



Work Session and City Manager's Briefing

The work session and City Manager's briefing was held at 11:02 a.m., in the 2nd Floor Media Room. Mayor Johnson called the meeting to order and recognized Alderman Purtee to offer a prayer.

PRESENT: Mayor Van R. Johnson, II, Presiding
Alderwoman Carolyn H. Bell, Post 1 – At-Large
Alderwoman Alicia Miller Blakely, Post 2 – At-Large
Alderwoman Bernetta B. Lanier, District 1
Alderman Detric Leggett, District 2
Alderwoman Linda Wilder-Bryan, District 3 – Vice Chair
Alderman Nick Palumbo, District 4 – Chairman
Alderwoman Dr. Estella Edwards Shabazz, District 5 – Mayor Pro Tem
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:
City Manager Jay Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey
Deputy Clerk of Council Margaret Fox

AGENDA ITEMS:

1. Fairgrounds Update. **[PRESENTED by City Manager Melder]**
2. Homelessness Update. **[PRESENTED by City Manager, Interagency Council on Homelessness Executive Director Stephanie Kaple, and Chatham Savannah Authority for the Homeless Executive Director Jennifer Dulong]**
- ~~3. Closed Executive Session: Litigation, Personnel, and Real Estate.~~
- ~~4. City Manager's Agenda Review.~~

There was no action taken during the workshop. Mayor Johnson adjourned the work session at 12:57 p.m.



Regular Meeting of the Mayor and Aldermen

The regular meeting of the City Council was held at 2:04 p.m. Mayor Johnson recognized Mayor Pro Tem & District 5 Alderwoman Estella Edwards Shabazz to introduce Pastor/Presiding Elder/Reverend Catherine Wright Mathis of the newly organized Savannah South District of the Old Georgia Conference, to offer the invocation. The Pledge of Allegiance was recited in unison.

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Alderwoman Carolyn H. Bell, Post 1 – At-Large
Alderwoman Alicia Miller Blakely, Post 2 – At-Large
Alderwoman Bernetta B. Lanier, District 1
Alderman Detric Leggett, District 2
Alderwoman Linda Wilder-Bryan, District 3 – Vice Chair
Alderman Nick Palumbo, District 4 - Chairman
Alderwoman Dr. Estella Edwards Shabazz, District 5 – Mayor Pro-Tem
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:
City Manager Jay Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey
Deputy Clerk of Council Margaret Fox

AGENDA ITEMS:

APPROVAL OF AGENDA

1. Adoption of the Regular Meeting Agenda for April 25, 2024. **(APPROVED #1 UNANIMOUSLY, 9-0-0, as amended to add-on a Board Appointment for the Savannah Zoning Board of Appeals)**

APPROVAL OF MINUTES

2. Approval of the Minutes for the Work Session and City Manager's Briefing Held on April 11, 2024, at 11:00 a.m. **(APPROVED #2 and #3 UNANIMOUSLY, 9-0-0)**



3. Approval of the Minutes for the Regular Meeting Held on April 11, 2024, at 2:00 p.m. **(APPROVED #2 and #3 UNANIMOUSLY, 9-0-0)**

PRESENTATIONS

4. Appearance by Wesley Community Centers of Savannah to Receive a Proclamation Honoring its 75th Anniversary. **[PRESENTED by Mayor Johnson]**
5. A Proclamation to Proclaim April 29-May 3, 2024 as National Small Business Week in Savannah. **[PRESENTED by Mayor Johnson to Economic Development/Business Opportunity Manager MarRonde Lumpkin-Lotson]**
6. A Proclamation Declaring April 21–27, 2024 as Georgia Cities Week. **[PRESENTED by Mayor Johnson]**

ALCOHOL LICENSE HEARINGS

7. Approval of a Class E (Beer, Wine) (By the Package) Alcohol License to Changjiang Liu for Enson Market, A Grocery Store Located at 5501 Abercorn Street. The Establishment is Located Between East 73rd Street and Janet Drive in Aldermanic District 4.
Mayor Johnson opened the hearing for #7, #8, and #10.
No speaker(s).
CLOSED PUBLIC HEARING for #7, #8, and #10 UNANIMOUSLY, 9-0-0.
(APPROVED #7 UNANIMOUSLY, 9-0-0)
8. Approval Of a Class C (Beer, Wine) (By the Drink) Alcohol License with Sunday Sales to Joan Gomez for Los Domirican, A Restaurant Located At 12411 White Bluff Road. The Establishment is Located Between Austin Drive and Windsor Road Aldermanic District 6.
Mayor Johnson opened the hearing for #7, #8, and #10.
No speaker(s).
CLOSED PUBLIC HEARING for #7, #8, and #10 UNANIMOUSLY, 9-0-0.
(APPROVED #8 UNANIMOUSLY, 9-0-0)



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9. Approval of a Class B (Liquor) (Manufacturer) Alcohol License to the existing Class B (Beer) (Manufacturer) Alcohol License to James Massey for Third Wave Spirits, a manufacturer at 12 West 41st Street between Bull Street and Whitaker Street in Aldermanic District 2. (CONTINUED TO THE MAY 9TH CITY COUNCIL MEETING AT THE REQUEST OF CITY STAFF.)
(CONTINUED/POSTPONED #9 UNANIMOUSLY, 9-0-0, to the May 9, 2024 City Council Meeting)
10. Approval of a Class C (Liquor, Beer, Wine) Alcohol License to Ralph L. Grayson for Savannah Smiles Dueling Piano Saloon, a bar located at 314 Williamson Street between Montgomery Street and Barnard Street in Aldermanic District 2.
Mayor Johnson opened the hearing for #7, #8, and #10.
No speaker(s).
CLOSED PUBLIC HEARING for #7, #8, and #10 UNANIMOUSLY, 9-0-0.
(APPROVED #10 UNANIMOUSLY, 9-0-0)

ZONING HEARINGS

11. Petition of Robert L. McCorkle, Agent for Travis Stringer of Foram Development, LLC on Behalf of 621 Gwinnett, LLC for a Zoning Map Amendment to Rezone 810 E. Broad Street, 613-623 E. Gwinnett Street, and 610-614 E. Bolton Street (PIN 20043 07001, -04, -05, -06, -13, -15, -18, -19, and -20) from TC-2 to DX. The item was recommended as a PD (Small Planned Development) in Aldermanic District 2 (File No. 23-001408-ZA). (Continued from the March 28, 2024 Council Meeting. City Manager Recommendation Pending.)
(CONTINUED/POSTPONED #11, and related agenda item #13, UNANIMOUSLY, to the May 9, 2024 City Council Meeting)
12. Petition of Robert L. McCorkle, Agent for Ramsey Khalidi, LLC for a Text Amendment to Section 5.4 to Add the Indoor Amusement Use as a Limited Use in the I-L (Light Industrial) Zoning Districts (File No. 24-000624-ZA). (Continued from the March 28, 2024 Council Meeting; Item will be continued to the May 9, 2024 Council Meeting.)
(CONTINUED/POSTPONED #12, and related agenda item #14, UNANIMOUSLY, to the May 9, 2024 City Council Meeting)



ORDINANCES – FIRST AND SECOND READING

13. Petition of Robert L. McCorkle, Agent for Travis Stringer of Foram Development, LLC on Behalf of 621 Gwinnett, LLC for a Zoning Map Amendment to Rezone 810 E. Broad Street, 613-623 E. Gwinnett Street, and 610-614 E. Bolton Street (PIN 20043 07001, -04, -05, -06, -13, -15, -18, -19, and -20) from TC-2 to DX. The item was recommended as a PD (Small Planned Development) in Aldermanic District 2 (File No. 23-001408-ZA). (Continued from the March 28, 2024 Council Meeting. City Manager Recommendation Pending.) **(CONTINUED/POSTPONED #11, and related agenda item #13, UNANIMOUSLY, to the May 9, 2024 City Council Meeting)**
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PURCHASING ITEMS

15. Authorize the City Manager to Execute Contract Modification No. 2 for Energy Performance Owner's Representative Consulting Services with 2KB Energy Services in the Amount of \$37,205. The owner's representative services will be used to support the executions of investment grade energy audits of City facilities and support negotiation and execution of a guaranteed energy savings performance contract. (Office of Sustainability) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
16. Authorize the City Manager to Execute an Annual Contract and Maintenance Agreement with Vertosoft for OpenGov Software in the Amount of \$309,750. OpenGov is a budget and performance software solution used by the City for financial management operations in a cloud based environment for the public sector. This contract will provide regular maintenance and support as well as licensing to the City. (ITS) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**



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17. Authorize the City Manager to Execute a Contract for I&D Water Treatment Plant Concrete Repairs with E&D Contracting Services (LOCAL)(DBE) in the Amount of \$190,125. The concrete repairs are necessary due to the deterioration of existing concrete in various locations throughout the water treatment facility. (Industrial & Domestic Water) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
18. Authorize The City Manager To Execute A Contract For Demolition Of Structures With Masterfull Enterprises, LLC (Primary)(LOCAL) and Complete Demolition (Secondary) in an Amount Not to Exceed \$114,000. The Code Compliance Department will use this contract to remove unsafe structures that can attract criminal activity or other unwanted elements. (Code Compliance) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
19. Authorize the City Manager to Execute a Contract for the Purchase of a 750KW Generator From Cummins Sales and Service in the Amount of \$260,187. This generator supports lift station 64 that conveys over 4,000,000 gallons per day of sewage to the President Street WWTP and will simultaneously serves as utility backup in event of a power failure. (Water Conveyance) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
20. Authorize the City Manager to Execute an Annual Contract for Fleet Parts and Inventory Management with Genuine Parts Company dba NAPA Integrated Business Solutions in an Amount Not to Exceed \$1,600,000. This contract will be utilized by the City's Fleet Services Department for on-site fleet-related parts, supplies, and inventory management. The NAPA Integrated Business Solutions (IBS) will provide the City with a customized and streamlined parts management system. (Fleet) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
21. Authorize the City Manager to Execute an Annual Contract for Painting Services with E&D Contracting Services, Inc. (LOCAL)(DBE) and Quintech Solutions, Inc., in an Amount Not to Exceed \$97,945. This contract will be used to procure painting services for routine upkeep and maintenance of the ornamental light poles and fixtures, wrought iron fencing, handrails, and maritime cleats within the City of Savannah's Historic Parks and Squares. (Park & Tree) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**



22. Authorize the City Manager to Execute Contract Modification No. 1 for Evergreen Cemetery Fence Installation with Howells Fencing in the Amount of \$15,800. This modification will allow the installation of two (2) 20-foot gates and one (1) 12-foot gate instead of three (3) 10-foot gates. The larger gates are needed to allow larger equipment into the cemetery for maintenance. (Cemeteries) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
23. Authorize the City Manager to Authorize Contract Modification No. 1 to the 5-Year Equity Lease Agreement with Enterprise Fleet Management in the Amount Not to Exceed \$2,335,564. This modification will cover any additional vehicles added to the lease agreement as well as the differences in the estimated cost vs the actual cost for units that were previously approved. (Fleet) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**
24. Authorize the City Manager to Execute a Contract for Strategic Planning Advisory Services with Elevated Development Concepts, LLC in an Amount Not to Exceed \$67,500. The firm will provide support to the City Manager, Chief of Staff, and the Strategic Planning Leadership Team in developing the final guiding document and collaborative citywide strategic planning development. (Office of the City Manager) **(APPROVED #15 through #24 UNANIMOUSLY, 9-0-0)**

BOARD APPOINTMENTS

(ADD-ON)

Appointments to Savannah Zoning Board of Appeals - [One Vacancy and Two Terms Expired]

By majority vote, the following appointments were made:

Stephen M. Plunk (D2) – as the MPC designee
Benjamin T. Griffith (D2)
Brad Baugh (D2)

RESOLUTIONS

25. Authorize the Approval of a Resolution Authorizing the Community Housing Services Agency, Inc. (CHSA) to Make a \$1,230,000 Loan from the Savannah Affordable Housing Fund in Support of a 2024 LIHTC Application to Develop 41 Affordable Housing Apartments on Vacant Land at 1700 Drayton Street and 104 E. 34th Street. **(APPROVED #25, 8-1-0, with Ald. Miller Blakely voting no)**



26. Authorize Community Housing Services Agency, Inc. (CHSA) to Make a \$1,920,000 Loan from the Savannah Affordable Housing Fund in Support of a 2024 LIHTC Application to Develop up to 64 Affordable Housing Apartments for Senior Citizens on About 3.8 Acres of Land on the Former Fairgrounds Property Located at 4801 Meding Street. **(APPROVED #26, 7-0-2, with Ald. Miller Blakely and Ald. Lanier abstaining from the vote)**

AGREEMENTS

27. Development Agreement with Forsyth Commons, LLC for an Underground Public Parking Structure. **(APPROVED #27, #28, and #29 UNANIMOUSLY, 9-0-0)**
28. Approval of a Water & Sewer Agreement with New Hampstead Tract 5B, LLC for Oakwood at New Hampstead Phases 1A, 1B & 1C. This is for a development consisting of 121-Single Family Homes in the Travis Field Treatment Plant Service Area off Highgate Boulevard in Aldermanic District 5. **(APPROVED #27, #28, and #29 UNANIMOUSLY, 9-0-0)**
29. Approval of Intergovernmental Agreement for Improvements to Interstate 95 at Airways Avenue/Pooler Parkway (P.I. 0018402), in an Amount Not to Exceed \$100,000. **(APPROVED #27, #28, and #29 UNANIMOUSLY, 9-0-0)**

REAL ESTATE ITEMS

30. Authorize the City Manager to Execute the First Amendment to Purchase and Sale Agreement and the Development Agreement to govern the sale and development of the former Fairgrounds. **(APPROVED #30, 7-0-2, with Ald. Miller Blakely and Ald. Lanier abstaining from the vote)**

MISCELLANEOUS

31. Approval of Major Subdivision Tract N Phase 1 a portion of Parcel 4B at The Highlands at Godley Station. This proposed property totals 5.392 acres and will consist of 42 lots with varying lot sizes. The property has its own entrance off Highlands Boulevard in Alderman District 1. **(APPROVED #31 and #32 UNANIMOUSLY, 9-0-0)**



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32. Approval of a Major Subdivision Aspire at New Hampstead Phase 1. This proposed property totals 51.47 acres and will consist of 132 lots with varying lot sizes. The property has its own entrance off Coconut Drive at Regatta Lane and Kingswood Terrace in Alderman District 5. **(APPROVED #31 and #32 UNANIMOUSLY, 9-0-0)**
33. Added Item: Settlement #1. **Mayor Pro-Tem Dr. Shabazz moved to approve #33, authorizing the City Attorney's Office to settle the claim (car accident case) of Alexis Robbins, Jr. in the amount of \$112,500.00, seconded by Ald. Wilder-Bryan and Ald. Palumbo. The motion passed unanimously, 9-0-0.**
34. Added Item: Authorize Supplemental Budget Appropriations to Fiscal Year 2024 Operating and Capital Improvement Program. **(APPROVED #34, 8-0-1, with Ald. Miller Blakely abstaining from the vote)**

Following announcements, Mayor Johnson adjourned the meeting at 3:33 p.m.