

August 15, 2019 City Council Workshop

**SAVANNAH CITY GOVERNMENT  
SUMMARY/FINAL MINUTES  
COUNCIL WORK SESSION & CITY MANAGER’S BRIEFING  
August 15, 2019 – 10:00 a.m.**

The work session of the City Council was held at 10:01 a.m. in the 2nd 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 Van R. Johnson, II, District 1  
Alderman Bill Durrence, District 2  
Alderman John Hall, District 3  
Alderwoman Dr. Estella E. Shabazz, District 5  
Alderman Tony Thomas, District 6

**OTHERS PRESENT:**  
Interim City Manager Patrick C. Monahan  
Assistant to the City Manager Bret Bell  
City Attorney Bates Lovett  
Deputy City Attorney Jen Herman  
Assistant City Attorney William Shearouse  
Clerk of Council Mark Massey

Mayor DeLoach called the meeting to order at 10:01 a.m. and recognized the Interim City Manager, Pat Monahan who began with the first presentation.

Date: Aug 15 2019 (10:00am)

Workshop Agenda Items

[1. Development Services Update](#)

Upon calling the meeting to order, Mayor DeLoach recognized the Interim City Manager Pat Monahan who began with the first presentation by introducing Ms. Julie McLean, Director/City Engineer of Development Services.

Ms. McLean gave an update of development trends and trend data throughout the City via a powerpoint presentation.

Mayor DeLoach requested to see a written statement for when commercial code deficiency permits are complete. He questioned the timeframe for the City to complete code deficiencies in the month of July. Ms. McLean indicated the average was ten days. Heath Lloyd informed the Council that the typical turn-a-round time for City staff to address code deficiencies is within a thirty-day period.

Alderman Thomas requested a graphic of the permitted homes with rooftops and asked how many houses were permitted this year. Ms. McLean answered 200 new homes were permitted so far this year, and she would get the graphic to Alderman Thomas. Alderman Miller requested a breakdown between market rate work-force housing and affordable housing. Interim City Manager Monahan will supply that information to Alderman Miller. Mr. Monahan He congratulated Ms. McLean and her department on the decrease of complaints from citizens, and he asked if her department was fully staffed. Ms. McLean indicated she is not fully staffed at this time, but she is working on filling vacant positions. Mayor Pro Tem Bell asked what percentage of permits exceed the current response time. Interim City Manager answered 80 percent.

## [2. Update on the Savannah Manufacturing Center](#)

Interim City Manager Monahan introduced Mr. Trip Tollison, President & CEO of Savannah Economic Development Authority (SEDA). Mr. Tollison introduced SEDA Chairman Mr. Kevin Jackson; Vice Chairman Mr. John Coleman and two staff members, Jesse Hill, Vice President of Business Development, Jennifer Collins, Project Manager and Leon Davenport former County Engineer.

Mr. Tollison gave an update of the Savannah Manufacturing Center Park which was included in the SPLOST VI funds. He discussed the location, conceptual master plan - phase one and phase two, utilities, and a future development phase.

Alderman Miller asked for the specific boundaries of the Park inside John Carter Road, I-16 and 204. Mr. Tollison referred to the slide presentation and the area designated as Savannah Manufacturing Center.

Alderman Dr. Shabazz asked Mr. Tollison to identify on the slide the specific area on the regular meeting agenda as Item #31, zone designation 661.3 acres on I-16 and Old River Road for Council approval of annexation from unincorporated Chatham County. Mr. Tollison and Interim City Manager Monahan pointed out the area on the slide. She referenced the water/sewer agreement with the landowners of the Hampstead Development easement along with a part of the development as necessary for future manufacturing development of the site.

Alderman Durrence was concerned with the annexation of the property as it relates to the capital and operating budget burden put on the City's Fire, Police and storm water operations in the short term. He would like some assurance that tax revenue will be collected for the additional annexation acreage. Mayor DeLoach stated the City was definitely interested in annexation of that property. Mr. Monahan described the method of collecting some form of fees for fire and police services as previously discussed with Mr. Tollison.

Alderman Dr. Shabazz reiterated the long-term payments in lieu of taxes. Mr. Tollison described in detail the short-term and long-term processes of collecting the revenue for the City.

Alderman Thomas asked for the job creation and salary scale for the manufacturing employers. Mr. Tollison referenced a similar

completed project, the Crossroads Project which brought in about \$385 million in private investments and 5,500 jobs. Interim City Manager quoted the average salary as \$80,000 for manufacturing employees. He is also concerned with the traffic on Old River Road's two-lane highway and the safety for vehicles vs. 18-wheeler trucks during night driving.

Alderman Miller requested the tax value of Crossroads and Interim City Manager indicated he will supply him with that information.

### [3. Introduction of the Chatham County Housing Coalition](#)

John Neely, Chairman of the Chatham County Housing Coalition and Julie Wade Executive Director of Park Place Outreach introduced the newly formed Chatham County Housing Coalition and the affordable housing, workforce housing programs. He identified and thanked City staff and local supporters involved in the development of the Coalition.

He asked the Council to consider adopting a property acquisition and redevelopment plan for one thousand blighted properties over the next ten years, committing \$20 million and adding four staff members to the Office of Community Services to carry out the plan. He was also asking for \$10 million in SPLOST funds beginning in 2020, increasing the annual funds to \$500,000/year in 2020 and a \$100,000/year until it reaches \$1 million per year and additional support incentives.

Ms. Hall distributed a written fact sheet to Mayor and Council of the Coalition's housing statistics and needs. She outlined the program and the population they serve.

Mayor Pro-Tem Bell commented to Mr. Neely and Ms. Hall that she has an individual interested in supporting the homelessness and would like to facilitate that introduction.

Mayor and Aldermen thanked Mr. Neely and Ms. Hall for the presentation and expressed their desire to work with the Coalition in the future.

### [4. Sustainability Update](#)

Mr. Nick Deffley, Director of Office of Sustainability gave the presentation on sustainability. He provided a short video on the definition, economics, and social environmental benefits of sustainability.

Mr. Deffley provided an update on the Truman Trail and shared information on the grant applications submitted and received. He provided the details on how the recent purchased electric vehicles and the Smart Sea Level Sensors attached to infrastructure throughout the City will benefit the program, the environment and the City.

Alderwoman Dr. Shabazz commended Mr. Deffley on the wonderful work his department is doing throughout the City.

Alderman Durrence inquired if the Sea Level Sensors have already been attached to some of the City's infrastructure and will they be used for private development going forward. Mr. Deffley indicated that is the intent and they are currently validating the process.

Mayor and Council thanked Mr. Deffley and his department for all the good work they are doing.

[5. Presentation of the Downtown Master Plan and Savannah Development and Renewal Authority](#)

Ms. Dawn Morgan, Chair of the Savannah Development & Renewal Authority (SDRA) and Denise Grabowski, Urban Planner & Symbioscity President presented a Downtown Master Plan and information about the Savannah Development & Renewal Authority.

Ms. Morgan gave a brief description of the Savannah Development & Renewal Authority. Ms. Grabowski presented a Downtown Master Plan for Mayor and Council. She explained the reason, key priorities, values, transportation needs and requirements, focus areas, key projects and future expansion. She identified the three key areas of concern for SDRA: 1) Partner with the City; 2) Educate the community; and 3) Advocate for quality development & civic investment. Ms. Morgan discussed the next steps: 1) City adoption of the plan; 2) MOU for board appointments; and 3) Reallocation of existing funds.

Alderman Johnson thanked Ms. Morgan for her presentation and professionalism and requested another public presentation for the public in various neighborhoods/communities. Alderman Thomas stated he would like to see funding restored for SDRA.

Alderdwoman Dr. Shabazz requested a copy of the written Downtown Master Plan.

The Mayor and Aldermen and Interim City Manager Monahan expressed great appreciation for SDRA and supports their efforts in the community. Mr. Monahan suggested putting the Downtown Master Plan on the City web page.

Bridget Lidy, Director of Planning and Urban Design presented the Congress for the New Urbanism (CNU). This is called the Southside Suburban Retrofit. She gave a brief description of the Southside Retrofit study area and the impact on the immediate area. She covered the evolution, conditions and street grids of the area over the years. Ms. Lidy emphasized the vision and guiding principles of the CNU, including the area residents feedback on their desires for the community.

Ms. Lidy detailed a new concept for the Southside area including retail nodes, park connections and residential neighborhoods with a Center.

#### 7. Litigation, Real Estate, and Personnel

Alderman Miller moved to recess the Work Session to hold a closed Executive Session for the purpose of discussing personnel and litigation, Alderman Durrence seconded. Hearing no objections, the motion carried unanimously.

The executive session began at 12:38 p.m.

Alderman Johnson moved to adjourn the executive session, Alderman Miller seconded. Hearing no objections, the executive session was closed.

There was no action taken in the Executive Session.

The executive session ended at 1:30 p.m.

#### 8. Review of Agenda

A review of the regular meeting was conducted.

Council agreed to pull Items #7 and #9 from the Consent Agenda for discussion.

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=cIIWBrOL74P4>

Mark Massey, Clerk of Council

Date Minutes Approved: 8/29/2019

Initials: mm