

MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF CHATHAM COUNTY, GEORGIA, HELD ON FRIDAY, MARCH 11, 2011, IN THE COMMISSION MEETING ROOM ON THE SECOND FLOOR OF THE CHATHAM COUNTY COURTHOUSE, LEGISLATIVE AND ADMINISTRATIVE BUILDING, 124 BULL STREET, SAVANNAH, GEORGIA.

I. CALL TO ORDER

Chairman Pete Liakakis called the meeting to order at 9:28 a.m. on Friday, March 11, 2011.

Chairman Liakakis said, okay, right now I'm calling on the Benedictine Flag Unit to come forth now and when we do our pledge of allegiance, we'll do it towards the flag that they are bringing in now. Go ahead.

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Benedictine Military School Color Guard posted the colors.

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II. INVOCATION

Chairman Liakakis said, I'd like to call on Commissioner Patrick Shay for the Invocation, and then we'll do the pledge. Commissioner Patrick Shay gave the Invocation as follows: A reading from the book of the prophet Isaiah, Thus says the Lord, share your bread with the hungry. Shelter the oppressed and the homeless. Clothe the naked when you see them and do not turn your back on your own. Then your light shall break forth like the dawn, and your wound shall quickly be healed. Your vindication shall go before you and the glory of the Lord shall be your rear guard. Then you shall call and the Lord will answer. You shall cry for help and He will say, "here I am." If you remove from your midst oppression, false accusation, and malicious speech, if you bestow your bread on the hungry and satisfy the afflicted, then the light shall rise for you in the darkness and the gloom shall become for you like mid day. Amen.

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III. PLEDGE OF ALLEGIANCE

Commissioner Patrick Farrell led the Pledge of Allegiance to Flag of the United States of America.

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Benedictine Military School Color Guard retired the colors.

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ORDER OF THE AGENDA

Chairman Liakakis said, we thank the Benedictine Military School Color Guard for participating with us today. And now, of course, we have a special celebration today, and what we'll do now, we've got some great Irish dancers, who will come up and be with us today, and – we're ready.

(Irish Dancers performed for the Commission).

Chairman Liakakis said, thank you, Irish Dancers. Girls, just a moment, please. We have Berkley Griffin, Tinsley Griffin, and Abbey Griffin, who are our dancers today. Let's give them another hand. Thank you very much. We appreciate it.

Commissioner Thomas said, great job.

Chairman Liakakis said, and of course, you know, we want – we have in our audience today the officers and a number of the Executive Committee for the St. Patrick's Day parade, and of course, we know with this great occasion, we're going to introduce to all of our County our great Grand Marshal, Walter Crawford. Who – the investiture that they had last Sunday over at the Civic Center was wonderful, and I think that we have a great Grand Marshal, and we'll be introducing him in just a moment. So, what I'd like to do right now, we have two members of the County Commission who are members of the St. Patrick's Day parade committee, and that is Patrick Farrell, who's been a member for a

number of years and participates in a lot of the activities and all, and then, of course, you can watch him with the Irish families as he marches every year in the parade with them. So, what I'd like to do right now, is come to the podium and ask Commissioner Farrell to come to the podium also, and then I'll ask also the Grand Marshal and the Chairman and if all of the members of the Executive Committee and officers will line up the back part of the –

[NOTE: The Proclamation to the Grand Marshal was done at this time.]

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IV. ROLL CALL

The Clerk called the roll.

Present: Pete Liakakis, Chairman
Dr. Priscilla D. Thomas, Vice Chairman, District Eight – here but stepped out briefly
Helen L. Stone, Chairman Pro Tem, District One
James J. Holmes, District Two
Patrick Shay, District Three
Patrick K. Farrell, District Four
Harris Odell, Jr., District Five
David M. Gellatly, District Six
Dean Kicklighter, District Seven

Also present: R. E. Abolt, County Manager
R. Jonathan Hart, County Attorney
Janice Bocook, Temporary County Clerk

Chairman Liakakis said, thank you. And, Janice, make note that Commissioner Thomas, she's just stepped out of the room for a few minutes. That Priscilla is here, as was mentioned.

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V. PROCLAMATIONS AND SPECIAL PRESENTATIONS

1. ST. PATRICK'S DAY CELEBRATION.

Chairman Liakakis said, before I read this proclamation, I'd like to say a few things about our Grand Marshal. I know that a number of the citizens know him because he's been a community activist for many years. He has a number of vocations that – that he has been involved in many years, but whether it's a charitable organization or a civic organization, we have Walter Crawford, who is our Grand Marshal for this year, that has participated in many things and helped a lot of people. So, it's wonderful to have a Grand Marshal that is from Irish heritage but also out in the community and helping and doing the things to help make our City, our County, a better place, because it's – it's good to have somebody not just being named the Grand Marshal but participating and doing things for a number of years.

Chairman Liakakis said, Walter [Crawford], I'd like to congratulate you, of course, you know, for being nominated and elected, and I'll introduce some of the others, but what I'd like to do right now is read this proclamation.

Chairman Liakakis reads the proclamation.



WHEREAS, one of the highest honors to be bestowed upon an Irish Catholic in Chatham County is to be elected Grand Marshal of the St. Patrick's Day Parade; today we salute with great pride the 2011 Grand Marshal, Walter Crawford; and

WHEREAS, Chatham County is privileged to have among its citizenry, many fine sons and daughters of Ireland that have made many notable contributions to Chatham County. Their illustrious ancestry bestowed upon Chatham County their labor, love, and dedication; and

WHEREAS, Walter Crawford can trace his Irish ancestry on both sides of his family; on his father's side, Patrick and Margaret Crawford arrived in Savannah from County Cork in 1842, establishing their home on

Houston Street in the Old Fort area; on his mother's side, her family immigrated from Ireland to Charleston, South Carolina, in 1767; and

Chairman Liakakis said, and also, we know that they moved not too long after that to the Savannah area.

WHEREAS, he attended Blessed Sacrament Parochial School as a boy, and he and his family are still members of Blessed Sacrament Church. He is a 1969 graduate of Benedictine Military School and a graduate of Armstrong State College; and

WHEREAS, Walter Crawford's military career included serving in the U. S. Navy and in the Georgia Army National Guard. He has worn many hats. In addition to being a former Tybee Island city councilman and Mayor Pro Tem, he has worked as an electrician, a construction contractor, and a critical care nurse. However, the greatest hat of them all is the one he assumed as Grand Marshal of the 2011 St. Patrick's Day Parade.

NOW, THEREFORE, I, Pete Liakakis, Chairman, on behalf of the Chatham County Board of Commissioners, do hereby proclaim Friday, March 11, 2011 as:

GRAND MARSHAL WALTER CRAWFORD DAY

in Chatham County and salute him for having this prestigious title bestowed upon him and feel assured that Irish eyes will be smiling as he leads the 187th St. Patrick's Day Parade.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of Chatham County, Georgia to be affixed this the 11th day of March 2011.

ATTEST:

Pete Liakakis, Chairman
Chatham County Commission

Gail F. Gordon, Administrative
Assistant to the Chairman

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Chairman Liakakis said, and I'd like our Grand Marshal to address the Commission now.

Grand Marshal Walter Crawford said, thank you, Pete [Liakakis]. Well it certainly is an honor to be here before y'all today. This is something that – that I've been looking forward to. You know, as soon as the election results came out, they handed me about a five-page sheet of appearances to make, and as I skimmed through them, I saw this one, and I can say it's certainly one that I've been looking forward to.

Grand Marshal Crawford said, I'll just take a line out of the proclamation that – that y'all have so graciously given me here. The – the hat of the Grand Marshal that I am currently wearing is certainly one that is hard to – hard to fill. There have been many great men who have been Grand Marshal before me, and I don't claim by any stretch of the imagination to – to be in their ranks, but I'm certainly proud to be one of the ones who have followed them, and of course, I would be remiss if I did not recognize the 2009 Grand Marshal, who is here with us today, and that's Father Patrick, O'Brien. There he is. I never know where he is. He's everywhere. Y'all've heard of leprechauns before. He's a big one. But anyone, on behalf of my family, myself, and the members of – of my staff here, I'd like to thank y'all for this great honor, and we'll see y'all on the 17th of March out in front of the parade. Thank you.

Chairman Liakakis said, you going to introduce your staff?

Grand Marshal Crawford said, I didn't know how much time we'd have. My – let's see, I'll start here with the first one here, this is my cousin, Bill Baran. My good friend, Timmy Welch. My great nephew, Ashley Norris. My good friend and brother, Dennis Counihan, my son-in-law, Ryan Akins, my Chaplain is Father Jeremiah McCarthy. He could not be here with us today. Let's see, who else do we have with us today? Oh, David. My other aide is David Hodges. Some people have day jobs that they have to attend to.

Grand Marshal Crawford said, I also wanted to mention that we're doing something a little different this year. I'm very proud of it. I'm a member of the Police Emerald Society, and I have as part of my entourage this year, and I hope we'll be able to continue this from year to year, I have two members of the Police Emerald Society, the President, Chuck McAuliffe and the second Vice President, Richard Byrd. These gentlemen, friends of mine, are dressed in the authentic Celtic garb, and we think it adds some degree of authenticity to our Irish, our Celtic celebration. I hope we'll be able to see this continue from year to year. And I think that's just about it, except for the General Chairman, Mike Foran, who is my seventh aide. The guy that keeps me straight. Once again, thank y'all very much.

Commissioner Holmes said, hold on. Hold on. Mr. Crawford?

Grand Marshal Crawford said, oh, I'm sorry.

Commissioner Holmes said. Mr. Crawford, Commissioner Holmes. Good morning.

Grand Marshal Crawford said, good morning.

Commissioner Holmes said, I – I just want to personally thank you. I'm a Old Fort descendent also. You was on Houston Street. I lived on McDonald.

Grand Marshal Crawford said, there ya go.

Commissioner Holmes said, we were about ten feets apart.

Grand Marshal Crawford said, absolutely.

Commissioner Holmes said, and –

Grand Marshall Crawford said, we're probably cousins.

Commissioner Holmes said, we probably are. And we have a reunion every year, and this is the 45th one this year, and I would love to say thank you for being a part of the Old Fort, to meet another Old Forter. Crawford Square wasn't named after you? Am I sure or am I wrong?

Grand Marshal Crawford said, well, I'm sure it was named for one of my cousins.

Commissioner Holmes said, all right. Good to meet you.

Grand Marshal Crawford said, I'm – I'm not sure it was one that I knew.

Commissioner Holmes said, on behalf of the Steering Committee from the Old Fort, we want to extend congratulations on your achievement. Thank you.

Grand Marshal Crawford said, well, thank you very much.

Chairman Liakakis said, and of course, the County, we have a special medal that we present to people in the community that have done many things to help our citizens, and you being a community activist, an elected person, but many things that you have done to reach out to the community, what I'd like to do now is present you with this special medal for all of your activities that you have done for our citizens in our area. Thank you and may God bless you.

Grand Marshal Crawford said, thank you, Pete [Liakakis].

Chairman Liakakis said, and now, of course, I'm going to introduce one of our top Chairmen, well he's the Chairman for the St. Patrick's Day parade for this year, and he's done an excellent job. Michael Foran has worked really hard. In fact, in his retirement now, instead of getting out in the community or just staying at home, he has really done a youmans job in helping to put on the St. Patrick's Day parade. A lot of people think, you know, maybe it just takes a few weeks for that parade to be assembled and to put on the line, but it takes a lot of people to do that. And what our General Chairman, Mike Foran, has done, he has assisted the – all of the elections. He's assisted in going out in the community putting a lot of things together, because it's just more than just a parade. Having all of the festivals, having – going and seeing people and taking the Marshal around and his aides, but lots of things – the mechanical, the administration of this parade, he's just done a wonderful job. And also too, we can see that Michael Foran, we've seen his name in the newspaper, watched him on TV on a number of occasions, but he also has participated and been a community activist in our community. He's retired from the – the shipping area. He was one of the tug boat pilots that brought the ships into our community and all. But lots of things that he has done to make it a better place for many people, and I also today would like to present him with this special medal for the things – not just being Chairman of the St. Patrick's Day Parade Committee, but also for the things that he has done in this community.

Chairman Liakakis said, and what I wanted to do know is ask him to come forward to the microphone and introduce the members here. And – and one of the other things, we have a adjutant staff, and that adjutant staff's about 140 to 150 people, but we need all of them. As most people know not only is this St. Patrick's Day parade in Savannah, Georgia the second largest in the USA but in the world. I had one of the – the Irish ministers tell me with all of your celebrations that you have, the many festivals, the – all the Irish organizations, the things that you participate in that you and Savannah, Georgia, you celebrate St. Patrick's Day more in Savannah than we do Ireland. So, we – I thought that was really great, you know, that we have all of that. And so – the person that heads up the adjutant staff is George Schwarz. I don't think George was able to make it today because he had some work schedules that he's had to do, but he has worked hard, George Schwarz has to put all of the things together for the administration and putting it on the street for the St. Patrick's Day parade. And now, I'd like to call on Mike Foran to speak.

General Chairman Michael Foran said, well thank you, Pete [Liakakis] and County Commissioners. I look around the room, and I see a lot of friendly faces. Sometimes I see them in the football stands, sometimes I see them walking through the park, and sometimes I see them other places with horses or dogs or something like that. And, Mr. Holmes, I – I'm a descendent from the Old Fort. My – my grandfather went there, and he was also on Houston Street. So, we'll – we'll love to attend some of those reunions that you have. I'd – I'd like to rekindle some of that.

Commissioner Holmes said, looking forward to it.

General Chairman Foran said, yes, sir. Just call the parade committee office, and we'll – we'll attend. And, Pete [Liakakis], I really appreciate this pin. I feel like I'm an Olympic winner. Now I know it's just a parade, but if I get through March 17th, I'm honored. I'd like to start with my Chaplain, Father Patrick O'Brien, and his brother, Raymond. I'm gonna go out of the – out of the committee order, but his brother, Raymond, is sitting over there, that has come from Ireland. Raymond stand up. And Raymond has promised me a room when I finally go to Ireland and visit him, so I'll be over there, Raymond. And then I have my vice-Chairman, Joe Welch. I have my secretary, Jerry Hogan; my membership chair, my cousin, Brendan Sheehan; Frank Baker, on Executive Committee. Frank does the Jasper Green that we'll see. The – the real nice celebration that we'll see honoring Sgt. William Jasper the day before St. Patrick's Day. Captain Brian Counihan. Who else? Ooh, Michael Brady, who does all the bands for us. Am I missing anyone? And well, we've got the greening of the fountain this afternoon, or at noon, so we've got a lot of guys out at the park making sure that the City's going to have the greening there.

General Chairman Foran said, oh, my goodness. Y'all's Chairman. The guy that I lean on, and I leaned on real heavy this year to help me, my buddy, Pete Liakakis. I'm sorry, Pete [Liakakis]. This is your show, and I didn't realize I'd left you out. I talk – I talk to Pete [Liakakis] five or six, maybe ten times a day. In fact he called me at 6:30 this morning to make sure I'd wear my green coat. So Commissioners, thank you. Thank you for the job you do for the citizens of Chatham County. And I know y'all work hard and a lot of hours and – but thank you very much. Bye-bye.

Commissioner Shay said, appreciate it.

Father Patrick O'Brien said, any – any tickets that the Executive Committee would receive down here this morning will be sent to Mr. Abolt.

Commissioner Stone said, okay.

County Manager Russ Abolt said, thank you, Reverend O'Brien.

Commissioner Shay said, fine lot of good that'll do.

Commissioner Stone said, yeah.

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County Manager Abolt said, Mr. Chairman, with your permission --

Chairman Liakakis said, go ahead.

County Manager Abolt said, thank you. You had asked me to and while in the momentary lull, I would like to on the record have the permanent director of the Counter Narcotics Team to come forward and to officially within the record of your business today to acknowledge that it's been my genuine pleasure to select, and as of yesterday appoint Everett Ragan as the permanent director of the Counter Narcotics Team. He's a man that's exceptional in his knowledge of the community. In the way in which he works with the citizens, elected officials, evidenced by his rapport with you as representatives of neighborhoods throughout the County. He's a man of exceptional ability and it's a great pleasure to have him serve in the situation where the momentum started by Roy Harris has not been lost. But he brings with him, the very roots, the founding of the Counter Narcotics Team in 1994 by Tom Sprague, and then in partnership with his able assistant at that time, Everett Ragan. Here's a man among men, and another appointment I can say I made from within the County. Thank you, Everett.

Director Everett Ragan said, thank you very much. Thank you for the Commission for the support that I've gotten during this process, and I look forward to doing a good job for the Commission and – and the citizens.

Commissioner Shay said, thank you.

Chairman Liakakis said, Everett?

Director Ragan said, yes, sir.

Chairman Liakakis said, we want to thank you too for all your many, many years in law enforcement and your dedication for the safety of the people in our community. You've done an outstanding job in the different roles that you've played within the police department. It was exemplary, and we thank you very much for all of that, and we see the County Manager's choice was a good one. Thank you.

Director Ragan said, thank you very much, Chairman.

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ORDER OF THE AGENDA

Chairman Liakakis said, and now I'd like to call on Janice to – our temporary County clerk, for the roll call please.

[NOTE: The roll was called at this time. Commissioner Thomas was present but temporarily out of the meeting during the roll call.]

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VI. CHAIRMAN'S ITEMS

None.

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VII. COMMISSIONERS' ITEMS

Chairman Liakakis said, now, next on the agenda, we will recess as County Commission and convene as the Chatham Area Transit Authority.

Commissioner Kicklighter said, can we amend the agenda first and add the item that I requested in the back under Commissioner's Items?

Chairman Liakakis said, yes, okay. All right. Be – before we recess as the County Commission and come on board as the Chatham Area Transit Authority, Commissioner Dean Kicklighter would like an amendment to the agenda.

Commissioner Kicklighter said, I'd like us to amend the agenda and add Berwick Lakes and Hampton Place under Commissioner's Items on this agenda.

Commissioner Farrell said, second.

Chairman Liakakis said, all in favor go on the board. Motion passes.

Chairman Liakakis said, all right. Before we go through then on the recessing into the Chatham Area Transit, let's take up this then.

1. BERWICK LAKES AND HAMPTON PLACE SUBDIVISIONS

Commissioner Kicklighter said, thank you, Mr. Chairman. Great news, kind of carrying in with all the great things going on here earlier with the parade committee. This is something that staff has worked on with the community, and this Commission's been great as far as helping out with this. Again, a long time coming. Thousands of people will be much happier with what's about to take place. But, basically we requested some items from Berwick Lakes and Hampton Place, and everything that we requested, we have received, so at this time, I'd like to make a motion to confirm receipt of the requested items and acceptance of Berwick Lakes and Hampton Place.

Commissioner Farrell said, second.

Chairman Liakakis said, we have a motion on the floor and a second. Let's go on the board.

Commissioner Kicklighter said, and I would like to ask the Manager to please notify those that, you know, would like to be notified, and they'll spread the word.

County Manager Abolt said, yes. If I may, Mr. Chairman, I want to –

Chairman Liakakis said, motion passes.

County Manager Abolt said, – Mr. Chairman, if I may, I – I do want to recognize Commissioner Kicklighter. I – I've been with him on more than one occasion, meeting with the neighbors. His – his advocacy for the citizens he represents, and the fairness in which he approached it by not promising what could not be delivered, being very frank, honest with them in their time of need, is a credit to what he does as an elected official.

ACTION OF THE BOARD:

- a. Commissioner Kicklighter moved to amend the agenda to add Berwick Lakes and Hampton Place subdivision to the Agenda under Commissioner's Items. Commissioner Farrell seconded and the motion carried unanimously. [NOTE: Commissioner Thomas was not present for the vote.]
- b. Commissioner Kicklighter moved to confirm receipt of the requested items and acceptance of Berwick Lakes and Hampton Place. Commissioner Farrell seconded and the motion carried unanimously. [NOTE: Commissioner Thomas was not present for the vote.]

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CHATHAM AREA TRANSIT AUTHORITY

Chairman Liakakis said, okay, we are – we will recess now as the County Commission and convene as the Chatham Area Transit Authority. This is a short meeting today. As soon as the agenda for the Chatham Area Transit Authority is completed, we will reconvene the County Commission.

The Board recessed as the County Commission at 9:58 a.m., and convened as the Chatham Area Transit Authority.

Following adjournment of the Chatham Area Transit Authority, the Board reconvened at 10:21 a.m., as the County Commission.

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VIII. TABLED/RECONSIDERED ITEMS

Unless action is contemplated at today's meeting, staff report and file material has not been duplicated in your agenda packet. The files are available from the Clerk. Those on which staff is requesting action are indicated by asterisk (*).

- 1. BOARD CONSIDERATION OF A WATER AND SEWER BILLING ADJUSTMENT OF \$140.40 FOR MS. HELEN BEASLEY, 32 TARA COURT. STAFF RECOMMENDS DENIAL OF THE ADJUSTMENT. NOTE: AT MEETING OF FEBRUARY 11, 2011, ITEM WAS TABLED.**

Chairman Liakakis said, okay, under Tabled and Reconsidered Items, we have Item 1. We need – it was tabled on February the 11th, and we need a motion on the floor to take it off the table.

County Manager Abolt said, sir, unless Ms. Beasley's in the audience it goes away. This was only based on the – the client or the customer's desire to appeal her utility bill. So, if she's not here –

Chairman Liakakis said, so we won't have to –

County Manager Abolt said, no, unless she's here it goes away at this meeting.

Commissioner Stone said, is she here?

Chairman Liakakis said, right. Okay. We'll just leave it there.

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- 2. BOARD CONSIDERATION ON WHETHER CHATHAM COUNTY SHOULD ASSUME THE ROLE OF PROJECT DEVELOPER AND GUARANTOR OF A \$150 MILLION PROJECT TO INDUCE INCREASED CONVENTION BUSINESS THROUGH DESIGN**

AND CONSTRUCTION OF A TRADE CENTER CONVENTION HOTEL. (SEE SEPARATE NOTEBOOK. CURRENTLY AWAITING OPINION FROM COUNTY ATTORNEY.) NOTE: ITEM WAS TABLED AT MEETING OF FEBRUARY 11, 2011. SEE LETTER FROM CHAIRMAN OF TRADE CENTER AUTHORITY ASKING TO DELAY UNTIL THE AUTHORITY NEXT MEETS ON MARCH 9, 2011.

Chairman Liakakis said, Item 2, Board consideration whether Chatham County should assume the role of project developer and guarantor of a \$150 million project to induce increased convention business through design and construction of a Trade Center convention hotel. Also in your notebook you can see where it was tabled at February the 11th and there is also as most of you know in your packet a letter from the Chairman of the Trade Center Authority asking to delay until the Authority next meet and – on March the 9th. So we need a motion on the floor – excuse me, Pat [Shay]?

Commissioner Shay said, Mr. Chairman, I'd like to make a motion that we take this off the table and allow our County staff to make a presentation.

Commissioner Stone said, second.

Commissioner Thomas said, second.

Chairman Liakakis said, okay, let's go on the board. David [Gellatly]. And Dean [Kicklighter]. Motion passes.

Chairman Liakakis said, okay. Our illustrious Assistant County Manager will start the presentation.

Assistant County Manager Patrick Monahan said, good morning Mr. Chairman, Commissioners. The – the – the item before you actually has been revised. You read the – the original item which remained in draft form, never became finalized, never became signed by the staff. More – more in terms as – as this Commission desired to see the framework of how a public deal would work. I think the general consensus was that it looked rather ugly. Never got the proper public vetting and no public discussion. But, in working through the – with the Trade Center Authority and their consultants, Journeyman-Austin is represented in an LLC called Hutchinson Hotel Holdings, the – the staff has continued to work on what we call a private model. Something that would emphasize private ownership and private investment as the – as the major risk in this – in this proposed convention center hotel. With us this morning are the consultants, Journeyman-Austin, who are actually consultants to the Trade Center Authority not to the County, but their intent is to make this Commission as fully aware as the Trade Center Authority on the implications of this project both in terms of its design, also some of the financial aspects of it and the – and the risk that the County would accept. Now I do want you to keep in mind as you hear the presentation that all this is in conceptual framework. That we're not talking specific numbers here. Just the idea of whether – whether you followed the – the editorial this morning that the County should test the waters or to explore the option of the County's investing some portion of a – as a public partner in this project. I think that's the decision before you, not the specifics of any – any type of deal. There's no requirement to – to commit to any money, to sign any contracts or anything else, but just to let this – this process continue until the – the extent of public investment will be determined. With that I'll introduce, I guess, Ruben Rodriguez, who's the principal at Journeyman-Austin.

Ruben Rodriguez said, thank you, Pat [Monahan]. Chairman, County Commissioners, my name is Ruben Rodriguez, representing the preferred developer. Sorry I thought I was taller. And, it's my pleasure to lead our development team in a presentation to indicate to you the progress of the proposed hotel on Hutchinson Island. I'd like to present our architect, Bill Cox, with CMMI out of Atlanta. Thank you.

Bill Cox said, Mr. Chairman, Commissioners, citizens of Chatham County, thank you very much for the opportunity to speak here today. Just some short comments about the design of – of this hotel. Collaborating with stakeholders and the Trade Center Authority Board and the public, we have created what we believe to be a first class convention center hotel through a series of meetings, workshops and (inaudible). One that we believe will continue and will expand the wonderful fabric that is historic Savannah. It's conceived with maritime accents, constructed of local materials. This hotel will become an integral part of the Parcel 7 improvements. Comprised of approximately 380,000 square feet, the hotel will provide upscale dining and recreational opportunities, including a full service restaurant, outdoor seating, and a rooftop pool deck that will offer incredible views across the Savannah River, which will highlight the skyline of the City. The main entry is situated towards the new water taxi entry and is located along slip 3 with a secondary motor entry in the northeast corner. These entries enter into a free-flowing lobby offering all the amenities that will attract guests time and time again. With over 30,000 square feet of expansive meeting space, this hotel will be poised in an invaluable position to attract an enhanced convention business as this hotel is designed to create overflow. It will offer a comfortable and sophisticated home away from home, introducing Savannah and Chatham County to numerous travelers that would otherwise not visit the City. Situated on a north/south axis along slip 3, the hotel is positioned to offer city views from all 500 guest rooms. A feature that will certainly be a huge selling point to future guests. Finally, located on the upper floors, the presidential and executive suites will be situated at the south end of the tower and will provide wonderful environments for entertaining and hospitality all the while while showcasing historic River Street and Savannah beyond. Now sit back and enjoy a short video presentation that we have prepared showing how all this comes together in a first class convention hotel for Chatham County, Savannah, Hutchinson Island, and the people of this great town.

[NOTE: Video was shown].

Mr. Rodriguez said, thank you very much. I hope that that displayed to you the quality and the efforts that have gone into the hotel design and progress to date. I'd like to introduce Bob Gallop who is our President of Hutchinson Hotel Holdings and our Vice President of pre-construction who will talk through the progress that's been made to date in budget, delivery schedule, and local community outreach. Thank you.

Bob Gallop said, good – good morning Commissioner Chairman and Commissioners of Chatham County. We're glad to be here today to give you a report on where we're at pre-construction wise budget efforts on this project. Per the terms of our Memorandum of Understanding with the Trade Center Authority, we were required to deliver a final guaranteed fixed price of which we did recently, and what you're seeing in front of you is an excerpt of that document. And it – the numbers that you're seeing are – are fairly consistent – or are – are exactly consistent with what you've seen before. The total project cost that's being identified in the financing structure totals \$124 million. The guaranteed fixed price on the hotel alone is a hundred – roughly a 113, you know, million dollars. I – I need to qualify that but that – these numbers include everything that goes in this hotel. So it's not just design and construction, it's fixtures,

furnishing, and equipment also. Everything down to cups, knives, glasses that the hotel guests will be using – using on a daily basis. The – our guaranteed fixed price did make the qualification that, you know, this – this number is based on financial closing in June of 2011. We have had some escalation occur in the last six months which we have been able to sort to date, but there is that caution that we do have about as things proceed forward and even the events that we all woke to this morning about what happened in Japan could have an impact to some degree on what we're able to deliver. So, I just want to make that note.

Mr. Gallop said, next slide, please. As – as part of this I wanted to give you a report which I think will be of significant interest is, you know, some of the efforts that we're doing to ensure local and M/WBE participation, and what you see in front of you is a table of some of the major procurement packages that will be involved in this particular project. The first awards made, you know, for construction will be design assist subcontractors which are primarily the MEP trades, being fire protection, electrical, plumbing, HVAC and elevators. Those awards are made early because we utilize those contractors to assist in the design as it – as it evolves. And those are critical elements of the building that we need to design around. Those packages equate to roughly \$23 plus million, and as you can see from this particular table, you know, you can – further details, there are six work items in that particular award category, and we so far have identified five local MBE firms to become a party – or pursue those avenues – those opportunities and three WBE firms. And we're going to continue to add to that list. We've done – we're just at the early stages of that, and we're utilizing primarily to date the City of Savannah's MBE/WBE directory.

Mr. Gallop said, the next major package would be building foundations/building shell, and that's basically the frame of the building and what the building sits on, and that equates to \$14 plus million. Those dollars will be probably the – the – the first dollars that will have an immediate impact on your community, and our current schedule is those awards will be starting to be made in June/July time frame, and we probably burn through those \$14 million in an eight to ten month period. So pretty soon, subject to a financial closing in June 2011, you would start to see some immediate impact. The other – the next major categories are building envelope and should be building finishes, package, C. It didn't show up on our little slide for some reason. The reason we're showing those is immediately we are seeing a shortage of M/WBE firms within the community to participate in that. And – and to give you some example, we've got a little cumulative table at the end I need – probably need to explain. There are 110 major categories of work to be awarded for this particular hotel related to building and construction. And in procurement, you know, we typically like to average six respondents to each work category. So with – with 110 categories, we would be looking to find 660 firms to respond, you know, to pursue work on this particular project. If we were – if our goal statistically was to achieve – examples that we use from other local County procurements a 22% MBE participation and 13% WBE, we would want to find roughly 22% of 660 or 145 firms – MBE firms to pursue this work. And from what we've accumulated from the City's registry, we can only find 27 firms that would qualify the use of these activities. On that City list, I counted, it's 110, but when you look – when you look at the actual trades that are going to be involved in this hotel, we do have a limit. So we're doing a lot of things currently to try and help that out. We're – we're identifying other resources that may not be registered, and we also plan to go to the extent of developing resources if they aren't here, which is fairly consistent with the County and the City's plan. We are going to take extra steps to assure, you know, total compliance with that. And I think that ends our presentation to the finance portion unless you have any questions.

Chairman Liakakis said, any questions? Patrick [Shay]?

Commissioner Shay said, Mr. Gallop, could you explain to the Commissioners what the concept of a guaranteed fixed price, a GFP, is –

Mr. Gallop said, yes.

Commissioner Shay said, – as opposed to a GMP. We've heard the expression guaranteed maximum price before and witnessed some of our other local governments getting whacked with costs that were in addition to a – a GMP.

Mr. Gallop said, yeah. We – we – in a lot of ways we operate with a guaranteed fixed price. But we're giving you one number, and we're guaranteeing you deliver a product for that particular price. You know, as part of that process I don't – I think that there will be – we will take means to assure that you are getting appropriate value for that method. Our – our past experience, we have delivered hotels on a guaranteed maximum price basis, but we found it somewhat restrictive in being able to comply with what we are ultimately trying to deliver.

Commissioner Shay said, but the point is that the number that you would go to contract with, and you've offered to do that for a fixed number today, that number is carved in stone.

Mr. Gallop said, yes. At this particular point in time it is carved in stone. We're with a fixed number, yes.

Commissioner Shay said, okay. And the program and so forth for what we – not we, I guess, the – the hotel owner would get for that guaranteed fixed price would be based on the specifications that have been developed through the Trade Center and also through the operator standards?

Mr. Gallop said, yeah. I – I probably should add on that. What goes into a 500-key convention center hotel, even though our drawings are not complete, is still fairly well defined. You know part – part of our scope will be to comply with whatever hotel operator standards, currently the Hilton has been selected, their design guidelines consist of 800 pages and address just about every single thing that goes into a hotel. Typically in our agreements we also identify a model ho – model hotel so if there is some vagueness, and we can't come to terms or agreement of what the hotel should be, you know, there – there is a model hotel that we can all go to and say here is how it was done there. I would say in the dozen hotels or so that I've been involved in in the last ten years, that never – we never had an issue that came down like that. That, you know, we know what product needs to be delivered. We have to deliver that product. We won't have another job to deliver if we don't do that for you, and we – Hilton will probably not want to see us building hotels for them, also.

Commissioner Stone said, Mr. Chairman?

Mr. Rodriguez said, oh, sorry, Commissioner. I was just going to enhance that answer from Commissioner Shay, or sorry, that question from Commissioner Shay. As Bob Gallop pointed to the – our delivery is a guaranteed fixed price and the significance there is that this – we take on all risk. There are no extensions of schedule. No extensions of time. There are no increases in budget. There are no change orders. We take on force major. We take on all risk and guarantee over and above a GMP. And that's a significance from a GMP to a GFP as the developer/design/builder, we control everything, and there are no finger pointing. It's – it's back to the chosen developer. So that's an enhanced answer to your question. And if I may make an observation regarding the M/WBE and local resources, this is just a

beginning, and what's significant with this presentation is that this simply highlights the hard work that's going to be put into this. We've had tremendous success with this in other projects that we've done. We have delivered up to – in Omaha, Nebraska we delivered 92% local participation. In Austin, Texas we delivered 44.2% minority and women owned business participation. So there is a resource concern, but there's many things that we can do to ensure that even in the design and the way we break out the packages that we can make sure that the money stays local. The expenditure stays local. So that's the point. Sorry.

Chairman Liakakis said, Helen [Stone]?

Commissioner Stone said, thank you, Mr. Chairman. In this unpredictable economy, I'm finding it interesting that you can sort of guarantee a price without any change orders and my – my only experience certainly has not been within the private sector, but within the public sector in seeing projects that can't meet the desire – the projected cost and then there are short falls. One was – one that I was familiar with at Tybee when there was a project that was supposed to go forward and it was not completed as – as it was reported to be completed and, therefore, it had some damaging results. So I'm wondering if – if any of these shortfalls if there are any is that going to be reflected in the fixtures, the infrastructure, the amenities? I mean this is a difficult economy to be able to project a solid figure.

Mr. Rodriguez said, that's a very good question. And – and that is why – hopefully that's why we are the preferred developer because of our track record. There is an expertise in hospitality. There's an expertise in knowing exactly what the hotel operators specifications and scopes are. If there's any problem with the budget, it comes from us. It come – the shortfall is made up out of our fee. We do not have the ability to go back and ask for more money. We have to deliver what's ultimately been designed and through the design process, the hotel operator, be it Hilton or Starwood or Marriott, or whoever it might be ultimately and that's the final choice of the Trade Center, they sign off on the design, and we have to proceed with the design to suit their standards and it's captured in our budget. Quite frankly it – it – it's simply a fall back on our experience and our knowledge of how to do this.

Commissioner Stone said, I mean, I find it great that you can do that it's just a little bit unbelievable in this economy that you – that you can make a projection like that and stick to it because, you know, there's a lot of uncertainty out there, and I just didn't want it to be reflected in the quality of the product.

Mr. Rodriguez said, absolutely.

Chairman Liakakis said, Patrick [Farrell]?

Commissioner Farrell said, in Savannah there's a pretty high standard of architectural excellence. I have been on the sidewalks and people were looking for parking garages, and we'd be standing right next to them. I said, well this is the parking garage. That's how well done a lot of buildings are being built. I noticed in the picture, and I know it's conceptual that the look and feel of what was presented, although it would probably check off on all the 800 points of room size and decor and what have you, the outside looked like a – a big box. What made – you know, what – what would you do or propose would happen to – to have the – the outside facade being similar to many of the wonderful structures that have been designed and built in – in the last 20 years in this – in this County to – to add some visual significance in addition to the day-to-day checklist of items such as – that – that – that the hotel would want to have?

Mr. Cox said, sure, if I may. That's a very good question. And you were very correct in – in pointing out that these are conceptual images. So to some degree the – the renderings that you saw today don't really reflect the – the materials that will ultimately be on the building. In terms of how the building is mapped out, there's opportunities to look at those kinds of things. But what we certainly are going to do is work with the stakeholders, and that involves everybody that – that – that has a – has a say in what goes on here. In looking at historic Savannah and taking clues from – from the City through materiality is a – is a big way. We also, you know, we're right next to the Trade Center, which is obviously a contemporary building, and so we need to be respectful of that, as well, 'cause it is across the river. But we do want to be respectful of the historic fabric of the City, and we're going to do that in – in the way that details are accentuated in the building. You may have noticed some of the columns on the front had marble or stone at the base of them. And it's hard to do in a video like you saw today because, you know, it's not really photo realistic, but those are the – those are the ways that we're gonna do it. And there – it is a process, and it is a process of discovery. And, you know, I'm the architect, and I don't know exactly what the answer is because it unfolds as we go along. But what you see – we're very sensitive to what you – what you bring up here, and we – we certainly want to give the City and the community the hotel that it deserves and wants.

Commissioner Farrell said, okay. 'Cause we – we had a federal building built here a number of decades ago –

Mr. Cox said, yes.

Commissioner Farrell said, – on Oglethorpe, and we've heard a lot of comments over the years after that product was finished –

Mr. Cox said, right.

Commissioner Farrell said, – that – how did this happen? And – and I would certainly hope that if this project goes forward that we look across the river from Bay Street and River Street and – and from the Hutchinson Island and say, wow, that's a – that's a – that's a very attractive structure and enhances the community.

Mr. Cox said, well, that – that will be – that will be the end result, and it's safe to say that we will not have 4 x 4 ceramic tile on the building.

Chairman Liakakis said, Dean [Kicklighter]?

Commissioner Kicklighter said, thank you, Mr. Chairman. I mean this with all due respect, but it's going to sound a little harsh. I would, before I went in front of a government agency and a group of people representing a body of citizens, I would learn the name of that government agency, and I'd learn the name of that County that you want to have its citizens back your project. Chatham County, which one of your presenters stated earlier – one of your presenters stated earlier, that's not us. So I – I just think that would be good public relations right off the bat is to know where – who you're asking what citizens and where you're asking to actually back your project, so that would be a really good beginning. Especially when you take into consideration that I hold a book here of local hoteliers, people that invested in the area, and probably can pronounce the name of the County that actually oppose the project. Another stack of papers with citizens here who oppose the project.

Commissioner Kicklighter said, because you're not from the area, you probably may not be well aware of cost over runs that unfortunately this government body, Chatham County, has encountered when we've tried to build large construction projects. I would believe that many if not most of the projects that we've tried to construct in the area has actually had cost over runs, and if that happens coming up, with the economy like it is now, there's a good chance that if another company that private partnership tries to absorb that, then they're going to run into financial problems, and if the entire project tanks, who are we asking to be liable for the project? The citizens and tax payers of Chatham County. So either way you look at the situation, there is a liability. And looking at the current conditions, the financial stability of Chatham County at this point, and if this meeting were to take place a week or two after our budget hearings, I think we would have a more clear cut picture of the financial troubles that we're facing as the Chatham County government. We're not the City of Savannah. There was many references to the City of Savannah, about the City, this will do for the City. What you're asking is the citizens of this entire County, which is comprised of many cities and a large unincorporated area to back a project. So it would be if it goes through a project for all of Chatham County not the City of Savannah or as stated earlier, Chatham County. You know, I see no problem with hearing more, if that's all that's being, you know, asked here, but I personally can't see with our track record, in fact, and I mean no disrespect to the staff here or this body with this, we can't run a swimming pool in this County without it costing the citizens \$1 million a year. We pay \$1 million a year to run a swimming pool. We buy \$100,000 doors for it, take them down four years later and put in a regular door. The track record is not good in this County I'm telling now, and we'll know clearer, much clearer here in a few weeks. We're facing financial trouble and backing other projects probably is not in the best interest of the County when – when we may have to find ourselves bailing ourselves out for existing projects. And, I respect what everyone's done here. Pat Monahan, I think this is just wonderful work. I'm one of the ones that always leads the song about public/private partnerships. And it's a good idea, but right now that's a lot of money to ask an area to back when it's citizens and everyone else around is pretty much struggling in these – during these times. So that's it.

Chairman Liakakis said, Patrick [Shay]?

Commissioner Shay said, well, with that as a segway, I know I – I interrupted the flow by asking the question about the guaranteed fixed price. I don't think they've actually had a chance to make their presentation on the financial aspect of what they are – you know, the models that are being presented by the developer and County staff. So if we could, let's – let's hear that now, since you had that question about financing, and I know the vice-Chairman has her hand up, so I don't want to interrupt her, but there – there – there will be, I think more opportunity for questions.

Mr. Rodriguez said, thank you. And Chairman Kicklighter, your point is taken. Thank you for your comments. I apologize about the pronunciation. It may be – if it was me, it may be my accent or my nerves.

Commissioner Kicklighter said, it wasn't you.

Mr. Rodriguez said, it wasn't? In that case, I've got it right. So can I introduce our financial consultant from Swerdling & Associates, Bob Swerdling? We would like to talk you through the financial aspect and then that would conclude our presentation. Thank you.

Bob Swerdling said, thank you, Ruben [Rodriguez]. Thank you, Chairman. Thank you, Commissioners of Chatham County. Let me first comment on a question that's been raised twice and that is with respect to the risk associated with the construction cost of the project and change orders and so – and so forth. I've been involved in about ten or twelve of these projects everywhere from Baltimore to California. I've been involved in the project in Denver. Projects in Omaha, Texas, and every project that we have represented to the financial market, every project has had financial contributions – market contributions to the project that had the exact same concern that you have. So in the construction agreements and in the contracts with – with the development agreement, we insist that there be no change orders allowed. Anybody – if Hilton, for example was to change its criteria, change its standard in some manner during the construction period, and they were to request a change that imposed a cost, Hilton would be required, if Hilton were the operator, and that's not – by no means certain, but Hilton would be required to fund it. If the developer requests a change, they're required to fund it. We have the operators and the communities that are involved, as well as the ownership entities that are involved all sign off on detailed plans before this thing gets going so that there will be no risk to you with respect to cost over runs. With that said, unless there's a question on that topic, I – I'll flip into a discussion on the financing options that I come here originally to make.

Mr. Swerdling said, the – the first slide that you're looking at simply provides an explanation that – in response to the RP's request – the proposal request that we look at different financing options, we presented two options when we proposed on this project, one was a public ownership model. Public ownership model has its advantages. One is a private ownership model. Private model has its advantages. I won't debate the advantages of either. There are communities that choose the private and there are communities that choose the public. In large part based on philosophical issues as opposed to financial issues.

Mr. Swerdling said, the – this – this chart is intended to make the point that there is a continuum. There is a – a scope of project structures that go from a fully publicly owned project – fully publicly guaranteed project, which is the way about 85 or 90% of the projects have been done across the country to a private financing, which has zero public participation. I would make the comment that outside of San Francisco, New York, perhaps Hawaii, and outside – excluding gaming destinations, there have been no full service hotels built in the headquarter model in this country without some form of public support. The reason for that is very simple, that public support is there because the hotel that is being designed with an exterior that's consistent with the community; the hotel that's being designed with – with an excessive amount of meeting space relative to a regular business hotel, the hotel that's being designed and being run with a room block agreement with the intention that increases business for the community rather than simply profit to the bottom line of the owner, that type of business practice requires some public/private partnership. The – the – by way of example, let me speak to Denver, Colorado. Denver – Denver was trying to get a private project done. They worked for about five years on it. Houston spent about twelve years working on it. When they brought some public participation to the project, they were able to get it. The reason I remember those projects today is because they call the project in Denver "the box" before the – before the public came in and said, look if we're going to be helpful in this project, we're going to participate in design. Those opportunities are there for you in the partnership. The – the two –

Commissioner Odell said, I'm sorry. Could you, just for information, explain what a room block agreement is?

Mr. Swerdling said, yes.

Commissioner Odell said, just for the general public.

Mr. Swerdling said, yes. Private hoteliers want to have full pricing flexibility in their business model so they can maximize their profits. They, therefore, will not be booking events three, four, five, seven, ten years out, as convention centers are required to do in order to get the best utilization of the convention center facility. In return for some public participation, whether it be a contribution, whether it be a tax abatement, whether it be public ownership, in return for that the hotel companies and the hotel owners will commit to the convention center booking people, not to their own people, but to the convention center, 80% of the rooms two years and out so that if the convention center is looking to bring in a show, they can commit 400 rooms of the 500 to – to the convention center authority. The authority can commit these 400 rooms without the permission of the hotel.

Commissioner Odell said, so, with NACo, our national association, when we have national conventions, it's booked out several years in advance.

Commissioner Thomas said, yes.

Commissioner Odell said, and we have a guaranteed room rate that's, you know, two years from now your room rate's going to be x amount. Is that one of the advantages of – of this?

Mr. Swerdling said, that is – that is the advantage to the community of a room block agreement is that they can book. It also reduces the volatility obviously of the hotel operation, but it doesn't allow for perfect profit maximization. The room block agree – the – the – the show you're speaking of with NACo, I – I believe the cycle is booked quite far out.

Commissioner Thomas said, it is.

Commissioner Odell said, it is.

Mr. Swerdling said, on a rotating basis.

Commissioner Odell said, yeah, Dr. Thomas would know.

Commissioner Thomas said, five years – five years on a rotating –

Mr. Swerdling said, five years?

Commissioner Thomas said, yes.

Mr. Swerdling said, yeah. And, there are accelerators in room block agreements so that the – the price that you negotiate is – is – it does keep up with the – with the economy. But it gives the convention center, it gives the community, it gives the County, it's say in who's being booked there and booking those rooms without the hotel's permission two years and out. Is that – is that a complete answer?

Commissioner Odell said, yes, sir. Thank you.

Chairman Liakakis said, okay. Thank you very much. Appreciate it.

Mr. Swerdling said, should I – let me go back to the – to the presentation for a moment, and that would be that – I just want to make it to a point why we have two arrows on this – on the prior slide. The – the original \$111 million on the right, that was the original number that was placed in the private option in our proposal. That – that was in a market about seven, eight – it was June of last year, where there was no possibility whatsoever of getting banks to – to – to participate in – in hospitality financing. We believe the market has improved since that time so that we have amended the private option that was in our original proposal and where we will be – where we will be searching in the market place is to reduce the public participation to the – let's call it the 40 to \$60 million range. I hate to be held to a single penny and then be accused of – of – of not meeting the promise that's been made. But we'll be looking for the banking sector to provide that. The certainty of execution or the likelihood that the deal can be done is - is quite high on this private basis that we're speaking of but it's not absolute. So, with your permission today as – as your – as the motion has indicated or will indicate, we will be out looking – further researching and bringing back a more final proposal to you.

Mr. Swerdling said, okay. The – the option – the private option that we're speaking to today is articulated here for you with some detail. There is – there is two sources of funds that will – that will fund the County's contribution. It is not to say that it is without risk but let us tell you how – how we're addressing that risk. There's, as – as was shown on the other slide there's about a \$50 million chunk of money if you will that's coming into the project that will either be repaid – that will carry with it the County's – the County's promise of repayment. However, the expected sources, and I will go into a bit of the risk analysis in just a second. The expected sources to repay that are the taxes. The site – what we call site specific revenues. Revenues that are generated at the hotel being plowed back into the project. That's very similar to a TIF district or – or in some places what they call a tax allocation bond, but – but taxes that would not be there except for the fact that the project is being built. Taxes that are raised at the project will pay back about – about 25% – I'm sorry about 40 to 45% of that 50 million. The other piece of it will be – will be guaranteed by the County expected to be paid back with hospitality – with operating incurred from the hotel, but that 50 million will be placed high enough up in priority that the hotel can under perform by about 33 to 50% of what's expected and that amount of money's still being paid to the extent that the guarantee will ever to be – let's say we had another 911 event or we – we have another recession of the nature that we have today, the extent that that guarantee was ever called upon, then that guarantee would be paid. That payment would be repaid prior to there being any distribution to anybody other than the guaranteeing agency.

Mr. Swerdling said, the public – the public option is up there in – in – in a – in a form that's been – that's – that's got some age on it because we're not pursuing it at the moment, and that option still included somewhere between 15 and \$30 million worth of private money at first risk in the project. That money would come from developer. It would come from subordinate debt. It would come from the hotel operator. We have commitments at 17.5 million currently, but we would be looking to increase that towards the \$30 million mark. The – the deal is a larger deal – the deal is a larger deal when it's a public deal because there are extra reserves, governmental entities to the extent that they get involved in these things have the privilege of being able to borrow money to pay back lenders as a cushion, a debt service reserve fund, if you will, which would not be offered to the private side. But – but if you – that is the basics of that transaction. And I guess I would stand for questions.

Commissioner Shay said, Mr. Chairman?

Chairman Liakakis said, go ahead Pat [Shay]?

Commissioner Shay said, so as I understand it from hearing the presentation at the Trade Center Authority the other day and hearing a – a – an abbreviated version today, and reading the staff report, what's being brought forward for us to consider today is pursuit of a private model whereby a private loan and private equity totaling on the order of about \$80 million would be sought so that the hotel could be privately owned, so the security, at least in part for the private bank and the private equity investors would be that they get to own the hotel and own the upside and that – that would be bolstered by an investment of – on the order of about \$50 million by the public sector in public owned infrastructure and that infrastructure would be things like a parking deck, public meeting space, similar to what we have in the convention center now. Roads and water and sewer, physical plant. So that – that investment would be publicly owned and would be re – repaid – the debt on that would be repaid from the revenues that are derived and guarantee by the hotel in the form of either the taxes that would be incremental or the lease back and payment from that hotel from their net operating income of the debt service on the – on the public sector infrastructure. So in essence, the public will end up owning approximately \$50 million worth of infrastructure and not having to in essence pay for it.

Mr. Swerdling said, the public will – the public will end up owning the public section of this project.

Commissioner Shay said, right.

Mr. Swerdling said, those things that the public is used to owning.

Commissioner Shay said, so the – the garage, the meeting space, the roads –

Mr. Swerdling said, the chilling plant.

Commissioner Shay said, – the water and sewer, all that infrastructure that we routinely invest in –

Mr. Swerdling said, that's right.

Commissioner Shay said, – in our community in – in – in other areas would be owned by the public sector?

Mr. Swerdling said, that's exactly correct. And then you would lease that to the hotel operator for whatever use they would normally use.

Commissioner Farrell said, but conceptually the public wouldn't have to pay for it. So they'd be getting something for nothing.

Commissioner Shay said, well, they're getting it not for nothing. They're getting it for – for being ultimately, you know, responsible if – if everything collapsed. But it would have to be a collapse that would be catastrophic, and you just said that even if there were 30% below all the market projections, that that debt service would still be – the public side would still be served.

Mr. Swerdling said, that's correct.

Chairman Liakakis said, Helen [Stone]?

Commissioner Stone said, you said 50 million for infrastructure but in the slide it said for parking and infrastructure it was 10 million, so where is this other 40 million?

Mr. Swerdling said, I'm not – the – the

Commissioner Stone said, out of the – one of the – one of the slides it said the price was 113,692 –

Mr. Swerdling said, right.

Commissioner Stone said, – ,208 and then for parking and infrastructure there was a 4 million and a 10 million.

Mr. Swerdling said, right. The – the

Commissioner Stone said, excuse me a 4 million and a 6 million, which – which totals 10 million –

Mr. Swerdling said, there – there are two different numbers.

Commissioner Stone said, – so I'm wondering where the additional 40 million is.

Mr. Swerdling said, the first number, the \$10 million number includes off-site non-hotel infrastructure improvements to the island to accommodate the hotel.

Commissioner Stone said, okay.

Mr. Swerdling said, all right. And the second piece of that is the parking.

Commissioner Stone said, okay.

Mr. Swerdling said, what we're talking about otherwise is the public portion of the hotel. That portion which makes it a convention center.

Commissioner Stone said, okay, and I do have a question about that. The – the public portion of the hotel, I thought the public had already invested in a Trade Center. Why do we need additional space in a hotel when we've got a Trade Center?

Mr. Swerdling said, the Trade Center – the Trade Center is where conventions are held. People who travel to town for a convention –

Commissioner Stone said, right.

Mr. Swerdling said, – need a place to sleep, and – and – and the communities that are attracting the conventions today have hotels that are – that are – so you are nearby –

Commissioner Stone said, wait a minute, you're missing my point. Beds are where they sleep. You were talking about public space within the convention hotel.

Mr. Swerdling said, yes.

Commissioner Stone said, I'm – I'm asking why we would need that if we've got public space in the convention center?

Commissioner Thomas said, it's not adequate.

Mr. Swerdling said, all hotels need some amount of meeting space. The amount of meeting space that's built into a headquarter hotel to attract business into the community and to accommodate the conventioners and their need for space in the convention center and around the convention center is what a headquarter hotel is about.

Commissioner Stone said, okay. I'm – I'm – I guess that's something new to me. If you've got all the space over in the Trade Center, I'm – I'm just a little bit concerned. So then I get back to I'm just curious for our existing hotels, we're looking at again, this \$50 million for infrastructure. How many of our existing hotels were given from public money \$50 million for infrastructure?

Commissioner Shay said, well, the Trade Center itself was a \$100 million investment that was used to drive business into all the convention hotels that we have right now.

Commissioner Stone said, but – but I'm –

Commissioner Shay said, you – I guess in a matter of speaking you could say that the Westin hotel has already received a \$100 million subsidy.

Commissioner Stone said, all right. The Westin would be one. Are there any others? I'm just curious.

Commissioner Shay said, the – the business is driven into the whole community. So the 63,000 incremental room nights that are brought to this community as a consequence of the convention center itself, those are not all in the Westin, those are also – and the market studies show this, a lot of business being driven into the Hyatt, into the Marriott, and the other large scale hotels.

Commissioner Stone said, okay. I'm – I'm – just wanted – there was some discrepancy to me with the parking and infrastructure cost and then the total cost of \$50 million.

Commissioner Shay said, if – if I could expand on – on this for a second. I – I made a list, and these are not scientific numbers, I'm going to give you approximate costs, but we have investments that the public sector has made in enhancing the business of area hotels, the Savannah Hilton Head Airport and the parking decks there is about \$100 million. That certainly benefits the travel industry and tourist hotels, especially that cluster of 15 or so hotels that are on the campus there. The Trade Center itself was about a \$75 million public investment that certainly benefits the large hotels, especially the Westin hotel. Recently the Ellis Square improvements included four stories of underground parking that directly benefit the AVIA hotel, for example, because they don't have to provide any parking that they had to pay for privately so that they could lease that space from the City of Savannah. There's another \$25 million or so in Hutchinson Island infrastructure –

Commissioner Stone said, but you said they leased it.

Commissioner Shay said, well that's what this is –

Commissioner Stone said, okay.

Commissioner Shay said, this is proposed that private –

Commissioner Stone said, I just want to make sure –

Commissioner Shay said, – hotel would lease the –

Commissioner Stone said, – it would be the same.

Commissioner Shay said, – the infrastructure. Hutchinson Island's infrastructure, roads, in addition to the – to the Trade Center itself other – the water and sewer pipes that went into the river, certainly benefit the – the Westin and any future hotels on Hutchinson Island. That was about a \$25 million investment. We also have invested public dollars in water ferries, and CAT shuttles, and the DOT shuttle downtown, that benefits the convention hotels. That's probably another \$10 million in investment. The Bryan Street parking garage that's in downtown Savannah directly benefits the – the Holiday Inn Express, which again didn't have to build any parking in order for it to get its development permit rights. They lease space back from the Bryan Street garage, that was another \$20 million. And my favorite one of all is Rousakis Plaza because my – my partners, who have since, one's died and one retired, were the designers of River Street itself. Without River Street there would have never been a Hyatt Regency hotel. That was an investment of about \$30 million about 30 years ago. So, it's not unusual for the public sector is all I'm saying to make investments in order to induce more business, especially in the tourism business. I – I would not be able to add all that up to you, but I would guess that it's probably easily a quarter of a billion dollars that's already been invested in doing exactly that for the benefit directly of the existing hotels in our markets.

Commissioner Stone said, well I just wanted to –

Chairman Liakakis said, Priscilla [Thomas] and then James [Holmes].

Commissioner Thomas said, thank you, Mr. Chairman. In 1990, back in 1990 we embarked upon new discussions in – in terms of being able to accommodate large organizations such as NACo that was mentioned and others. I took a beating then, and I guess I'm going to take a beating today. Since 1990 the intent has been to have a dedicated hotel to enable the Trade Center to market to more and larger conventions. The proposed hotel is unique in its design and

program to support and enhance the convention center. At that time, in 1990, many people did not have the vision for the Trade Center nor the Westin, but there were those of us who saw the need, and excuse my personalization, I am in international meeting planner, so I know the business. I just got back from Washington, D.C. I stayed in one of these public/private hotels, the Marriott – the Washington Marriott Wardman Plaza, totally what we're talking about today. When large organizations are looking for space, they are looking for an opportunity where their clients can have bedroom space, as well as all of the other amenities. Surely, we know that there are other factors that are factored in. But let's look at it from a visionary standpoint, and we have been given some assurances, and there will be more because it has not been finalized. So I'm saying today, does Savannah need a dedicated convention center hotel? I said yes. Can it be done privately? I say no. The Authority has taken consideration, time previous to and had RFP attempting to attract the best possible developer private input. The result of that previous consideration resulted in a public/private option that was obtained at that time. Should there be government support for this project? I said yes because there are some 20 or 30 other cities who have dedicated to invest in a public financed facility to impact local economy by supporting their convention center. And with that, I'm saying I – I understand everything that everybody is saying, and I'm only speaking for me, and I have a right to speak and say how I feel as well. So I just want us to look at the facts and not look at distorted information and make sure whatever decision we make, I'm going to be okay with it. But let's not throw the baby out before we actually look at it totally and from an honest perspective.

Chairman Liakakis said, James [Holmes]?

Commissioner Holmes said, thank you, Mr. Chairman. I want to talk a little bit from the visionary perspective of campus development. If you look on Broughton Street and you see the business on Broughton Street between Whitaker and Bull, it support the business on Broughton Street between Bull and Drayton. One hand helps the other. One business help the other, and business make you more competitiveness in marketing your tools. Campus development to me is ten years ago you – you opened up the campus of Hutchinson Island, and when you built the Trade Center, then we built the Westin. We didn't build it but the Westin came up. Then the tracks that we put over there. I don't think it's – I don't think it survived one year. It fell. Now the reason why the Trade Center is not doing anything and not – Hutchinson Island is such an island sitting by itself because it haven't had any supporting cast around it. So I'm looking at it at a campus development. When are Savannah and Chatham County is going to have a visionary that we could offer to the national that we have such hotel that we could offer to them to come into Chatham County? I don't know the decision on this. I'm not no planner, and I'm definitely not in no contracting business, but I do know this that its about time for us not to close our eyes on how Savannah and Chatham County can look in 20 years from now, and it's simply, simply – the first time I talked about this and asked the question, the first question I asked what was what was the risk? Who was paying the bonds? See I don't forget what I ask a person. I don't forget what I ask and when I ask it and who I ask it to. But since the first question came to me and the first answer came to me, it have changed with a better outlook. It have changed dramatically with the outlook now. Is it the way I want it? No because I don't want no risk. Not in this economy. But we know it commonly sense can tell you, you have to take some sort of risk in order to see how the vision going to look in the future. So I'm for letting us look at all the obstacles on the table. Let's sit down and – and – and – and – and – and – and look at how is the best way where Chatham County is not taking any risk because I too don't want to leave here looking back and say well look at that mistake that I made. And the only way you can minimize your mistakes is that you look at who you're representing, and all of us on this Board is representing the citizens of Chatham County. We listen to our citizens but we also were chosen to make decisions and look and see how we could develop this County in 10 to 20 years from now. So let's keep our options open and let's hopefully that we can develop a campus on Hutchinson Island where it would attract people from all over the country. Thank you.

Chairman Liakakis said, Dean [Kicklighter]?

Commissioner Kicklighter said, thank you, Mr. Chairman. And I want to commend staff and everyone for working on this. In my mind I really have no doubt that the proposal could work out but what I'm concerned about is simply risk. Risk period. I – I would assume as Commissioner Holmes stated that when the County built the race track on Hutchinson Island they would have assumed there was going to be races there. There's not. I believe I – I was here and took part when we all believed that a – creating or participating in – in enterprise zone would – would – which gives the owner, developer a 30-year tax break, you know, we all agreed to that, and I think we did so with the full belief that that would spur development that would benefit the area. It sits vacant today. Point being you can find numbers to back pretty much anything you want to develop and at this point when we're talking risk, I think there's several things out there that we could – that would work out and do well if we wanted to jump into that and invest or back 50, 100 million but one thing to me that this area lacks is we have hotels, I mean we have them all over. We have the Trade Center. We have tourists coming in droves right now looking at our beautiful historic areas but we don't have anything for the children. If we want to invest in something, this might fly right in there with the race track thought that – back a huge theme park. Turn Savannah into the complete tourist destination where we have stuff for not only the adults looking at the beautiful historic area but they could actually bring the children then too. A theme park in this area'd do great. But again, right now financially I don't believe the County is in a position to risk our tax paying citizens' monies. I think that would be something to back that would actually benefit the area more than backing a hotel parking lot and we don't in my opinion have a real good track record with parking lots. We own a parking lot right over there at the courthouse that we keep closed during the nights when it could stay packed and actually we could make a couple of dollars, but that's not our way in the County. We don't like to make monies for anything, we like to just keep putting the tax payers at risk using their monies. And again great proposal. I believe it can work. I really do. But I thought that giving the enterprise zone over there the tax breaks, I thought that would spur development, but it sits vacant and it's right down the road across the river from what we're talking here. Again it's risk and money right now with the current economy that's my fear so. That's all I –

Chairman Liakakis said, Patrick Shay?

Commissioner Shay said, yeah, Mr. Chairman, I – I hear Dean [Kicklighter], and I remember when Dr. Thomas and I were on this Board when we were getting ready to make the investment in the Trade Center. There were people that came forward, and they believed exactly what they said. They said that if we built the Trade Center that it would be a ball and chain for this County and would have to be supported by property tax and subsidized forever. And I'm here to tell you that since we've built that, we haven't spent one penny of property tax on that Trade Center.

Commissioner Kicklighter said, I'll put that in the good category, Pat [Shay]. Y'all did good with that Trade Center.

Commissioner Shay said, it was – well, and – but I – and, you know, it has lived within the bed tax subsidy that was identified. It has built a substantial reserve, but what we have failed to do is attract the city-wide convention business that we hoped for. We got some, but we could do a lot better. Now what it has done over those 10 years since it's been opened is attract over 600,000 room nights that are directly attributable to the convention center, not meetings

that are held in one hotel or another but meetings that wouldn't have been held otherwise. Six hundred thousand room nights. That's over a billion dollars of incremental economic impact to our community. That adds to our bottom line. That raises the – the – the – the tax digest. It helps us. And I know we're facing difficult times right now. We've had our tax digest go down five percent last year, and I think probably facing something similar to that this year. If we don't invest right now in finding ways to help our community grow than this government is going to be in dire straits. This may not be the only solution but it is certainly one that's tried and true. The 600,000 room nights that have already been induced as a consequence of this endeavor would be actually according to the studies that have been performed more than that if the hotel, more than that number, like 83,000 instead of 60,000 – another 83,000 would be brought to our community. So – but what we're being asked today, and I – I – I appreciate the – the spirit of the debate and – and, Dean [Kicklighter], I don't take issue with the fact that we've got a tough budget coming up. We've got – we got some hard work to do, but for the sake of moving this forward, I'd like to make a motion that we adopt alternative number 1 that's been brought to us by staff, and that is specifically that the Board authorize staff to work with the Trade Center Authority and Journeyman-Austin, the Trade Center's preferred developer to explore possible private investments to develop and construct a convention center hotel within the private/public framework as noted in Fact and Findings 1. What we want to do is we want to take another 45 to 60 days and go out there into the world of finance and find out how much private investment can we attract here. How much dollars from other places can we attract to be invested in our community on our watch? We're not being asked today, and I'm certainly not including it in the motion to commit to any level of public subsidy. What we're going to do is we're going to go out there and we're going to find out from the markets what they will invest in our community first.

Chairman Liakakis said, so what you're saying is that –

Commissioner Odell said, I'll second his motion.

Chairman Liakakis said, – we wait on – to see if we can get more private money.

Commissioner Shay said, to see how much private money is available. So that's – that's what the staff's alternative rec –

Chairman Liakakis said, Dave [Gellatly] is next.

Commissioner Gellatly said, thank you, Mr. Chairman. You – you know when we all ran for election a couple years ago the newspaper referred to us as what the gang of nine or something like that? That we're all of one mind. And I think we're about to probably disprove that. But – but on – on the other hand, I would also like to say that the – the paper and media and public should take note of the civility of this Commission. The fact that we're probably going to disagree all over the place on this, but note the amount of mutual respect that we have for each other and take note of that, Mr. Reporter.

Commissioner Gellatly said, now, my – my position on this is if this was my money I may or may not think that this is a good investment but it's not my money. It's the tax payers of Chatham County's money and – and some of them are not in business, you know, they're just trying to pay a mortgage payment and pay their property tax and what have you. I do not feel that I have the right as an elected official, as someone that was elected by my constituents to risk one single penny of their money in any way, shape or form. I do see risks in this, and I have great concerns about it, and right – right now if it was put to a vote should we do it or we shouldn't do it, my vote would be a solid no. I agree, go – go ahead and let's look at it some more. Let's – but I – for me – to get a yes vote out of me, you got to show me no risk to the Chatham County tax payers ever, and that means to my children and to my grandchildren. I do not want them to be paying a debt because of a stupid decision on my part. That's my position.

Chairman Liakakis said, Harris [Odell] and then Russ [Abolt].

Commissioner Stone said, and then me.

Chairman Liakakis said, all right.

Commissioner Odell said, you know our – we're going to have substantial budget problems, and I really think the definition of insanity is continuing to do the same thing and expecting a different result. We got to be creative. We got to think out of the box, and – that's such a cliché statement that I hate saying it, but it – it's really true. If we continue doing what we're doing, we're going to have substantial financial crisis. Savannah is a beautiful city. We have a diamond here that people all over the world want to come and see. This will be an opportunity. I have to believe that the economy is going to improve. Two years down the road when the economy starts to improve we will have positioned ourselves to take advantage of the tourism. We've made some collateral changes to ensure that we're fighting crime, improving the quality of education, we're cutting costs, and we are cutting costs, but we have to look at other areas to enhance the economy. I don't think there's any harm in the motion because the motion makes no financial commitment. It – it doesn't say that we can't look. And if we can't look at other financial options, then that's a sad state. If – if we cannot look at other options to enhance this community finances, you know, I like the fact that we will be putting a lot of contractors to work in this community who live here in this community, who pay taxes in this community. There's just two things that are certain, and if you ever want an absolute guarantee, I – I don't think it's coming other than taxes. You're going to get taxes, and you're going to die. But beyond taxes and death, there's no guarantee. This is about as close to a guarantee as I think we're going to get, and this is an exploration. Let's explore this and if it doesn't pan out, if – if – if we have some sincere concerns at the end game, then we won't do it, but there's no harm in exploring. Thank you.

Chairman Liakakis said, Russ [Abolt] and then Helen [Stone].

County Manager Abolt said, Mr. Chairman, Ladies and Gentlemen, I wanted to give you the perspective of history. The issue is risk and reward and certainly you've understood that from the get go. I want though to – to appreciate what Commissioner Gellatly said about the way in which you deal with this decision. This is a hard decision even with the – with the understanding that it is only the first step. I think it's worth taking for all the reasons you said. I – I – was my benefit to be County Manager at the time the previous Board made the selection on Hutchinson Island. And Ladies and Gentlemen, only a few of you were there with me, but there were only nine people, and the people that sat in those chairs right there that decided on Hutchinson Island. Everybody else said, no, it's not going to work. Well now we're all saying it works and isn't it great. You're – you're not there yet to the point of having to make this type of heroic decision, but you don't want to develop a bunker mentality. I'd – I'd be the first telling the budget problems, say oh, whoa is me, don't do it. But that's never been the way staff has done it. We always appreciate the need to do what Commissioner Odell said. You've got to prepare for the future. You got to realize that sometimes, and this is one of

them in the near term, you may be the only reason or the only – the only reason why we prosper versus why we don't prosper. Because you do it professionally.

Commissioner Gellatly said, I also want to say one other thing, and then I'll conclude. Behind the scenes a lot of things have happened on this particular proposal, and I want – I want to recognize the Chairman, Commissioner Shay and Pat Monahan, because what they did in working with the Trade Center Authority to get that consensus, that unanimity was amazing. Because there was a divided community and there still is a divided community. But they brought together the Trade Center Authority to the point to say yes, let's take the next step together. It – it's a risk, a minor risk at this juncture, but I would certainly encourage you to adopt the motion based on the fact – it's worth taking, and – and don't hunker down. Don't get to the point where nothing that comes forward is going to be accepted because of budget. Certainly – certainly you know this is clean industry. We spent a lot of money getting Gulfstream here. We spent a lot of money on – on getting JCB here. Crossroads Park. All the things that this community is proud of because risks were taken but it's measurable risk. I would urge you to adopt the – the motion with the understanding you're still in control, and more importantly Commissioner Gellatly said you're doing it in such a professional, incredible way, I – I respect you for it.

Chairman Liakakis said, Dean [Kicklighter]?

Commissioner Kicklighter said, thank you. Does anybody know the estimated cost to deepen the Savannah River that was cut out of the federal budget?

Assistant County Manager Monahan said, 600 million.

Commissioner Kicklighter said, 600 million? There's an investment that makes sense to me. If we're going to back part of the loan with the Georgia Ports Authority to dig the river out, there's the biggest economic vehicle not only in Savannah but probably leading the State of Georgia. You want to back something that makes sense in this County, back that. We know that needs to be deepened to remain a top leading port in the world. We – we have others now moving forward to deepen. The federal government's let us down. If we've got the resources to back something, let's back something we know has meaning. I'd whole lot rather be backing, as the citizens here the largest contributor probably to the economy anywhere around and risk there because that is no risk. We know what the Georgia Ports does. Owning a hotel? Wow. With 50 million – we want to risk something? Let's risk something we know is driving the State's economy. Not only our local economy. Let's back them. Let's help apply for a loan or whatever we need to do to get that done because we know it needs to be done. I mean, I'm just – point being, there's things that can come along in the future during the terrible economic times we're about to embark on as far as our particular budget that we may need that little bit of collateral – whatever we – we may be able to want to back something that truly has a much larger impact on the community than a hotel. And, you know, thinking ahead and thinking outside the box, God, let's think a little bigger than a hotel. Let's – let's back the vehicle that drives the economy for the whole State right now. That would be a really good thing to back.

Chairman Liakakis said, Helen [Stone]?

Commissioner Stone said, thank you, Mr. Chairman. I'm just going to be brief. I do believe that in our budget workshop in the 24th we are going to be faced with some shortfalls that we're going to have to address, and I think that it's – it's going to be very difficult. The other thing that concerns me is that the bank is not willing to take a risk on this, then why should the tax payers of Chatham County? I – I just – I – I don't think other hotels have received government subsidies, and this really concerns me that if – if the bank won't back it, then why should I gamble with – with the money from the constituents all over this County. I – I just – I don't feel good about that, and I don't think that that's something at this juncture that I can support. I also have from a lady in my district a petition here that all of the Commissioners were given for 175 signatures against this. So I – I mean people are paying attention to this issue. I don't mind exploring avenues. I really don't. But I just don't think that the County belongs in the hotel business. It – it – it just doesn't – it doesn't appear to be equal to the other hotels. I – I have been to many conventions just as some of my colleagues here, and I understand the need for a larger hotel, a larger facility, but I don't think that the financing needs to come from the tax payers. Thank you, Mr. Chairman.

Chairman Liakakis said, Patrick [Shay]?

Commissioner Shay said, yeah, Mr. Chairman, to clarify, Dean [Kicklighter], what we're getting ready to vote on, and I – I realize you – you may not be able to vote for it anyway –

Commissioner Kicklighter said, yeah, I – I – I know.

Commissioner Shay said, – is not for the County to own a hotel, and it is in fact –

Commissioner Stone said, I understand that.

Commissioner Shay said, – to what extent the bank is willing to build the hotel. So, I'm not, you know –

Commissioner Stone said, I understand –

Commissioner Shay said, – I don't want anybody who's listening out there to – to – to misinterpret what we're about to vote on and think that what we're about to vote on is for a – a public owned hotel. That's not what's been proposed.

Commissioner Stone said, I – I understand that. I – I – I just had to say my piece that –

Commissioner Shay said, sure.

Commissioner Stone said, – if the bank isn't willing to back it then I'm not willing to back it at this point.

Commissioner Shay said, then what I'm going to do is call the question, and then we'll find out if the bank is willing to back it. That's – that's exactly what we're going to do. So, I call for the question, please.

Commissioner Thomas said, why'd you call for the question?

Chairman Liakakis said, Priscilla [Thomas] wanted to –

Commissioner Thomas said, I – I can –

Chairman Liakakis said, okay. He called for the question.

Audience member said, excuse me, I'm a member of the public. A point of order. Are you going to take a vote without any input from the public on this? This is the first public hearing at the Commission level on this, and I sense he's about to call the question, which in Robert's Rules of Order you have to vote on.

County Attorney Jonathan Hart said, that's right.

Audience member said, I respectfully submit you ought to hear from some members of the public on this very important subject. Tax payers. Am I out of order here?

County Attorney Hart said, you are. You are out of order.

Audience member said, I'm sorry.

County Attorney Hart said, sit down.

Audience member said, well I do respectfully request you get input from the public.

County Attorney Hart said, you have been heard, sir.

Chairman Liakakis said, okay. Did you want to let Priscilla [Thomas]?

Commissioner Shay said, certainly, I would defer to the – to the vice-Chairman.

County Attorney Hart said, do you withdraw your –

Commissioner Shay said, yeah, I – I will withdraw my call for the question until the vice-Chairman speaks.

Chairman Liakakis said, okay, Priscilla [Thomas]?

Commissioner Thomas said, I just wanted to clarify something my colleague mentioned a minute ago about investing in the –

Chairman Liakakis said, the port.

Commissioner Thomas said, – deepening of the port. I just want to – to go on record as saying that I support – I brought up the idea nine years ago, and they didn't see that it was, you know, it was feasible. I took a beating on that. I knew it was going to come forward sooner or later, and I do support it. We need it. We need it back then, and we need it now. So I just wanted to clarify the fact that it didn't just come up right now.

Commissioner Kicklighter said, I'm sorry. I – I don't remember that – but that was one good idea you had.

Commissioner Thomas said, no, because – no because you were not on the –

Commissioner Kicklighter said, oh, okay.

Commissioner Thomas said, – on – on – on the – on the – on the committee that I was on –

Commissioner Kicklighter said, oh, okay.

Commissioner Thomas said, – that I was on through the, you know, convention and – and trade center that this was being discussed. And having, you know, serving as a meeting planner, I saw a need for that as well. So, I brought up the suggestion. So I even mentioned that you, you know, we've been trying to do this for a long time. So, hey, here we are.

Commissioner Kicklighter said, I think you're a genius.

Commissioner Shay said, if you'll yield back the floor, then what I'd like to do then – and I – and I recognize there are a number of people that are here that came to speak today but, you know, what we're about to vote on is not the final matter, it's to – to move forward and try and answer the questions that have been very fairly raised about to what extent the private sector is willing to invest in this particular project. So, again, I will ask the Commissioners with their forbearance, let's – let's – let's vote and move on with the rest of the day's agenda.

Chairman Liakakis said, so what you're saying is – what you earlier stated, it's not committing –

Commissioner Thomas said, no.

Chairman Liakakis said, – the County to anything it's just pursuing looking for private investment –

Commissioner Thomas said, right.

Chairman Liakakis said, – at this particular time and getting over the message.

Commissioner Shay said, yes, sir.

Commissioner Kicklighter said, before voting may I ask for possibly some – a raise of hands from people that oppose this idea in the audience?

Chairman Liakakis said, no.

Commissioner Holmes said, that's out of order.

Commissioner Shay said, okay, there you go. There are two people.

Commissioner Kicklighter said, okay. Thank you.

Commissioner Shay said, all right. All right.

Chairman Liakakis said, all right. Let's go on the board. Okay. The motion passes, and we want the public to know, and we will let people in the – we'll let citizens come out. It wasn't set up today for that, but we will let citizens make comments if something was to occur, you know, the information that comes back to the County. We are not, you know, we won't omit citizens who would like to make a statement on this at another meeting. So you'll have the opportunity and there's nothing concrete in today's – no commitment whatsoever as far as this County Commission goes other than looking for additional information about financing and other particular alternatives. Okay?

ACTION OF THE BOARD:

- a: Commissioner Shay moved to remove Item 1, Board consideration whether Chatham County should assume the role of project developer and guarantor of a \$150 million project to induce increased convention business through design and construction of a Trade Center convention hotel, from the table. Commissioner Stone seconded and the motion carried unanimously.
- b. Commissioner Shay made a motion to adopt alternative number 1 that the Board authorize staff to work with the Trade Center Authority and Journeyman-Austin, the Trade Center's preferred developer to explore possible private investments to develop and construct a convention center hotel within the private/public framework as noted in Fact and Findings 1. Commissioner Odell seconded and the motion carried in a 6-3 vote with Chairman Liakakis, Commissioners Holmes, Shay, Farrell, Odell, and Thomas voting yes and Commissioners Stone, Gellatly and Kicklighter voting no.

AGENDA ITEM: VIII-2 (REVISED 3/9/2011)
AGENDA DATE: March 11, 2011

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: Patrick Monahan, Asst. County Manager

ISSUE:

To consider how much risk Chatham County should accept as a public partner within the financial framework of a project to induce increased convention business through a Trade Center convention hotel.

BACKGROUND:

More than 30 days ago, staff presented a summary of the Trade Center Authority's work during the course of some two years to move the community to the next level of competitiveness in convention business by developing a convention center hotel. Questions arose about the economic analysis and benefit to the community, but the prevailing issue focused on whether public financing and ownership of the hotel would prove too risky and provide a competitive advantage over privately-owned and long established hotels. Notwithstanding the public ownership and financing of the hotel provided the most efficient means (i.e. quickest and least costly) to yield benefits to community economic goals, the framework of public ownership and public financing became questioned as the best path to a convention center hotel. The draft never became placed in final form to allow a full public vetting about the option of a publicly-financed and publicly-owned hotel. The Board prudently delayed any public discussion – in part based on the need to understand fully the ramifications of public ownership and the risk, in part based on a request from the Trade Center Authority to receive much-needed updates from its consultants. During this interim period, staff has continued to work on other ownership and funding options which would narrow the assumption of risk from public investment and ownership to private investment and ownership.

FACTS & FINDINGS:

1. In summary, a new option was developed based on a structure which might encourage private investment in a capital market with a growing favorable outlook. This alternative structure calls for a privately-owned convention hotel with public participation next to the Trade Center. Key issues include:
 - 1.1 Plans still call for a 500-room convention center hotel, with 400 rooms committable for conventions, but whether it remains a Hilton flagship depends upon the private investor. Ownership, whether public or private, does not affect the projected economic benefits of a full-service convention center hotel as doubling convention business by inducing 83,000 new room nights in area hotels, creating 1,170 new jobs, adding \$83 million in spending, \$29 million in earnings and \$114 million in personal income. (Hunden report).
 - 1.2 The financial structure would be comprised of \$25M in private equity (hotel owner) and \$55 million in a senior loan (private) obtained by the hotel owner. Since private investment now assumes \$80 million at risk, and private investors will undertake their own due diligence of the market and potential, the debate about the projections in the economic analyses (HVS and Hilton studies) do not assume as much significance.
 - 1.3 The County would issue \$50M in bonds, mixed between tax-exempt and taxable, for certain improvements which the County would own in title and lease to the private developer. The publicly-owned improvements include the ballroom/meeting rooms through taxable bonds and a parking deck and central plant as tax-exempt. Use of the improvements issued through tax-exempt bonds would be based on agreements which serve the Trade Center and Parcel 7's future development and not by unique agreement with the hotel developer.
 - 1.4 To cash flow the county's annual debt service (i.e. not require any public subsidy), the County would need to rely on the hotel's lease payments for the publicly-owned improvements, a rebate of the 3% site specific hotel-motel tax (the part which would be paid to the City of Savannah but not the 2% which still goes to Visit Savannah nor the 1% which goes to the Trade Center Authority) and a rebate of property taxes (or as a payment with the lease) – a micro version of a Tax Increment Financing (TIF) District.
 - 1.5 The risk would be that the hotel does not cash flow and cannot make its lease payment to the County, which will require specific recourse in the negotiation of the lease agreement. This places

- the county's maximum risk in the first several years at about \$2.6 million annually (as opposed to a publicly-owned/financed hotel at \$8 million for the initial stabilized year).
- 1.6 Chatham County would exercise control of design and construction on its publicly-owned space (ballroom, meeting rooms, parking deck, central plant). One option would be to enter into a Purchase Agreement with the private owner to acquire the completed public improvements as long as they met certain standards specified by the County in design and construction documents. This would maintain a single general contractor, but the County would be ensured independent review during design and independent monitoring during construction, which would be included in the project budget. The Purchase Agreement could also specify commitment to local and minority trades.
 - 1.7 Chatham County would own the public assets and could offer a first-right of refusal for the hotel owner to acquire them at a later date to profit or the County could offer them for sale with the lease agreement intact. The ballroom and meeting rooms could be handled independent of the parking deck and central plant.
 - 1.8 Based on feedback from the Savannah Area Chamber of Commerce and Visit Savannah, and the Tourism Leadership Council, the 7th penny hotel-motel tax based would not be exercised.
 - 1.9 Some critics will question any public participation and suggest that in several years, capital markets will return to allow full private investment. However, during the best economic times for hotel investment in 2000-2005, none of the convention center hotels (full service) became funded and built without some level of public participation.
2. Staff identified the private-public model in its "Facts & Findings" presented in the draft report dated February 11, 2011. The structure presented within this staff report captures the public participation within a model which places the most significant risk on private ownership and investors. The public participation leverages the private investment for a internal rate of return on equity of 25%. Decreasing the public investment of \$50 million diminishes the return, and therefore, lessens the attractiveness to private investors. Nonetheless, this structure remains exploratory and subject to securing a Letter of Intent from a private investor.
 3. In contrast, under the framework of a publicly-financed and publicly-owned hotel as identified in draft dated February 11, Chatham County would accept the role of project developer and guarantor of three-series bonds totaling a \$150 million project. A private hotel operator would commit to \$17.5 million (revised) in participation. Project expenses would be funded from the bond issues, and the economic analysis shows hotel revenues should be sufficient to fund annual debt payments. However, Chatham County would be required to execute an intergovernmental agreement with the Savannah Economic Development Authority which provides an unconditional guarantee that should hotel income prove inadequate to repay the principal and interest on the annual bond payment, Chatham County would subsidize this payment. This risk must be balanced against the fact that public ownership and financing of the hotel provides the most efficient means (i.e. quickest and least costly) to yield benefits to community economic goals. In addition, public ownership of the hotel provides an asset which could be sold or benefits a projected positive cash flow for other public purposes.
 4. In 2010, the Trade Center Authority implemented a strategic plan to move toward the next level of competitiveness and overcome lost opportunity in the market. The plan has two specific goals: 1) Meet current demand from convention center customers but who need more rooms near the convention center; 2) Create more demand, newer business. The key components include:
 - 4.1 Hotel Feasibility and Economic Analysis – A contract with HVS proved the economic viability of a convention center headquarters hotel, its size (rooms), expanded and new business capture rate, cash flow analysis and cost. It would be a full-service hotel of 500 rooms with at least 400 rooms committable for a convention. Staff previously provided the HVS study (copy available in the County Manager's office).
 - 4.2 Economic, Fiscal and Employment Analysis – The Trade Center Authority contracted with Hunden Strategic Partners to determine the economic impact of a convention center hotel. The ANALYSIS projected investment in a 500-room, full-service convention center hotel would double convention business by inducing 83,000 new room nights in area hotels, create 1,170 new jobs, add \$83 million in spending, \$29 million in earnings and \$114 million in personal income. Staff previously provided the Hunden study (copy available in County Manager's Office).

FUNDING: Since the private-public framework remains conceptual and without a known private investor, funding will be explored.

ALTERNATIVES:

Alternative 1: That the Board authorize staff to work with the Trade Center Authority and Journeyman-Austin, the Trade Center Authority's preferred developer, to explore possible private investment to develop and construct the convention center hotel within the private-public framework as noted in "Fact and Findings" 1.

Alternative 2: That the Board approve Chatham County's accepting the role of project developer and guarantor of three-series bonds totaling \$150 million project to induce increased convention business through design and construction of a Trade Center convention hotel as noted in "Facts & Findings" #3.

Alternative 3: That the Board take no action.

POLICY ANALYSIS:

Chatham County developed and funded the Savannah International Trade and Convention Center as an economic development project designed to increase convention and exposition visitors to this community. Through Chatham County's investment to develop a first-class project in the Trade Center as the cornerstone to private investment on Hutchinson Island, prudent management by the Trade Center Authority and its day-to-day management by SMG, the Trade Center continues to meet its economic development mission. After 10 years, the record remains clear on the Trade Center's economic impact on increased room nights, visitor spending and increased earnings; however, an economic analysis by Visit Savannah also indicates continued lost opportunity. The Georgia International Maritime Trade Center Authority, which the Georgia General Assembly created to manage the facility, began a focus in 2008 on how to increase the Trade Center's competitive position. The cumulative recommendations from economic analysis target the need for a convention center headquarters hotel. The best framework to achieve those recommendations but within the context of minimizing risk remains a decision of policy before the Board.

RECOMMENDATION:

That the Board concur with the Trade Center Authority's vote at its March 9, 2011 meeting, as follows:

"The Georgia International and Maritime Trade Center Authority here reaffirms its desire to develop a convention hotel adjacent to the Trade Center. We encourage the Chatham County government to pursue private financing options which minimize government financing exposure as described in our Request for Proposal (10-2-DV, April 2010)."

This concurrence would be consistent with Alternative 1, which provides the direction to move forward. Progress reports will be provided to the Trade Center Authority and the Board of Commissioners, and only the Board can execute contracts which would bind Chatham County's role as public partner.

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IX. ITEMS FOR INDIVIDUAL ACTION

(Unless the Board directs otherwise, adoption of an Action Item will mean approval of the respective County staff report and its recommended action.)

1. REQUEST APPROVAL OF A BUDGET AMENDMENT TO INCREASE REVENUES AND EXPENDITURES IN THE MULTIPLE GRANT FUND \$79,974 FOR A GRANT FROM THE GEORGIA DEPARTMENT OF TRANSPORTATION.

Chairman Liakakis said, all right, we move on from that and the Items for Individual Action, 1, request approval of a budget amendment to increase revenues and expenditures in Multiple Grant Fund \$79,974 for a grant from the Georgia Department of Transportation.

Commissioner Stone said, so moved, Mr. Chairman.

Commissioner Thomas said, second.

Chairman Liakakis said, we have a motion on the floor and a second. Let's go on the board. Motion passes.

ACTION OF THE BOARD:

Commissioner Stone moved for approval of a budget amendment to increase revenues and expenditures in the Multiple Grant Fund \$79,974 for a grant from the Georgia Department of Transportation. Commissioner Thomas seconded and the motion carried unanimously.

AGENDA ITEM: IX-1
AGENDA DATE: March 11, 2011

- TO:** Board of Commissioners
- THRU:** R. E. Abolt, County Manager
- FROM:** Linda B. Cramer, Finance Director
- ISSUE:** To request approval of a budget amendment to increase revenues and expenditures in the Multiple Grant Fund \$79,974 for a grant from the Georgia Department of Transportation.

FACTS AND FINDINGS:

- 1. The Board of Commissioners approved a supplemental agreement with the Georgia Department of Transportation for the Coastal Georgia Greenway Multi-Use Trails grant. Chatham County accepted the leadership role for the six counties involved in the project.
- 2. Chatham County has received \$79,974 due to Liberty County. An amendment to the Multiple Grant Fund to budget and record the transaction is necessary. A resolution is attached.

FUNDING: The budget amendment will establish funding in the Multiple Grant Fund.

ALTERNATIVES:

- 1. That the Board approve the following:
 - MULTIPLE GRANT FUND**
 - a) increase revenues \$79,974 for a grant from the Georgia Department of Transportation.
 - b) increase expenditures \$79,974 due to Liberty County.
- 2. Amend or deny the request.

POLICY ANALYSIS: State law grants the Board authority to amend the budget during the year as it deems necessary.

RECOMMENDATION: That the Board approve Alternative 1.

Prepared by: Read DeHaven

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2. TO REQUEST BOARD APPROVAL TO EXPAND THE EMPLOYEE WELLNESS PROGRAM TO TARGET INDIVIDUALS IN HIGH RISK CATEGORIES.

Chairman Liakakis said, Item 2, request Board approval to expand the Employee Wellness Program to target individuals in high risk categories.

Commissioner Odell said, I'll make a motion that we approve.

Commissioner Thomas said, second.

Chairman Liakakis said, all right. Let's go on the board. Motion passes.

ACTION OF THE BOARD:

Commissioner Odell moved for Board approval to expand the Employee Wellness Program to target individuals in high risk categories. Commissioner Thomas seconded and the motion carried unanimously.

AGENDA ITEM: IX-2
AGENDA DATE: March 11, 2011

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: Michael A. Kaigler, Asst. County Manager/Director of Human Resources and Services

Issue:

To request Board approval to expand the Employee Wellness Program to target individuals in high risk categories.

Background:

Chatham County recognizes that our employees are our most valuable asset. It is through our employees that the County is able to accomplish the mission of delivering services to our citizens. When employees are in the best possible health, they are able to provide the best services to our customers. As Chatham County continues to foster a healthy environment for its employees, the Board has expressed a desire for a more targeted approach to Employee Wellness.

Facts and Findings:

1. After salaries and wages, healthcare is the next largest employee expense. For FY2010, the County spent approximately \$21 million compared to \$19 million in 2009 and \$18 million in 2008.
2. The Board of Commissioners approved the Chatham County Wellness Program in March 2008. The goal of the Employee Wellness Program is to improve the health of Chatham County employees through education, health risk assessments, and disease management programs.
3. In 2009, the County offered Health Risk Assessments (HRAs) at no cost to employees. Discounted premiums were offered as incentives for employee participation in the HRA process. There were 1,137 individuals (519 men, 618 women, average age 45) who participated in the HRA Process out of a total of 1,336. This reflected approximately 85% of employees who are covered under the health plan. The following results derived from the lab work and measurements provided a baseline for developing targeted Employee Wellness Programs.
 - 80% of the assessed employees are overweight
 - 33% are diabetic or have higher than recommended blood sugar levels
 - 59% had a moderate to high coronary risk
 - 24% had High Blood Pressure
 - 38% had cholesterol levels greater than 240
 - 22% had low HDL – less than 40
 - 8% had low LDL – less than 40
 - 15% were identified as being at high risk for various forms of cancer and had not had proper screening examinations
4. The screening results showed that 80% of our employee population is overweight. Of this 80%, 50% are obese, which indicates that the major health condition affecting our employees is obesity. Research has shown that obesity is linked to lifestyle choices and is the major contributing factor to diabetes and coronary risk.
5. FY 2010, the County paid \$230,932 in benefits claims for diabetes treatment. The recent health screenings indicates that 33% of our employees had blood sugar readings that were higher than the recommended levels. Since Diabetes is one of the major health conditions affecting employees, staff will be implementing an intensive Diabetes Management Program.
6. Based on information from Blue Cross Blue Shield of Georgia, **69%** of Chatham County's healthcare costs are generated by **20%** of the health plan participants. Health data trends show that the high cost of healthcare can be linked to lifestyles. Based on this, staff recommends the targeted approach to wellness which will include an emphasis on the 20% of our population with high risk conditions.
7. Staff is requesting authorization to contract with a Nurse Practitioner (NP) and Registered Dietician to work with the targeted 20% of the employee population. The NP and Dietitian will serve as health

coaches for these employees. Employees who complete an annual HRA will have the results reviewed by the NP. Upon reviewing the results, the NP will identify individuals who would benefit from a targeted wellness program.

8. Employees in this category will receive a premium discount if they participate in a recommended program. They will be stratified based on health condition and/or risk. If an employee has one or more of the following conditions: (BMI >35, high blood pressure, high cholesterol, elevated blood sugar, Type 2 Diabetes), then the NP will recommend admittance into a program based on their specific health condition.
9. In an effort to garner employee input for wellness programs, our consultant Aon facilitated employee focus groups. Focus groups were held in November 2010 and January of this year. The November focus group was comprised of recent graduates of the Management Development class. The January focus group was comprised of Department Heads and Elected Officials. A focus group was also conducted December 2010 comprised of the physicians most utilized by County employees.
10. A summary of the focus groups results is provided in Attachment I. Based on input provided, the employees indicated they are interested in one-on-one meetings with a dietitian and overwhelmingly support a health coaching program. Employees are also receptive to a health clinic which includes a Nurse Practitioner who reviews the HRA results. They also expressed a desire for management support for participation in wellness programs.
11. The physicians expressed an interest in partnering with the County to improve employee health outcomes. The physicians also strongly suggested that there is a need for employee buy-in and that compliance will only occur when there is a financial incentive.

Funding:

Funding for this will come from the Employee Health Fund and will be incorporated into the 2012 budget.

Alternatives:

1. Authorize staff to expand the Employee Wellness Program to target individuals in high risk categories and to include the following:
 - a. Contract with a Nurse Practitioner and Registered Dietician to serve as health coaches in the Employee Wellness Program
 - b. Conduct Health Risk Assessments on an annual basis for employees covered under the health plan
 - c. Offer premium discounts for participation in the Wellness Program.
2. Provide staff with other direction

Policy Analysis:

Research has shown that obesity is a major contributing factor to diabetes and coronary risk. Based on this, staff recommends that emphasis be placed on exercise, nutrition, and Diabetes Management to improve employee health. Expanding the Wellness Program to target individuals in high risk categories will not only improve employee health but in the long term reduce health plan costs.

Recommendations:

The Board adopt Alternative 1.

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X. ACTION CALENDAR

(The Board can entertain one motion to adopt the below-listed calendar. Such motion would mean adoption of staff's recommendation. Any Board Member may choose to pull an item from the calendar and it would be considered separately.)

Chairman Liakakis said, Action Calendar. –

Commissioner Stone said, wait a minute, Mr. Chairman, was that on the –

Commissioner Odell said, no, no. No, no. You can vote on this one.

Commissioner Stone said, okay. All right. Thank you.

Chairman Liakakis said, Item – next Item 1 through 9 and under item 9, Items A through Q.

Commissioner Shay said, Mr. Chairman?

Chairman Liakakis said, yes?

Commissioner Shay said, it's my understanding that Item 4 is going to not be considered?

Chairman Liakakis said, yeah.

County Manager Abolt said, it's off your agenda plus Item Golf – G on page 9 is also off your agenda when the motion is made.

Commissioner Shay said, and – and I also want to remove from our Action Calendar, I believe it's Item 6 that Commissioner Stone would like to – asked to be recused?

Commissioner Stone said, that is correct.

Commissioner Shay said, so I would – I would move for the action calendar minus Item 4, Item 6, and Item G –

County Manager Abolt said, correct. Under purchasing items.

Commissioner Shay said, under Item 9.

Chairman Liakakis said item under 8.

Commissioner Odell said, I'll second.

Chairman Liakakis said, 9. Okay. Let's go on the board. Motion passes.

ACTION OF THE BOARD:

Commissioner Shay moved for approval of the Action Calendar Items 1 thru 9-Q with the exception of Items 4, 6 and 9-G. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

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[NOTE: ACTION OF THE BOARD IS SHOWN ON EACH ITEM AS THOUGH AN INDIVIDUAL MOTION WAS MADE THEREON.]

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- 1. APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF FEBRUARY 25, 2011, AS MAILED.**

ACTION OF THE BOARD:

Commissioner Shay moved for approval of the Minutes for the Regular Meeting of February 25, 2011, as mailed. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

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- 2. CLAIMS VS. CHATHAM COUNTY FOR THE PERIOD FEBRUARY 17, 2011 THROUGH MARCH 3, 2011.**

ACTION OF THE BOARD:

Commissioner Shay moved to authorize the Finance Director to pay the claims against the County for the period February 17, 2011, through March 3, 2011, in the amount of \$6,086,691. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

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- 3. REQUEST BOARD AUTHORIZE THE CHAIRMAN, COUNTY ATTORNEY, CLERK OF COMMISSION AND COUNTY ENGINEER TO SIGN AND EXECUTE THE RELOCATION AGREEMENT WITH GEORGIA POWER FOR THE WHITEFIELD AVENUE WIDENING PROJECT. [DISTRICT 1.]**

ACTION OF THE BOARD:

Commissioner Shay moved the Board authorize the Chairman, County Attorney, Clerk of Commission and County Engineer to sign and execute the Relocation Agreement with Georgia Power for the Whitefield Avenue widening project. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

**AGENDA ITEM: X-3
AGENDA DATE: March 11, 2011**

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: A. G. Bungard, P.E., County Engineer

ISSUE: That the Board authorize the Chairman, County Attorney, Clerk of the Commission, and County Engineer to sign and execute the Relocation Agreement with Georgia Power for the Whitefield Avenue widening project.

BACKGROUND: In the course of property acquisitions for the Whitefield Avenue widening project, it was determined that Georgia Power owned utility easements along various properties along the project corridor.

FACTS AND FINDINGS:

1. The relocation of distribution lines will be required as part of the Whitefield Avenue widening project. These facilities are located along the entire length of the project.
2. The cost for relocation of the distribution lines will be \$367,859. Utility relocation costs are common when improving roadway facilities. The Georgia Department of Transportation will reimburse the County for cost of the relocations.
3. The document required for signature is a Relocation Agreement for distribution lines. The document has been reviewed and approved by the County Attorney and Staff.

ALTERNATIVES:

1. That the Board authorize the Chairman, County Attorney, Clerk of the Commission, and County Engineer to sign and execute the Relocation Agreement with Georgia Power for the Whitefield Avenue widening project.
2. That the Board not authorize the action.

FUNDING: Funds are available in the 1993-1998 SPLOST, Whitefield Avenue Widening [Account/Fund 3214210, Project 32150823, Account Code 52.12003].

POLICY ANALYSIS: The Board must approve agreements and funding.

RECOMMENDATION: That the Board approve Alternative 1.

District 1.

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- ~~4. **REQUEST BOARD EXECUTE A RIGHT-OF-WAY MOWING AND MAINTENANCE AGREEMENT WITH GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) FOR THE WHITEFIELD AVENUE WIDENING PROJECT. [DISTRICT 1.]**~~

This Item was removed from the Agenda prior to the Commission Meeting.

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- 5. TO APPROVE A STANDARD UTILITY AGREEMENT (SUA) AND RESOLUTION BETWEEN THE GEORGIA DEPARTMENT OF TRANSPORTATION (GDOT) AND CHATHAM COUNTY FOR THE WHITEFIELD AVENUE (STATE ROUTE 204 SPUR) WIDENING PROJECT. [DISTRICT 1.]**

ACTION OF THE BOARD:

Commissioner Shay moved for approval of a Standard Utility Agreement (SUA) and Resolution between the Georgia Department of Transportation (GDOT) and Chatham County for the Whitefield Avenue (State Route 204 Spur) widening project. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

AGENDA ITEM: X-5
AGENDA DATE: March 11, 2011

TO: Board of Commissioners
THRU: R. E. Abolt, County Manager
FROM: A. G. Bungard, P.E., County Engineer

ISSUE: To approve a Standard Utility Agreement (SUA) and Resolution between the Georgia Department of Transportation (GDOT) and Chatham County for the Whitefield Avenue (State Route 204 Spur) widening project.

BACKGROUND: The widening project is the Coastal Region (CORE) Transportation Improvement Plan (TIP) for construction in Fiscal Year 2011. The project widens Whitefield Avenue from Hayners Creek to Ferguson Avenue. Utility relocations for water and sewer services will be required for County, City of Savannah and Georgia Power facilities.

FACTS & FINDINGS:

1. The GDOT will include all water and sewer utility relocations in the road construction project. The GDOT will also inspect and approve the construction of the relocations.
2. Funding for the widening project and the utility relocations are programmed in the CORE TIP for FY 2011. The County will not be responsible for the cost of the relocations. L230 funds are programmed in the TIP to cover the cost of all utility relocations required for the project.

3. Utilities to be relocated as part of this project are City of Savannah water and sewer, Chatham County water and sewer and Georgia Power distribution lines. Georgia Power will handle their own electrical relocations.
4. All documents were reviewed and approved by the County Attorney.

ALTERNATIVES:

1. To approve a Standard Utility Agreement (SUA) and Resolution between the Georgia Department of Transportation (GDOT) and Chatham County for the Whitefield Avenue (State Route 204 Spur) widening project.
2. To not approve the SUA and Resolution.

FUNDING: No County funds are required. The funding source is identified in the CORE TIP.

POLICY ANALYSIS: The Board approves intergovernmental agreements.

RECOMMENDATION: For Board approval.

District 1

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6. REQUEST BOARD APPROVAL OF A PILOT WEIGHT LOSS PROGRAM.

Commissioner Odell said, I'll make a motion to approve Item 6 with the understanding that Commissioner Stone will abstain from the vote.

Commissioner Farrell said, second.

Chairman Liakakis said, all – let's go on the board. Motion passes.

ACTION OF THE BOARD:

Commissioner Odell moved to approve Item 6, Board approval of a Pilot Weight Loss Program. Commissioner Farrell seconded and the motion carried unanimously. [NOTE: Commissioner Stone abstained from the vote. Commissioners Kicklighter and Thomas were not present for the vote.]

AGENDA ITEM: X-6
AGENDA DATE: March 11, 2011

To: Board of Commissioners
Thru: Russ Abolt, County Manager
From: Michael A. Kaigler, Asst. County Manager/Director of Human Resources and Services

Issue:
To request approval of a Pilot Weight Loss Program.

Background:
Employees play a powerful role in their own health. As a result of Board approval, the Wellness Program offers several programs for employees to improve their health. These programs include discounted gym memberships with utilization requirements, Weight Watchers Reimbursements, and Pilot Weight Loss Programs to assist employees in improving their health.

Facts and Findings:

1. The 2009 screening results show that 80% of our employee population is overweight. Of this 80%, 50% are obese, which indicates that the major health condition affecting our employees is obesity.
2. As a result of the success of the initial Pilot Program with Ourlife in 2008 and the March 2010 Pilot Program at the Sheriff's Department, staff is recommending offering a Pilot Weight Loss Program. Many employees have observed the success of these pilot programs and have requested additional options to improve their health. Staff is requesting that the County offer a Pilot Weight Loss Program with Jenny Craig.
3. Jenny Craig is a weight loss program designed with a personalized approach to help individuals achieve their desired weight. This program has helped people achieve their weight management goals through a safe, balanced lifestyle approach. It is designed by a team of registered dietitians in conjunction with a Medical Advisory Board.
4. The Jenny Craig program includes a Personal Consultant, One-on-One Personalized Weight Loss Consultations, Weekly Personalized Weight Loss Menu Plan, Weekly Personalized Activity Plan, and 24/7 Jenny Care Support. After a brief overview by a Jenny Craig representative, some employees expressed an interest in participating in a 4-week Pilot Program. The cost for program participation is \$380 per person and program cost is not to exceed \$9,500.00.

Funding:
Funding will come from the Employee Health Fund.

Alternatives:

- 1. Approve the Jenny Craig Pilot Weight Loss Program at a cost of \$380 per employee for the 4-week pilot
- 2. Deny the request to implement the Jenny Craig Program
- 3. Provide staff with other direction

Policy Analysis:

The Board of Commissioners has shown support for the health of employees through the adoption of a formal wellness policy and the approval of wellness initiatives. For Chatham County, obesity is the leading health condition affecting our employees. Exploring ways to reduce obesity among employees will support the Board's policy to provide the best benefits in the area at the most economical cost.

Recommendations:

The Board adopt Alternative 1.

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- 7. REQUEST BOARD APPROVE THE AGREEMENT/MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN SAVANNAH TECHNICAL COLLEGE AND CHATHAM COUNTY TO ENABLE STUDENTS OF THE CONSTRUCTION MANAGEMENT DEGREE PROGRAM TO RECEIVE INSTRUCTIONAL SERVICES FROM THE DEPARTMENT OF BUILDING SAFETY AND REGULATORY SERVICES RELATED TO CONSTRUCTION CODES, WHICH INCLUDE CLASSROOM LECTURES AND CONSTRUCTION SITE INSPECTION OBSERVATION.**

ACTION OF THE BOARD:

Commissioner Shay moved to approve the agreement/memorandum of understanding (MOU) between Savannah Technical College and Chatham County to enable students of the Construction Management Degree Program to receive instructional services from the Department of Building Safety and Regulatory Services related to construction codes, which include classroom lectures and construction site inspection observation. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

AGENDA ITEM: X-7
AGENDA DATE: March 6, 2011

TO: BOARD OF COMMISSIONERS

THROUGH: R. E. ABOLT, COUNTY MANAGER

FROM: GREGORI S. ANDERSON, DIRECTOR OF BUILDING SAFETY AND REGULATORY SERVICES

ISSUE

To approve the agreement/memorandum of understanding (MOU), between the Savannah Technical College and Chatham County to enable students of the Construction Management Degree Program to receive instructional services from the Department of Building Safety and Regulatory Services relating to construction codes, which include classroom lectures and construction site inspection observation.

BACKGROUND

The Construction Management Degree Program at Savannah Technical College provides opportunities for a Management Diploma and Associate's Degree. The head of the Construction Technologies Department contacted this department for assistance with the construction code portion of the course of study. The program goal is to provide a path to state residential contractor licensing for the students.

FACTS AND FINDINGS

- 1. The Building Safety Department provides one and one half hours of classroom lectures from the residential, plumbing, mechanical and electrical codes and the State of Georgia provisions for contractor licensing and the State Construction Codes Program.
- 2. The Building Safety Department will provide ten hours of field inspection observation instruction from selected construction sites.
- 3. The classroom lectures and field instruction services will be provided once a semester for each seated class.
- 4. The classroom lectures are conducted between 4:00 pm - 5:30 pm on Wednesdays. The field inspectors daily duties with the County end at 4:00 pm. The lecture time is donated by the staff.
- 5. The field instruction observation is conducted as part of the County field staff daily duties during regular working hours. The students will meet the inspectors on the site where a formal permit inspection request has been made for compliance to an issued construction permit. The student will observe and be instructed by the field inspector executing his assigned duty. An authorization and release form, reviewed by the County Attorney will be signed by all students prior to meeting at this site. The form identifies the risk, injury and voluntary responsibilities of the student.

FUNDING

Not Applicable.

ALTERNATIVES

1. Approve the agreement/MOU with the Savannah Technical College.
2. Provide direction to staff.

POLICY ANALYSIS

The agreement/MOU will enable this department to initiate community outreach to the college, participate in the training of the next generation of state licensed residential contractors and increase the effectiveness of the construction code compliance, permitting and inspection processes of Chatham County.

RECOMMENDATION

Alternative #1: Approve the agreement/MOU with the Savannah Technical College.

STATE OF GEORGIA)
)
 COUNTY OF CHATHAM)

AGREEMENT/MEMORANDUM OF UNDERSTANDING
between
CHATHAM COUNTY, GEORGIA,
and
SAVANNAH TECHNICAL COLLEGE

THIS AGREEMENT/MEMORANDUM OF UNDERSTANDING, is made and entered into this 17th day of February, 2011, by and between the CHATHAM COUNTY, GEORGIA, ("CHATHAM COUNTY") a political subdivision of the State of Georgia, hereinafter referred to as "Chatham County", and SAVANNAH TECHNICAL COLLEGE ("SAVANNAH TECH") collectively referred to as the "parties."

W I T N E S S E T H :

WHEREAS, CHATHAM COUNTY, pursuant to the Home Rule provisions set forth in the Georgia Constitution, Article 9, Section II, CHATHAM COUNTY has adopted regulations designed to promote the public health, safety, and welfare of its citizenry via building code compliance;

WHEREAS, SAVANNAH TECH is responsible for the oversight and operations of post-secondary technical colleges, via instructional services projects, in a number of areas including Construction Management pursuant to the Official Code of Georgia (O.C.G.A. § 20-4-14, et. seq.); and

WHEREAS, SAVANNAH TECH is granted authority to enter into contracts pursuant to O.C.G.A. § 20-4-14(c)(5) and exercises such authority in accordance with the provisions of O.C.G.A. § 50-5-67 et. seq. and any related rules and regulations; and

WHEREAS, CHATHAM COUNTY and SAVANNAH TECH, in order to aid the and support future contractors' in their ability to understand and ensure building code compliance, have entered into a partnership to assist SAVANNAH TECH with its educational process by enabling students enrolled in SAVANNAH TECH'S Construction Management degree program to interface with the public in order to increase the students' awareness of and experience with building code compliance issues. This partnership will afford student interns the opportunity to interface with certified building inspectors employed by Chatham County and obtain hands-on experiences via observation of the building construction inspection process;

WHEREAS, the parties have determined that entering into an agreement/memorandum of understanding to collaborate efforts to provide SAVANNAH TECH students enrolled in the Construction Management degree program with instructional services related to building code compliance, would enhance the parties' ability to achieve their mutual interests; and

NOW THEREFORE, FOR AND IN CONSIDERATION of the mutual promises, covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CHATHAM COUNTY AND SAVANNAH TECH agree to the following:

SAVANNAH TECHNICAL COLLEGE agrees to:

Ensure that Construction Management degree program students participating in field inspection observations with the County's staff inspectors have the appropriate attire and gear; and

Assist in ensuring that Construction Management degree program students participating in field inspection site observations with the County's staff inspectors have executed the Chatham County Authorization and Release Form;

Savannah Technical College does not discriminate on the basis of race, color, creed, national or ethnic origin, gender, religion, disability, age, political affiliation or belief, disabled veteran, veteran of the Vietnam Era, or citizenship status. For nondiscrimination information, contact Regina Thomas-Williams, Title VI (Discrimination) and Title IX (Equity) Coordinator, 912-443-5708 or rthomas@savannahtech.edu. For disability information, contact Anne Kuhlke, Section 504/ADA Disability coordinator, 912-443-5717 or skuhlke@savannahtech.edu.

CHATHAM COUNTY agrees to:

Provide certified staff inspectors to serve as guest lecturers, once per term (or no more than five (5) one hour lectures per academic year) to students enrolled in SAVANNAH TECH's Construction Management degree program on topics related to the residential building codes, the state building code amendments and related to state law/regulations governing residential contractor licensing.

TERM

All parties agree that the scope of services set forth in this Agreement/Memorandum of Understanding may be mutually modified by the parties in writing. This Agreement/Memorandum of Understanding will remain in effect from February 2, 2011 through June 30, 2011.

IN WITNESS WHEREOF, the SAVANNAH TECHNICAL COLLEGE by and through its duly authorized representative, and the Chatham County Board of Commissioners have caused this Agreement to be duly entered into and executed on the day above written.

SAVANNAH TECHNICAL COLLEGE

Witness

BY: _____
Dr. Kathy Love, President

Notary Public

ATTEST: _____

CHATHAM COUNTY, GEORGIA

Witness

BY: _____
PETE LIAKAKIS, Chairman
Board of Commissioners

Notary Public

ATTEST: _____
Frances Rasmussen
Deputy Clerk of Commission
[SEAL]

=====

8. REQUEST FOR TRANSFER OF BEER, WINE AND LIQUOR POURING LICENSE FOR 2011. PETITIONER: ROY R. JOHNSON, JR. D/B/A SAVANNAH LODGE #1550, LOCATED AT 2202 NORWOOD AVENUE, 31406 [DISTRICT 3.]

ACTION OF THE BOARD:

Commissioner Shay moved for approval of a transfer of beer, wine and liquor pouring license for 2011. Petitioner: Roy R. Johnson, d/b/a Savannah Lodge, #1550, located at 2202 Norwood Avenue 31406. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

AGENDA ITEM: X-8
AGENDA DATE: March 11, 2011

TO: BOARD OF COMMISSIONERS
THROUGH: R. E. ABOLT, COUNTY MANAGER
FROM: GREGORI S. ANDERSON, DIRECTOR OF BUILDING SAFETY AND REGULATORY SERVICES
WILLIE LOVETT, CHIEF OF POLICE

ISSUE
Request for a transfer of beer, wine and liquor pouring license for 2011, **Roy R. Johnson, Jr., d/b/a Savannah Lodge #1550** located at **2202 Norwood Avenue, Savannah, Georgia 31406.**

BACKGROUND
Mr. Johnson requests approval of transfer of beer, wine and liquor pouring license in connection with an existing private club. The business at this location meets the requirements of the Chatham County Alcoholic Beverage Ordinance. The license is being transferred from Gilbert T. Engelke, Jr. to Roy R. Johnson, Jr.

- FACTS AND FINDINGS**
1. The application was reviewed by the Police Department for compliance of the applicant and site distance requirements and approved.
 2. The returned application was reviewed by Building Safety. The County Fire Marshal inspected the site for compliance and approved the facility.
 3. The applicant and business meet the requirements of the Chatham County Alcoholic Beverage Ordinance.
 4. The applicant has been notified in writing of the date and time of the hearing.
 5. A traffic offense (such as DUI) is not an offense that the Savannah-Chatham Metropolitan Police Department would recommend denial on an Alcoholic Beverage License Application.

RECOMMENDATION

The Savannah-Chatham Metropolitan Police Department and Regulatory Services recommend approval.

District 3

We verify that the attached report and attachments are complete and correct as to form.

Gregori S. Anderson, CBO

Chief Willie Lovett

=====

9. REQUEST BOARD APPROVAL TO AWARD BIDS AS FOLLOWS: (Please note that new purchase thresholds of \$10,000 or more have been enacted; however, contracts and change orders of a lesser amount still will appear).

As to items 9-A through 9-Q except Item 9-G:

Commissioner Shay moved to approve Items 9-A through 9-Q, with the exception of 9-G which was removed from the agenda prior to the Commission meeting. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

ACTION OF THE BOARD:

Commissioner Shay moved to approve Items 9-A through 9-Q, with the exception of 9-G, which was removed from the agenda prior to the Commission meeting. Commissioner Odell seconded the motion and it carried unanimously. [NOTE: Commissioners Kicklighter and Thomas were not present for the vote.]

ITEM	DEPT.	SOURCE	AMOUNT	FUNDING
A. Four (4) scanners and four (4) laser printers	Superior Court Clerk	Entre Solutions (MBE)	\$20,480	SPLOST (2008-2014) - Courthouse Project
B. Summary Change Order No. 3 to the contract for the Louis Mills/ Redgate Canal Drainage improvement project for measurement of final quantities installed	Engineering	Pine Valley Concrete Company, Inc.	\$23,871	SPLOST (1998-2003) - Drainage - Louis Mills/ Redgate/Rahn Dairy Canal project
C. Short-listed firms for the Construction Manager at Risk (CMR) with Guaranteed Maximum Price (GMP) for the two (2) new Libraries	Library	•Choate Construction •Elkins Constructors, Inc. •R.J. Griffin Company	N/A	N/A
D. Participation agreement with State of Georgia Purchasing for a pilot program for the P-Card	Purchasing	Bank of America	N/A	N/A
E. Year to year extension, not to exceed four (4) years, to provide inmate food services	Detention Center	ABL Management, Inc.	\$0.7464 per meal per inmate	General Fund/M & O - Detention Center
F. Two (2) used vehicles and authorize the trade-in of three (3) vehicles	CNT	Fairway Lincoln Mercury	Value of trade-ins will equal the purchase price of the vehicles	N/A
G. 36-month lease for office space during construction of the Chatham County Detention Center	Engineering	Delvis Designs	\$26,400	GIP - Detention Center Expansion Project

H. Amendment No. 1 to the annual contract for banking services to incorporate Chatham Area Transit Authority	CAT	Wells Fargo Bank	\$12,000	Chatham Area Transit Authority's fiscal 2011 budget
I. Change Order No. 2 to the contract for the Tatemville Community Center addition project for the removal of unforeseen unsuitable material/soil located in the proposed parking lot area	Building Safety and Regulatory Services	D.L. Moore Pinnacle, LLC	Not to Exceed \$65,688	SPLOST (2003-2008) - Tatemville Community Center
J. Change Order No. 2 to the contract for the design of the Tatemville Community Center addition project for additional site inspection/approval and coordination with the contractor for the removal of unforeseen unsuitable material/soil located in the proposed parking lot area	Building Safety and Regulatory Services	Barnard Architects	\$5,310	SPLOST (2003-2008) - Tatemville Community Center
K. Construction contract for the paving and new entrance of the Wilmington Island Drop Off Center	Public Works and Park Services	Carroll and Carroll	\$135,150	Solid Waste - Restricted
L. Asphalt and concrete construction at the Chatham County Resource Conservation Center	Public Works and Park Services	Harbor Construction and Contracting LLC	\$61,532	Solid Waste - Restricted
M. Relocation of playground equipment	Public Works and Park Services	Playworx Playsets, LLC	\$12,385	SPLOST (2003-2008) - Mother Mathilda Beasley Park
N. Change Order No. 3 to the construction contract for the Gateway/ Henderson drainage improvement project to extend the contract by 65 days and additional work	Engineering	Pine Valley Concrete Company	\$39,227	SPLOST (1998-2003) - Gateway/ Henderson drainage improvement project
O. Phase II Environmental site assessment for Hutchinson Island Riverwalk, Slip 3	Special Projects	WPC	\$11,430	SPLOST (1998-2003) - Hutchinson Island Riverwalk
P. Change Order No. 1 to the professional engineering services contract for the design of Turner's Creek Boat Ramp improvements for additional services	Engineering	Thomas & Hutton	\$101,740	CIP - Recreation - Turner's Creek Boat Ramp
Q. Authorize the use of the State of Georgia contract for the purchase of office supplies	Purchasing and Contracting	Staples	Varies by item	Various departments

AGENDA ITEM: X-9 A THRU Q
AGENDA DATE: March 11, 2011

TO: BOARD OF COMMISSIONERS
THRU: R. E. ABOLT, COUNTY MANAGER

**FROM: MICHAEL A. KAIGLER, ASSISTANT COUNTY MANAGER/
DIRECTOR OF HUMAN RESOURCES AND SERVICES**

SUBJECT: AWARD OF BIDS

ITEM A

ISSUE: Request Board approval of a \$20,480 purchase of four (4) Canon scanners and four (4) laser jet printers from Entre Solutions for the office of Superior Court Clerk.

BACKGROUND: The purchase of the Canon DR-7550C scanner for Superior Court Clerk is working with the document imaging project for Superior Court Clerk File Division. These scanners are 90 pages per minute scanners and will replace slower and older scanners now in use.

FACTS AND FINDINGS:

1. These scanners are needed in order to scan documents more quickly. This model scanner is working well for other County departments with higher volume loads.
2. Quotes were solicited and received from the following vendors:

*	Entre Solutions Savannah, GA	\$20,480
	Florida Micro Delray Beach, FL	\$20,559
	GHA Technologies, Inc. Phoenix, AZ	\$21,040

*MBE Firm
3. Staff believes that the total cost of \$20,480 for the purchase of scanners and printers to be fair and reasonable.

FUNDING: SPLOST (2008-2014) - Courthouse Project
(3244980 - 42.13011 - 32460427)

ALTERNATIVES:

1. Board approval of a \$20,480 purchase of four (4) Canon Scanners and four (4) Laser Jet Printers from Florida Micro LLC for the office of Superior Court Clerk.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to provide the necessary equipment for the using departments.

RECOMMENDATION: Staff recommends approval of Alternative 1.

I.C.S. APPROVAL _____
LEWIS LEONARD

BUDGET APPROVAL _____
TOM DRANE

ITEM B

ISSUE: Request Board approval of Summary Change Order No. 3, in the amount of \$23,871, to the construction contract with Pine Valley Concrete Co., Inc. for the Louis Mills/Redgate Canal Drainage Improvements project.

BACKGROUND: The Louis Mills/Redgate Drainage Improvement project is part of the SPLOST Drainage Capital Improvement Program. The project involves excavation to widen the existing canal, installing larger culverts at road crossings, and providing an all-weather access road for maintenance operations. The project was awarded in June 2009. Substantial completion was achieved January 2011 and final clean-up work will be completed by the end of March 2011.

FACTS AND FINDINGS:

1. The project is located in Unincorporated Chatham County east of Garard Avenue and south of Louis Mills Boulevard. The major drainage problems were inadequately sized ditches and culverts, and access that was limited to dry weather conditions. The project improved drainage capacity by widening the channel, installing larger culverts and providing an all-weather access road for maintenance operations.
2. The contract for construction was awarded as a unit price contract to Pine Valley Concrete Company. This Change Order represents measurement of final quantities installed at the contract unit prices.
3. Contract history:

Original Contract (6/12/09)	\$761,068
Change Order 1 (Extend Project Limits, 12-18-09)	\$155,580
Change Order 2 (Replace Culvert, 11-8-10)	\$ 22,805
Change Order 3 (Pending)	<u>\$ 23,871</u>

Revised Contract Amount

\$963,324

FUNDING: SPLOST (1998-2003) - Drainage, Louis Mills/Redgate/Rahn Dairy Canal project
(3224250 - 52.14021 - 32280377)

ALTERNATIVES:

1. Board approval of Summary Change Order No. 3 in the amount of \$23,871, to the construction contract with Pine Valley Concrete Co., Inc. for the Louis Mills/Redgate Canal Drainage Improvement project.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve change orders necessary for the completion of construction projects.

RECOMMENDATIONS: Staff recommends the approval of Alternative 1.

BUDGET APPROVAL _____

ESTELLE BROWN

ITEM C

ISSUE: Request Board approval of the short-listed firms for Construction Manager at Risk (CMR) with Guaranteed Maximum Price (GMP) for the two (2) new Libraries.

BACKGROUND: During the fall of 2010, staff was directed to prepare a Request for Proposal (RFP) for the construction of the two (2) new Libraries as opposed to a Invitation to Bid (ITB).

FACTS AND FINDINGS:

1. A Request for Proposal (RFP) was developed and released on 25 October 2010 for this project. During the time allocated for the solicitation, two (2) Addendums were issued with the RFP responses being received on 14 December 2010. There were 12 responses received and those responses were scored by an Evaluation Committee.
2. On 17 September 2000, the Board approved a change to the Purchasing Ordinance, at the Board's suggestion, delegating to the County Manager or his designee the final approval of short listed firms for the three (3) highest scoring firms. The concern was that providing any scoring or an advance notification would not be in the best interest of the County. Due to the community interest in this project, staff felt that Board should be informed on the status of this process.
3. The Evaluation Committee used a cutoff score of 150 points to develop the short-list. Three (3) firms made the cutoff score of the 12 firms submitting a response to the RFP. Because this competitive process is still on-going, the qualifying scores are not being made public because interviews and fee proposals have not been scored. Releasing scores at this time would put the County at a competitive disadvantage.
4. The three short-listed firms are Choate Construction; Elkins Constructors, Inc.; R.J. Griffin Company.

FUNDING: No funding required at this time – approval of short-listed firms only.

ALTERNATIVES:

1. Board approval of the short-listed firms for Construction Manager at Risk (CMR) with Guaranteed Maximum Price (GMP) for the two (2) new Libraries.
2. Provide staff other direction.

POLICY ANALYSIS: The Purchasing Ordinance states a minimum of three (3) firms, if available, will be short-listed for continuation in competition.

RECOMMENDATION: Staff recommends Alternative 1.

BUDGET APPROVAL _____

CHRIS MORRIS

ITEM D

ISSUE: Request Board approval for a pilot project for P-Card with Bank of America utilizing the State of Georgia Statewide Contract and authorize the Purchasing Agent to serve as the Program Administrator for the P-Card program. The Chairman would sign the Participation Agreement with State Purchasing.

BACKGROUND: During the last few years, numerous businesses/vendors have declined to accept government purchase orders and will only accept a government P-Card as a form of payment. County staff have been suing their own personal cards and then processing the documentation for reimbursement through Finance.

FACTS AND FINDINGS:

1. A prime example as stated in the background above is ICS. In order to have certain electronics repaired, the vendor providing the service will only accept the P-Card.
2. The issuance of the P-Cards will be restricted during the pilot phase of one year to a dozen users or less. They will be reserved for use to department heads or their designee. A Policy and Procedure draft is

currently in development for review by Internal Audit, Finance, and others routinely involved in the change of approval reviews.

- 3. The State contract was selected because of the superior software and the controls in place. Georgia has had the lowest/fewest recorded misuses in this program because the organizational program management is controlled through the State and Local Government's Procurement Officers or Directors.
- 4. P-Cards will be issued to the individual employee so designated by the Department Head and can only be used by that employee. The dollar amount of the P-Cards will be limited to a single purchase of \$1,000 or less, not to exceed a total cost of \$10,000 each month, and will have restricted categories for purchase, (equipment, software, computers, and printers to list a few). Cards will be strictly used for supplies, repair parts and repairs. One goal is eventually eliminate the use of Field Purchase Orders (FPO) (\$500 or less) currently in use. This is a very cumbersome process for departments and Finance. Under the 80-20 rule, 80 percent of the Purchase Orders (PO) and FPOs issued annually (more than 12,000) are \$2,500 and less. This places a tremendous burden on Finance's Accounts Payable in processing documentation before a payment check is issued.
- 5. The P-Card Program will not be activated until the Policy and Procedures are approved and adopted by the Board. This Agenda Item is for conceptual approval to being the Pilot P-Card Program.

FUNDING: N/A

ALTERNATIVES:

- 1. Board approval for a pilot project for P-Card with Bank of America utilizing the State of Georgia Statewide Contract and authorize the Purchasing Agent to serve as the Program Administrator for the P-Card program. The Chairman would sign the Participation Agreement with State Purchasing.
- 2. Provide staff other directions.

POLICY ANALYSIS: It is consistent with Board policy to approve pilot programs that are in the best interest of the County when they can improve efficiency.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
RUSHEDA ADESHINA

ITEM E

ISSUE: Request Board approval for a year to year extension, not to exceed a total of four (4) years, with ABL Management, Inc., of Baton Rouge, LA for providing Inmate Food Services for Chatham County Detention Center.

BACKGROUND: On 23 June 2006 the Board awarded the initial five (5) contract with ABL Management, Inc., to provide food services for the Chatham County Detention Center.

FACTS AND FINDINGS:

- 1. The current contract expires 23 June 2011 and would require rebidding immediately. Due to the new construction and renovation that will take place at the Chatham County Detention Center, staff concluded that executing an amendment of the contract would be in the best interest of the County.
- 2. ABL Management has requested an increase of 1.5% based on December 2010 the CPI-National for wholesale food cost. The CPI increase will bring the new contract cost to a per meal cost of \$0.7464.
- 3. ABL Management has stated that they will not request an increase of more than 3% for the two remaining years of this amended contract. Staff will seek Board approval of this contract prior to the anniversary each of the three (3) following years.

FUNDING: General Fund/M & O - Detention Center
(1003326 - 52.13021)

ALTERNATIVES:

- 1. Board approval for a year to year extension, not to exceed a total of four (4) years, with ABL Management, Inc., of Baton Rouge, LA for providing Inmate Food Services for Chatham County Detention Center.
- 2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to amend contracts that are in the best interest of the County.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
RUSHEDA ADESHINA

ITEM F

ISSUE: Request Board approval of the \$33,645 purchase of two (2) used non-typical replacement vehicles for C.N.T. from Fairway Lincoln Mercury of Savannah, GA and authorized the disposal of three (3) vehicles to be used as trade-ins. The value of the trade-ins will equal the purchase price of the vehicles.

BACKGROUND: The purchase vehicles will be used to replace three confiscated units that are not useful to CNT's operation. The trade-in will simplify the purchase of two vehicles.

FACTS AND FINDINGS:

- 1. To meet C.N.T.'s needs, staff requested quotes from only the local car dealers that normally respond to bids. Specifications required each firm to submit pricing on appropriate vehicles. This provides C.N.T. with maximum flexibility.
- 2. The Fleet Manager and a representative from C.N.T. selected the following vehicles based on utility and value.
- 3. The vehicles selected were:

Fairway Lincoln Mercury	2 vehicles	\$33,645
Less trade-in	3 vehicles	(33,645)
Total Purchase		\$0

FUNDING: No funding required.

ALTERNATIVES:

- 1. Request Board approval of the \$33,645 purchase of two (2) used non-typical replacement vehicles for C.N.T. from Fairway Lincoln Mercury of Savannah, GA and authorized the disposal of three (3) vehicles to be used as trade-ins. The value of the trade-ins will equal the purchase price of the vehicles.
- 2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve the purchase of replacement vehicles for law enforcement activities.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM H

ISSUE: Request Board approval of Amendment No. 1 to the contract with Wells Fargo Bank, N.A., for banking services, to incorporate the Chatham Area Transit Authority's bank accounts and related treasury management needs.

BACKGROUND: The Authority's current banking contract with Wells Fargo Bank, N.A., expired on 31 December 2010. On 3 August 2010, the CAT Board approved an agreement with Chatham County under which the County agreed to provide certain contract management and administrative services for the Authority. Chatham County has a contract with Wells Fargo Bank, N.A.

FACTS AND FINDINGS:

- 1. County finance employees are now managing the CAT bank accounts and treasury services. Wells Fargo has agreed to extend the same banking services rates to CAT as found under the County's current banking contract. CAT's banking fees and services will benefit from using the County's banking contract terms since the County's rates are based on higher average balances and volume than CAT's current banking contract.
- 2. CAT's current banking contract is with Wells Fargo Bank. By placing CAT's bank account under the County's contract umbrella, CAT will lower its costs and will also eliminate the need to advertise for banking services at the expiration of the contract period.
- 3. If CAT is integrated into the County's banking contract, the \$175,000 compensating balance feature will be eliminated to free up operating cash flow. Based on recent volumes, it is estimated that CAT would instead pay bank fees of less than \$1,000 per month.
- 4. This proposed integration would place CAT's banking services and contract terms in line with the rest of the County's bank accounts. This would streamline administrative responsibilities.

FUNDING: The funding for banking services is provided in the Chatham Area Transit Authority's fiscal 2011 budget.

ALTERNATIVES:

- 1. Request Board approval of Amendment No. 1 to the contract with Wells Fargo Bank, N.A. for banking services, to incorporate the Chatham Area Transit Authority's bank accounts and related treasury management needs.
- 2. Provide staff other direction.

POLICY ANALYSIS: Approval will provide efficiency of treasury services and the best banking services value for Chatham Area Transit Authority.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
ESTELLE BROWN

ITEM I

ISSUE: Request Board approval of Change Order No. 2, in the amount not to exceed (NTE) \$65,688, to the construction contract with D.L. Moore Pinnacle, LLC, for the Tatemville Community Center Expansion to remove additional unsuitable soil/material.

BACKGROUND: On 19 November 2010, the Board approved a construction contract with D.L. Moore Pinnacle, LLC for the construction of the Tatemville Community Center Expansion project. This work includes a new building addition to include a multi-purpose room and support spaces. The addition will be connected to the existing building. It is to be a metal pre-engineered steel building with a shingle roof, vinyl composition tile flooring and ceramic tile floor.

FACTS AND FINDINGS:

1. Due to the discovery of unsuitable soil/material in the proposed parking lot area and in the area of the proposed building addition, it was determined that a change order was justified. The unsuitable soil/material was discovered as part fo the site preparation work. The previously taken soil borings did not indicate the presence of rubble or organic debris.
2. Test pits and additional soil borings revealed rubble and organic debris at a depth of 1 ½ - 2 feet below grade.
3. The change order will cover the removal of unsuitable soil/material to a depth of 4 feet, where required; compaction, installation of a stabilization fabric and the back filing of stable compacted fill.
4. Contract history:

Original Contract (11-19-10)	\$474,000
Change Order No. 1 (2-11-11)	34,561
Change Order No. 2 (pending) NTE	<u>65,688</u>
Revised contract amount	\$574,249

FUNDING: SPLOST (2003-2008) - Tatemville Community Center (3234980 - 54.13011 - 32370263)

ALTERNATIVES:

1. Board approval of Change Order No. 2, in the amount of NTE \$65,688, to the construction contract with D.L. Moore Pinnacle, LLC, for the Tatemville Community Center Expansion to remove additional unsuitable soil/material.
2. Provide staff with other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve change orders necessary for the completion of construction contracts.

RECOMMENDATIONS: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM J

ISSUE: Request Board approval of Change Order No. 2, in the amount of \$5,310, to the professional services design contract with Barnard Architects for additional design work for the Tatemville Community Center Expansion.

BACKGROUND: During construction, there was the discovery of unsuitable soil/material in the proposed parking lot area and in the area of the proposed building addition.

FACTS AND FINDINGS:

1. Due to the discovery of the unsuitable soil/material in the proposed parking lot and the area of the proposed building addition, substantial soil removal and replacement is required, so, it was determined that a change order was justified for the additional work needed.
2. The excavation and back fill process requires additional observation and approval by the design team.
3. The proposed change order represents the additional site inspection and coordination with the contractor to execute the proposed site change order. Staff finds the fee submitted for this additional work by Barnard Architects to be fair and reasonable.
4. Contract history:

Original Contract (11-20-09)	\$82,250
Change Order No. 1 (2-11-11)	975
Change Order No. 2 (pending)	<u>5,310</u>
Revised contract amount	\$88,535

FUNDING: SPLOST (2003-2008) - Tatemville Community Center (3234980 - 54.13011 - 32370263)

ALTERNATIVES:

1. Board approval of Change Order No. 2, in the amount of \$5,310, to the professional services design contract with Barnard Architects for additional design work for the Tatemville Community Center Expansion.
2. Provide staff with other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve change orders necessary for the completion of projects.

RECOMMENDATIONS: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM K

ISSUE: Request Board approval to award a \$135,150 construction contract to Carroll and Carroll, Inc., for the paving and new entrance of the Wilmington Island Drop-Off Center.

BACKGROUND: In 2005, Public Works had plans prepared for the construction of a new entrance and paving of a majority of the Wilmington Island Drop-Off Center road network.

FACTS AND FINDINGS:

1. There have been complaints from area residents about the dust emitting from traffic using the facility as well as other operations. Paving the majority of the road network will contribute to a reduction of the dust issue.
2. The paving plan includes construction of a 65 cubic yards concrete entrance, installation of 300 linear feet of curb and gutter and paving 6,000 square yards of interior roadway. This construction effort will improve traffic flow in and out of the facility and address some erosion and dust control issues.
3. This project was properly advertised and seven (7) bids were received and opened on 10 February 2011. The bid responses are as follows:

	Savannah Paving Company Savannah, GA	Non-Responsive
	Carroll & Carroll Savannah, GA	\$135,150
	Sikes Brothers inc. Metter, GA	\$148,076
	Harbor Construction & Contracting, LLC Savannah, GA	\$149,400
	Seaboard Construction Company Brunswick, GA	\$171,712
*	Groundwork's Contracting, Inc. Savannah, GA	\$198,394
**	E & D Contracting Services, Inc. Savannah, GA	\$212,608
*	MBE Firm	
**	WBE Firm	

4. The low bidder, Savannah Paving was deemed non-responsive due to an incomplete proposal. The next low bidder, Carroll & Carroll, has performed resurfacing for Georgia Department of Transportation and completed a resurfacing project of 6,500 linear feet for the County in 2009.

FUNDING: Solid Waste Restricted
(5404510 - 54.12009)

ALTERNATIVES:

1. Board approval to award a \$135,150 construction contract to Carroll and Carroll, Inc., for the paving and new entrance of the Wilmington Island Drop-Off Center.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to award construction contracts to the low, responsive, responsible bidder.

RECOMMENDATION: Staff recommends the approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM L

ISSUE: Request Board approval to award a \$61,532 construction contract to Harbor Construction & Contracting LLC, concrete and asphalt construction at the Chatham County Resource Conservation Education Center.

BACKGROUND: The Resource Conservation Education Center was approved by the Board to lead Chatham County's efforts in conservation. With the Board's guidance towards being the "Greenest County" and the hard work from the Environmental Forum, the construction standards for the education center are set incredibly high.

FACTS AND FINDINGS:

1. The construction of the Center is at the final phase of completion. Plans and specifications were developed with an emphasis to adhere to conservation specifications. This contract will complete the exterior portion of this renovation project. Work on this project will include repaving the parking lot and striping, construction of new exit driveway, construct an ADA compliant right turn-in only device, and install drivable grass.

2. This project was properly advertised and five (5) bids were received and opened on 3 March 2011. The bid responses are as follows:

	Harbor Construction and Contracting, LLC Savannah, GA	\$61,532
**	E & D Contracting Services, Inc. Savannah, GA	\$66,227
	Savannah Paving Company, Inc. Eden, GA	\$81,890
	Newtech Inc. Bluffton, SC	\$86,461
*	Sandhill ALS Construction Inc. Port Wentworth, GA	\$89,893

* MBE Firm
** WBE Firm

4. Staff reviewed the bids and references and believes the low bid provided by Harbor Construction and Contracting, LLC to be fair and reasonable.

FUNDING: Solid Waste Restricted
(5404510 - 54.12009)

ALTERNATIVES:

1. Board approval to award a \$61,532 construction contract to Harbor Construction & Contracting, LLC, concrete and asphalt construction at the Chatham County Resource Conservation Education Center.
2. Provide staff with other direction.

POLICY ANALYSIS: It is consistent with Board policy to award construction contracts to the low, responsive, responsible bidder.

RECOMMENDATION: Staff recommends the approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM M

ISSUE: Request Board approval of \$12,385 for the removal and reinstallation of playground equipment from The Playworx Playsets, LLC., Woodstock GA, for Public Works and Park Services.

BACKGROUND: On 14 January 2011, the Board approved a request for new playground equipment for the Mother Mathilda Beasley Park based on a master plan priority list requested by Commissioner James Holmes.

FACTS AND FINDINGS:

1. Staff was able to salvage the older playground equipment with the assistance of the manufacture representative. The playground equipment will be removed from Mother Mathilda Beasley and reinstalled at Lake Mayer.
2. The cost of the removal and reinstallation of the playground equipment will include replacement parts to reinforce the equipment of the new location and mulch.
3. The vendor is a U.S. Communities (CANO) contract provider who was also previously approved by the Board on 10 April 2010.
4. Staff believes the cost to remove and install the playground equipment to be fair and reasonable.

FUNDING: SPLOST (2003-2008) - Mother Mathilda Beasley Park
(3234981 - 54.13011 - 32370087)

ALTERNATIVES:

1. Board approval of \$12,385 for the removal and reinstallation of playground equipment from The Playworx Playsets, LLC., Woodstock GA, for Public Works and Park Services.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board Policy to reuse serviceable equipment at other County park locations.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM N

ISSUE: Request Board approval of Change Order No. 3, in the amount of \$39,227, to the construction contract with Pine Valley Concrete Company for additional work and to extend the contract time by 65 days.

BACKGROUND: The Gateway/Henderson Drainage project is a part of the Chatham County Drainage Improvement Program. Problems being addressed include the limited drainage capacity of the existing canal and several road crossings over the canal.

FACTS AND FINDINGS:

1. Construction of a culvert on the Little Neck Canal at Little Neck Road was completed in January 2010. The Henderson Canal Improvement project replaces the culverts at Henderson Oaks Drive and the golf cart culvert near the Henderson Golf Community swimming pool.
2. The contract for construction was awarded as a unit price contract and notice to proceed with construction was issued on 16 August 2010. Work on the current contract scope is expected to be complete by 13 January 2010. Replacement of both culverts is complete and the additional work on the canal bottom included under Change Order No. 2 is approximately 60 percent complete.
3. This change order will pay for replacing inadequate drainage structures at the end of Zipperer Drive and at the confluence of Little Neck Branch Canal. These structures convey storm water into the canal and are undersized. Frequent overtopping of these structures has caused damage to the canal and the maintenance road. The cost is based on unit price costs included in the original contract.
4. Contract History:

Original Contract	(5-28-10)	\$278,317
Change Order No. 1	(9-17-10)	\$ 22,700
Change Order No. 2	(12-17-10)	\$ 35,195
Change Order no. 3	(Pending)	\$ 39,227
	Revised Contract Amount	\$375,439

FUNDING: SPLOST (1998 - 2003) - Drainage, Gateway/Henderson Project
(3224250 - 54.14021 - 32280357)

ALTERNATIVES:

1. Board approval of Change Order #3 in the amount of \$39,227 to the construction contract with Pine Valley Concrete Company for additional work and extend the contract time by 65 days.
2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve change orders necessary for completion of construction contracts.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
ESTELLE BROWN

ITEM O

ISSUE: Request Board approval for a \$11,430 contract to WPC for a Phase II Environmental Site Assessment for Slip 3.

BACKGROUND: Chatham County obtained a Categorical Exclusion under the federal review process for developing Slip 3 for the water ferry maintenance facility. Subsequent to the permit approval, the Trade Center Authority received funding to extend the Hutchinson Island riverwalk as part of the Slip 3 development. A Phase II Environmental Site Assessment will be required because of concerns about elevated readings related to water quality standards.

FACTS AND FINDINGS:

1. WPC completed the original documentation for the Slip 3 environmental document, which resulted in the Categorical Exclusion. Because of the firm's knowledge of the project and prior experience, the Trade Center Authority obtained a quote of \$11,430 for the additional work. Work will include additional test monitoring wells, lab work and interpretation.

- 2. Staff intended initially for WPC to undertake the Phase II by task order; however, since this comprises a new scope, a purchase order will be used instead.
- 3. Because Chatham County owns title to Slip 3 and Parcel 7, the update of the environmental document, including the Categorical Exclusion, should be presented by the County. Therefore, the contract for this work will be Chatham County's to supervise.

FUNDING: SPLOST 1998 - 2003/Hutchinson Island Riverwalk
(3224985 - 52.12003 - 32260383)

ALTERNATIVES:

- 1. Board approval for a \$11,430 contract to WPC for a Phase II Environmental Site Assessment for Slip 3.
- 2. Board direct staff to advertise and accept proposals for this work.
- 3. Board not awarded a contract for this work.

POLICY ANALYSIS: Georgia Law and *The Chatham County Purchasing Ordinance and Procedures Manual* provide authority for the Board to award contracts for professional services.

RECOMMENDATION: Staff recommends approval of Alternative 1.

BUDGET APPROVAL _____
ESTELLE BROWN

ITEM P

ISSUE: Request Board approval of Change Order 1, in the amount of \$101,740, to the professional engineering services contract with Thomas & Hutton for design of the Turner's Creek Boat Ramp improvements.

BACKGROUND: The Board previously approved funding in the amount of \$58,100 for paving improvements at the Turner's Creek Boat Ramp. With the acquisition of the adjacent Wilmington Island Seafood Co-op site, the scope of the project has essentially tripled.

FACTS AND FINDINGS:

- 1. The original project scope only included paving the existing road and parking area.
- 2. The new scope covers design and permitting requirements to construct a new boat ramp, restroom facility, additional parking, docks, landscaping, boat wash down area and drainage improvements. Permitting includes obtaining permits and/or approvals from the U.S. Army Corps of Engineers, Georgia Department of Natural Resources (Environmental Protection Division and Coastal Resources Division) and the City of Savannah.
- 3. Staff reviewed the fee proposal and found it reasonable considering the increase in scope.
- 4. Contract History:

Original Contract (8-24-07)	\$ 58,100
Change Order No. 2 (pending)	<u>\$101,740</u>
Revised contract amount	\$159,840

FUNDING: CIP - Parks and Recreation - Turner's Creek Boat Ramp
(3506100 - 52.12003 - 35030863)

ALTERNATIVES:

- 1. Board approval of Change Order 1 in the amount of \$101,740 to the professional engineering services contract with Thomas & Hutton for design of the Turner's Creek Boat Ramp improvements.
- 2. Provide staff other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve change orders necessary for the completion of projects.

RECOMMENDATION: Staff recommends the approval of Alternative 1.

BUDGET APPROVAL _____
CHRIS MORRIS

ITEM Q

ISSUE: Request Board approval of Staples Advantage as a supplier of office supplies using the State of Georgia Contract (SWC) for various County departments.

BACKGROUND: On February 23rd, the Purchasing Agent and Assistant Purchasing Agent met with representatives from Staples, the new State supplier for office supplies.

FACTS AND FINDINGS:

1. Staples has been competitively awarded the State of Georgia contract for office supplies which includes local governments as users of the contract. Prices are very competitive. No rebate is offered as Staples put forth the absolute best pricing possible as opposed to any rebates.
2. The Staples program offers on-line ordering and desk top delivery. Their software ordering system contains the ability of supervisors to monitor or approve at user level and includes the ability for Purchasing to monitor/approve/disapprove orders. Restrictions will be placed on such things as equipment (over \$1,000), computers, printers, software and furniture (over \$1,000).
3. Staples will provide training to County users. Staples will conduct marketing open house at various County locations. Staples offers more than 30,000 items and 750 core items (most purchased). One unique fit with the County's "Green" initiatives, Staples' delivery trucks are all-electric.
4. During these difficult economical challenges of dollar management, this could be a win-win situation for the County.

FUNDING: General Fund/M & O - Various
SSD - Various

ALTERNATIVES:

1. Board approval of Staples Advantage as a supplier of office supplies using the State of Georgia Contract (SWC) for various County departments.
2. Provide staff with other direction.

POLICY ANALYSIS: It is consistent with Board policy to approve contracts that are in the best interest of the County.

RECOMMENDATION: Staff recommends Alternative 1.

BUDGET APPROVAL _____
RUSHEDA ADESHINA

PREPARED BY _____
PURCHASING AGENT

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XI. FIRST READINGS

Proposed changes to ordinances must be read or presented in written form at two meetings held not less than one week apart. A vote on the following listed matters will occur at the next regularly scheduled meeting. On first reading, presentation by MPC staff and discussion only by Commissioners will be heard. Comments, discussion and debate from members of the public will be received only at the meeting at which a vote is to be taken on one of the following listed items.

Chairman Liakakis said, okay. And you got the First Readings.

1. **TO AMEND THE CODE OF CHATHAM COUNTY TO AUTHORIZE BOARD APPROVAL TO ALLOW SALE AND CONSUMPTION OF ALCOHOLIC BEVERAGES ON COUNTY PROPERTY BY SPECIAL EVENT PERMIT.**

Chairman Liakakis said, okay, under First Readings, there's no action on this, just the reading. One, to amend the Code of Chatham County to authorize Board approval to allow sale and consumption of alcoholic beverages on County property by Special Event Permit.

2. **REQUEST APPROVAL OF THE AMENDMENTS TO THE CHATHAM COUNTY PROPERTY MAINTENANCE ORDINANCE TO ADDRESS UNSAFE AND UNSIGHTLY STRUCTURES.**

Chairman Liakakis said, two, request approval of the amendments to the Chatham County Property Maintenance Ordinance to address unsafe and unsightly structures.

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XII. SECOND READINGS

- 1. **AMENDMENT TO REVENUE ORDINANCE TO ADJUST THE MAXIMUM FINE FOR VIOLATION OF RUNNING LIGHTS UNDER THE BOAT SAFETY ACT, CODIFIED AT O.C.G.A. §52-7-1, ETC. THIS ACTION AMENDS THE CODE OF CHATHAM COUNTY, CHAPTER 20, ARTICLE III: PERMIT FEES, AND THE CHATHAM COUNTY REVENUE ORDINANCE, ARTICLE T, SECTION 1.**

Chairman Liakakis said, second readings, Amendment to Revenue Ordinance to adjust the maximum fine for violation of running lights the Boat Safety Act, certified at O.C.G.A. §52-7-1, etc. This action amends the Code of Chatham County, Chapter 20, Article III: Permit Fees, and the Chatham County Revenue Ordinance, Article T, Section 1. Need a motion on the floor.

Commissioner Holmes said, so moved.

Commissioner Odell said, second.

Chairman Liakakis said, let's go on the board. Okay. We will now –

ACTION OF THE BOARD:

Commissioner Holmes moved to amend the Revenue Ordinance to adjust the maximum fine for violation of running lights under the Boat Safety Act, codified at O.C.G.A. §52-7-1, etc. This action amends the Code of Chatham County, Chapter 20, Article III: Permit Fees, and the Chatham County Revenue Ordinance, Article T, Section 1. Commissioner Odell seconded and the motion carried unanimously. [NOTE: Commissioners Stone, Kicklighter and Thomas were not present for the vote.]

AGENDA ITEM: XII-1
AGENDA DATE: March 11, 2011



INTER-OFFICE CORRESPONDENCE

DATE: February 9, 2011

TO: R. E. Abolt, County Manager

FROM: R. Jonathan Hart, County Attorney

SUBJECT: Shrimp Boat Ordinance – Lights on Anchored Vessels

Russ,

After review of the various statutes Georgia has adopted the Boat Safety Act, codified at O.C.G.A. §52-7-1, et seq. Under this Act, a County may not enact an ordinance that is stricter than this state statute. Under other code provisions, the maximum penalty is \$1,000 and confinement of up to one year.

I believe the best way to proceed is to amend our Revenue Ordinance to expressly provide for the \$1,000 fine per occurrence and reference the State Act. Attached hereto is a proposed draft amendment to the revenue ordinance.

I see no benefit of a County adopting a duplicative ordinance with a state that is on point.

In order to vary an ordinance from the state statute, it would require express permission from the DNR.

RJH/dkm
 Attch
 cc: Willie Lovett, Chief, SCMPD

STATE OF GEORGIA)
)
 COUNTY OF CHATHAM)

REVENUE ORDINANCE OF CHATHAM COUNTY

AN AMENDMENT TO ARTICLE VII OF THE CHATHAM COUNTY REVENUE ORDINANCE

BE IT ORDAINED by the Chatham County Board of Commissioners as follows:

The Board of Commissioners of Chatham County do hereby amend the Chatham County Revenue Ordinance "Article VI, Title 52 Waters off the State, Ports and Watercraft Violations ("General Violations)" of Georgia Code Section 52-7-11(d) so as to delete the Base Fine of \$60.00 and Fine + Fee of \$121.00 and to insert in lieu thereof the following:

"General Violations	Base Fine	Fine + fees
52-7-11(d) Failure to Display Proper Lights while	\$800	\$1,000"

Adopted this _____ day of _____, 2011.

CHATHAM COUNTY, GEORGIA

BY: _____
Pete Liakakis, Chairman
Board of Commissioners

ATTEST: _____
Deputy Clerk of Commission
[S E A L]

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ORDER OF THE AGENDA

Commissioner Farrell said, do you need to read these into the record?

Chairman Liakakis said, huh?

Commissioner Farrell said, do you need to read these?

Chairman Liakakis said, I think we've read them?

Commissioner Farrell said, did we read them before?

Chairman Liakakis said, wait a minute, I'll – I'll read them then.

Commissioner Farrell said, you might just want to read them into the record.

[NOTE: Chairman Liakakis read the First Readings at this time.]

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XIII. INFORMATION ITEMS

1. **PROGRESS REPORT ON GENERAL FUND CONTINGENCY ACCOUNT - M&O AND THE SPECIAL SERVICE DISTRICT (SEE ATTACHED).**

ACTION OF THE BOARD:

A status report was attached as information.

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2. **LIST OF PURCHASING ITEMS BETWEEN \$2,500 AND \$9,999 (NOTE: NONE FOR THIS AGENDA).**

**AGENDA ITEM: XIII-2
AGENDA DATE: March 11, 2011**

List of Purchasing Items between \$2,500 and \$9,999
That Do Not Require Board Approval

ITEM	DEPT.	SOURCE	AMOUNT	FUNDING
Savin copier with finisher	Superior Court Clerk	Automated Business Resources	\$5,200	SPLOST (2008-2014) - Courthouse Construction
Six (6) replacement computers	Juvenile Court	Dell Marketing (State Contract)	\$5,934	ICS - Computer Replacement
Plumbing services for restrooms at temporary office space	Superior Court Clerk	Morris Mechanical	\$7,194	SPLOST (2008-2014) - Courthouse Construction
100 cases letter copy paper	Child Support	Paper Chemical (WBE)	\$3,860	Child Support Recover
Annual maintenance for Go To My PC software	ICS	Citrix Online (Sole Source)	\$5,650	Various department
Replace supply blower on pool pack	Aquatic Center	Boaen Mechanical	\$2,892	General Fund/M&O - Aquatic Center
Generator rental	Special Projects	Cummins Power South	\$8,418	SPLOST (2008-2014) - Courthouse Construction
Paint male and female lockers at the Aquatic Center	Aquatic Center	EJH Pressure Washing and Painting	\$2,950	General Fund/M&O - Aquatic Center

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EXECUTIVE SESSION

Chairman Liakakis said, okay we will now recess.

County Manager Abolt said, personnel, litigation, land acquisition.

Chairman Liakakis said, okay.

ACTION OF THE BOARD:

Chairman Liakakis declared the Board recessed at 11:50 a.m. to go into Executive Session for the purpose of discussing personnel, litigation, and land acquisition.

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ITEMS FROM EXECUTIVE SESSION

- REQUEST BOARD APPROVE A MOTION TO AUTHORIZE THE CHAIRMAN TO EXECUTE AN AFFIDAVIT THAT THE EXECUTIVE SESSION WAS HELD IN COMPLIANCE WITH THE OPEN MEETINGS ACT.**

ACTION OF THE BOARD:

Commissioner Shay moved to approve a motion to authorize the Vice-Chairman to execute an Affidavit that the Executive Session was held in compliance with the Open Meetings Act. Commissioner Stone seconded the motion and it carried unanimously. [NOTE: Chairman Liakakis and Commissioners Farrell and Kicklighter were not present.]

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ADJOURNMENT

There being no further business to be brought before the Commissioners, the Vice-Chairman declared the meeting adjourned at approximately 12:27 p.m.

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APPROVED: THIS _____ DAY OF MARCH, 2011.

PETE LIAKAKIS, CHAIRMAN, BOARD OF
COMMISSIONERS OF CHATHAM COUNTY, GEORGIA

JANICE E. BOCOOK, INTERIM CLERK OF COMMISSION