



[Meeting will begin at 2:00p.m.](#)

May 14, 2020 City Council Regular Meeting

SAVANNAH CITY GOVERNMENT
SUMMARY/FINAL MINUTES
CITY COUNCIL REGULAR MEETING
May 14, 2020 – 2:00 p.m.

Due to the Coronavirus Pandemic, the regular meeting of the City Council was held at 2:01 p.m., via Zoom video communications. Mayor Johnson requested Alderman Kurtis Purtee to introduce Reverend Billy Hester, Minister at Asbury Memorial United Methodist Church. Minister Hester then offered the Invocation. The Pledge of Allegiance was recited in unison.

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

OTHERS PRESENT:

City Manager Pat Monahan
City Attorney Bates Lovett
Assistant City Manager Health Lloyd
Clerk of Council Mark Massey

APPROVAL OF AGENDA[1. Adoption of the Regular Meeting Agenda for May 14, 2020](#)

Alderman Purtee moved to adopt/approve the agenda as presented, Alderman Palumbo seconded. The motion passed unanimously.

APPROVAL OF MINUTES[2. Approval of Minutes for the Special Meeting re COVID-19 held on April 13, 2020 at 3:00 p.m.](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #2, #3, #4, #5 and #6, Alderman Purtee seconded. The motion passed unanimously.

[3. Approval of Minutes for the Special Meeting re COVID-19 held on April 16, 2020 at 3:00 p.m.](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #2, #3, #4, #5 and #6, Alderman Purtee seconded. The motion passed unanimously.

[4. Approval of Minutes for the Special Meeting re COVID-19 held on April 20, 2020 at 3:00 p.m.](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #2, #3, #4, #5 and #6, Alderman Purtee seconded. The motion passed unanimously.

[5. Approval of Minutes for the Work Session & City Manager's Briefing held on April 23, 2020 at 4:30 p.m.](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #2, #3, #4, #5 and #6, Alderman Purtee seconded. The motion passed unanimously.

[6. Approval of Minutes for the Regular Meeting held on April 23, 2020 at 6:30 p.m.](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #2, #3, #4, #5 and #6, Alderman Purtee seconded. The motion passed unanimously.

PRESENTATIONS[7. FOR SPREADING UPON THE MINUTES: Resolution to celebrate the life of Fire Captain Matthew James Kelly](#)

READ by Mayor Johnson. Mayor Pro-Tem Dr. Shabazz moved to approve Item #7, Alderman Purtee seconded. The motion passed unanimously.

[8. A Proclamation Recognizing May 2020 as Building Safety Month to Acknowledge the Essential Services Provided by Local and State Building Departments, Fire Prevention Bureaus and Federal Agencies in Protecting Lives and Property](#)

PRESENTED by Mayor Johnson. Mayor Pro-Tem Dr. Shabazz moved to approve Item #8, Alderwoman Miller Blakely seconded. The motion passed unanimously.

[9. A Resolution Calling For Federal Funding of a Sustainable Water Affordability Plan Similar to the Low Home Income Energy Assistance Program](#)

PRESENTED by Mayor Johnson. Alderwoman Lanier moved to approve Item #9, Alderman Purtee seconded. The motion passed unanimously.

[10. A Proclamation Declaring May as National Historic Preservation Month](#)

PRESENTED by Mayor Johnson. Mayor Pro-Tem Dr. Shabazz moved to approve Item #10, Alderwoman Lanier seconded. The motion passed unanimously.

[11. A Resolution Celebrating the Life of Avalon Jenkins](#)

READ by Mayor Johnson. Mayor Pro-Tem Dr. Shabazz moved to approve Item #11, Alderwoman Lanier seconded. The motion passed unanimously.

CONSENT AGENDA - (This section shall include all routine items for which it is anticipated there will be no debate or requests for public input. Any Alderman can remove consent items for discussion or separate consideration.)

[12. Authorize the City Manager to Execute the Renewal of a Contract with SmartForce Technologies, Inc. for Agency Management Software in the Amount of \\$49,000 \(Event No.6950\)](#)

Alderwoman Miller Blakely asked how long the contractor had this contract and if anyone else (another company in Savannah) was available to provide these services. She further added that the City needs to get people trained in this area to do this type of work.

Alderman Purtee indicated a lot of these companies with these particular services are often not local, and are located out of state.

Mayor Johnson indicated that this is an opportunity for aspiring entrepreneurs to take advantage by making themselves available to do this type of work.

Alderman Purtee moved to approve Item #12, Alderman Palumbo and Alderwoman Miller Blakely seconded. The motion passed unanimously.

[13. Authorize the City Manager to Execute the Renewal of an Annual Agreement with Siemens Industry, Inc. for the Maintenance of Variable Frequency Drives in the Amount of \\$47,629 \(Event No.6875\)](#)

Alderman Purtee moved to approve Items #13 and #16, Alderman Purtee seconded. The motion passed unanimously.

[14. Authorize the City Manager to Execute the Renewal of a Maintenance Agreement with Mars Company for Water Meter Testing Software in the Amount of \\$26,629 \(Event No.5872\)](#)

Alderwoman Miller Blakely asked can we get companies in our area to do this type of work. She further asked if a new RFP can be issued to avoid the same company being renewed.

Alderwoman Miller Blakely moved to approve Item #14, Mayor Pro-Tem Dr. Shabazz and Alderman Purtee seconded. The motion passed unanimously.

[15. Authorize the City Manager to Execute Contract Amendment No. 2 for Engineering Services for the River Street Water and Sewer Improvement Project with Thomas & Hutton Engineering in the Amount of \\$58,500 \(Event No. 4211\)](#)

Alderwoman Gibson-Carter pointed out that there was a stark increase in the contract amendment and she asked for an explanation from the City Manager. Her concerns are the consistent amendments versus a rebid, following the original contract/bid, not being fair to others. She is interested in greater fiscal responsibility. She expressed an interest to change the process, practices and business behaviors previously exhibited. From top to the bottom, she suggested practices that model good government, transparency and ethical standards.

Mayor Johnson inquired to the City Manager, in cases where the City could go back out for bid, there is an economy of scale in terms of fiscal responsibility when you have someone who is already on the project. When a new vendor is considered, new designs will have to be drawn up which will cost more money. There is a time period involved in which the City is still liable. He agrees with the concept of what Alderwoman Gibson-Carter says with respect to the same vendors, but firms will not share information and products with a new firm.

Alderman Palumbo expressed an awareness of and commented on change orders, amendments, and rising costs to construction projects in a historic city and riverfront. Then he asked the City Attorney if a member of City Council who is seeking legal action against prominent members of this particular firm needs to recuse themselves from the conversation or disclose it, which may shed light on this issue. The City Attorney indicated no.

Alderwoman Miller Blakely expressed concern about seeing the same names on contracts with the City.

Alderwoman Wilder-Bryan asked if the City will be liable if the wall falls and harms someone. The City Attorney indicated yes. If it needs to be done, the City should pay the least amount necessary. For the record, we cannot keep saying is there anyone else who can do this job, after we send the RFPs out. People are not always from Savannah and we have to move forward. She does not want to continue without a cap, take a risk, and be liable for things that we could have been proactive about. Upon making a motion, Alderwoman Wilder-Bryan stated for the record that Alderpersons need to ask questions of staff before coming to the meetings.

Alderwoman Miller Blakely indicated that she will continue to go on record and ask questions about the City's fiscal spending.

Alderwoman Wilder-Bryan moved to approve Item #15, Alderman Purtee seconded. The motion passed unanimously.

[16. Authorize the City Manager to Execute a Contract for the Procurement of Roll-off Containers with Lewis Steel Works for an Amount up to \\$45,785 \(Event No.7696\)](#)

Alderman Purtee moved to approve Items #13 and #16, Alderman Palumbo seconded. The motion passed unanimously.

[17. Authorize the City Manager to Procure Floodplain Management Planning Services from Wood Environment and Infrastructure, Inc. in the Amount of \\$42,250 \(Event No.7724\)](#)

Mayor Pro-Tem Dr. Shabazz indicated that DBE participation was not asked for in this bid. In these cases, she believes that asking for voluntary participation would be very helpful to the local and DBE community.

Mayor Pro-Tem Dr. Shabazz moved to approve Item #17, Alderwoman Lanier and Alderman Purtee seconded. The motion passed unanimously.

PURCHASING ITEMS

[18. Authorize the City Manager to Execute Contract Amendment No. 5 for Consulting Services for the DeRenne Avenue Improvement Project with Kimley-Horn & Associates in the Amount of \\$2,752,000 \(Event No. 2837\)](#)

Mayor Pro-Tem Dr. Shabazz indicated support of and expressed concern regarding this project, relating to the history of spending/change orders. She inquired about the timeline for completion of this project and the last nine years of activity. She also asked for the proposed local DBE participation on the project.

The City Manager gave an overview of the project history and costs. He anticipates 5.77% MWBE and 16.39% WBE, according to Kimley-Horn.

Alderwoman Gibson-Carter asked the City Manager if we can review the minority participation, classifications and qualifications, as well as the process. She yields to the advice of staff with regard to timing and relocation needs.

Mayor Johnson provided the history of the City with a minority and female business enterprise system versus a disadvantage business enterprise system. He further indicated that this money is coming from SPLOST VI funding. The project affects multi-districts, 5, 3 and 4.

Alderman Palumbo indicated that Project DeRenne is one of the most challenging transportation projects and requires much design work.

Mayor Pro-Tem Dr. Shabazz moved to approve Item #18, Alderwoman Wilder-Bryan and Alderman Palumbo seconded. The motion passed unanimously.

[19. Authorize the City Manager to Execute Contract Modification No.1 for Construction Services for the Bacon Park Reuse Water Main and Pumping Station with BRW Construction Group in the Reduced Amount of \\$150,978.50 \(Event No.5718\)](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #21, Alderman Purtee and Alderwoman Lanier seconded. The motion passed unanimously.

[20. Authorize the City Manager to Execute a Professional Service Agreement for System Integration and Software Services with Woolpert, Inc. for up to \\$150,000 \(Event No.7783\)](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #21, Alderman Purtee and Alderwoman Lanier seconded. The motion passed unanimously.

[21. Authorize City Manager to Procure Water Meter Data Collection Services from Utility Partners of America in the Amount of \\$653,441\(Event No. 7705\)](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #19, #20 and #21, Alderman Purtee and Alderwoman Lanier seconded. The motion passed unanimously.

[22. Notification of Emergency Procurement of Sludge Hauling Services with Denali Water Solutions for up to \\$600,000 \(Event No 7822\)](#)

Alderwoman Lanier asked the City Manager about the hauling of sludge and the availability of local vendors.

Assistant City Manager Heath Lloyd indicated that this was originally an extension of a previous contract. Due to the emergency required, staff went back to the previous bid.

Alderwoman Lanier moved to approve Item #22, Alderman Purtee seconded. The motion passed 8-1-0, with Mayor Pro-Tem Dr. Shabazz voting no.

SAVANNAH AIRPORT COMMISSION

[23. Approval of a Post COVID-19 Emergency Marketing Fund to Stimulate Air Travel in Partnership with Visit Savannah, Hilton Head Island Chamber of Commerce Visitor's Bureau, and the Golden Isles / St. Simon's Island, in an amount not to exceed \\$600,000](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[24. Approval to Execute a Contract to Decommission and Remove Terminal Underground Fuel Tank with K.C. Petroleum, Inc. in the amount of \\$77,633.70](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[25. Approval to Execute a Contract with Reeves Construction Company for the Resurfacing of Davidson Drive in the amount of \\$323,286.75](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[26. Approval to Execute a Contract with AECOM Technical Services, Inc. for Design Phase Services in the amount of \\$253,005](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[27. Approval of Contract Amendment No. 6 for Extended Construction Administration Services for the FIS Facility Project with RS&H in the amount of \\$51,525.55](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[28. Approval to Accept Airport Improvement Program Supplemental Discretionary Grant Offer No. 3-13-0100-066-2020 from the Federal Aviation Administration, in the amount of \\$1,111,111](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Items #23 through #28, Alderman Purtee seconded. The motion passed unanimously.

[29. Approval to Ratify the Acceptance of CARES Act Grant Offer No. 3-13-0100-065-2020 from the Federal Aviation Administration, in the amount of \\$26,824,077](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #29, Alderman Purtee seconded. The motion passed unanimously.

BOARD APPOINTMENTS

[30. Nomination of Mr. Perry Banks to the Coastal Workforce Development Board \(CWDB\) in a Public/Labor Union/Mandated seat, as recommended by CWDB Chairman](#)

Alderwoman Lanier moved to approve Item #30, Alderman Purtee seconded. The motion passed unanimously.

[31. Nomination of Mr. Gerald Mason Sheffield \(District 6\) to the Traffic Calming Committee, as recommended by Alderman Purtee](#)

Alderman Purtee moved to approve Item #31, Alderwoman Lanier seconded. The motion passed unanimously.

ALCOHOL LICENSE HEARINGS

[32. Approval of a Class E \(Wine\)\(By the Package\) Alcohol License to Deika Patel of J & J Foodmart at 848 Staley Avenue \(Aldermanic District 5\) CONTINUED TO MAY 28, 2020](#)

Mayor Pro-Tem Dr. Shabazz moved to continue/postpone Item #32 to the May 28, 2020 meeting, Alderwoman Lanier seconded. The motion passed unanimously.

[33. Approval of Class E \(Beer, Wine\)\(By the Package\) and Class G \(Beer, Wine\) \(Complimentary Service\) Alcohol License to David Motley of Homewood Suites at 149 Mulberry Boulevard, \(Aldermanic District 1\)](#)

Mayor Johnson opened the hearing.

a. Mayor Pro-Tem Dr. Shabazz moved to close the hearing for Item #33, Alderman Purtee seconded. The motion passed unanimously.

b. Alderwoman Lanier moved to approve Item #33 (license), Alderwoman Miller Blakely seconded. The motion passed unanimously.

ZONING HEARINGS

[34. WITHDRAWN: Approval to Amend the Official Zoning Map to Correct Scrivener's Error for the Property Located at 3 Woodcock Road \(PIN 20282 01002\) from PUD-M-36-CO \(Planned Unit Development Multifamily - 36 units per net acre\) to RMF-2-36 \(Residential Multi-family 2-36 units per net acre\) \(File No. 20-001806-ZA\)](#)

Item #34 was withdrawn as requested by the City Manager and staff.

[35. Approval to Amend the Official Zoning Map to Correct Scrivener's Error for the Property Located at 325 West Montgomery Cross Roads \(PIN 20700 01002\) from RMF-2-10 \(Residential Multifamily 2-10 units per acre\) to OI \(Office and Institutional\), \(File No. 20-001808-ZA\), \(Aldermanic District 5\)](#)

Mayor Johnson opened the hearing.

PRESENTED by Marcus Lotson, MPC, and Bridget Lidy, Director of Urban Planning and Design.

Alderwoman Miller Blakely asked for clarification of the physical location.

Alderwoman Lanier asked if staff was in the process of doing a review of and tweaks to NewZo. She does not want to miss the opportunity to be a part of the tweaking.

Mayor Pro-Tem Dr. Shabazz moved to close the hearing for Item #35, Alderman Purtee seconded. The motion passed unanimously.

[36. Approval to Amend Article 2 Review Bodies and Administrators, Article 3 Application and Review Procedures, Article 7 Overlay Districts, and Article 9 General Site Standards of the Zoning Ordinance \(File No. 20-001809-ZA\)](#)

Mayor Johnson opened the hearing.

PRESENTED by Bridget Lidy, Director of Urban and Planning Design, and Leah Michalak, MPC Historic Preservation.

Given this is a procedural change, Alderman Palumbo asked if this matter should be handled at MPC first. Staff advised that this change was initiated by the City, and it only required some explanation to the community.

Mayor Pro-Tem Dr. Shabazz moved to close the hearing for Item #36, Alderman Leggett seconded. The motion passed unanimously.

[37. Approval to Amend Section 7.14 Alcohol Overlay of the Zoning Ordinance \(File No. 20-002052-ZA\)](#)

Mayor Johnson opened the hearing.

PRESENTED by Bridget Lidy, Director of Urban Planning and Design.

Mayor Pro-Tem Dr. Shabazz indicated that she is still in conversation with the City Attorney on this particular item.

Mayor Johnson asked that they include Alderwoman Lanier and Alderman Leggett in the conversations.

Mayor Pro-Tem Dr. Shabazz moved to continue/postpone the hearing to the May 28 meeting for Item #37, Alderwoman Lanier seconded. The motion passed unanimously.

ORDINANCES - FIRST AND SECOND READING

[38. Approval to Amend the Official Zoning Map to Correct a Scrivener's Error for the Property Located at 325 West Montgomery Cross Roads \(PIN 20700 01002\) from RMF-2-10 \(Residential Multifamily 2-10 units per acre\) to OI \(Office and Institutional\), \(File No. 20-001808-ZA\), \(Aldermanic District 5\)](#)

After the first reading was considered the second and a request that an ordinance be placed and passed upon its adoption, Mayor Pro-Tem Dr. Shabazz moved to approve Item #38, Alderman Leggett seconded. The motion passed unanimously.

[39. Approval to Amend Article 2 Review Bodies and Administrators, Article 3 Application and Review Procedures, Article 7 Overlay Districts, and Article 9 General Site Standards of the Zoning Ordinance \(File No. 20-001809-ZA\)](#)

After the first reading was considered the second and a request that an ordinance be placed and passed upon its adoption, Mayor Pro-Tem Dr. Shabazz moved to approve Item #39, Alderwoman Lanier and Alderwoman Gibson-Carter seconded. The motion passed unanimously.

[40. Approval to Amend Section 7.14 Alcohol Overlay of the Zoning Ordinance \(File No. 20-002052-ZA\)](#)

Alderwoman Lanier moved to continue/postpone Item #40 to the May 28 meeting, Mayor Pro-Tem Dr. Shabazz and Alderwoman Gibson-Carter seconded. The motion passed unanimously.

[41. Approval to Amend the Ordinance to Establish Turner Street as a One-Way Street Westbound between Montgomery Street and Martin Luther King, Jr. Blvd.](#)

Mayor Pro-Tem Dr. Shabazz made a request for serious traffic devices to get people to know of the change being made to establish this as a one-way street.

After the first reading was considered the second and a request that an ordinance be placed and passed upon its adoption, Mayor Pro-Tem Dr. Shabazz moved to approve Item #41, Alderwoman Miller Blakely seconded. The motion passed unanimously.

RESOLUTIONS[42. Consideration of a Resolution To Approve City Council Meeting Procedures and Rules](#)

Alderwoman Gibson-Carter asked the City Manager about the changes to the numbering.

Alderwoman Miller Blakely asked to pull Rule 20, regarding City's appointed officers.

Mayor Pro-Tem Dr. Shabazz asked to pull Rule 7, regarding Council officers.

a. Alderman Palumbo moved to approve Item #42, excluding Rule 7, Rule 11, and Rule 20, Alderwoman Lanier seconded. The motion passed unanimously.

Mayor Pro-Tem Dr. Shabazz indicated that she does not see a reason to change anything that is already provided for in the Charter.

b. Alderwoman Wilder-Bryan moved to approve Rule 7 (Item #42) with the necessary changes to the title of officers (i.e. Chairman and Vice-Chairman), Alderman Purtee and Alderwoman Lanier seconded. The motion passed unanimously.

Alderwoman Miller Blakely expressed concern with elected officials being allowed to place items on the agenda.

Alderwoman Gibson-Carter expressed an interest to have the rules being somewhere in between what was proposed and what the Council has previously requested. She wants the City Council to subscribe to one rule regarding how to place items on the agenda.

Alderwoman Lanier expressed concern, for the record, that there has been a clear pattern of a 5 to 4 vote. The proposal indicates two options: either you have concurrence with the Mayor or you have concurrence with 4 other Councilmembers in order to get an item placed on the agenda. If a Councilmember is a part of the four minority (non-prevailing vote), then they will never be able to, nor ensure getting the opportunity to, place an item on the agenda.

Mayor Johnson made a statement about members who represent the entire City. He stated that there is a difference between getting something on the agenda versus getting something approved on the agenda. Being viewed and operating as a Council, he noted that nothing gets passed without a Council. People vote with their convictions.

Alderman Palumbo agreed with the Mayor's sentiment. He stated the Council agrees more than they disagree. He supports good ideas wherever it comes from. The rules are very generous and transparent.

Alderwoman Miller Blakely indicated that they were trying to get an item on the agenda relating to the Fairgrounds. She further indicated that there is a disconnect. Members have had a difficult time getting items on the agenda, especially Alderwoman Gibson-Carter, so there is a blockage. She would like items to be sent through the City Manager rather than through the Mayor.

Since the City Manager works for the Mayor and Aldermen, Mayor Johnson does not want any undue pressure placed upon the City Manager by all members at the same time. Additionally, the Mayor indicated that he agreed that the Fairgrounds item should go on the agenda, but others agreed to pull it off the agenda.

Mayor Pro-Tem Dr. Shabazz stated that the majority of Council agreed to have the Fairgrounds RFP on the agenda at the next meeting (May 28).

Alderwoman Gibson-Carter requested to offer a substitute motion, Mayor Pro-Tem Shabazz seconded. The Mayor ruled that the body is voting now (on motion c.).

c. Alderman Palumbo moved to approve all items in Rule 11 (Item #42), Alderman Purtee and Alderwoman Wilder-Bryan seconded. The motion passed 5-4-0, with Mayor Pro-Tem Dr. Shabazz, and Alderwomen Gibson-Carter, Miller Blakely, and Lanier voting no.

Mayor Johnson made a request for decorum.

Alderwoman Gibson-Carter added, like number 11, she has an email from the City Attorney with an alternate recommendation which is different from this proposal. To avoid unilateral allegiance and alliance, she asked to eliminate 20.4 relating to notices, to forgo any additional episodes or having something held over the heads of the City Manager, City Clerk and City Attorney.

Mayor Johnson indicated that the Mayor is the department head under the City's structure now, and he signs leave requests now.

Alderwoman Gibson-Carter indicated that some Councilmembers have difficulty getting items placed on the agenda and difficulty getting other requests from the Administration.

Alderman Purtee requested more specific details or problems to be aired. He asked not to be lumped together with a voting 5. He requested the members to place faith in the City staff and administration, despite some bad experiences.

Mayor Johnson stated that he has a right to an opinion and should not be disparaged for having one. He said that differences of opinion are okay, but do so with respect and with dignity of the office which we hold.

Alderwoman Miller Blakely commented that for the record, she was told by Alderman Purtee that a particular individual came to him to tell him to vote a particular way. There have been times that nothing can be put on the agenda by certain people.

Mayor Johnson indicated that no members have approached him about these concerns.

Following a back and forth conversation, Alderwoman Miller Blakely and Mayor Johnson agreed to be available to one another in the future.

Alderman Palumbo cited from Robert's Rules of Order (Points of Order) that members are reminded to seek recognition before speaking, and remember that members should always speak to the Chair and not between each other.

Alderwoman Wilder-Bryan stated for the record that everything she does goes through the City Manager. She stated that there is a pattern that we have been disrespectful and want to grandstand. She is offended by a reference to "watch God be God." The people in the Third District are happy with what she does. For the record, she does not have conversations with the Mayor, but with everybody downtown. She does not wait until Council meetings to ask questions, or waste the City's time with asking things that she already knows.

d. Alderwoman Gibson-Carter moved to approve Rule 20 (Item #42), excluding 20.3 and 20.4, Alderwoman Miller Blakely seconded. The motion passed unanimously.

AGREEMENTS

[43. Approval of a Memorandum of Agreement with Georgia Southern University \(Statesboro Campus\) for the Provision of Critical Workforce Shelter Space](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #43, Alderwoman Miller Blakely and Alderwoman Lanier seconded. The motion passed 8-0-1. Alderman Purtee abstained from the vote (employer affiliation) and stopped his video/Zoom during the discussion.

[44. Approval of a Water and Sewer Agreement with Rolls Royce North America, Inc for Project Mohawk at 421 Davidson Drive](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #44, Alderwoman Lanier seconded. The motion passed unanimously.

[45. Authorize the City Manager to Sign an Escrow Agreement with the Historic Savannah Foundation for Maintenance of the Historic Police Caretaker's Cottage at the Central Precinct Site](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #45, Alderman Leggett seconded. The motion passed unanimously.

Alderwoman Gibson-Carter inquired about an email regarding a historical property. The City Manager advised that email is regarding a different agenda item, Powder Magazine #48. She requested to pull that item for discussion at the appropriate time.

REAL ESTATE ITEMS

[46. Approval of a Second Amendment to the Land Lease for the Arena Parking Lot \(CONTINUED TO MAY 28, 2020\)](#)

Continued to the May 28, 2020 Council Meeting.

[47. Approval to Authorize the City Manager to Approve Easement to Georgia Power Company at 1327 Dean Forest Road](#)

Alderwoman Lanier moved to approve Item #47, Mayor Pro-Tem Dr. Shabazz and Alderwoman Miller Blakely seconded. The motion passed unanimously.

[48. Approval to Proceed With Plan For Properties Discussed During April 16, 2020 Executive Session. Properties are the Dundee Street Parcel, President/Bryan Street Parcel, Wedge Parcel \(Louisville and Boundary Streets\), Louisville Industrial Tract and Powder Magazine Tract \(U.S. 17\).](#)

Mayor Johnson announced that several properties were discussed during an April 16, 2020 Executive Session. Known alternatives for future uses were presented. Then the City Manager sent the Mayor and Aldermen an email outlining matters he believed had consensus for each of the parcels.

City Manager Monahan gave a description and provided an overview of input and options pertaining to each property. Attorney Harold Yellin spoke on behalf of SCAD for the Wedge Parcel.

Powder Magazine

Mayor Johnson advised that Tommy Holland is an interested party in the Powder Magazine Tract.

Alderman Purtee indicated that he is interested in the property being used as a historical site.

Alderwoman Lanier indicated that three properties being considered are located in District 1, including this property. They are community, historic assets that are intended to be used to bring about community benefits. In keeping with the Resilient Savannah initiative and the charge that was given to staff to be creative, she would like the items to be voted upon separately. She agrees with Alderman Purtee (option 1A). She wants to protect and restore the Powder Magazine property and create a citizen/resident-driven conservation plan, in order to benefit the residents of the First District and the entire City of Savannah.

Mayor Johnson indicated that he wants to see the property put through a community process. It is an important asset.

Given that the property has been there since the 1890s and a one-of-a-kind asset, Alderman Palumbo agreed with what has been said and it is exciting to take action on this project. Community partners have stepped up and want to be a part of the effort.

Mayor Pro-Tem Dr. Shabazz agreed with what was stated and it borders the Fifth District.

Alderwoman Gibson-Carter asked for public comment from Ms. Ellie Isaacs.

The Clerk of Council advised that public comment, in support of the project, was received from two persons: Ryan Arvay, Director of Preservation & Historic Properties; and, Ellie Isaacs, LEED Green Associate, Historic Preservation Specialist/Designer, Lominack Kolman Smith Architects.

a. Alderman Purtee moved to approve #1 (Powder Magazine Tract, PIN 20836 02002) to follow an inclusive public process on the 15-acre tract, with agreement to protect a historic 1890s building, Alderwoman Miller Blakely and Alderwoman Lanier seconded. The motion passed unanimously.

[#1: Powder Magazine Tract - Follow an inclusive public process on the 15-acre tract (about 10 acres developable with some wetland mitigation required). Agreement to protect historic 1890s building.]

Wedge Parcel

Alderwoman Gibson-Carter recused herself (employment reasons, per Mayor Johnson).

Alderman Purtee advised that he is a fan of option 2A. He believes that putting the property out for sale does not ensure or guarantee a certain amount for the property, like what SCAD has offered. SCAD has been a good community partner.

Alderwoman Lanier stated that the property is a community asset and she wants to turn the community asset into a community benefit. She met with the presidents of the District and they are on one accord, with respect to how they can partner with SCAD. Things are needed in the First District and SCAD is good at what they do. She supports option 2A, and entertain at a later date what the people wish to be incorporated.

Alderman Palumbo questioned the fair market value being applicable, and he inquired about the tax status of residential property for students being on the tax rolls.

Mayor Johnson stated that the Council has not decided where the \$5.5 million goes. Although he supports SCAD, he does not support this particular option. He supports an inclusive process, like everything else. He supports affordable housing options, so this is his concern. It is located in a major thoroughfare with proximity to a number of places.

Alderwoman Miller Blakely asked where money will come from for the affordable housing, workforce housing and income-based housing. Mayor Johnson responded with options, including tax credits for developers with three tiers. Alderwoman Miller Blakely agreed with the SCAD property option and she pointed out benefits to include: building a precinct, an entrepreneurial center, and economic opportunities for the First District residents. Alderwoman Miller Blakely asked about the City Manager going back to SCAD to request their willingness to consider a different amount.

The City Manager advised that the appraiser hired by the City estimated the value at \$5.5 million. SCAD advised that if they got the property reappraised, the amount will probably decrease.

Alderwoman Lanier asked for economic relief for her district. The District is also an emerging market. She asked staff to be creative, beyond the precinct and entrepreneurship center.

Mayor Johnson asked the City Manager if the \$5.5 million has been designated.

Alderwoman Miller Blakely stated that a bond can be issued to compliment the \$5.5 million development of a NW precinct, in order to leverage additional assets like the entrepreneurial center.

With respect to affordable housing, Alderman Purtee stated that you must talk about affordable wages, including the incorporation of a livable wage during the next City budget discussion. He supports the swap of the property with SCAD. He is also concerned about all of the buildings being leased for City folks to operate out of.

Alderwoman Wilder-Bryan stated for the record that she only agrees with the swap of the property with SCAD, but she believes that the City Council needs to have a conversation about how the proceeds from the sale can benefit everybody, all of the districts. The Third District also has children who are hungry, so she favors the pot of funding being distributed equally among all of the districts.

Mayor Pro-Tem Dr. Shabazz acknowledged the ability of SCAD to help in communities and she supports Alderwoman Lanier and the ideas she has for that area.

Alderman Palumbo is concerned with the law of diminishing returns. He would like to explore what other cities have done regarding payment in lieu of taxes. Maybe SCAD can meet the City in the middle. He is not ready for a land swap right now.

Attorney Harold Yellin, on behalf of the applicant, gave an overview of the history of the Wedge property and the role that SCAD has played in the City. He supports item/option 2A.

Mayor Johnson stated that acquiring this property does not solve SCAD's housing needs either.

Alderwoman Lanier stated that District 1 does not want to lose the opportunity to negotiate with SCAD.

a. Alderwoman Lanier moved to approve Option 2A (Wedge Property, PIN 20031 01002/20018 01011), Alderwoman Miller Blakely seconded. The motion passed, 5-3-1. Alderman Leggett, Alderwoman Wilder-Bryan, and Alderman Palumbo voted no. Alderwoman Gibson-Carter recused herself from the vote. Following Alderman Palumbo's request for a roll call vote, the vote changed to 4-4-1, with Mayor Johnson, Mayor-Pro Tem Dr. Shabazz, Alderwoman Miller Blakely and Alderwoman Lanier voting yes. Alderman Leggett, Alderwoman Wilder-Bryan, Alderman Palumbo and Alderman Purtee voted no. Alderwoman Gibson-Carter recused herself from the vote.

b. Alderman Palumbo moved to continue/hold #2 (Wedge Property) to the next meeting, Alderman Leggett seconded. The motion passed unanimously. Alderwoman Gibson-Carter recused herself from the vote.

Mayor Johnson stated that the City Manager will advise Mr. Yellin of any information he might need.

Alderman Leggett stated that they need more clarification on what the City wants to do, namely where the money is going to be spent and how everyone is going to be a part of the process and the pie.

[#2, Option 2A: Wedge (Louisville and Boundary) - Follow Georgia law to exchange property with SCAD. SCAD would use the land to expand the "Bee Hive," SCAD's residential student complex. In exchange, SCAD would build a new facility for the City of equal or greater value (Georgia law authorizes exchanges of properties based on value) based on a six-month old appraisal of \$5.5 million.]

Louisville Road Industrial Parcel

a. Alderwoman Lanier moved to approve #3 (Louisville Road Industrial Parcel, PIN 20029 07012), submitting the property to a public process that would determine the future use, Alderwoman Miller Blakely seconded. The motion passed unanimously.

[#3: Louisville Road Industrial Parcel - Not discussed but some preference expressed for inclusive public process that would determine future use.]

Dundee Street Parcel

Alderwoman Gibson-Carter cautioned the Council with respect to promoting homeless camps that need more sustainability and compassion. She recommended the City partner with more brick and mortar (indoor) facilities, like hotels. Due to a recent homicide at a homeless camp, she believes they need more support like case management and assistance. With respect to stimulus funding, she hopes that the City will look at more brick and mortar solutions.

Mayor Pro-Tem Dr. Shabazz asked the City Manager about information she provided to him pertaining to an agreement that the City of Augusta had with the Doubletree hotel.

Alderwoman Lanier asked about large tracts of land available for purchase.

Alderwoman Miller Blakely asked about the time length.

Alderwoman Wilder-Bryan stated she is proud to be a part of the solution for this camp, like tents, hot water and restrooms.

a. Alderwoman Wilder-Bryan moved to approve Option 4A (Dundee Street Parcel, PIN 20034 30011 et al.), Alderman Palumbo seconded. The motion passed unanimously.

[#4, Option 4A: Dundee Street Parcel - Long-term use consistent with homeless initiatives because of the property's adjacency to the Tiny House project. Issue a Request For Proposals (RFP) process that will designate the property for community use by a non-profit organization (501(c)3). The RFP would provide highest points to plans that can expand or improve homeless services. Points would be awarded for the service plan to improve homeless services and not the offer of price.]

President Street/Randolph Street (former Tybee Depot land)

Alderwoman Gibson-Carter asked the City Manager and the Mayor about the different options being presented and considered.

a. Alderwoman Gibson-Carter moved to approve Option 5A (President Street/Randolph Street), Alderwoman Wilder-Bryan and Alderwoman Miller Blakely seconded. The motion passed unanimously.

[#5, Option 5A: President Street/Randolph Street - Issue a Request For Proposals (RFP) process that will designate the property for community use by a non-profit organization (501(c)3). The RFP would provide highest points to plans that can expand or improve homeless services. Points would be awarded for the service plan to improve homeless services and not the offer of price.]

Fairgrounds property (#6) is scheduled for the May 28 agenda.

[49. Approval to Declare Surplus and Available for Sale 1700 Drayton Street \(PIN 20053 38013\) and 104 E 34th Street \(PIN 20053 38007\)](#)

Mayor Johnson announced that item #49 is postponed.

[50. Approval to Modify the Sales Price of Surplus Property - Orchard St \(PIN: 20089 22001\) – Petition #190467](#)

Mayor Pro-Tem Dr. Shabazz moved to approve Item #50, Alderwoman Miller Blakely seconded. The motion passed unanimously.

MISCELLANEOUS

[51. Approval of a Major Subdivision, Savannah Gardens Phase 1 Parcel D-2D](#)

Alderwoman Wilder-Bryan moved to approve Item #51, Mayor Pro-Tem Dr. Shabazz seconded. The motion passed unanimously.

Alderwoman Miller Blakely announced that there will be COVID-19 testing at the Carver Heights Village Community Center on July 1, 2020, 9 a.m. to 1 p.m.

Mayor Johnson announced that due to his affiliation with the US Conference of Mayors, they have sent him 5,000 cloth face-coverings. He will leave a bag for each member of the Council.

Alderwoman Lanier asked the Mayor to stress the Census.

Alderwoman Gibson-Carter asked if there could be a work session dedicated to the Census

Hearing no further business, Mayor Johnson adjourned the meeting at 6:13 p.m.

The audio 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=x2ymmwPsHh1r>

Mark Massey, Clerk of Council

Date Minutes Approved: May 28, 2020

Initials: mm

