at the intersection of Paulsen Street, Chatham Crescent and E. 46<sup>th</sup> Street. The subject property, consisting of approximately 2,573 square feet, is a vacant parcel of land known as 600 Chatham Crescent, PIN 2-0076-26-002, which was deeded to the trustees of the Garden Club of Savannah in 1991.

The Garden Club has requested that the property be maintained as green space for the benefit of the community. They have also requested permission to erect a plaque on the property acknowledging their gift to the City of Savannah. The Public Facilities, Events and Services Bureau, and the Park and Tree Department, have agreed to take over maintenance of the property.

Recommend approval of Petition 120270 and the related resolution that appears elsewhere on this agenda. Further recommend granting permission for the erection of a plaque acknowledging the club's gift, with the understanding that said sign will be subject to the approval of the Savannah-Chatham Site and Monument Commission and meet the City's signage requirements. (A map and photo are attached.) Recommend approval.

## **ORDINANCES**

### **First and Second Readings**

12. General Development Plan Amendment – One West Victory (P-120222-32609-2). An ordinance to amend the General Development Plan approved in conjunction with the rezoning of 1 and 109 W. Victory Drive from I-L (Light Industrial) and R-B (Residential Business) to R-I-P-B (Residential-Medium Density) in 2007(Z-070220-43024-2). (The Zoning Hearing was held and approved on May 3, 2012.) Recommend approval.
13. Text Amendment – Maximum Building Coverage for Buildings Higher Than Three Stories (Z-1200725-36593-2). An ordinance to delete Section 8-3053 of the City of Savannah Zoning Ordinance which limits the maximum building coverage for buildings greater than three stories in height. (The zoning hearing was held and approved on September 6, 2012.) Recommend approval.
14. Text Amendment – Electronically Controlled Announcement Signs in the B-N District. (Z-120628-41528-2). An ordinance to amend Section 8-3112(c)(5)c of the City of Savannah Zoning Ordinance to allow electronically controlled announcement signs in the B-N (Neighborhood Business) zoning district. (The zoning hearing was held and approved on September 6, 2012.) Recommend approval.

15. Rezone 205 Lissner Avenue (Z-120522-50248-2). An ordinance to rezone a portion of 205 Lissner Avenue from I-H (Heavy Industrial), R-4 (Four-Family Residential) and R-6 (One-Family Residential) to P-I-H (Planned Heavy Industrial) with conditions. (The zoning hearing was held and approved on October 18, 2012.) Recommend approval.
16. Rezone 608-610 Abercorn Street (12-0000126-ZA). An ordinance to rezone 608-610 Abercorn Street from RIP-A (Residential- Medium Density) to RIP-D (Residential-Medium Density). (The zoning hearing was held and approved on October 18, 2012.) Recommend approval.
17. Text Amendment – Single Family Residential Structures (Z-110322-89661-2). An ordinance to amend Section 8-3133(d) of the City of Savannah Zoning Ordinance, Limitations on use of land or building by non-conforming uses, to allow existing single family residential structures to continue as a non-conforming use in all zoning districts. (The zoning hearing was held and approved on October 18, 2012.) Recommend approval.

### **RESOLUTIONS**

18. 2013-2017 Consolidated Housing and Community Development Plan and 2013 One-Year Action Plan. A resolution to adopt the 2013-2017 Consolidated Housing and Community Development Plan and 2013 One-Year Action Plan and authorize the Acting City Manager to submit these plans to the U.S. Department of Housing and Urban Development (HUD) and enter into grant agreements with sub-recipients. The five-year plan and one-year action plan respond to community needs, HUD requirements, and City Council priorities through a range of stated goals, objectives and strategies. Recommend approval.
19. Transfer of Property from Garden Club of Savannah. A resolution to authorize the transfer of property located at 600 Chatham Crescent, PIN 2-0076-26-002, from the Garden Club of Savannah to the City of Savannah. The subject property, consisting of approximately 2,573 square feet, is a triangular parcel of land located at the intersection of Paulsen Street, Chatham Crescent and E. 46<sup>th</sup> Street. (This resolution is related to Petition 120270.) Recommend approval.

20. Right-of-Way Acceptance – East Side of Pennsylvania Avenue. A resolution to accept the dedication of 7,275 square feet (0.167 acres) of additional right-of-way along the east side of Pennsylvania Avenue from Mercy Housing for the construction of a pedestrian sidewalk. The additional right-of-way, a twenty-two (22') foot wide strip, which runs approximately 342.5 feet south from the intersection of Elgin Street and Pennsylvania Avenue, is needed in order to avoid damaging specimen live oak trees in the vicinity and to insure that an existing gas main will be located within the right-of-way. A right-of-way plat conveying the additional footage from Mercy Housing to the City has been prepared by Thomas & Hutton and approved by Traffic Engineering and Housing. (The plat is attached.) Recommend approval.
21. Quitclaim Deed – One West Victory Drive L.P. A resolution to authorize the granting of a deed to One West Victory Drive L.P., for a portion of the northern half of the unopened right-of-way of W. 44<sup>th</sup> Street lying between Barnard and Bull Streets for \$4,835.00. On October 18, 2012, Council approved Petition 120271 in which Phillip McCorkle on behalf of One West Victory Drive L.P. requested the City declare surplus a portion of W. 44<sup>th</sup> Street right-of-way in order to offer it for sale to the adjoining property owners and accept in partial exchange a dedication of 170 square feet of property owned by One West Victory Drive L.P. for construction of a public sidewalk.

The surplus property in consideration has been offered to both abutting property owners and both have expressed interest in their portion of the right-of-way, the first of which being One West Victory Drive L.P., and the second being Guerry Lumber Company. An estimated market value was determined at \$5.10 per square foot based on an average of the surrounding property values as assessed by the Chatham County Tax Assessor's Office. The northern half of the right-of-way is 948 square feet (1,118 less 170 square feet of dedication) for a value totaling \$4,835.00.

The deed will not be released until the developer and/or owner prepare a development plan showing, all existing public utilities within 20 feet of said area both overhead and underground including but not limited to water, sewer, stormwater, electric power, telephone, gas, cable, and fiber optics for review and approval by the Water and Sewer Planning and Engineering Department. Easement documents will be prepared for utilities remaining within the rights-of-way. (A plat is attached.) Recommend approval.

22. Quitclaim Deed – Guerry Lumber Company. A resolution to authorize the granting of a deed to the Guerry Lumber Co., for a portion of the southern half of the unopened right-of-way of W. 44<sup>th</sup> Street lying between Barnard and Bull Streets for \$3,927.00. On October 18, 2012, Council approved Petition 120271 in which Phillip McCorkle on behalf of One West Victory Drive L.P. requested the City declare surplus a portion of W. 44<sup>th</sup> Street right-of-way in order to offer it for sale to the adjoining property owners and accept in partial exchange a dedication of 170 square feet of property owned by One West Victory Drive L.P. for construction of a public sidewalk.

The surplus property in consideration has been offered to both abutting property owners and both have expressed interest in their portion of the right-of-way, the first of which being One West Victory Drive L.P., and the second being Guerry Lumber Company. An estimated market value was determined at \$5.10 per square foot based on an average of the surrounding property values as assessed by the Chatham County Tax Assessor's Office. The southern half is 770 square feet for a total value of \$3,927.00.

The deed will not be released until the developer and/or owner prepare a development plan showing, all existing public utilities within 20 feet of said area both overhead and underground including but not limited to water, sewer, stormwater, electric power, telephone, gas, cable, and fiber optics for review and approval by the Water and Sewer Planning and Engineering Department. Easement documents will be prepared for utilities remaining within the rights-of-way. (A plat is attached.) Recommend approval.

### **MISCELLANEOUS**

- 22.1. City Attorney. Appointment of Brooks Stillwell as City Attorney.
- 22.2. City Attorney Emeritus. Recognition of James B. Blackburn, Sr. for 51 years of dedicated and distinguished service by conferring emeritus status.

### **TRAFFIC ENGINEERING REPORTS**

23. Parking Prohibition – Interchange Court. Buildings and Grounds requested that Traffic Engineering review the parking conditions along Interchange Court. Parking on the shoulders of Interchange Court and in the cul-de-sac has been an ongoing issue due to the relatively narrow pavement width of 24 feet and grass shoulders with open drainage ditches.

The First Student Bus Depot, and the City's Buildings and Grounds compound and Recycling Center use Interchange Court to access their properties. In the past, First Student employees have been permitted to park in the right-of-way, and had opted to do so rather than inside the compound.

This restricted the free flow of traffic and made right-of-way maintenance difficult. Traffic Engineering has installed “No Parking on Shoulder” signs along the street, and although compliance has been high, employees continue to park in the cul-de-sac. This causes difficulty for tractor trailers entering or leaving the Buildings and Ground compound.

Recommend that parking be prohibited on Interchange Court from Interchange Drive west to the dead end. (A map is attached.) Recommend approval.

24. Parking Restrictions – Ann Street. William J Kehoe, III has submitted a petition requesting that parking restrictions on the east side of Ann Street between Zuley and Alton Streets be extended one block south to West Oglethorpe Avenue. Mr. Kehoe owns Johnston Supply, located on Ann Street and the building that fronts Martin Luther King, Jr. Boulevard that houses Utrecht Art Supply, Wasabi’s Restaurant, Carlito’s Restaurant, and Shift Creative. Mr. Kehoe asserts that by restricting parking to three hours it will help facilitate parking not just for his business on Ann Street, but also for the businesses that front Martin Luther King, Jr. Boulevard as well.

Traffic Engineering has performed parking studies in this area and found that employees from the businesses in the area park here and insufficient parking turnover is occurring between 7:00 AM and 3:00 PM. Although Mr. Kehoe’s request is to limit parking to three hours on the east side of Ann Street between Alton Street and W. Oglethorpe Avenue, the City already restricts parking to two hours on Ann Street between Zuley and Alton Streets. To promote uniformity, Traffic Engineering recommends that the parking on the east side of Ann Street between Alton Street and W. Oglethorpe Avenue be restricted to two-hour parking. This restriction will provide the parking turnover necessary to support local businesses. (A map is attached.) Recommend approval.

### **BIDS, CONTRACTS AND AGREEMENTS**

25. Savannah-Chatham Metropolitan Police Department Administrative Service Center (PB836) – Contract Modification No. 2A – Event No. 93. Recommend approval of Contract Modification No. 2A from Dabbs-Williams General Contractors, LLC, in the amount of \$18,990.00.

The original contract was for the build-out of the SCMPD Administrative Service Center facility that includes property storage rooms, conference rooms, common areas, offices, restrooms, and other ancillary areas. This contract modification includes owner-requested changes, hidden conditions, design improvements and corrections not included in the original design. These changes include: additional storage shelving, additional phone outlets for versatility of lobby area, revisions to doors and hardware for access

control, additional support for roof condensers, installation of a hose bib on roof to accommodate HVAC maintenance, added sink in Property Room for test lab activities, modification of ceiling in Property Room to provide required clearance between fire sprinklers and mobile shelves, added floor outlets in lobby is to provide power and data in area.

City Council had previously approved Contract Modification No. 2 at its September 6, 2012 meeting. This modification was cancelled because part of the work has been completed under a separate annual contract for significantly less cost. The original modification was for \$34,154.00. The work that was completed by the annual contractor was for \$19,450.00.

The cumulative total of the agreement requires Council approval of this modification. The original contract was \$3,683,067.00. The total of all contract modifications to date including this modification is \$23,863.00 making the contract total price \$3,706,930.00. Funds are available in the 2012 Budget, Capital Improvement Projects/Other Costs/SCMPD Administrative Services Center (Account No. 311-9207-52842-PB0836). Recommend approval.

26. Flooring for Savannah Civic Center – Event No. 557. Recommend approval to procure new flooring at the Savannah Civic Center from Center Office Systems in the amount of \$301,264.39. The flooring will be utilized by the Civic Center to enhance the infrastructure and appearance on the first, second, and third floors. The products being used are carpet tiles, matching broadloom carpet, a luxury vinyl plank product, and rubber cove base and rubber accessories.

Bids were received August 13, 2012. This bid has been advertised, opened and reviewed. The bidders were:

L.B. Center Office Systems <sup>(B)</sup>	\$ 301,264.39
United Grounds Maintenance Services, Inc. <sup>(F)</sup>	\$ 340,780.54
Phillips Flooring Center <sup>(D)</sup>	\$ 369,000.00

Funds are available in the 2012 Budget, Capital Improvement Projects/Other Costs/Civic Center Carpet Replacement (Account No. 311-9207-52812-CC602). A Pre-Bid meeting was conducted and eight vendors attended. <sup>(B)</sup>Indicates local non-minority owned business; <sup>(D)</sup>Indicates non-local non-minority owned business; <sup>(F)</sup>Indicates non-local woman owned business. Recommend approval.

27. Civic Center Loading Dock – Event No. 667. Recommend approval to procure Consultant Services from Kern-Coleman & Company, LLC in the amount of \$28,500.00. The consultant will assist the City in developing design documents to construct a new permanent loading dock structure to replace the existing temporary dock extension at the Civic Center and provide construction administration services throughout construction. The loading dock is used only for the Johnny Mercer Theater.

The method used for this procurement was the Request for Proposal (RFP), which evaluates criteria in addition to costs. The criteria evaluated as part of this RFP were qualifications and experience, methodology, references and fees. The Consultant met the minimum qualifications as outlined in the RFP.

Although 230 bidders were notified about this RFP, only one proposal was received.

The RFP was received October 16, 2012. This RFP has been advertised, opened and reviewed. Delivery: 2 Months. Terms: Net-30 Days. The proposer was:

B.P. Kern-Coleman & Co. LLC <sup>(B)</sup> \$ 28,500.00

Funds are available in the 2012 Budget, Capital Improvements Fund/Capital Improvements Projects/Other Costs/Civic Center Loading Dock (Account No. 311-9207-52842-CC203). A Pre-Proposal meeting was conducted. <sup>(B)</sup>Indicates local non-minority owned business. Recommend approval.

28. Coffee Bluff Marina – Event No. 674. Recommend approval to procure construction services for the Coffee Bluff Marina from Weimar Construction Company, Inc. in the amount of \$3,941,368.00. Staff has negotiated with the recommended contractor to value engineer the project in order to come within budget. State construction law allows negotiation with the lowest bidder.

The project includes replacement of the existing marina store, boat hoist, shore protection, floating docks and the addition of a new fishing pier, boat storage building, a community park, paved parking area, and associated site work.

Contractors were prequalified for this project and all Contractors that submitted were approved to bid the project.

The Minority and Women Business Enterprise (MWBE) goal for this project is 8% MWBE, 5% MBE & 3% WBE. The recommended contractor submitted participation of 10.1% MWBE consisting of 7% MBE utilizing Diaby Electric and 3.1% WBE utilizing Air Therm, RPI Residential, Triad Supply, Bridges Wood Products and Floyd Concrete.

Bids were received October 9, 2012. This bid has been advertised, opened and reviewed. The bidders were:

L.B. Weimar Construction Company, Inc. <sup>(B)</sup>	\$ 4,841,368.00
Pioneer Construction, Inc. <sup>(F)</sup>	\$ 5,089,500.00
TIC-The Industrial Company <sup>(B)</sup>	\$ 5,459,250.00

Funds are available in the 2012 Budget, SPLOST V (Account No. 311-9207-52842-RD0309). A Pre-Bid meeting was conducted and three vendors attended. <sup>(B)</sup>Indicates local non-minority owned business; <sup>(F)</sup>Indicates non-local woman owned business. Recommend approval.

29. Tree and Stump Removal – Event No. 714. Recommend approval to award an annual contract for tree and stump removal to Bartlett Tree Experts and McKinnon, Inc. in the estimated amount of \$100,000.00. The services included the removal of trees and grinding of stumps.

Bidders were pre-qualified based upon the following criteria: company qualifications and experience, staff that includes a certified arborist, references, proper insurance and necessary equipment. The two qualified bidders will provide bids for a pre-determined list of work to be accomplished on a weekly basis and will be awarded that specific list of work based on the lowest bid submitted.

This bid has been opened and reviewed. Delivery: As Needed. Terms: Net-30 Days.

The qualified bidders were:

Barnett Tree Experts <sup>(D)</sup>  
McKinnon, Inc. <sup>(D)</sup>

Funds are available in the 2012 Budget, General Fund/Park and Tree/Other Contractual Service (Account No. 101-6122-51295). A Pre-Bid meeting was conducted. <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

30. Ford Police Interceptor Utility All Wheel Drive – Event No. 715. Recommend approval to procure two Ford Police Interceptor Utility vehicles from J.C. Lewis Ford in the amount of \$57,392.00. The vehicles will be used by the Savannah-Chatham Metropolitan Police Department as part of the K-9 patrol unit. These vehicles replace Units 7978 and 7947 which are no longer economical to operate or repair.

Bids were received October 9, 2012. This bid has been advertised, opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The bidders were:

L.B.	J.C. Lewis Ford <sup>(B)</sup>	\$	57,392.00
	Bartow Ford <sup>(F)</sup>	\$	59,558.00
	O.C. Welch <sup>(D)</sup>	\$	64,302.00

Funds are available in the 2012 Budget, Vehicle Replacement Fund (Account No. 613-9230-51515). A Pre-Bid meeting was not conducted. <sup>(B)</sup>Indicates local non-minority owned business; <sup>(D)</sup>Indicates non-local non-minority owned business; <sup>(F)</sup>Indicates non-local woman owned business. Recommend approval.

31. High Density Shelving – Sole Source – Event No. 788. Recommend approval of a high density mobile storage system from WHC-Walter Hopkins Company in the amount of \$115,150.00. This system will be installed at the newly renovated SCMPD Administrative Services Center located at 3401 Edwin Street and will work in conjunction with the system purchased under the construction contract for storage of evidence material. The capacity of shelving needed has grown since previously determined during the design phase of the project in 2009.

The reason for the sole source is that this filing system is only available through the distributor and must match the existing units.

This bid has been opened and reviewed. Delivery: 60 Days. Terms: Net-30 Days. The bidder was:

S.S.	WHC-Walter Hopkins Company <sup>(D)</sup>	\$	115,150.00
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Funds are available in the 2012 Budget, Capital Improvements Fund/Capital Improvements Projects/Other Costs/Savannah Public Safety Metroplex (Account No. 311-9207-52842-PB836). A Pre-Bid meeting was not conducted as this is sole source procurement. <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

32. Zonar Annual Service - Event No. 789. Recommend renewing an annual contract for GPS vehicle tracking services from Zonar Systems, Inc., in the amount of \$34,973.40. The GPS equipment is installed on Sanitation Bureau vehicles to provide data and various reports of real-time locations, operational statuses and vehicle idle times. This equipment also assists Sanitation in routing vehicles in the most efficient and cost effective method. The original RFP was approved by Council on September 23, 2010. Pricing for the access to the satellite and service is based on the original contract. The City elected to standardize using Zonar's equipment in 2008 to provide GPS vehicle tracking equipment through the RFP process.

This bid has been opened and reviewed. Delivery: As Needed. Terms: Net 30 Days. The bidder was:

S.S. Zonar, Inc. <sup>(D)</sup>

\$ 34,973.40

Funds are available in the 2012 Budget, Sanitation Operation Fund/Director/Other Contractual Service (Account No. 511-7101-51295). A Pre-Bid meeting was not conducted as this is an annual contract renewal. <sup>(D)</sup>Indicates non-local non-minority owned business. Recommend approval.

**ALCOHOLIC BEVERAGE LICENSE SHOW CAUSE HEARINGS**

33. The-Hide-A-Way. A hearing for Justin Love to show cause why the liquor, beer and wine (drink) Sunday sales license at 13051 Abercorn Street, which is located between Apache Avenue and Middleground Road in District 6, should not be suspended or revoked for violations of the Alcoholic Beverage Ordinance. (Mr. Love surrendered the license on October 26, 2012.)

City of Savannah  
Summary of Solicitations and Responses  
For November 1, 2012 Agenda

<u>Bid 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>
Event #557		Flooring for Savannah Civic Center	Yes	No	142	35	3	0	\$ 301,264.39	0	B	0	0
Event #667		Civic Center Loading Dock	Yes	Yes	230	60	1	0	\$ 28,500.00	0	B	0	0
Event #674		Coffee Bluff Marina	Yes	Yes	3	1	3	1	\$4,841,368.00	0	B	0	0
Event #714		Tree and Stump Removal	Yes	Yes	66	19	2	0	\$ 100,000.00	0	D	0	0
Event #715		Ford Police Interceptor Utility All Wheel Drive	Yes	Yes	52	1	3	0	\$ 57,392.00	0	B	0	0
Event #788		High Density Shelving	No	No	1	0	1	0	\$ 115,150.00	0	D	0	0
Event #789	<b>X</b>	Zonar Annual Service	No	No	1	0	1	0	\$ 34,973.40	0	D	0	0

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



## MEMORANDUM

**TO:** Mayor and Aldermen

**FROM:** Stephanie Cutter, Acting City Manager *SC*

**SUBJECT:** 2<sup>nd</sup> Public Hearing and Adoption of the 2013-2017 Consolidated Housing and Community Development Plan and the 2013 One Year Action Plan

**DATE:** October 25, 2012

The Second Public Hearing on the City's 2013-2017 Consolidated Housing and Community Development Plan and the 2013 One-Year Action Plan will be held on Thursday, November 1, 2012 during the regularly scheduled City Council meeting. The purpose of the Second Public Hearing is to provide citizens the opportunity to comment on the proposed five year plan as well as the budget recommendations for use of 2013 federal entitlement funds. The First Public Hearing was held on May 2, 2012 at the Coastal Georgia Center.

Following the close of the Second Public Hearing, staff will request City Council's approval for the adoption of the One Year and Five Year plans. A copy of the proposed 2013 One Year Action Plan budget for the Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) programs is attached. Copies of this information also will be available at the upcoming public hearing.

### Public Comments

Per federal regulations, local jurisdictions are required to notify the public of its proposed plans and provide a thirty day period for public comment. The 2013 One Year Action Plan was published in the local newspaper on September 24, 2012; and the One Year and Five Year plans have been available for public review and comment on the City's website for the comment period of September 24<sup>th</sup> to October 24, 2012. During the public comment period, the City received two (2) written comments from the public, from the



Small Business Assistance Corporation and Union Mission, Inc. A summary of public comments received and staff feedback is provided below.

1. **Small Business Assistance Corporation**

The City received a thank you card from Tony O'Reilly, Executive Director of the Small Business Assistance Corporation. Mr. O'Reilly thanked the City for the proposed funding for the Small Business Development Program, stating they realize, better than most, resources are scarce and difficult to obtain and they are very grateful for the City's confidence in SBAC.

2. **Union Mission, Inc.**

Dr. Frances Carter, President and CEO of Union Mission, Inc. requested reconsideration of the recommendation not to award funding on the grounds that the application was received after the deadline expired, expressing concern that the process was made more difficult due to the request for agencies to consolidate services.

*Staff Report*

Community Planning & Development staff report Dr. Carter received a follow-up email within 24 hours of the application deadline, advising her that the late applications had been documented and the applications clearly state: "Applications must be received by 4:00pm" and "late applications will not be accepted." City staff also has confirmed Union Mission was not among the agency's to consolidate services. Finally, staff contacted the Atlanta Office of the U.S. Department of Housing and Urban Development on Friday, October 5<sup>th</sup> which confirmed that the City must abide by its published policy.

**Next Steps**

Following the close of the Second Public Hearing, staff will seek City Council's adoption of the 2013-2017 Consolidated Housing and Community Development Plan and the 2013 One Year Action Plan; and approval to submit these and related official documents to the U.S. Department of Housing and Urban Development. The deadline for our submission is November 15, 2012. **Recommend Approval**

cc: Taffanye Young  
Kerri Reid



**2013**

**HOUSING AND COMMUNITY DEVELOPMENT  
ONE-YEAR ACTION PLAN**

**A PUBLIC HEARING on the One-Year Action Plan will be held during the City Council meeting on Thursday, November 1, 2012, 2:00p.m. in Council Chambers, City Hall, 2<sup>nd</sup> Floor.**

The Housing and Community Development Plan consolidates the planning requirements for the City's federally-funded Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) programs. The Plan consists of two parts. The first part is the **Five-Year Plan**. It outlines the City's housing, homelessness, community development, and economic development needs, and the goals, objectives, and strategies that will be pursued between 2013 and 2018 to address these areas. Special emphasis is on the needs of individuals and families with low-to-moderate incomes who are living in poverty. This part of the plan was approved by Council in October 2007.

The second part of the Plan is the **2013 One-Year Action Plan**. The One-Year Action Plan sets out how the City will address its housing, homelessness, community development, and economic development needs through the allocation of entitlement funds from the U. S. Department of Housing and Urban Development. These funds are allocated

primarily to benefit low- and moderate-income persons. In 2007, the City Council shifted the focus of CDBG human service awards to support programs which can reduce poverty for low-income families living in five designated census tracks with the highest concentration of poverty. This focus will continue in 2013.

The proposed one-year plan is described below.

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## 2013 ONE-YEAR ACTION PLAN

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### PROJECTED SOURCES OF FUNDS: (Estimated)

Community Development Block Grant	\$2,111,891
CDBG Program Income (Estimated)	376,657
15% - 2012 Program Income for Human Service Programs (Estimated)	78,535
Emergency Solutions Grant	208,518
HOME Investment Partnerships Program Grant	676,974
HOME Program Income (Estimated)	572,000
<b>TOTAL PROJECTED FUNDS:</b>	<b>\$4,024,575</b>

### I. PROPOSED USE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

It is estimated that not less than 98% of CDBG funds will be used for projects benefiting low- and moderate-income persons, with the remaining 2% applied to programs eliminating slum and blight.

#### **A. HUMAN SERVICES (\$365,658)**

1. **Consolidated Services Program: America's Second Harvest and Equal Opportunity Authority, Inc. (81,423)** The Community Kitchen with Supportive Services grant will provide adult and youth culinary arts training coupled with employment supportive services through EOA. The program components offered at multiple sites.
2. **Chatham-Savannah Authority for the Homeless (\$33,925)**. A grant to provide unified case management/Continuum of Care Coordination for the City of Savannah and for homeless persons in the community. Program will operate from 2301 Bull Street.
3. **Economic Opportunity Authority, Inc. - Home Buyer Education (\$33,925)**. A grant to provide classroom instruction on the home-buying process, targeting low-to-moderate income persons who want to prepare for home ownership. Program is located at 618 West Anderson Street.
4. **Savannah-Chatham County Fair Housing Council, Inc. (\$33,925)**. A grant to provide a fair housing education and enforcement program as required by the U. S. Department of Housing and Urban Development for entitlement communities. Agency is located at 7 Drayton Street.
5. **Savannah Association for the Blind (\$21,204)**. A grant to assist persons living with blindness by providing counseling, case management, functional skills for independent living and jobs skills. The program will be located at 214 Drayton Street.

6. **Moses Jackson Advancement Center (\$161,256 including 90,000 in program income).** Funding for a comprehensive, multi-faceted Center tailored to meet the needs of middle and high school-aged youth and families in disadvantaged, low and moderate income, CDBG-eligible neighborhoods. Services will include academics, behavior, life skills, job/entrepreneurial skills, financial education and post-graduation opportunities. The program will be located at 1401 Richard Street.

**B. HOUSING (\$1,033,206 including \$162,000 in estimated CDBG program income).**

1. **Property Management (\$6,600).** Maintenance and disposal cost of city owned properties acquired primarily through foreclosure.
2. **Volunteer and Special Purpose Improvements (\$240,606 including \$92,000 in estimated CDBG program income).** Provides minor home improvements for income-eligible home owners. Will correct health and safety concerns and/or interior and exterior deteriorations. Primarily through the use of volunteer labor.
3. **Community Housing Services Agency (CHSA) (\$150,000 including \$70,000 in estimated CDBG program income).** An \$80,000 grant will be used to support operating costs associated with this nonprofit coordinating rental projects. Additional funding of \$70,000 is estimated CDBG program income, which will be used to provide funding for the rehabilitation of affordable rental properties. Loans are available to investors at variable interest rates and terms.
4. **Housing Project Delivery Costs (\$490,000).** Activity delivery costs related to carrying out City housing rehabilitation and housing lending activities. Program operates from 10 East Bay Street.
5. **Living Independence for Everyone, Inc. (L.I.F.E.) (\$36,000).** A grant for a home accessibility modification program which enables persons with disabilities to live independently. Program operates from 17-19 East Travis Street.
6. **Loan Processing (\$10,000).** Direct costs associated with processing and servicing loans and grants.
7. **Owner Occupied Rehabilitation (\$100,000).** Low interest loans/grants to homeowners for minor to moderate property improvements.

**C. NEIGHBORHOOD IMPROVEMENT (\$38,329)**

1. **Code Corrections for the Elderly (\$38,329).** Funding to assist elderly residents with the costs of correcting code violations on their properties.

**D. ECONOMIC DEVELOPMENT (\$632,180) including \$249,060 in CDBG program income).**

1. **Small Business Assistance Corporation (\$369,678 including \$204,178 in estimated CDBG program income).** A grant of \$165,500 for the agency's program operating costs and \$204,178 in program income to be retained in the revolving loan fund for lending to eligible businesses which create and make available jobs for low- and moderate-income persons. SBAC provides direct loans, loan guarantees, and technical assistance, citywide, for small and micro business start-ups and expansions. SBAC is located at 111 East Liberty Street, in the Small Business Assistance Center.

2. **Recapitalization of Loan Guarantee Program (\$100,000).** Funds to recapitalize the City's CDBG Loan Guarantee Funds administered by SBAC.
3. **Business Façade Loans (\$10,479 in estimated CDBG program income).** Reallocation of \$10,479 in estimated CDBG program income will be used for eligible economic development façade improvement projects on Broughton Street and/or Martin Luther King, Jr. Boulevard/Montgomery Street.
4. **Section 108 Loan Repayment (\$152,023 including \$34,403 in estimated CDBG program income).** Payments of principal and interest due to HUD for a Section 108 loan guarantee taken out for the City's economic development program.

**D. ADMINISTRATION AND PLANNING (\$497,710).**

1. **Community Planning and Development Department (\$497,710).** General administration and management of the CDBG, HOME, and other Federal and State grant programs, including monitoring of subrecipients, development of new projects, grantsmanship, and technical assistance to nonprofit agencies. Community planning includes comprehensive planning in low-income census tracts, with active citizen participation, and housing and community development planning citywide and for the CDBG target area.

**II. PROPOSED USE OF EMERGENCY SOLUTIONS GRANT FUNDS (\$208,518).**

1. **Consolidated Homeless Prevention Programs: Economic Opportunity Authority, Georgia Legal Services and Wesley Community Centers (\$110,425).** Provides housing assistance, financial training and legal aid to prevent homelessness. The program components offered at multiple sites.
2. **Consolidated Street Outreach Programs: Social Apostolate and United Ministries (\$24,954).** Provides coordinated services to unsheltered homeless persons i.e. food, clothing, personal identification etc. program components offered at multiple sites.
3. **Inner City Night Shelter (\$20,000).** Provides night shelter and support services for homeless men who are chronic substance abusers/mentally ill. The program is located at 124 Arnold Street.
4. **Interfaith Hospitality Network of Coastal Georgia (\$17,500).** Provides shelter, food and other essentials for homeless families. The program is located at 126 Horizon Park Drive.
5. **The Salvation Army (\$20,000).** Emergency shelter and transitional housing for homeless men, women, and families. The program is located at 3100 Montgomery Street.
6. **ESG Program Administration. (\$15,639)** General administration and management of the Emergency Solutions grant programs, including monitoring of subrecipients, and technical assistance to nonprofit agencies.

**III. PROPOSED USE OF HOME FUNDS (\$1,248,974 including \$572,000 in estimated program income).**

1. **City - Development of Vacant/In-fill Houses (\$667,682.00 including 344,800 in estimated**

**program income).** To provide financing for acquisition, construction, rehab and sale of single family housing. Primarily in Cuyler-Brownsville, Benjamin Van Clark Park, and other redevelopment areas.

2. **City - Dream Maker- Down Payment Assistance Program (\$240,000 including \$120,000 in estimated HOME program income).** A program to provide grants and/or loans for down payment assistance or GAP financing for home acquisition. Program operates from 10 E. Bay Street.
3. **CHSA Development, Inc. (\$81,000 including \$50,000 in estimated HOME program income).** Funding for rehabilitation or new construction or single-family homes by nonprofit housing developers.
4. **City - Housing Program Administration (\$124,897 including \$57,200 in estimated HOME program income).** Administration of the HOME Program by the City's Housing Department.
5. **CHDO Development Projects (\$101,546).** Set-aside of funds to be allocated to City-designated CHDO's to develop affordable, single-family housing for low-and-moderate income persons.
6. **CHDO Operating Funds (\$33,849).** Funds to be allocated to City CHDO's for operating costs in support of CHDO housing development project delivery.

**EQUAL OPPORTUNITY STATEMENT:** The City of Savannah, Georgia does not discriminate on the basis of race, color, national origin, sex, religion, age, or disability in employment or provision of services. If you would like to attend the Public Hearing and need the services of a language interpreter or interpreter for the deaf, please call Ms. Kerri Reid, Community Development Administrator, at 651-6520 (TDD: 651-6520), by October 24, so that arrangements can be made.

Public Meeting  
4219 Bull Street Rezoning  
October 16, 2012  
Meeting Notes

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**In Attendance**

Citizens- 31 present – see attached sign-in sheets.

**Elected Officials Present**

Mayor Pro Tem Van Johnson  
Aldерwoman Estella Shabazz  
Aldерwoman Mary Ellen Sprague

**City Staff - Present**

Susan Broker, Citizen Office  
Joe Shearouse, Citizen Office  
Judee Jones, Revenue Department  
Marcus Lotson (MPC)

**Introduction (Susan Broker)**

- Purpose of meeting is to gain an understanding of the impact of the zoning petition, and the intent of the petitioner, David Thorne, at 4219 Bull Street.

**Petitioner Explanation of purpose of Re- Zoning (David Thorne)**

- Owner of Bar Bar, in City Market for 19 years
- Experience running successful businesses
- Part of the re-birth of City Market
- Change the environment of this neighborhood
- Create a better sense of place
- Establish a "Cheers" type bar
- Allow people to have a beer after work and be close to home
- Bars trending toward neighborhoods because of DUI laws, and the desire of people to be close by.
- Hours would be from 4pm- 11pm, no late night crowd
- Eventually would like to add kitchen
- Must reapply for alcohol license annually, if neighborhood does not like outcome, do not renew permit

## Questions

- Why don't people just go to Habersham Village for a drink? It is close.
  - **Mr. Thorne-** No available space, more expensive, prices are higher there for leasing and drinks, market is full in that area
- Why this location?
  - **Mr. Thorne-** I believe this community is ready for change, I received a good deal on the property, and I have experience establishing locations. This is a beautiful area and ripe for development.
- How will you find parking?
  - **Mr. Thorne-** there will be parking on site, on the property; I believe somewhere from 10-15 spaces.
  - **Mr. Lotson(MPC)-** He would be required to meet all standards to gain a certificate of occupancy
- How will you control the crime?
  - **Mr. Thorn-** I do not intend to have flashy signs, or draw large crowds. I believe it will only hold 30 or so people, and I will close around 11 so I can go home and sleep. I will hire several off duty police officers if they become needed.
  - **Public Comment-** You must understand we will have to live with this. After you go home, the people that hang around will be in our neighborhood, if they are drunk, or angry, it will affect us, even after you leave.
- What about noise issues?
  - **Mr. Thorn-** I will not have any bands or loud music. I am just trying to create a place to have a drink after work. If the community does not want this here, I understand, and I will not push this. I am try to add value it this area, not hurt it or you in any way.
- What will be the occupancy rate of the building? **Alderwomen Sprague**
  - **Mr. Thorne-** Probably between 30-50 people max. I don't imagine having large crowds. It's a small place especially if I add a kitchen.
  - **Mr. Lotson-** This would be calculated by square footage.
- What made you pick that corner?
  - **Mr. Thorne-** First Mr. Diasis worked out a good deal with me on the first two years lease, and the area is beautiful. I want to try something new on the Bull street corridor, and make it a place where people want to come.
- If you leave can another bar be open there?
  - **Mr. Lotson (MPC begins fielding questions)-** Yes but they would have to be approved for an alcohol license, under the new owner's name.
- Can a convenience store be opened there if it is rezoned?

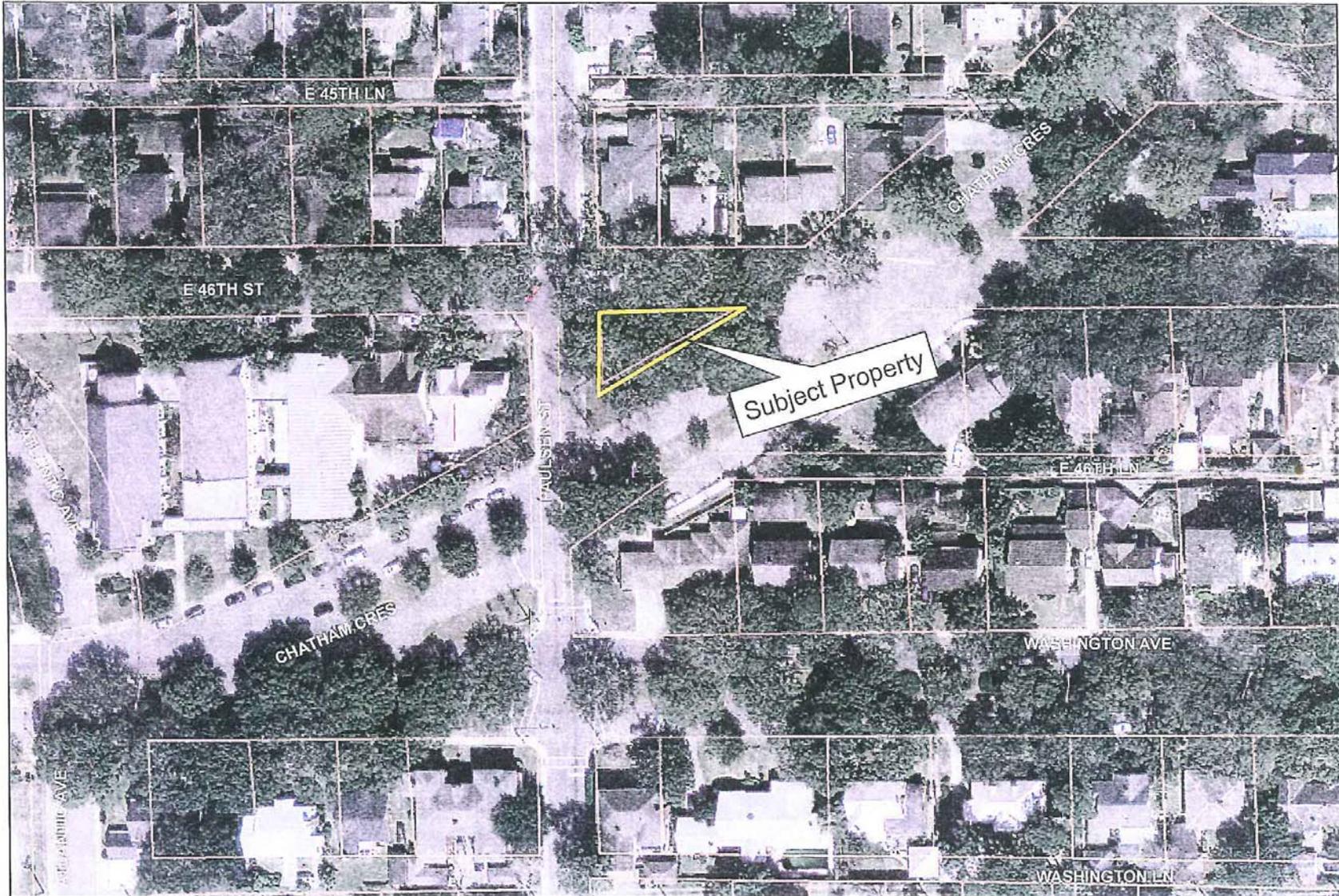
- **Mr. Lotson**- several additional uses will be allowed if this parcel is rezoned, but will require additional approval to begin operating. This particular area was re-zoned in 1984 to a B-G-1, with the intent to prevent this kind of use; this is why the MPC recommended denial of this petition. Mr. Lotson describes several land uses.

#### **Actions**

- Alderwoman Sprague asked the group to raise their hands if they were for, against or neutral on the rezoning. While there was no official count, all acknowledged that there were more folks in attendance who were against the rezoning.
- Alderwoman Shabazz told the group that the petition will be back in front of City Council on the November 1 agenda. She said that she had heard everyone's concerns and will discuss it with her colleagues.
- Mayor Pro Tem Johnson thanked everyone for coming and indicated that he understands the concerns and also reiterated that Council has to look long term at what land uses are appropriate as neighborhoods change and evolve.

**Meeting was adjourned.**

# PETITION 120270 GARDEN CLUB PROPERTY





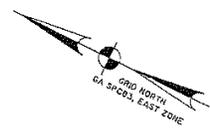
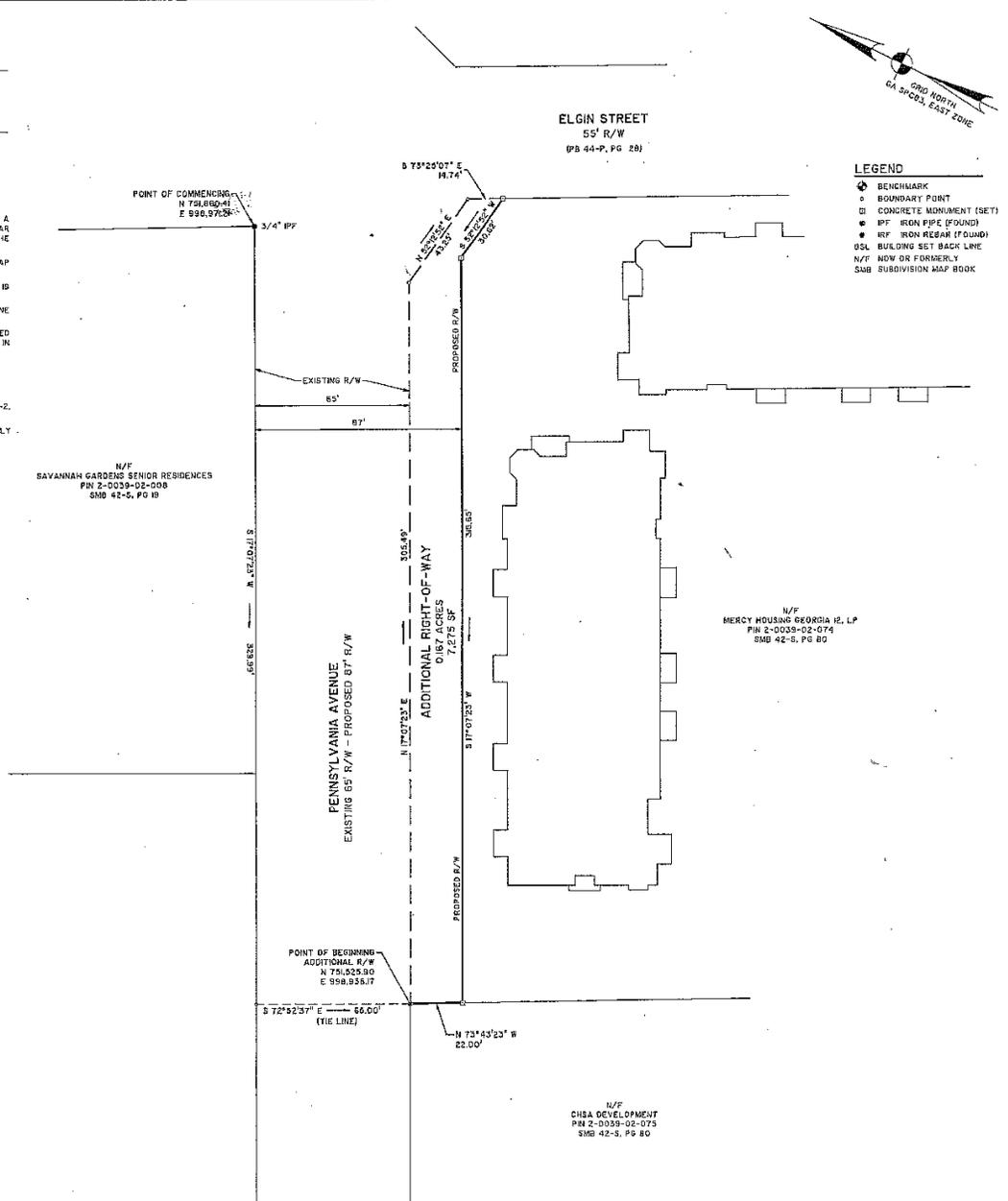
Petition 120270

**CERTIFICATE OF DEDICATION**  
 ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES  
 FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY  
 DEDICATED FOR THE USES INTENDED.

MERCY HOUSING \_\_\_\_\_ DATE \_\_\_\_\_  
 APPROVED BY THE MAYOR AND ALDERMEN, CITY OF SAVANNAH, GA  
 CITY MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

- NOTES**
1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
  2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,600 FEET OR BETTER, AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
  3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "TSH" UNLESS OTHERWISE NOTED.
  4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 62,764 FEET.
  5. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
  6. ACCORDING TO F.I.R.M. MAP NO. 1803C, PANEL 166F, REVISED SEPTEMBER 26, 2008, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE "X".

- REFERENCES**
1. A MINOR SUBDIVISION PLAT SAVANNAH GARDENS PARCELS C-1 & C-2, DATED MARCH 31, 2011, RECORDED IN PLAT BOOK 42-5, PAGE 61.
  2. MAJOR SUBDIVISION OF SAVANNAH GARDENS, PHASE 2A, DATED JULY 25, 2011, RECORDED IN SMB 42-5, PAGE 133.



- LEGEND**
- ⊕ BENCHMARK
  - BOUNDARY POINT
  - CONCRETE MONUMENT (SET)
  - IPF IRON PIPE (FOUND)
  - IRP IRON REBAR (FOUND)
  - GSL BUILDING SET BACK LINE
  - N/F NDW OR FORMERLY
  - SMB SUBDIVISION MAP BOOK



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TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS AND REQUIREMENTS OF LAW.

STUART W. SPENCER  
 GEORGIA REGISTERED LAND SURVEYOR  
 LICENSE NO. 3066

**RIGHT OF WAY PLAT**  
**PENNSYLVANIA AVENUE**  
**SAVANNAH GARDENS**

CITY OF SAVANNAH  
 CHATHAM COUNTY, GEORGIA

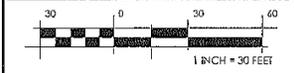
prepared for  
**MERCY HOUSING**

No.	Revisions	Date

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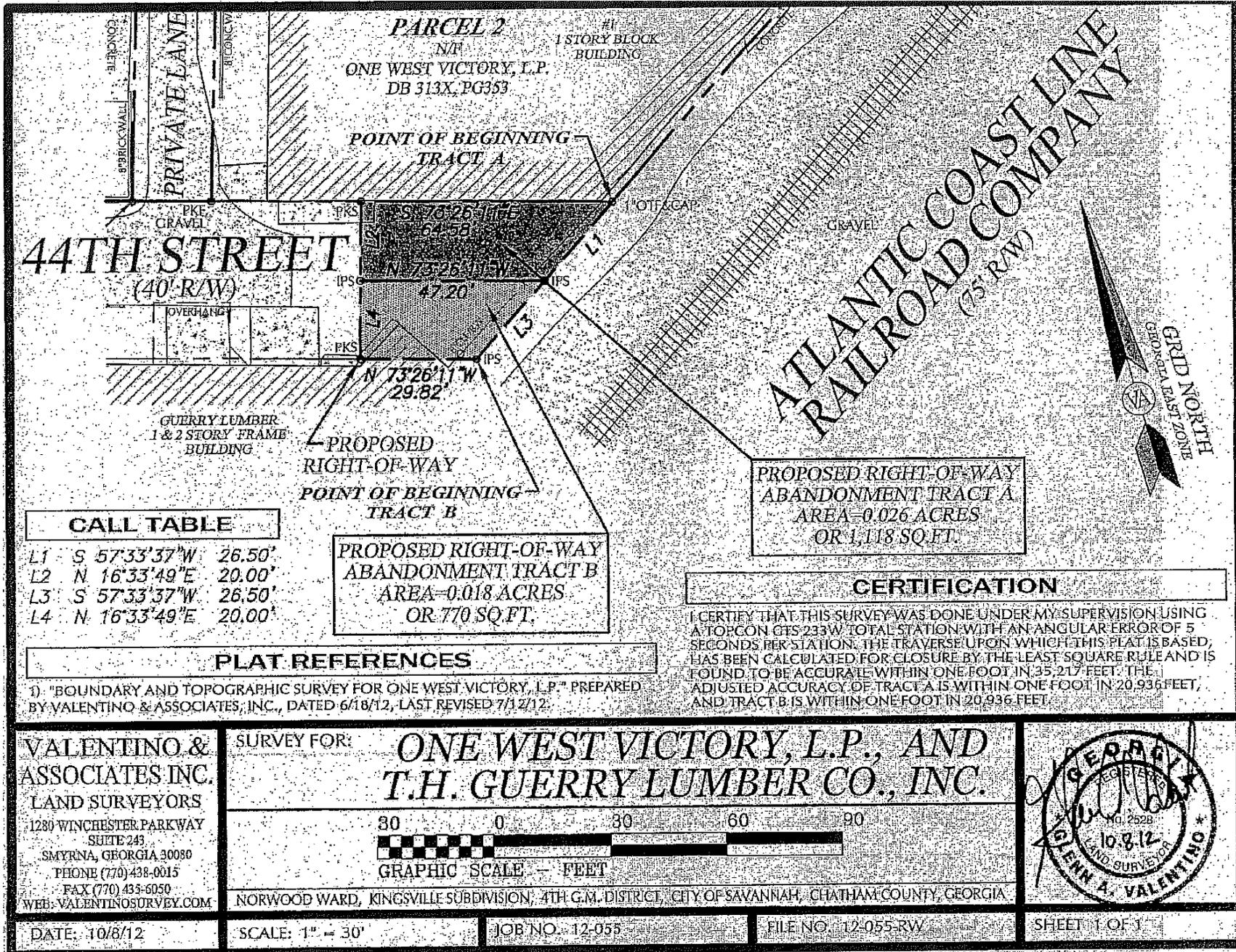
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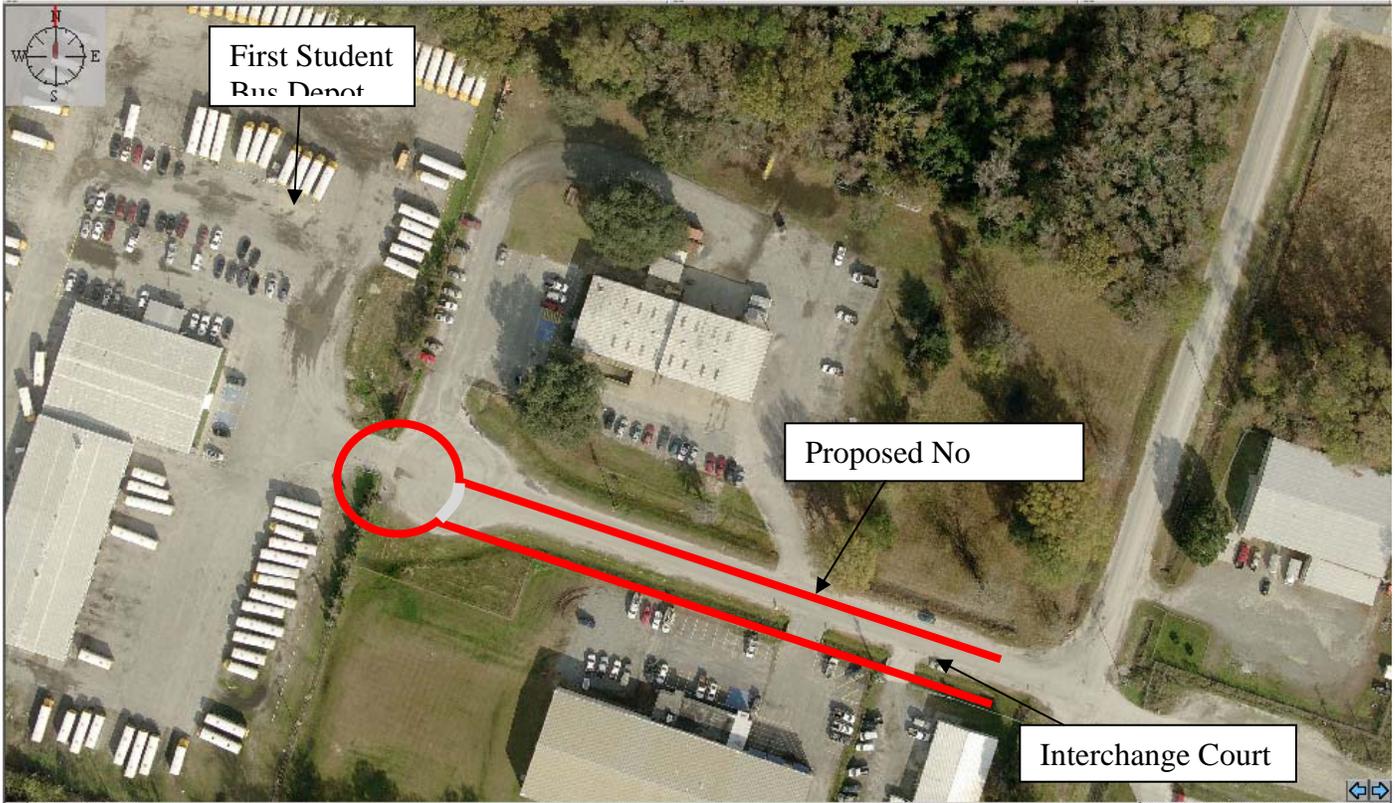
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02/27/12	WPW	SWS	02/20/12	BL

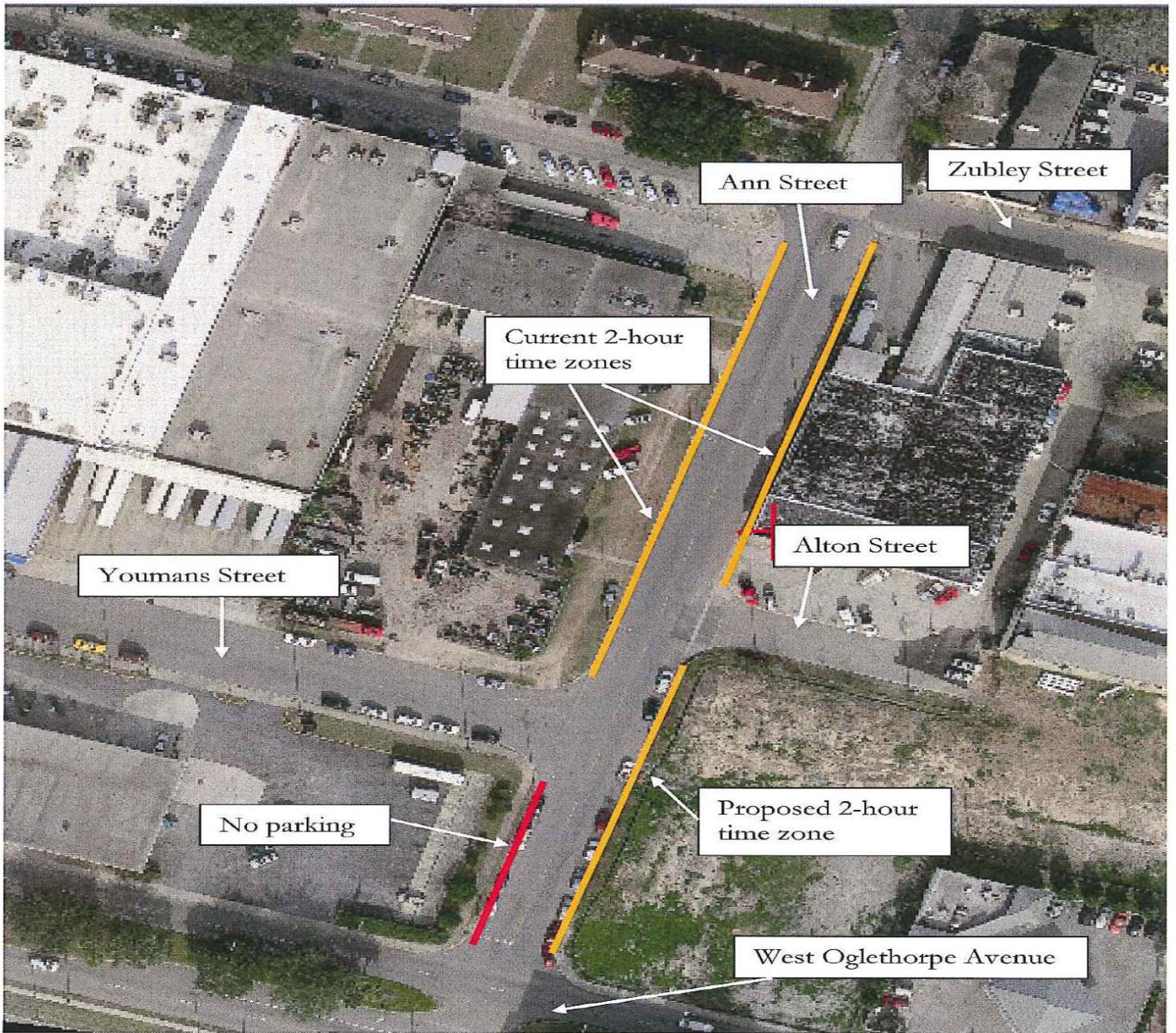
job: 21470.1002 SHEET 1 OF 1

Right-of-Way Acceptance – East Side of Pennsylvania Avenue



**PROPOSED PARKING REMOVAL  
INTERCHANGE COURT FROM  
INTERCHANGE DRIVE TO DEAD END**





**Ann Street Between Zubley and Alton Streets**