



**MEMORANDUM**

**TO:** City Council  
**FROM:** Joseph A. Melder, City Manager  
**DATE:** June 24, 2025  
**SUBJECT:** Additional Information for the June 26, 2025, City Council Meeting

**PURPOSE:** The purpose of this memorandum is to provide the Mayor and Council with additional information and materials for the upcoming Council Workshop, which will be held on June 26, 2025 at 12:00 pm, and the Regular City Council Meeting, which will begin at 2:00 pm.

**I. Council Workshop**

The topic for the workshop is as follows:

- 2025 Mid-Year Financial Update
- Closed Executive Session: Litigation, Personnel, and Real Estate
- City Manager’s Update

**II. Additional Information for Regular Meeting Agenda Items**

Please see below additional information on my recommendations for approval for the following agenda items:

AGENDA ITEM	DESCRIPTION	COMMENT
#4	<b>Alcohol License</b> Class C (Liquor, Beer, Wine) (By the Drink) Alcohol License with Sunday Sales to Keyur Patel for Hyatt Place Savannah in Aldermanic District 1.	<ul style="list-style-type: none"> <li>• The applicant is requesting a Class C Alcohol License with Sunday sales for a hotel with a new owner at 4 Stephen S Green Drive in District 1.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#5	<b>Alcohol License</b> Class C (Liquor, Beer, Wine) (By the Drink) Alcohol License with Sunday Sales to Yasser Amer	<ul style="list-style-type: none"> <li>• The applicant is requesting a Class C Alcohol License with Sunday sales for a restaurant with a new owner at 10 Whitaker Ste D.in District 2.</li> </ul> <p><b>I recommend approval of this item.</b></p>

	for Untitled in Aldermanic District 2.	
#5	<b>Alcohol License</b> Class C (Beer, Wine) (By the Drink) Alcohol License with Sunday Sale to Andria Canella for Sweet Patricia's, in Aldermanic District 2.	<ul style="list-style-type: none"> <li>• The applicant is requesting a Class C Alcohol License with Sunday sales for a restaurant with a new owner at 1722 Habersham Street in District 2.</li> <li>• City Council approved a Special Use Permit at the June 12, 2025 meeting.</li> <li>• This alcohol license request was continued from May 22, 2025, City Council Meeting.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#7	<b>Public Hearing</b> Savannah GPS Strategic Plan	<ul style="list-style-type: none"> <li>• This plan outlines the City's strategic goals, objectives and strategies that will guide government operations and community investments over the coming years. Developed through extensive engagement with residents, elected officials, and community partners, the plan reflects a shared vision for a safer, stronger, and more equitable Savannah.</li> </ul>
#8	<b>Zoning</b> John D. Northup III on Behalf of Siete Wines, LLC for a Special Use Permit	<ul style="list-style-type: none"> <li>• The Special Use Permit request is to establish on-premises consumption of alcohol in association with a Wine Specialty Shop use at 508 E. Broughton Street.</li> <li>• The Petitioner will need to secure an Alcoholic Beverage License if the Special Use Permit is approved.</li> <li>• The Planning Commission recommended approval of the Special Use Permit for accessory alcohol sales with the following condition: <ul style="list-style-type: none"> <li>○ The Special Use Permit shall be nontransferable.</li> </ul> </li> </ul> <p><b>I recommend approval of this item.</b></p>
#9 & 22	<b>Zoning</b> Harold B. Yellin on Behalf of Dennis Hoffman for the Owner 17 of South Mini Storage to Amend the Future Land Use Map at 4119 Ogeechee Road	<p><i>**This item is part of an annexation request #21.**</i></p> <ul style="list-style-type: none"> <li>• The request is for a Future Land Use Map (FLUM) amendment at 4119 Ogeechee Road from Industry - Light to Commercial – Suburban in support of future use of the property consistent with the City of Savannah's B-C (Community Business) uses.</li> <li>• The property is presently developed and in use as a self-storage warehouse facility with accessory outdoor storage. No conceptual plan for the parcel's redevelopment was submitted in association with the Petition.</li> </ul>

		<ul style="list-style-type: none"> <li>The Planning Commission recommended approval to amend the FLUM to reflect Commercial-Suburban use.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#10 & 23	<p><b>Zoning</b> Harold B. Yellin on Behalf of Dennis Hoffman for the Owner for 17 South Mini Storage to Amend the Zoning Map at 4119 Ogeechee Road</p>	<p><i>**This item is part of an annexation request #21.**</i></p> <ul style="list-style-type: none"> <li>The request is to rezone 4119 Ogeechee Road from Chatham County's zoning designation of Planned Business (P-B) to the City's zoning designation of Community Business (B-C).</li> <li>The Planning Commission recommended approval to rezone the parcel to the City's B-C zoning designation.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#11	<p><b>Zoning</b> Timothy Kinsey on Behalf of Ambaji Properties LLC to Amend the Future Land Use Map</p>	<ul style="list-style-type: none"> <li>This item has been continued to the July 10 City Council Meeting.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#12	<p><b>Zoning</b> Timothy Kinsey on Behalf of Ambaji Properties LLC to Amend the Zoning Map</p>	<ul style="list-style-type: none"> <li>This item has been continued to the July 10 City Council Meeting.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#13 & 16	<p><b>Zoning</b> Steve Paschall on Behalf of 1000 Town Center, LLC to Amend the Future Land Use Map at 101 E. 34<sup>th</sup> Street</p>	<ul style="list-style-type: none"> <li>The request is for an amendment to the Future Land Use Map (FLUM) from Traditional Neighborhood to Traditional Commercial at 101 E. 34<sup>th</sup> Street.</li> <li>The Petitioner plans to convert the contributing historic residence into a (banquet or reception) hall as an extension of the Ardsley Station Restaurant.</li> <li>The Planning Commission recommended approval of the request to amend the FLUM from a designation to Traditional Commercial.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#14 & 17	<p><b>Zoning</b> Steve Paschall on Behalf of 1000 Town Center, LLC to Amend the Zoning Map</p>	<ul style="list-style-type: none"> <li>The request is to rezone 101 E. 34<sup>th</sup> Street from TN-2 to TC-2.</li> <li>The Planning Commission recommended denial of the request to rezone the subject property to TC-2.</li> <li>Alternatively, the Planning Commission recommended approval of the rezoning to TC-1 as the proposed use can be accommodated through approval of a Special Use Permit in a less intense zoning district. Additionally, the TC-1 designation is consistent with</li> </ul>

		<p>properties adjoining and more closely reflects the development pattern of Savannah’s Mid-City districts.</p> <p><b>I recommend approval of this item.</b></p>
#15 & 18	<p><b>Zoning</b> Gary Wiggins on Behalf of Highlands Park Commercial, LLC for a Master Plan Amendment</p>	<ul style="list-style-type: none"> <li>• The request is for an amendment to the Master Plan for Highlands Park within the Godley Station Planned Development.</li> <li>• The proposed amendment would convert 9.8-acres for development following the RMF-2 (Residential Multifamily – 2) zoning district with a gross density of 23 dwelling units per acre supporting up to 225 dwelling units.</li> <li>• No concept plan has been submitted or variances requested in association with the proposal.</li> <li>• As the requested use is generally appropriate with the existing pattern of development, the Planning Commission recommended denial of the requested Master Plan amendment to permit residential development in accordance with the standards of the RMF-2 zoning district at a density not to exceed 23 dwelling units per acre.</li> <li>• If approved by the City Council, MPC recommends that the City Staff look at where the road sits on the priority list so that the MPO can make necessary amendments to move the project up to initiate those improvements.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#19	<p><b>Ordinance First Reading</b> Amend the 2025 Revenue Ordinance to Adopt the Rollback Millage Rate of 11.749 Mills as the Final Millage for 2025.</p>	<ul style="list-style-type: none"> <li>• Approval to Amend the 2025 Revenue Ordinance to Adopt the Rollback Millage Rate of 11.749 Mills as the Final Millage Rate for 2025.</li> <li>• Please review the attached memorandum for additional information.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#20	<p><b>Ordinance First Reading</b> Motion to Amend Article R and Article U of the 2025 Revenue Ordinance</p>	<ul style="list-style-type: none"> <li>• The changes are for Article R—Leisure and Recreation Fees, Section 1. Recreation Services, H) Bacon Park Golf Course Fees.</li> <li>• The changes are for Article U - Utility Service Fees, Section 5. Water and Sewer Additional Connection Fees, A) Additional Connection Fees.</li> </ul> <p><b>I recommend approval of this item.</b></p>

#21	<p><b>Ordinance First Reading</b> Annex ~4.62 Acres Located at 4119 Ogeechee Road (10791 02007) from Chatham County to the City of Savannah (25-215).</p>	<ul style="list-style-type: none"> <li>• The annexation request is for 4119 Ogeechee Road.</li> <li>• The land is contiguous to existing City territory and therefore can be annexed by ordinance adopted by City Council.</li> <li>• As required by State law, Chatham County and the Savannah-Chatham Board of Education have been informed of receipt of this petition.</li> <li>• The Planning Commission recommended approval of the FLUM and rezoning amendments for the property.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#22	<p><b>Ordinance Second Reading</b> Adopting the Savannah GPS Strategic Plan for the City of Savannah.</p>	<ul style="list-style-type: none"> <li>• This plan outlines the City’s strategic goals, objectives and strategies that will guide government operations and community investments over the coming years. Developed through extensive engagement with residents, elected officials, and community partners, the plan reflects a shared vision for a safer, stronger, and more equitable Savannah.</li> </ul> <p><b>I recommend approval of this item.</b></p>
	<p><b>Purchasing Summary and Local Spend</b></p>	<p>The total spending proposed to Council is \$4,427,020 of which, a total of \$943,235 or 21% approval on this Council agenda, are to local vendors.</p>
#25	<p><b>Purchasing</b> Contract for a Management Review Audit</p>	<ul style="list-style-type: none"> <li>• This is to procure a contract for a comprehensive Management Review Audit.</li> <li>• The objective of this audit is to identify the core strengths and areas for improvement within the City’s revenue-related functions.</li> <li>• The services being reviewed are: The City Treasury, Property Tax, Business Licensing, Alcohol Licensing, Alcohol Beverage Compliance and Enforcement, and Utility Billing.</li> </ul> <p>Vendor: Georgia Municipal Association (GMA) Contract Amount: \$96,913</p> <p><b>• I recommend approval of this item. Please review the attached memorandum for additional information.</b></p>
#26	<p><b>Purchasing</b> Contract for One (1) Semi-Tractor</p>	<ul style="list-style-type: none"> <li>• The Semi-Tractor will be Utilized by the Stormwater Management Division to Haul Heavy-Duty Equipment.</li> <li>• This vehicle is part of the 2025 replacement schedule and will replace unit 8207.</li> <li>• This is an approved budgeted replacement.</li> </ul>

		<p>Vendor: The Pete Store Contract Amount: \$213,157.00</p> <p><b>I recommend approval of this item.</b></p>
#27	<p><b>Purchasing</b> Contract for Four (4) Dump Trucks</p>	<ul style="list-style-type: none"> <li>• The Dump Trucks will be utilized by the Street Cleaning Division, Stormwater Management Department, and the Water Reclamation Department.</li> <li>• This purchase is part of the 2025 Vehicle Replacement Plan and includes approved fleet replacements for units 5701, 6730, and 4244, as well as one (1) fleet addition for the Water Reclamation Department.</li> <li>• These units are approved and budgeted as part of the replacement and fleet addition plan.</li> </ul> <p>Vendor: Freightliner of Savannah Contract Amount: \$872,872.00</p> <p><b>I recommend approval of this item.</b></p>
#28	<p><b>Purchasing</b> Contract with Chatham Savannah Authority for the Homeless provision of Street Outreach &amp; Transportation Services</p>	<ul style="list-style-type: none"> <li>• Contract to provide street outreach services to people experiencing homelessness.</li> <li>• FY 2025 contract represents a \$126,000 increase over the existing contract which ends June 30, 2025.</li> <li>• FY 2025 contract services include an increase in staff from three to four FTEs, global positioning software, and a dedicated phone line for transportation and outreach services.</li> <li>• Vendor will collaborate with the Extended Intake Hours vendor.</li> </ul> <p>Vendor: Chatham Savannah Authority for the Homeless Contract Amount: \$276,000</p> <p><b>I recommend approval of this item. Please review the attached memorandum for additional information.</b></p>
#29	<p><b>Purchasing</b> Contract with Union Mission, Inc., for the provision of Extended Intake Hours for Emergency Shelter</p>	<ul style="list-style-type: none"> <li>• Contract to extended emergency shelter intake hours through 9:00 p.m. Monday through Saturday for people experiencing homelessness.</li> <li>• The contract will enhance the accessibility of emergency shelter beds for those seeking services after traditional business hours and on weekends.</li> <li>• The shelter will make 10 beds available for men and five beds available for women.</li> <li>• Vendor will collaborate with the Street Outreach and Transportation vendor.</li> </ul> <p>Vendor: Union Mission, Inc.</p>

		<p>Contract Amount: \$97,678</p> <p><b>I recommend approval of this item. Please review the attached memorandum for additional information.</b></p>
#30	<p><b>Purchasing</b> Contract for Sludge Pond Dredging</p>	<ul style="list-style-type: none"> <li>• This contract is for the removal of sludge from the emergency storage ponds located at the Georgetown Treatment Facility and Wilshire Treatment Facility.</li> <li>• Water Solve was selected following a thorough review of all submissions. The company met all qualifications outlined in the project specifications and emphasized sludge pond dredging as the primary component of its business model.</li> <li>• The lowest bidder was not selected due to multiple deficiencies in their submission. Specifically, the lowest bidder failed to meet the specifications in their entirety, did not provide a certificate of insurance, and lacked the proper equipment required for the job. Additionally, the bidder was previously removed from a similar project under the scope of a primary subcontractor for failure to perform work duties. They also did not identify a disposal site for the removed sludge, which is a critical component of the project requirements</li> </ul> <p>Vendor: Water Solve Contract Amount: 1,400,839.44</p> <p><b>I recommend approval of this item.</b></p>
#31	<p><b>Purchasing</b> Contract for Ditch Hand Mowing</p>	<ul style="list-style-type: none"> <li>• This is a contract for Stormwater Management’s ditch maintenance of “Hand Crew Ditches” across the City. These ditches are not accessible by equipment for maintenance and require significant hand crew labor to maintain.</li> <li>• The City has a current outsourced contract for this work, but the current vendor has not met the expectations of their contract.</li> <li>• Stormwater Management decided to rebid the contract to bring in a contractor that can hopefully meet the expectations of this contract and the expectations of the public.</li> <li>• Please review the attached memorandum for additional information.</li> </ul> <p>Vendor: ASAP Landscape Management Contract Amount: \$200,000/year</p> <p><b>I recommend approval of this item.</b></p>

<p>#32</p>	<p><b>Purchasing</b> Contract for Two Centrifugal Water-Cooled Chillers</p>	<ul style="list-style-type: none"> <li>• This contract is for the one-time purchase of a 175-ton and 250-ton chiller to be installed at the Civic Center.</li> <li>• This purchase includes a 5-year parts, labor, and refrigerant warranty.</li> <li>• These chillers will be installed in the basement mechanical room as a permanent solution for the cooling and conditioning of the Civic Center air.</li> <li>• This purchase is being conducted via the Omnia Cooperative Purchasing Contract No. 3341, with a maturity date of August 31, 2027.</li> </ul> <p>Vendor: Trane, U.S., Inc. Contract Amount: \$571,842.00</p> <p><b>I recommend approval of this item.</b></p>
<p>#33</p>	<p><b>Purchasing</b> Contract with Construction Manager at Risk (CMAR) to Perform Pre-Construction Services Related to the Industrial &amp; Domestic (I&amp;D) Water Treatment Facility (WTF) Upgrades and Expansion</p>	<ul style="list-style-type: none"> <li>• The water supply system for the Savannah region requires expansion and increased supply due to significant industrial and residential growth while groundwater withdrawal is being reduced due to regulatory mandates.</li> <li>• The State of Georgia has allocated a total of ~\$500 million (with \$146 million going to Savannah) for expansion of surface water supply in region.</li> <li>• This CMAR procurement is the City's next step in the process of implementing a multi-phase construction program to upgrade and expand the I&amp;D WTF in accordance with applicable State funding policies.</li> <li>• The CMAR selection process was based primarily on the qualifications of the construction firms that submitted along with consideration of the pre-construction fees and the mark-up percentages for self-perform and subcontracted work/tasks/services.</li> <li>• The two firms that met minimum qualifications were evaluated and ranked on technical proposal content and an in-person interview. Garney Companies, Inc received the highest ranking and had the most cost advantageous fee proposal overall including the Pre-Construction phase and the Construction phase.</li> <li>• The Pre-Construction phase services awarded here will lead to an ensuing Construction phase that will include appropriation of the \$146 million of State funding by separate City Council action in late 2025.</li> <li>• The DBE requirements for this CMAR contract will be established at a level of at least 20% total and 10% local as part of the Construction phase of the project and conform to applicable State funding policies.</li> </ul>

		<p>Vendor: Garney Companies, Inc.  Contract Amount: \$700,000 (Pre-Construction Phase)  <b>I recommend approval of this item. Please review the attached memorandum for additional information.</b></p>
# 34 - 45	<b>Savannah Airport Commission Agenda Items</b>	<ul style="list-style-type: none"> <li>• The Savannah Airport Commission has submitted 11 agenda items for City Council's approval.</li> </ul>
#46	<b>Appointments to Boards, Commissions and Authorities.</b>	<ul style="list-style-type: none"> <li>• City Council will appoint members of the community to serve on boards, commissions and authorities.</li> </ul>
#47	<b>Agreements</b> Sixth Amendment to the Water Service Agreement with Port Wentworth.	<ul style="list-style-type: none"> <li>• Port Wentworth has requested an increase in assigned capacity for sanitary sewer service.</li> <li>• The increase has been carefully analyzed by City of Savannah and necessary conditions have been added to the agreement to prevent negative impacts to the City of Savannah Publicly Owned Treatment Works.</li> <li>• An updated sewer service area delineation has also been included as an exhibit.</li> <li>• The financial impact included in the agreement is estimated at \$11,300,000 of revenue over 10 years.</li> </ul> <p><b>I recommend approval of this item.</b></p>
#48	<b>Real Estate</b> Real Property Exchange with LTI Properties, LLC	<ul style="list-style-type: none"> <li>• Proposing real property exchange (aka Land Swap) with LTI to enhance stormwater capacity of Savannah-Ogeechee Canal (S&amp;O) and to positively impact flooding issues downstream in Woodville neighborhood.</li> <li>• LTI owns 2 properties north of and 1 property south of S&amp;O. Southern property is landlocked and current physical access is via an unauthorized land bridge from northern property. This bridge acts as a dam inhibiting flow.</li> <li>• Key agreement terms: 1)LTI conveys 45' drainage easement to City on their northern property for ditch improvement. 2)Current land bridge across S&amp;O gets demolished. 3)City conveys 20' access easement benefitting the southern property to resolve landlocking issue.</li> <li>• Not trading any fee simple land, only easements. The value being received is \$88k, value being given is \$50k. Confirmed via 3<sup>rd</sup> party appraisal.</li> </ul>

		<b>I recommend approval of this item. Please review the attached memorandum for additional information.</b>
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**Attachments**

Please see attached, the following associated documents:

- Attachment A: 2025 Property Tax Millage Rate Recommendation
- Attachment B Management Audit – Revenue & Utilities Services
- Attachment C: Street Outreach & Transportation Services
- Attachment D: Ditch Hand Mowing
- Attachment E: CMAR Selection Summary – I& D Water Systems Improvements
- Attachment F: Real Property Exchange with LTI Properties
- Attachment G: May 2025 Approved Purchases of \$50,000 and Under



# MEMO

TO: Mayor and Council

FROM: Joseph A. Melder, City Manager JAM

SUBJECT: 2025 Property Tax Millage Rate Recommendation

DATE: June 12, 2025

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**2025 Digest Growth.** The Chatham County Board of Assessors has provided information on the 2025 property tax digest for the City of Savannah and the news is good – Savannah is growing. The taxable digest grew 8.8% in 2025 compared to the prior year and the average annual growth rate over the past five years has been 10.3%. The chart that follows details growth within the digest over the past five years. It is worth noting that Savannah experienced a significant increase in new digest growth (increases due to new or improved properties) in 2025 compared to prior years. The new growth accounted for more than half of the digest’s increase in 2025 and represented \$441 million of taxable property value being placed on the tax role of Savannah. The remaining 4.0% of 2025 growth can be attributed to revaluation of existing property due to inflation.

Year	New Growth	Reassessments	Total Growth
2025	4.8%	4.0%	8.8%
2024	1.8%	9.1%	10.9%
2023	2.7%	10.0%	12.7%
2022	0.7%	11.8%	12.5%
2021	3.7%	2.8%	6.5%

When the total digest of taxable property is prepared, Georgia Law requires a rollback millage rate must be computed that will produce the same total revenue on the current year’s digest that last year’s millage rate would have produced had not reassessments occurred. The 2025 rollback millage rate is 11.749 mills and is expected to generate \$103.3 million in property tax revenue for the City of Savannah. This projection compares favorably to the \$101.6 million in property tax revenue assumed in the 2025 adopted budget.

**2025 Millage Rate Recommendation.** Based on this information, I recommended that the 12.2 mill property tax rate that was tentatively set in the 2025 budget last December be reduced to the 2025 rollback rate and 11.749 mills be set as the final

rate for 2025. This proposed rate is the lowest in Savannah since 1987, when the rate was set at 11.30 mills.

**Schedule for Final Millage Rate Adoption.** Adoption of the 11.749 mill rate as the final millage for 2025 will require amending the 2025 Revenue Ordinance through a first and second reading only. Since the City is not increasing property taxes for 2025, no public hearings are required for adoption of the final millage rate.

The following schedule for final millage rate adoption is recommended:

Revenue Ordinance Amendment 1<sup>st</sup> Reading – June 26, 2025  
Revenue Ordinance Amendment 2<sup>nd</sup> Reading – July 10, 2025

Please let me know of any questions or concerns.



**TO:** Mayor and Council

**FROM:** Joseph Melder, City Manager

**CC:** Melissa D. Carter, Interim COO  
David Maxwell, Sr. Director, Financial Services

**RE:** Management Audit of Revenue and Utility Billing

**DATE:** April 7, 2025

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I would like to inform you that a comprehensive management audit of the City's Revenue and Utility Billing Divisions within the Financial Services Department is being conducted. This audit is necessary to enhance the efficiency and effectiveness of our management services operations. It will focus on reviewing the department's operations, systems, processes, and overall effectiveness in generating and managing municipal revenue. The primary objective of this assessment is to determine whether these programs are functioning efficiently, ensuring compliance with relevant regulations, and achieving our financial goals. Our partners in the Georgia Municipal Association (GMA) and HdL Companies, Inc. will lead this review, who will provide valuable insights and expertise. The audit will specifically assess the following programs within Financial Services:

- Cashiering and Excise Tax (City Treasury)
- Property Tax
- Business/Alcohol Licensing
- Alcohol Beverage Compliance and Enforcement
- Utility Billing

Key areas to be evaluated include Revenue Generation and Collection, Leadership Effectiveness, Customer Service and Stakeholder Engagement, Internal Controls, and Compliance with our legal framework. This Audit is designed to provide valuable insights that will help optimize the business process workflows throughout revenue, utility billing, and accounting services performance. Doing so will further strengthen and bolster our robust financial management practices for the city.

Upon completion of the audit, a Final Report will be provided that outlines the findings, analysis, and recommendations. The report will include:

1. Suggested process improvements to streamline the revenue services.
2. Recommendations for new technologies or tools to improve efficiency and reduce service delivery errors.

3. Recommendations for staff training protocols to ensure employees retain up-to-date knowledge of revenue-related processes and regulations.
4. Recommendations for changes to strengthen internal controls to prevent fraud and ensure compliance with legal requirements; and
5. Recommendations for relevant improvements in compliance monitoring and auditing procedures.

We are confident that these audit findings will help further enhance our financial services operations, ensuring that the City continues to manage its revenue and utility billing systems effectively.

Please feel free to contact David Maxwell, senior financial Services Director, or Melissa Carter, Interim COO, if you have any questions regarding this process. I look forward to sharing the final recommendations.





# MEMORANDUM

**TO:** City Council

**FROM:** Joseph A. Melder, City Manager 

**CC:** Taffanye Young, Chief Community Services Officer  
Kerri Reid, Director

**SUBJECT:** Street Outreach & Transportation Services and Extended Hour Intake Contracts

**DATE:** June 23, 2025

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In alignment with the City of Savannah's Five-Year Plan to End Homelessness, two Requests for Proposals (RFPs) were released on March 13, 2025, for Street Outreach and Transportation Services and Extended Intake Hours to better support individuals experiencing homelessness. Two qualified agencies submitted proposals in response: the Chatham Savannah Authority for the Homeless and Union Mission, Inc.

The Chatham Savannah Authority for the Homeless submitted a proposal for the Homeless Outreach Team (HOT), which is recommended for funding in the amount of \$276,000. This represents a \$126,000 increase over the current contract and will support the addition of a new staff member, the implementation of global positioning software, and the establishment of a dedicated phoneline for transportation and outreach services. The increased funding will sustain four full-time outreach staff members assigned exclusively to the City of Savannah, operating from 10:00 a.m. to 9:00 p.m., Monday through Saturday. This team will focus on engaging individuals and families experiencing—or at risk of—homelessness by expanding service access points and providing essential transportation to improve health, safety, and quality of life. The HOT team will also coordinate transportation during inclement weather and partner with the City's Extended Intake Hours emergency shelter provider to support clients seeking shelter after regular business hours.

Union Mission, Inc. submitted a proposal for the Parker's & Grace House Extended Intake Hours, which is recommended for funding in the amount of \$97,678. This initiative aims to enhance the accessibility of emergency shelter beds for those seeking services after traditional business hours and on weekends. The program will collaborate closely with the City's Street Outreach & Transportation Services provider to extend intake processing hours through 9:00 p.m., Monday through Saturday.



## MEMO

**TO:** City Council

**FROM:** Joseph A. Melder, City Manager 

**SUBJECT:** Recommendation for Procurement of New Contractor for Hand-Crew Ditch Maintenance Services

**DATE:** June 24, 2025

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In accordance with our commitment to improve drainage infrastructure and neighborhood resilience, the Stormwater Management Division recently solicited bids for the 2025 Hand-Crew Ditch Maintenance Contract. This contract is vital to our ongoing effort to maintain neighborhood drainage ditches that are inaccessible to large machinery.

As reflected in the bid tabulation below, the following proposals were received:

• Russel Landscape	\$ 196,650.00
• ASAP Landscaping	\$ 200,000.00
• Mosler, LLC	\$ 225,137.31
• Tri Scapes, LLC	\$ 335,912.40
• Corbett Enterprises, LLC	\$ 671,824.80
• Tidewater Landscape Management, Inc.	\$1,414,368.00
• The McGraley Company, LLC	\$2,052,092.25

Although Russel Landscape submitted the lowest bid and is the current contract holder, their past performance has not met our operational expectations. Over the past year, staff observed consistent delays, poor workmanship, and insufficient crew coverage, particularly in underserved neighborhoods that are prone to flooding.

Given the small cost difference of \$3,350 (1.7%) between Russel Landscape and the next lowest bidder, I recommend awarding the contract to ASAP Landscaping. ASAP Landscaping has a proven track record with other municipal clients and has provided strong references, demonstrating their reliability and commitment to quality.

Our goal is to ensure that neighborhoods vulnerable to stormwater impacts receive prompt and consistent ditch maintenance throughout the year. Procuring a dependable contractor will enhance the effectiveness of our drainage program and strengthen public trust.

Please let me know if you need additional documentation or would like to discuss this recommendation further.



**To: Jay Melder, City Manager**  
**From: Ron Feldner, Water Resources Chief** *RF*  
**CC: Johnnie Coker, Purchasing Director**  
**Date: June 24, 2025**  
**Subject: CMAR Selection Summary – I&D Water Systems Improvements**

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The purpose of this memo is to provide background information on the City of Savannah’s Construction Manager at Risk (CMAR) procurement for the planned expansion and upgrade of the I&D Water Treatment Facility (WTF). The City of Savannah and the region are experiencing unprecedented industrial and residential growth, at the same time the Georgia EPD is imposing permit restrictions on groundwater use. As a result, demand for surface water from the I&D WTF has significantly increased in recent years and continued regional growth is anticipated. The City’s ability to serve as the primary drinking water supplier to the growing Savannah region depends on the planned expansion and upgrades to the I&D WTF. To meet future water demands and comply with regulatory requirements, the I&D WTF must be expanded and undergo the most significant upgrades in its history. These upgrades are planned as part of the I&D WTF and Water System Improvements Project, which is currently under design and will be constructed through a CMAR project delivery method.

### CMAR Selection Process

The Georgia Environmental Finance Authority (GEFA) has been designated by the State of Georgia as the agency to provide funding in the amount of \$146 million for the I&D Water Systems Improvements Project through grants and low-interest loans for Phase 1 of the project. The City’s CMAR procurement package was developed to comply with GEFA requirements, which includes a qualifications-based selection process with a sealed fee proposal component. The City intends to enter into a pre-construction services agreement with the selected CMAR contractor. Provided that an agreement is reached with the CMAR on one or more Guaranteed Maximum Price (GMP) proposals, the City will enter into a construction services contract via formal action by the City Council to award the recommended GMP(s) at a future City Council meeting in September-October 2025.

### Evaluation Results

The I&D Water System Improvements Project (Event No. 11437) was advertised on March 25, 2025, and proposals were submitted April 29, 2025. Three proposals were received for consideration. The Selection Committee reviewed the technical proposals followed by interviews on May 14, 2025. Subsequent to the interviews, the City requested clarification from the three firms on certain aspects of the proposal submittals and their “Best and Final Offer” for the fee components. Upon review of this subsequent information, the City staff consulted with the City Attorney who deemed one firm to be “Unsatisfactory” due to the failure to meet minimum qualifications requirements. As a result, only two firms were scored for the purpose of final ranking and recommendation for award. Final scoring with notes is provided in Table 1. Garney Companies, Inc. (“Garney”) was identified as the top-ranked firm, with an equal or higher score than MWH in every category.

**Table 1. CMAR Scoring Results with Notes**

Criteria	Points Available	Garney Companies, Inc.	MWH Constructors, Inc	Notes
<b>Personnel Qualification Experience</b>	10 Points	8.8	7.2	<ul style="list-style-type: none"> <li>• Garney: Local Garney Superintendent with 40+ years water project experience. Subcontractor has &gt;25 years' work experience at I&amp;D Plant.</li> <li>• MWH: Project Manager from MWH based in South Florida. No Georgia water projects listed in proposal for team.</li> </ul>
<b>Safety Performance</b>	5 Points	4.8	4.8	<ul style="list-style-type: none"> <li>• Both firms have an excellent safety record.</li> </ul>
<b>Project Approach</b>	10 Points	8.6	5.8	<ul style="list-style-type: none"> <li>• Garney: Proposed site layout and traffic routing plan is preferred and reduces use of front entrance over RR tracks. Garney has 50 staff available to start work this summer.</li> <li>• MWH: Proposed site layout may impede plant operations and ability to manage site deliveries. Subcontractors to perform majority of construction management services which could result in project coordination and communication challenges.</li> </ul>
<b>Scope of Work</b>	5 Points	4.6	3.4	<ul style="list-style-type: none"> <li>• Garney: Project specific approach via proposed creative solutions for reducing risk and expediting construction schedule.</li> <li>• MWH: Generic language to describe a typical CMAR project approach.</li> </ul>
<b>Consultation Services</b>	5 Points	4.8	3.8	<ul style="list-style-type: none"> <li>• Garney: Onsite full-time with 50 staff available to start work this fall-summer 2025.</li> <li>• MWH: Key MWH staff including Startup Manager will be remote from jobsite.</li> </ul>
<b>Construction Scheduling</b>	5 Points	4.8	2.8	<ul style="list-style-type: none"> <li>• Garney: <b>December 2026 completion.</b> Schedule identifies work packages and schedule for work by MBE/WBE.</li> <li>• MWH: <b>September 2027 completion.</b> Schedule does not outline MBE/WBE participation plan.</li> </ul>
<b>Construction Cost Estimate</b>	5 points	4.6	3.8	<ul style="list-style-type: none"> <li>• Garney: Self-perform 40% of work with 7.5% markup and has 5% markup on subcontracted work at 60%.</li> <li>• MWH: Self-perform 10% of work at 7.5% markup and subcontract 90% at 7.5% (which is 2.5% higher than Garney). Provided incomplete information on cost estimating plan.</li> </ul>
<b>Subcontracting Plan</b>	15 Points	12.8	10.8	<ul style="list-style-type: none"> <li>• Garney: Partner with local firm that has I&amp;D facility construction experience. Specific MBE/WBE plan relating to this project scope is provided.</li> <li>• MWH: Generic list of MBE/WBE trades identified but not tied to scope of this project. Limited previous experience with state or federal funding.</li> </ul>
<b>Interview</b>	35 Points	33.2	24.0	<ul style="list-style-type: none"> <li>• Garney: Excellent in-person presentation and Q&amp;A via knowledgeable project team. All key project personnel were present at interview.</li> <li>• MWH: Some key staff were absent from the interview and the team members present did not address interview questions as well as the Garney team.</li> </ul>
<b>Total Points (Out of 100)</b>		<b>91.6</b>	<b>69.8</b>	

Note: Proposal from Ruby Collins, Inc. was not scored due to being deemed "Unsatisfactory" regarding specific minimum qualification requirements of the RFP.

## Financial Comparison & Analysis

The firms were initially evaluated through a qualification-based process followed by an analysis of the fee components. The sealed envelopes of the two ranked firms that contained cost and fee information were opened by Purchasing after the technical proposal and interview evaluations. Table 2 presents each firm’s fee structure (i.e. Best and Final Offer submittal), along with a financial analysis example of an estimated construction cost scenario for a \$130 million project.

**Table 2. Pre-Construction Services Cost and Contractor Fee Markups on Construction Costs**

	Garney Companies, Inc.	MWH Constructors, Inc.
Pre-Construction Services Fee <sup>1</sup>	\$700,000	\$374,055
<i>Construction Phase Services</i>		
Self-Performed Work, Markup	7.5%	7.5%
Subcontracted Work, Markup	5.0%	7.5%
% Work to be Self-Performed	40%	10%
% Work to be Subcontracted	60%	90%
Estimated Construction Cost <sup>2</sup>	\$130 M	\$130 M
Estimated Total Construction Cost With Mark Ups Applied	\$137.80 M	\$139.75 M

Note 1: The Preconstruction Phase fee is the only amount for award consideration by City Council on 6/26/25.

Note 2: The Construction Cost Phase will be awarded at a future City Council meeting (September-October 2025).

The example budget analysis was performed using an estimated total construction cost of \$130 million. Based on each contractor’s proposed fee structure as shown in Table 2, it was concluded that the selection of Garney is the most cost advantageous to the City in an amount of ~\$2 million due to the following:

- Garney has a lower markup on subcontracted work (5% vs 7.5%)
- Garney has a lower percentage of subcontracted work (60% vs 90%)
- MWH has a higher subcontractor markup (+2.5%) on a larger percentage of work (+30%).

## CMAR Procurement – DBE Participation Requirements

DBE involvement is a key component to the City Procurement process and the requirements are coordinated through City staff in the Purchasing and Economic Development Departments. For the purposes of this CMAR procurement, the process used did not specify a DBE goal for the “Preconstruction Phase” of the work that is to be awarded on June 26, 2025, but instead put forth that DBE participation would be incorporated into the larger Construction Phase of the I&D project. The RFP contained the following language regarding DBE participation on Page 16:

*It is the policy of the City of Savannah that Disadvantaged Business Enterprises (DBEs) be given fair opportunity to participate in the performance of services for the City, and that prime contractors fully utilize DBE subcontractors and suppliers consistent with the efficient performance of the contract. The*

*City of Savannah will establish a DBE goal for this project at an estimated 20-25%. However, the specific percentage will be finalized after the Guaranteed Maximum Price has been established.*

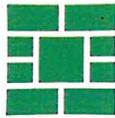
The Preconstruction Phase will include work to determine the availability, applicability, and potential opportunities within the GMP Contract to utilize DBE business enterprises to meet or exceed the designated overall project goal(s). The final DBE goals will be developed for the CMAR GMP Contract in accordance with the applicable GEFA rules regarding allowable total DBE and local DBE goal percentages. For example, a projected total DBE amount for a future \$130 million GMP construction contract would result in an amount on the order of ~\$32.5 million (i.e. 25% of \$130M).

## Conclusion

Based on the outcome of the City's procurement process and the information summarized herein, **Garney Companies, Inc.** has been recommended for the CMAR award for the I&D Water Systems Improvements Project (Event No. 11437).

Please contact me with any questions regarding this memo.

**END OF MEMORANDUM**



## MEMO

**TO:** City Council

**FROM:** Joseph A. Melder, City Manager 

**SUBJECT:** Recommendation for Approval of Real Property Exchange with LTI Properties, LLC for Improvement of Savannah & Ogeechee Canal

**DATE:** June 25, 2025

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The purpose of this memo is to provide additional information regarding the proposed real property trade agreement with LTI Properties, LLC (LTI) for the purposes of enhancing stormwater capacity of the Savannah-Ogeechee Canal (SOC) and to positively impact flooding concerns in the nearby Woodville Neighborhood.

The City owns the SOC, and LTI owns two (2) properties north of and one (1) property south of the SOC. The southern LTI property is landlocked and current physical access is via a land bridge from northern property. The bridge is unauthorized, extends across the SOC, and effectively acts as a dam inhibiting stormwater flow.

The key terms within the real property trade agreement are as follows:

1. LTI conveys a 45' wide drainage easement to the City on the northern property for ditch improvement. After closing and within 6 months, the City's stormwater team intends to come in and significantly widen and improve the existing City-maintained ditch.
2. The current land bridge/dam across the SOC will be demolished allowing stormwater to again flow.
3. The City conveys a 20' access easement to LTI along the southern boundary of the SOC. This resolves the landlocking issue being experienced by LTI's southern property.

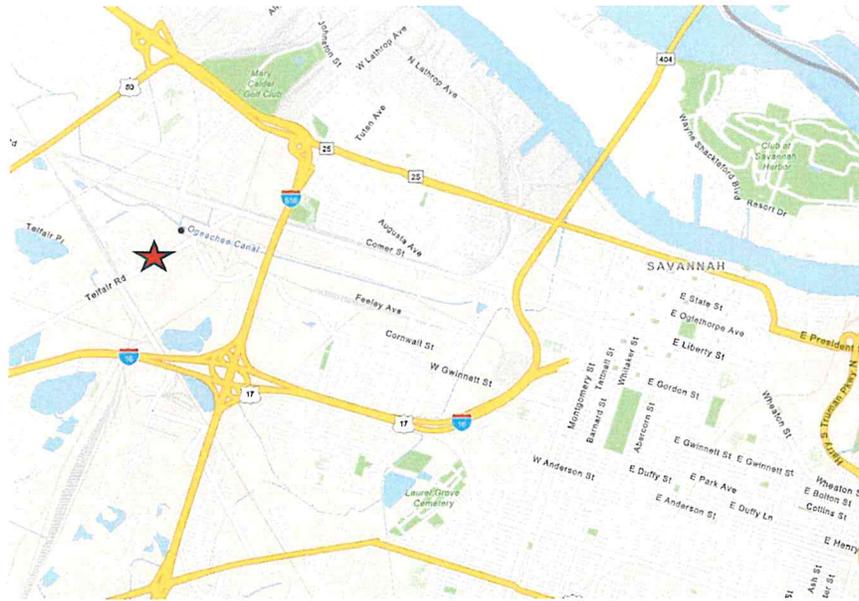
Georgia Code Section 36-37-6 allows for real property trades with private landowners provided that the City receives more value in land rights than is conveyed. Appraisals have been performed by a third-party appraiser to determine fair market value (FMV) of the easements. The FMVs are listed below and confirm the City will be receiving +/- \$38,000 worth of value in the proposed exchange:

- Drainage Easement (from LTI to City) \$88,000
- Access Easement (from City to LTI) \$50,000

In this case, only easements are being proposed for trade and both parties would still retain ownership of their underlying lands.

# Real Property Exchange with LTI

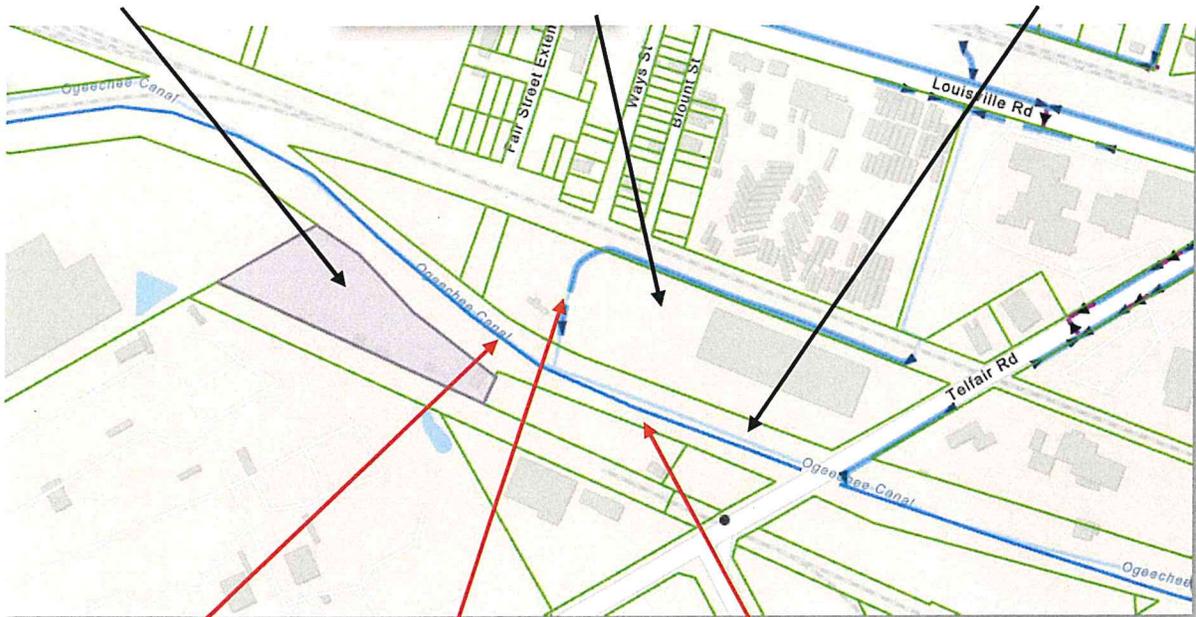
## Map Attachment



159 Telfair Road  
Owner: LTI Properties, LLC

151 Telfair Road  
Owner: LTI Properties, LLC

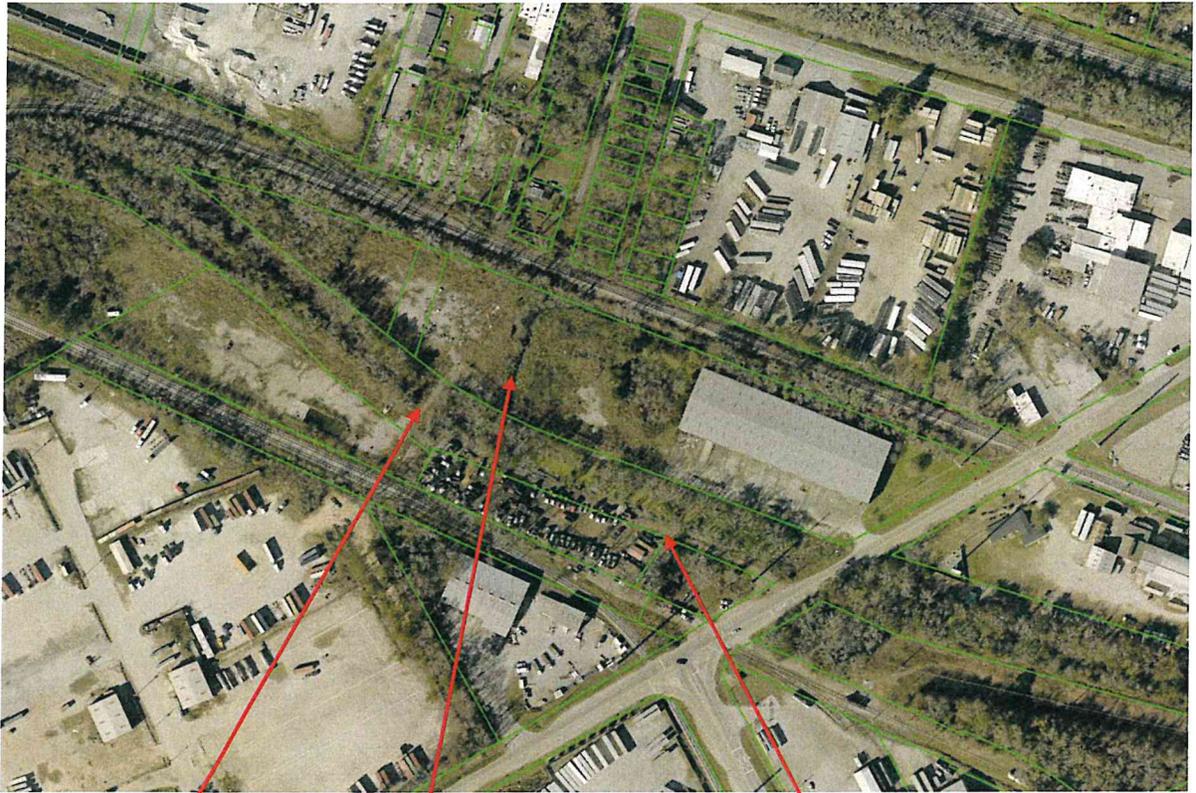
Savannah & Ogeechee  
Canal



Land Bridge

Proposed Access Easement (from City to LTI)

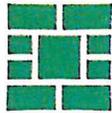
Proposed Drainage Easement (from LTI to City)



Land Bridge

Proposed Access Easement (from City to LTI)

Proposed Drainage Easement (from LTI to City)



## MEMO

**TO:** Mayor and Council

**FROM:** Joseph A. Melder, City Manager

**SUBJECT:** Approved Purchases of \$50,000 and Under

**DATE:** June 16, 2023

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For your information, attached is a chart of purchases approved between May 1, 2025 – May 30, 2025. This report includes purchases from multiple departments and various funding sources.

Please let me know if you have any questions or concerns.

**Small Purchase Awards – \$5,000.01 to \$50,000.00**

**Approval Period: May 1, 2025 – May 30, 2025**

ITEM	USER DEPARTMENT	SUPPLIER	AMOUNT	FUNDING SOURCE
Pump Rental Event No. 11629	Water Reclamation	United Rental	\$ 6,414.94	Water Reclamation Fund
River Quality Monitoring System Event No. 11600	Water Supply & Treatment	CL2 Solutions, LLC	\$43,540.00	I & D Water Distribution Fund
Structural Welding & Fabrication Event No. 11446	Sanitation	L & H Welding	\$44,50.00	Refuse Disposal Fund
Pinnacle Event No. 11635	Water Reclamation	Perkin Elmer	\$22,884.00	Water Reclamation Fund
Pump Rental Event No. 11636	Water Reclamation	United Rental	\$ 5,668.74	Water Reclamation Fund
Repair Front End Damage Event No. 11637	Fleet Services	Wally's Collision	\$ 5,170.35	Internal Service Fund
Winsmith Gear and Love Event No. 11614	Fleet Services	Williams Fire Apparatus	\$19,611.96	Internal Service Fund
Ellis Square Plumbing Repairs Event No. 11634	Park & Tree	Plumb Pro	\$ 6,174.14	Capital Improvement Fund
Vehicle Repairs Unit 3899 Event No. 11638	Fleet Services	Environmental Product Group	\$ 7,554.49	Internal Service Fund
Learning Management System Event No. 11639	Savannah Fire	Target Solutions	\$41,007.00	General Fund
Effluent Gates Event No. 11647	Water Reclamation	The OPS Group	\$44,410.00	Capital Improvement Fund
Installation of Temporary Poles Event No. 11648	Traffic Engineering	Hoffman Electric Company	\$ 8,500.00	General Fund
Garage Touchscreen Event No. 11650	Mobility and Parking Services	Carolina Time & Parking Group	\$ 5,481.79	Parking Services Fund

ITEM	USER DEPARTMENT	SUPPLIER	AMOUNT	FUNDING SOURCE
Picnic Tables Event No. 11633	Recreation and Leisure Services	Global Industries	\$ 6,754.49	Capital Improvement Fund
Pedestrian Push Buttons Event No. 11651	Traffic Engineering	Temple, Inc.	\$21,684.00	Capital Improvement Fund
Automated Traffic Count System Event No. 11604	Traffic Engineering	Miovision Technologies Inc.	\$ 8,412.00	General Fund
Bearing Parts Event No. 11654	Water Reclamation	Walker Process Equipment	\$ 7,805.00	Water Reclamation Fund
Repair Front End Unit #2856 Event No. 11660	Fleet Services	No Limit Auto Body	\$ 6,081.00	Internal Service Fund
Replace Body Harness Unit 0576 Event No. 11661	Fleet Services	Williams Fire Apparatus	\$11,875.62	Internal Service Fund
IntelliCloud & Intellivue Renewal Event No. 11663	Innovation & Technology Services	Intellinetics	\$30,866.36	Internal Service Fund
Sprout Social Subscription Event No. 11672	Innovation & Technology Services	Sprout Social	\$ 7,713.96	Internal Service Fund
Replace Street Light Fixtures Event No. 11674	Traffic Engineering	C.E.D., Inc.	\$16,479.00	General Fund
Shuttle Service for St. Patrick's Day Event No. 11675	Mobility & Parking Services	Chatham Area Transit (CAT)	\$20,000.00	Parking Services Fund
Brake Motor Event No. 11676	Water Reclamation	Vulcan Industries	\$13,976.00	Water Reclamation Fund
Furniture for Special Events Event No. 11679	Special Events, Film & Tourism	National Office Systems	\$ 5,849.81	General Fund
Grant Preparation Event No. 11680	Planning & Urban Design	WSP	\$13,400.00	General Fund

ITEM	USER DEPARTMENT	SUPPLIER	AMOUNT	FUNDING SOURCE
Construction Manager at Risk Eastside Gym Event No. 11442	Capital Projects	West Construction Company	\$10,000.00	Capital Improvement Fund
Cathodic Protection Annual Agreement Event No. 11682	I & D Water Plant	Corrpro Companies	\$ 6,360.00	Water Supply & Treatment Fund
Annual Paint Supply Event No. 11685	Traffic Engineering	Crown, Inc.	\$11,443.75	General Fund
Store Front Window and Door Event No. 11667	Facilities Maintenance	Southern Glass	\$10,919.15	General Fund
Bracket Event No. 11671	Water Reclamation	MacAlijon	\$11,400.00	Water Reclamation Fund
Effluent Gates Event No. 11686	Water Reclamation	Cornerstone H2O	\$48,068.00	Capital Improvement Fund