



**Meeting Begins at 10:00am**

November 7, 2019 City Council Workshop

**SAVANNAH CITY GOVERNMENT  
SUMMARY/FINAL MINUTES  
COUNCIL WORK SESSION & CITY MANAGER'S BRIEFING  
November 7, 2019 – 10:00 a.m.**

The work session of the City Council was held at 10:00 a.m. in the 2<sup>nd</sup> Floor Media Room of City Hall.

**PRESENT:** Mayor Eddie W. DeLoach, Presiding

Mayor Pro-Tem Carolyn H. Bell  
Alderman Julian Miller, Chairman of Council  
Alderman Brian Foster, Vice-Chairman of Council  
Alderman Bill Durrence, District 2  
Alderman John Hall, District 3  
Alderwoman Dr. Estella E. Shabazz, District 5  
Alderman Tony Thomas, District 6

**ABSENT:** Alderman Van R. Johnson, II, District 1

**OTHERS PRESENT:**

City Manager Pat Monahan  
Assistant City Manager Heath Lloyd  
Assistant to the City Manager Bret Bell  
City Attorney Bates Lovett  
Assistant City Attorney William Shearouse  
Clerk of Council Mark Massey  
Deputy Clerk of Council Margaret Fox

Mayor DeLoach called the meeting to order at 10:02 a.m.

Workshop Agenda Items

[1. City Manager Recruitment Process](#)

a. City Manager Recruitment Process.

City Manager Monahan began explaining the process for selecting a new City Manager. Since Alderman Johnson spearheaded the previous search, but was unable to be at the Work Session, he

asked Mr. Monahan to delay moving forward with the discussion. He requested the Council's direction on how to move forward with the selection process. Council might want to follow the previous procedure or have some variations of that process. The City has four or five executive search firms on call for the selection process. The search firm can begin the process of narrowing the candidates down to the top ten and from there, Council can interview and make the final decision.

He asked Council to be aware that he will be leaving in 143 days but he would be willing to volunteer his time to work with the newly appointed City Manager for one (1) week without pay to get him oriented to the position.

#### b. Parks and Playgrounds Ordinance.

City Attorney Lovett discussed a proposed Ordinance for all City parks and recreational areas. Alderman Thomas asked the City Attorney to make sure this Ordinance did not limit the City's ability to add additional parks. A related agenda item is on the Regular Meeting Agenda.

Attorney Lovett discussed briefly a new State Law stating that any recreational area designated by a municipality has an added layer of sovereign immunity protection that would prevent lawsuits against the City. He recommended the City Council to approve the Ordinance.

## [2. 3rd Quarter Capital Projects Update](#)

[Exhibit 1: Presentation - 3rd Quarter Capital Projects.pdf](#)

City Manager Monahan introduced Christy Lawrence, Director of Project Management to present the 2019 3rd Quarter Capital Project overview.

Ms. Lawrence introduced Christian Shellman who reviewed the 3rd Quarter data as follows:

- 341 Capital Projects City wide
- 55 Project Managers
- 5 Capital Project Managers
  - 1 project - planning phase
  - 5 project - design phase
  - 14 projects - construction phase
  - 8 projects - completion
  - 5 projects - on-going
- Overall Projects
  - 44 conceptual/planning
  - 43 design/pre-construction
  - 59 implementation/construction
  - 98 on-going
- 63 active projects
- \$106 million total project budget

Ms. Shellman introduced Mr. Doug Patten, Project Manager, Waters Avenue Streetscape - Phase II, who discussed the following:

- Scope of the Waters Avenue Streetscape, Phase II Project
- Defined the location (37th Street to Anderson Street)
- Project Team
- Design of the Project
- Summary Timeline
- Construction Cost and Time

Ms. Lawrence gave an outline of the 2019 projects:

- Completed Projects
- Projects under construction
- Projects to start construction within sixty days
- Projects in permitting
- Projects in design
- Projects in pre-design (conceptual/planning phase)

Alderman Foster asked if the back elevator at the Bryan garage was repaired and upgraded.

Alderman Miller asked if several projects were part of the list discussed in today's presentation.

Alderwoman Dr. Shabazz asked if the median on Victory Drive from Bull Street west to Ogeechee Road project, which is in disrepair, would be addressed/improved.

[3. P3 Development Overview](#)

City Manager Monahan introduced the subject of public/private partnerships (P3 Development). Over the next few meeting agendas, Council will be asked to participate in a number of public/private partnership projects. He gave the Council a courtesy reminder of the significance of the projects. Mr. Monahan discussed some of the previous P3 projects and the benefits to the City.

[4. Rockingham Development](#)

This item was removed from the Agenda.

[5. East River Street Development](#)

City Manager Monahan introduced Harold Yellin, Attorney for Petitioner, who introduced Mr. Whip Triplett of North Point Hospitality, Mr. Michael Roach, Project Engineer with Thomas & Hutton for the below ground improvements, and Mr. Pat Shay, Project Architect for the above ground improvements.

Attorney Yellin has worked with the City staff over the past few months on the \$250 million project at the east end of River Street to establish a development agreement. The land will be donated to the City. The project will involve below and above ground improvements:

- Infrastructure improvements
- Elevator
- Staircase
- Pedestrian bridge

Mr. Roach outlined the below ground improvements in detail with diagrams distributed to Mayor and Council.

Mr. Shay distributed detailed diagrams and photographs of the above ground improvements and design.

Alderman Miller asked Mr. Roach about a lift station and how big the area is that will be served (Bilbo area).

Alderwoman Dr. Shabazz asked Mr. Roach about the City portion of the public/private partnership as it relates to the infrastructure cost. She thanked Mr. Shay for the outstanding layout of the pedestrian improvements.

Alderman Foster requested all the infrastructure improvements be completed at one time, and have no future River Street disruptions.

Alderman Thomas asked if the land for the hotel will be sufficient. He noted that he was impressed with the pedestrian improvements.

The City Manager informed Mayor and Council that the parking will be privately developed and managed.

The Development Agreement and staff analysis will be on the next meeting agenda that will include all improvements.

[6. Boards, Commissions, and Authorities Interviews](#)

Exhibit 1: Applications to Boards - As of November 4, 2019.pdf (Confidential)

[Exhibit 2: Timeline - Boards, Commissions and Authorities Appointments.pdf](#)

Clerk of Council Mark Massey distributed the vacancies and applications for the various Boards, Commissions and Authorities. He asked Mayor and Council how they would like to proceed to fill the vacancies.

Alderman Durrence wanted to interview applicants for the Metropolitan Planning Commission (MPC) and Zoning Board of Appeals (ZBA) vacancies. He wanted to fill the vacancies for the newly created Historic Preservation Commission.

Alderwoman Dr. Shabazz suggested, unless there is a pressing emergency, waiting to fill those vacancies until the new Aldermen are sworn-in.

Mayor DeLoach stated the Council will follow through as we normally have done in the past.

Alderman Hall stated this Council was elected until the Aldermen Elect are sworn into office and should move ahead accordingly.

Mayor and Council decided to interview for one vacancy for MPC and two vacancies for ZBA at the Monday, November 18, 2019, Work Session at 10:00 a.m. and interviewing for the newly created Historic Preservation Commission will be scheduled for next year.

[7. Litigation, Real Estate, and Personnel](#)

Alderman Durrence moved to recess the Work Session to conduct a closed Executive Session for the purpose of discussing personnel, real estate, and litigation. Alderwoman Dr. Shabazz seconded. The motion carried, 8-0-1. Alderman Johnson was absent.

The Executive Session began at 11:10 a.m. All members were present, except Alderman Johnson.

Alderman Hall moved to adjourn the closed executive session, Mayor DeLoach seconded. Hearing no objections, the closed executive session was adjourned.

There was no action taken in the closed executive session which ended at 11:45 a.m.

[8. Review of City Council Agenda](#)

Following a lunch break, the City Council reviewed the agenda.

Item #25 - City Manager - postpone for two weeks (November 18 meeting) to allow time for the City Attorney to address concerns.

Item #38 - Alderman Thomas asked for number of bids submitted and why was the lowest dollar amount bid selected.

Mayor Pro-Tem Bell asked for the criteria and how the selection was determined.

The Work Session adjourned at 1:55 p.m.

The video recording of the Council meeting can be found by copying and inserting the below link in your url:

<https://savannahgovtv.viebit.com/player.php?hash=NGMXaGqCuXcH>

Mark Massey, Clerk of Council

Date Minutes Approved: \_\_\_\_\_

Initials: \_\_\_\_\_

