CITY OF STATESBORO, GEORGIA
CITY HALL COUNCIL CHAMBERS

CITY COUNCIL MEETING &
PUBLIC HEARING AGENDA

December 1, 2026 9:00 am

1. Call to Order by Mayor Jonathan McCollar

2. Invocation and Pledge of Allegiance by Councilmember Loletta Donaldson-Elliott

3. Public Comments (Agenda Item):

4. Consideration of a Motion to approve the Consent Agenda
   A) Approval of Minutes
      a) 11-17-2026 Council Minutes

5. Consideration of a motion to approve **APPLICATION RZ 26-08-01**: Zack Smith Properties is requesting a Zoning Map Amendment from the R-15 (One-Household Residential)/HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

6. Public hearing and consideration of a motion to approve an alcohol application in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a):

   Business: Hop Atomica
   Owner(s): Boro Beverages LLC
   Location: 6 S Walnut Street
   License Type: Pub/Distillery

7. Consideration of a motion to approve **Resolution 2026-43**: a Resolution to adopt the second amendment to the Fiscal Year 2027 budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated

8. Consideration of a motion to approve a bid and enter into a contract with Vertical Earth, LLC, for $2,889,566.20 for the construction of ENG-92 West Main/East Main Streetscape, to be funded by 2018 TSPLOST funds, and ENG-131 Public Parking Lot, to be funded by 2025 SPLOST funds.

9. Consideration of a motion to approve an individual Project Order #2 with Kimley-Horn in the amount of $278,570.00 for engineering design services for STM-40 Chandler Road at Olympic Boulevard Project to be funded by 2025 SPLOST funds and Stormwater operating budget.

10. Consideration of a motion to award a contract to Pinco Construction LLC in the amount of $2,811,150.00 for construction services to install a new water well at the Bruce Yawn Commerce Park to be paid with 2013 and 2019 SPLOST funds approved for CIP Project #WWD-111.

11. Public Comments (General)

12. Other Business from City Council

13. City Managers Comments

14. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)

15. Consideration of a Motion to Adjourn

CITY OF STATESBORO
COUNCIL MINUTES
NOVEMBER 17, 2026

Regular Meeting | 50 E. Main St. City Hall Council Chambers | 5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Tangie Johnson gave the Invocation and led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Loletta Donaldson-Elliott	Councilmember	Present	
Ginny Hendley	Councilmember	Absent	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Senior IT Support Specialist Alan Schleder, City Attorney Cain Smith and City Clerk Leah Harden

3. Oath of Office Administrated by Bulloch County Probate Judge Lorna Deloach to District 2 Council Member elect Loletta Donaldson-Elliott.

Bulloch County Probate Judge Lorna Deloach administered the Oath of Office to District 2 Councilmember-elect Loletta Donaldson-Elliott.

4. Recognitions/Public Presentations:

A) Presentation of a Proclamation recognizing the Southern Ambassador Team for their contributions to Georgia Southern University's record enrollment growth.

Mayor Jonathan McCollar read the proclamation recognizing the Southern Ambassador Team for their contributions to Georgia Southern University's record enrollment growth. He then presented the proclamation to Akilah King and the Southern Ambassador Team.

5. Public Comments (Agenda Item): None

6. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes
- **a) 11-03-2026 Council Minutes**
- **b) 11-03-2026 Executive Session Minutes**

B) Consideration of a motion to approve the surplus and disposition of equipment that has exceeded its useful life in the Public Works and Engineering Department.

A motion was made to approve consent agenda.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

7. **Public hearing and consideration of a motion to approve <u>APPLICATION RZ 26-08-01</u>: Zack Smith Properties is requesting a Zoning Map Amendment from the R-15 (One-Household Residential)/HOC (Highway Oriented Commercial) to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

Justin Williams, Director of Planning & Development, said the case was carried over from the September 15 meeting. Zack Smith Properties requested a rezoning for a 17.83-acre parcel along Zetterower Road, intended for a two-phase multifamily development of senior housing and low-income housing tax credit units. Staff originally recommended denial, and the Planning Commission agreed, citing traffic concerns at the Zetterower Road and Northside Drive intersection, council had asked to see a traffic study. That study arrived after the agenda submission deadline, however, Director of Public Works and Engineering Brad Deal did have an opportunity to review the traffic study and would be able to provide clarity in regards to where we are with this project. Mr. Williams stated that while staff's formal recommendation has not changed, he noted that many of staff's initial concerns appear to be addressed by the study. If approved, staff recommended conditions requiring final site plan interconnectivity between the two properties and clarifying that rezoning does not grant the right to begin construction.

Philip Searles, President of the Searles Foundation and the applicant developer, spoke in favor. He said the traffic study found no significant impact and recommended no intersection improvements. He added that a second entrance over the wetlands would be a significant financial burden. He stated that the project would be interconnected and was consistent with the comprehensive plan and housing strategy.

Trent Long with Long Engineering also spoke in favor and said the engineer understood that zoning is not permission to begin construction.

Monifa Johnson Executive Director of the Statesboro Housing Authority told Council that the Housing Authority had opened its public housing applications that day for the first time since 2022. The authority received 698 applications on the first day, compared with 622 over three days in 2022. She stated that affordable housing remains a major community need and asked Council to give the project a second look.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

Mayor Pro Tem Shari Barr asked to hear from Director of Public Works and Engineering, Brad Deal about the traffic study.

Brad Deal said the developer's engineer used correct procedures. All nearby intersections would operate at a level of service B or better, including Northside Drive at Zetterower Road. He noted that one entrance serving the multifamily portion technically triggered a left-turn lane under GDOT warrants, which the study did not use. That issue was unresolved and he wished to discuss it with the developer.

Mayor Pro Tem Shari Barr noted that this item was carried over from September so that staff and the developer could resolve concerns, and asked why staff still recommends denial.

Mr. Williams explained that the recommendation reflected the lack of information at the time the item was forwarded.

Mayor McCollar said he wanted staff to put eyes on the study and follow up with Council, particularly on the left-turn lane at the entrance. He asked whether a two-week delay would affect the project, and Mr. Williams said the funding application would not begin until early next year. Council consensus was to have Mr. Williams and Mr. Deal return with a recommendation.

A motion was made to table **APPLICATION RZ 26-08-01** until the next Council Meeting on December 1, 2026.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember Loletta Donaldson-Elliott
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

8. **Public hearing and consideration of a motion to approve: <u>APPLICATION RZ 26-10-02</u>: KRA Architects is requesting a Zoning Map Amendment from the PUD/MX (Planned Unit Development/Mixed Use District) to the MX (Mixed Use District). The Zoning Map Amendment request is for one (1) parcel of 18.14 acres located at 2802 Old Register Road for a proposed town center development (Tax parcel# 076 000001 002).**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

Michael Blackman representing the applicant came forward in favor of the request and said he was available to answer any questions.
No one spoke against the request.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve with staff conditions **<u>APPLICATION RZ 26-10-02</u>**: KRA Architects is requesting a Zoning Map Amendment from the PUD/MX (Planned Unit Development/Mixed Use District) to the MX (Mixed Use District). The Zoning Map Amendment request is for one (1) parcel of 18.14 acres located at 2802 Old Register Road for a proposed town center development (Tax parcel# 076 000001 002).

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

9. **Public hearing and consideration of a motion to approve: Resolution 2026-42: A Resolution adopting an updated Language Access Plan for the Community Development Block Grant.**

A motion was made to open the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

No one spoke for or against the resolution.

A motion was made to close the public hearing.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

A motion was made to approve **Resolution 2026-42**: A Resolution adopting an updated Language Access Plan for the Community Development Block Grant.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

10. **Consideration of a motion to approve <u>Resolution 2026-43</u>: A Resolution requesting the Georgia General Assembly to adopt Local Legislation for the City of Statesboro to increase the Hotel/Motel tax from 6% to 8%.**

A motion was made to approve **<u>Resolution 2026-43</u>**: A Resolution requesting the Georgia General Assembly to adopt Local Legislation for the City of Statesboro to increase the Hotel/Motel tax from 6% to 8%.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Loletta Donaldson-Elliott
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

11. **Consideration of a motion to approve Task Order 3 with Michael Baker International, Inc., in a not-to-exceed amount of $1,365,585.01 for engineering design services for the Bridges on the Creek on the Blue Mile project, STM-34, to be funded by GDOT.**

A motion was made to approve Task Order 3 with Michael Baker International, Inc., in a not-to-exceed amount of $1,365,585.01 for engineering design services for the Bridges on the Creek on the Blue Mile project, STM-34, to be funded by GDOT.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

12. **Consideration of a motion to approve an employment agreement between the Mayor and City Council of Statesboro and Jason M. Boyles.**

Director of Human Resources Demetrius Bynes reviewed the search process following City Manager Penny's retirement notice. The elected body selected Developmental Associates, a North Carolina firm, to lead a national search.
Requirements for an applicant included a bachelor's degree and 10 years of increasingly responsible local government management experience, including 5 years of progressive experience as a department head or assistant city manager. A master's degree and an ICMA-CM credential were preferred. The salary range was $210,000 to $255,000, set after a survey of peer city and county managers in the region and across Georgia. The City received 36 applicants. The elected body screened them and chose 13 for virtual interviews with Developmental Associates senior consultant Janice Allen Jackson, then selected 5 for a virtual assessment center.
The assessment center was comprised of currently employed city managers, county managers, and assistant managers from across Georgia who assessed the 5 applicants. After reviewing the results and the emotional intelligence inventory, the elected body extended an on-site interview to Mr. Boyles. The Mayor and City Council interviewed Mr. Boyles on Friday, October 23, 2026, and determined he was the sole finalist.

Mr. Bynes summarized Mr. Boyle's background as follows: He holds a Bachelor of Science in civil engineering technology and a Master of Public Administration, and is an ICMA-credentialed manager. His professional development includes the Public Executive Leadership Academy at the University of North Carolina at Chapel Hill, the Gettysburg Leadership Institute, ICMA's High Performance Leadership Academy and Emerging Leaders Development Program, Leadership Southeast Georgia, and Leadership Bulloch. He has more than 25 years of continuous service with the City of Statesboro, has served as Assistant City Manager since December 2018, and previously served as Director of Public Works and Engineering and in other leadership roles.

Mayor McCollar shared that this body took the search "extremely seriously" because the City serves "35,252 people every single day." He said, "this is not a next man up hire. This is the absolute best person for the job hire." Mr. Boyles "outperformed all of his peers across the country," and the City is an extremely desirable position for anyone in city administration, with candidates applying from across the country. He said he had said from day one that if people within the organization cannot compete against outside candidates, "then we are doing them a disservice," and that Mr. Boyles "outskilled" the other candidates.

A motion was made to approve an employment agreement between the Mayor and City Council of Statesboro and Jason M. Boyles.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

13. Public Comments (General): None

14. Other Business from City Council

Mayor Pro Tem Shari Barr called attention to upcoming community events, wished everyone a safe Thanksgiving the following week, and announced that the City will hold a downtown Christmas celebration, details of which the City Manager would provide.

15. City Managers Comments

City Manager Charles Penny congratulated Jason Boyles on his selection. He thanked him for his support and institutional knowledge, saying that no decision during his tenure was made without Mr. Boyles' involvement. He said the appointment provides stability for the City's approximately 360 employees.
Mr. Penny also announced the following upcoming events:

- An employee appreciation luncheon on Wednesday, November 18, from 11:00 AM to 1:00 PM at the Convention and Visitors Bureau.
- A street naming ceremony on November 23 at 11:00 AM.
- A tree lighting ceremony on November 24 at 6:00 PM at Art Park, with Christmas music, hot chocolate, and no choir.
- Shopping by Lantern Light, hosted at the Convention and Visitors Bureau.
- The swearing-in of Police Chief Samuel Kert Rojka on December 18 at 2:00 PM in the City Council Chamber.

Mayor McCollar reflected on the difficult year and encouraged residents to give gifts for the Christmas tree in the City Hall lobby so that more children would have a gift to open. He also announced that he had been asked by the team of Governor-elect Keisha Lance Bottoms to serve on her transition team and had accepted. He said this would give the City of Statesboro a voice in the transition, and that he would share updates with the community. He also thanked the outgoing governor for his work in bringing business to the state.

16. **Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b).**

There was no need for executive session.

17. **Consideration of a Motion to Adjourn**

A motion was made to adjourn.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Donaldson-Elliott, Riggs, Barr
ABSENT:	Councilmember Ginny Hendley

The meeting was adjourned at 6:32 p.m.

_____

Jonathan McCollar, Mayor

_____

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL
Tangie Johnson, District 1
Loletta Donaldson-Elliot, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager and Leah Harden, City Clerk

From: Justin Williams, Director of Planning & Development

Date: December 20, 2026

RE: December 1, 2026 City Council Agenda Items

Policy Issue: *Application RZ 26-08-01*: Zoning Map Amendment Request

Recommendation: Staff recommends Approval of RZ 26-08-01.

Background: Zack Smith Properties requests a Zoning Map Amendment from the R-15 (One-Household Residential)/HOC (Highway Oriented Commercial to R-4 (High Density Residential District). The Zoning Map Amendment requests is for one (1) parcel of 17.83-acres located along Zetterower Road (Tax Parcel # MS48000022 000).

Budget Impact: None

Council Person and District: District 1 (Johnson)

Attachments: Development Services Report RZ 26-08-01

City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458
(912) 764-0630
(912) 764-0664 (Fax)

RZ 26-08-01 **ZONING MAP AMENDMENT REQUEST**	
LOCATION:	Highway 80 west and Zetterower Road
PETITIONER/REPRESENTATIVE	Philip Searles/ Trent Long
EXISTING ZONING:	R-15 (One-Household Residential)/HOC (Highway-Oriented Commercial)
PROPOSED ZONING:	R-4 (High Density Residential District)
OVERLAYS/DISTRICTS:	N/A
FUTURE LAND USE CLASSIFICATION	Developing Neighborhoods and Redevelopment Area
TOTAL ACRES:	17.83-acres (776,674.8 +sq ft)
PARCEL TAX MAP #:	MS48 00002 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Vacant
PROPOSED USE:	Independent Senior Living and Multi-family dwelling.

Planning Commission: September 1, 2026

City Council: September 15, 2026 – November 17, 2026 – December 3, 2026

STAFF/PLANNING COMMISSION RECOMMENDATION
RZ 26 08-01 CONDITIONAL APPROVAL

DETAILED DISCUSSION

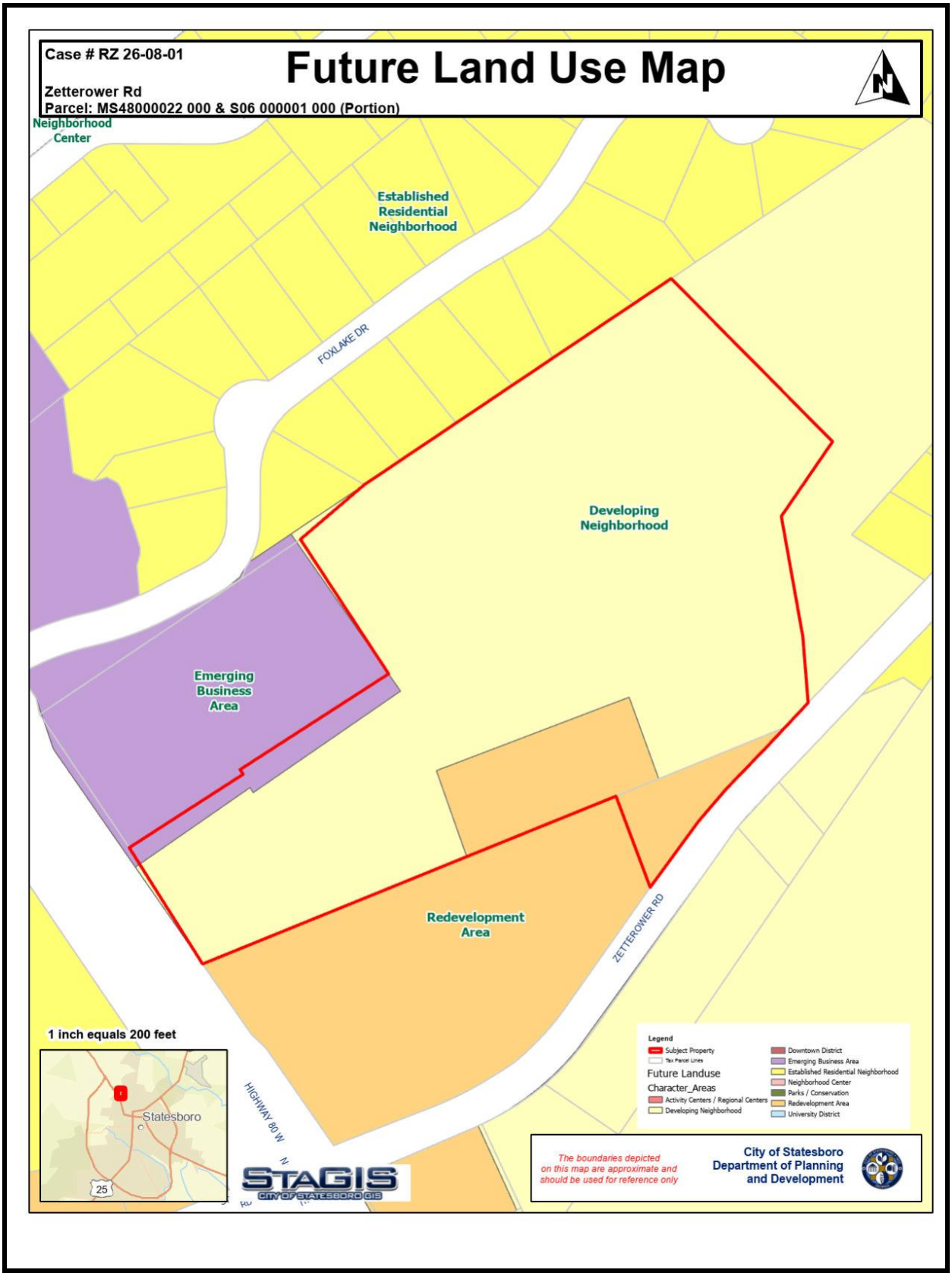
HISTORY

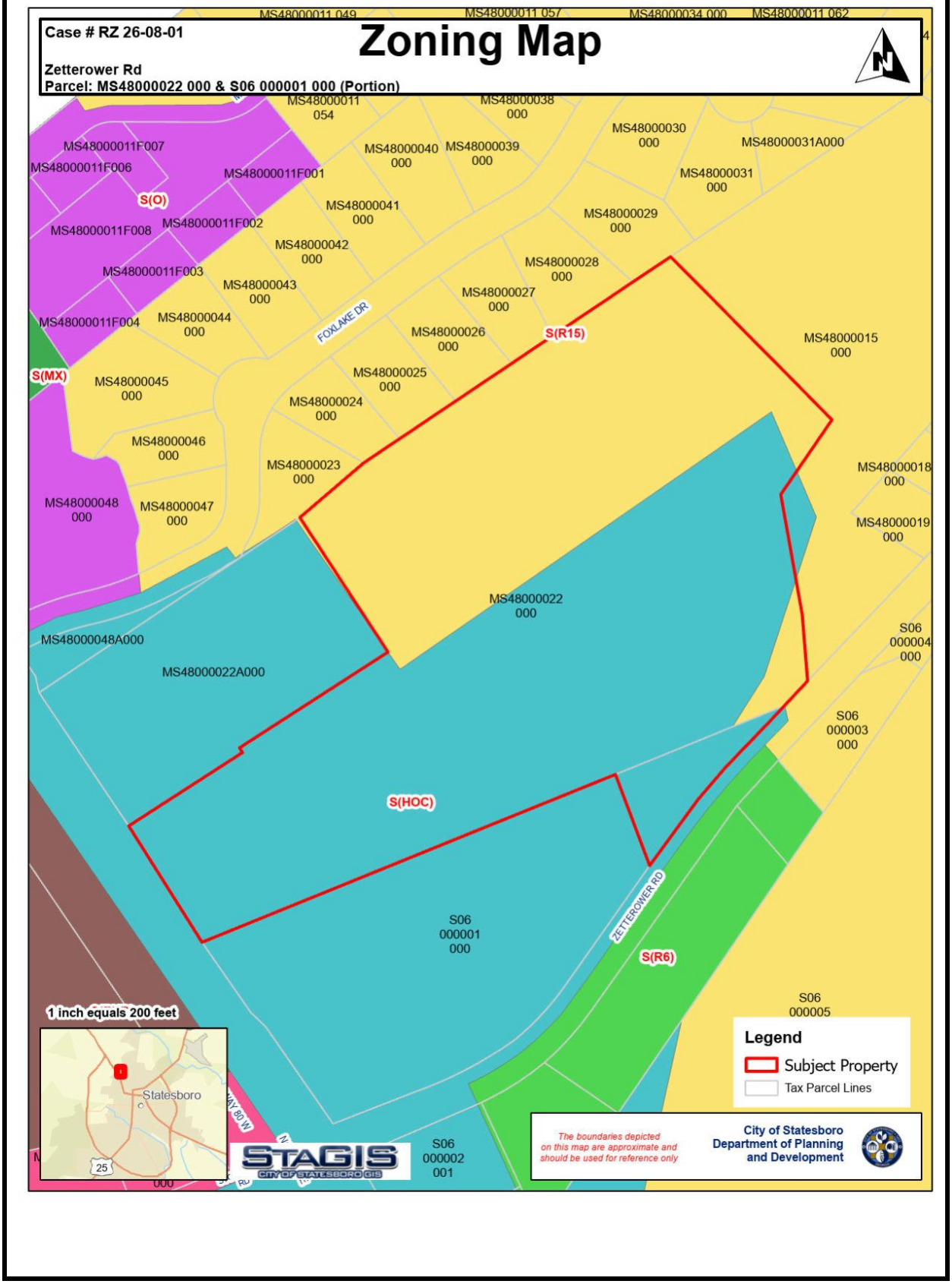
Based on historic maps and topographies the parcel seems to have been vacant since the early 20th century.

REQUEST

The petitioner is requesting a Zoning Map Amendment from two zoning districts; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District). The parcel consists of 17.83-acres of woodland and wetlands. The property is on Highway 80 west and stretches back on to Zetterower Road.

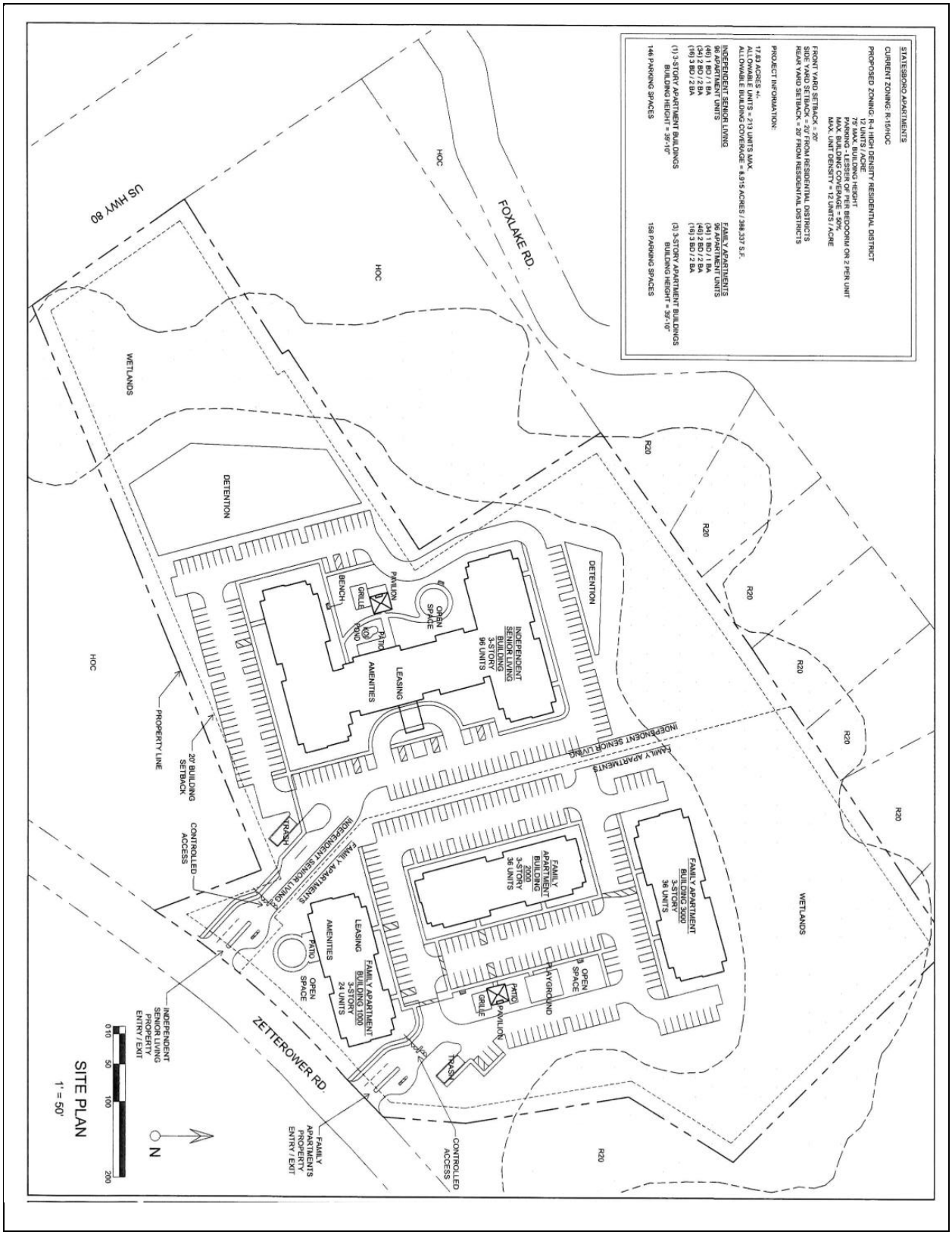

Case # RZ 26-08-01
Location Map
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
MYRTLE CROSSING DR
FOXLAKE DR
ZETTEROWER RD
HIGHWAY 80 W
1 inch equals 200 feet
Aerial: 2023 Eagleview
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
City Limits
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning
and Development


Case # RZ 26-08-01
Future Land Use Map
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
Neighborhood Center
Established Residential Neighborhood
FOXLAKE DR
Developing Neighborhood
Emerging Business Area
Redevelopment Area
ZETTEROWER RD
HIGHWAY 80 W
1 inch equals 200 feet
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
Legend
Subject Property
Tax Parcel Lines
Future Landuse Character_Areas
Activity Centers / Regional Centers
Developing Neighborhood
Downtown District
Emerging Business Area
Established Residential Neighborhood
Neighborhood Center
Parks / Conservation
Redevelopment Area
University District
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning and Development


Case # RZ 26-08-01
Zetterower Rd
Parcel: MS48000022 000 & S06 000001 000 (Portion)
Zoning Map
MS48000011 049
MS48000011 057
MS48000034 000
MS48000011 062
MS48000011 054
MS48000038 000
MS48000030 000
MS48000031A000
MS48000011F007
MS48000011F006
MS48000040 000
MS48000039 000
MS48000011F001
MS48000031 000
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MS48000041 000
MS48000029 000
MS48000011F008
MS48000011F002
MS48000042 000
MS48000011F003
MS48000028 000
MS48000043 000
MS48000027 000
MS48000011F004
MS48000044 000
FOXLAKE DR
MS48000026 000
S(R15)
MS48000015 000
S(MX)
MS48000045 000
MS48000025 000
MS48000024 000
MS48000046 000
MS48000023 000
MS48000018 000
MS48000048 000
MS48000047 000
MS48000019 000
MS48000022 000
MS48000048A000
S06 000004 000
MS48000022A000
S06 000003 000
S(HOC)
ZETTEROWER RD
S06 000001 000
S(R6)
S06 000005
1 inch equals 200 feet
Statesboro
25
STAGIS
CITY OF STATESBORO GIS
S06 000002 001
Legend
Subject Property
Tax Parcel Lines
The boundaries depicted on this map are approximate and should be used for reference only
City of Statesboro
Department of Planning and Development

SURROUNDING LAND USES/ZONING		
Location	**Zoning Information**	**Land Use**
North	R-15 (One Household Residential)	Subdivision
Northeast	R-15 (One Household Residential)	Subdivision
East	R-15 (One Household Residential)	Residential
Northwest	R-15 (One Household Residential)	Subdivision
Southeast	R-6 (One-Household Residential)	Single-family house
South	HOC (Highway Oriented Commercial)	Storage Warehouses
Southwest	LI (Light Industrial)	Storage Warehouses
West	PUD (Planned Unit Development)	Townhouses

SITE CHARACTERISTISCS	
Overlay/District	None
Acreage	17.83-acres
Lot	Vacant-undeveloped land with 405.6 feet of frontage along Zetterower Rd and with a depth of 782.50 feet from Zetterower Road directly west to the Fox Lake subdivision.
Flooding	The parcel is not in a flood zone.
Wetlands	There are wetlands on the north, northeast, northwest, and southwest.
Easements	There is an existing easement 25 x 300 drainage easement along the southern end of the property.


STATESBORO APARTMENTS
CURRENT ZONING: R-15/HOC
PROPOSED ZONING: R-4 HIGH DENSITY RESIDENTIAL DISTRICT
12 UNITS / ACRE
35' MAX. BUILDING HEIGHT
PARKING - LESSER OF PER BEDOORM OR 2 PER UNIT
MAX. BUILDING COVERAGE = 50%
MAX. UNIT DENSITY = 12 UNITS / ACRE
FRONT YARD SETBACK = 20'
SIDE YARD SETBACK = 20' FROM RESIDENTIAL DISTRICTS
REAR YARD SETBACK = 20' FROM RESIDENTIAL DISTRICTS
PROJECT INFORMATION:
17.83 ACRES +/-
ALLOWABLE UNITS = 213 UNITS MAX
ALLOWABLE BUILDING COVERAGE = 8.915 ACRES / 388,337 S.F.
INDEPENDENT SENIOR LIVING
96 APARTMENT UNITS
(48) 1 BD / 1 BA
(34) 2 BD / 2 BA
(16) 3 BD / 2 BA
(1) 3-STORY APARTMENT BUILDINGS
BUILDING HEIGHT = 39'-10"
146 PARKING SPACES
FAMILY APARTMENTS
60 APARTMENT UNITS
(34) 1 BD / 1 BA
(40) 2 BD / 2 BA
(16) 3 BD / 2 BA
(3) 3-STORY APARTMENT BUILDINGS
BUILDING HEIGHT = 39'-10"
158 PARKING SPACES
US HWY 80
FOXLAKE RD.
HOC
WETLANDS
DETENTION
R20
INDEPENDENT SENIOR LIVING
BUILDING
3-STORY
96 UNITS
BENCH
GRILLE
PAVILION
PATIO
OPEN SPACE
AMENITIES
LEASING
PROPERTY LINE
20' BUILDING SETBACK
CONTROLLED ACCESS
TRASH
INDEPENDENT SENIOR LIVING
FAMILY APARTMENTS
FAMILY APARTMENT BUILDING 2000
3-STORY
36 UNITS
FAMILY APARTMENT BUILDING 3000
3-STORY
36 UNITS
PLAYGROUND
FAMILY APARTMENT BUILDING 1000
3-STORY
24 UNITS
ZETTEROWER RD
INDEPENDENT SENIOR LIVING PROPERTY ENTRY / EXIT
FAMILY APARTMENTS PROPERTY ENTRY / EXIT
SITE PLAN
1" = 50'
N
0 10 50 100 200

SITE DETAILS

Site Design and Layout

The proposed project consists of 17.83-acres proposed to consist the following:

Apartments:
Proposed to be a maximum of two (2) stories high and proposed to be a total of 192 units with 161 bedrooms spread through Three (3) buildings.

Roadways and Access:
The proposed project would consist of private roads with two (2) access point that will be gated from Zetterower Road. No access point from Highway 80 west.

The project proposes five (5) foot wide sidewalks to be provided within the community.

Infrastructure/Public Utilities:
The project is planning to connect to City of Statesboro utilities.

Amenity Center:
A club house is proposed for the project, along with playgrounds, a pavilion, grill area and open green spaces.

SITE DESIGN DETAILS

UDC Section 2.2.3 R-4 (High Density Residential District

	Required	Proposed
Minimum Lot Area:	N/A	N/A
Maximum Building Height:	75 feet	39 feet
Maximum Building Coverage:	50%	50%
Setbacks: front yard: side yard: rear yard:	 Minimum 20 feet Minimum 20 feet from residential districts; 10 feet from all other districts. Minimum 20 feet from residential districts; 10 feet from all other districts.	 Minimum 20 feet Minimum 20 feet Minimum 20 feet

Buffer:	Whenever any nonresidential use abuts a residential zoned area, a buffer must be installed	Using the wetland area as a buffer.
Minimum Amenity Center:	Development with 30 or more units: 10%	10%
ADDITIONAL DIMENSIONAL STANDARDS		
Maximum density of 12 units per acre may be permitted by right; a density greater than 12 units per acre may only be allowed by approval of a special use permit per Section 2.7.5 -Special Use Permits. -212 units allowed		Proposing 192 units at 10.77 units per acre.

STAFF SUMMARY AND ANALYSIS

The subject site is a vacant parcel consisting of 17.83 acres of woodland and wetlands, which the petitioner is requesting a Zoning Map Amendment from; R-15 (One Household Residential) and HOC (Highway Oriented Commercial) to a single zone of R-4 (High Density Residential District).

The proposed zoning district R-4 (High density Residential District) is for the purpose of establishing high density residential districts to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with objectives, policies, and proposals of the most recently adopted comprehensive plan. In addition, to assure the suitable design of apartments in order to protect surrounding environment of adjacent and nearby neighborhoods. Thus, to ensure that proposed development will constitute a residential environment of sustained desirability and stability and not produce a volume of traffic in excess of the capacity for which access streets are designed.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as part of both the "*Developing Neighborhood and Redevelopment Area.*" The Developing Neighborhood are areas that may contain a mix of single-family homes, townhomes, or other low to medium density residential developments. Neighborhood-serving commercial development may also be located within this area.

In addition, the Redevelopment Area generally be of a medium density and will be characterized by pedestrian oriented neighborhood scale development. However, the said parcel though is proposed entrance is on Zetterower Road, the nearest intersection is Highway 80 west, which is already high-volume traffic intersection.

In review of the zoning district and comprehensive plan, it is the opinion of Staff the request is not aligned with characteristics of the area, adjacent and nearby properties. The proposed apartments are considered a high-density development in which would cause a much higher volume of traffic than the local streets are designed for.

ENVIRONMENTAL SITE ANALYSIS

The subject property does have wetlands. However, the wetlands are not to be affected by the proposed project.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands. Current site plan shows no impact on the wetlands.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer. The proposed project is proposing only access points from Zetterower Road, which is a two-lane street with moderate traffic from local neighborhoods and businesses. There are currently no sidewalks on Zetterower Road. The proposed project would add increased stress to the intersection of Highway 80 West and Zetterower Road. The project at the proposed density could cause an estimate of 872 daily vehicle trips. A review of the revised traffic study submitted on November 9, 2026 shows a lower amount of traffic impact than initially expected, resulting in a level of service of B during peak morning traffic, and a level of service of A during peak evening traffic at the intersection of Northside Drive West and Zetterower Road. The study also does not provide recommendations for additional intersection controls or changes at this intersection or the intersection of Zetterower Road and the intersection of the elementary school in the area. Additional work on Zetterower Road itself may be completed to allow for unimpeded site distance on the property for exiting traffic, but this still requires final approval upon review of any Land Disturbance Permit.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The Unified Development Code permits a zoning amendment subject to conditions if "*approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general*."

The Zoning Procedures Law, specifically the "*Steinberg Criteria*" provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

1. **Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**

Analysis: No, the proposed high-density development is not aligned with the adjacent and nearby neighborhoods. The density is substantially higher, but is located on a high intensity street.

2. **Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**

   Analysis: Potentially. The zoning proposal could have an adverse effect on the adjacent and nearby properties due to the proposed increase of traffic. In addition, the project proposes only access points on to the property from Zetterower Road. The traffic study does show a serviceable level of traffic, as a portion of the development is considered for senior housing which does not drastically increase traffic. Staff concerns are present regarding the use if not constructed as desired using LIHTC funds.

3. **Does the property to be rezoned have a reasonable economic use as currently zoned?**

   Analysis: Yes, there are reasonable economic uses as its currently zoned.

4. **The relative gain to the public, as compared to the hardship imposed upon the property owner**.

   Analysis: It is the opinion of Staff, there would little public gain unless approved for affordable housing.

5. **Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

   Analysis: The property does contain wetlands, which could limit where to build on the property. Also, an addition of a wetland crossing needs to be considered for an added access point from Highway 80 west.

6. **Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**

   Analysis: It is Staff's opinion that while the classification aligns with the comprehensive plan, the subject property lacks the infrastructure capacity to support high density traffic.

Based upon the review of the proposed Zoning Map Amendment and proposed project, it is the opinion of Staff that provided analysis demonstrates that request is out of character with the surrounding neighborhoods and the increase of traffic would cause added stress to existing traffic conditions and local street design.



Subject property: view of the property from the ROW in Zetterower Road, facing north.



Subject property: view of the property from the ROW on Zetterower Road, facing northeast



View of the property to the southeast of the subject property from the ROW on Zetterower Road, facing southeast.



View of the property to the east of the subject property from the ROW on Zetterower Road, facing east.



View of the property to the west of the Subject property from the ROW on Zetterower Road, facing northwest.



Subject property: view of the property from the ROW on Highway 80 west, facing northeast.



View of the intersection of Highway 80 west and Zetterower Road facing northwest.

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **CONDITIONAL APPROVAL of RZ 26-08-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to following enumerated condition(s) shall apply:

1. Approval of the zoning map amendment does not grant the right to begin construction.
2. ~~No Land Disturbance permit shall be issued for the proposed density without GDOT and USACE approval for and additional access to Hwy 80 West to allow substantial compliance with International Fire Code Section D.106.1.~~
3. ~~No Land Disturbance permit may be issued without approval of a traffic impact study analysis.~~
4. The final site plan must show interconnectivity between both phases of development.

At the regularly scheduled meeting of the Planning Commission on September 1, 2026 the Commission recommended **DENIAL** of the request with a 7-0 vote.

At the regularly scheduled meeting of the City Council on September 15, 2026 the Council deferred the request to the November 17, 2026 meeting to allow the applicant to submit their traffic study.

At the regularly scheduled meeting of the City Council on November 17, 2026, the Council deferred the request to the December 1, 2026 meeting to allow for additional input on the project from the Department of Public Works & Engineering and Planning & Development.

CITY OF STATESBORO

COUNCIL
Tangie Johnson, District 1
Loletta Donaldson-Elliott, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Blackburn, Tax & License Coordinator

Date: November 24, 2026

RE: Hop Atomica

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6- l 3(a)

(a) No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer, or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been approved by the mayor and city council after a public hearing.

Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Loletta Donaldson-Elliott, District 2

Attachments: Application and Department Approvals

RECEIVED
NOV 16 2026

Application for License to Sell Alcoholic Beverages
City of Statesboro, Georgia

Please be advised that knowingly providing false or misleading information on this document is a felony pursuant to O.C.G.A. § 16-10-20 which states:

A person who knowingly and willfully falsifies, conceals, or covers up by any trick, scheme, or device a material fact; makes a false, fictitious, or fraudulent statement or representation; or makes or uses any false writing or document, knowing the same to contain any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of state government or of the government of any county, city, or other political subdivision of this state shall, upon conviction thereof, be punished by a fine of not more than $1,000.00 or by imprisonment for not less than one nor more than five years, or both.

The undersigned applicant hereby applies to the City of Statesboro, Georgia for a license to sell alcoholic beverages within the corporate limits of the City of Statesboro. **A non-refundable $200 application fee must be tendered with the application.** (cash, credit card, certified check, or money order made payable to City of Statesboro)

Date application was received by tax/license office: _____

1. Business Trade Name: Hop Atomica Statesboro
   D/B/A Name
2. Applicant's Name: Boro Beverages LLC
   Name of partnership, llc, corporation, or individual
3. Business Physical Address: 6 S Walnut St. Statesboro GA 30458
4. Business mailing address: 4 Cozy Bluff Rd
   Savannah GA 31410
5. Local business phone number: 912-687-4846
   Corporate office phone number: _____
6. Name of Manager: M. Smith Mathews
   Person responsible for alcohol licensing issues
7. Phone number for manager: 912-687-4846
8. Email address for manager: smith@hopatomica.com
9. Address of manager: [redacted] Savannah GA 31410
10. Purpose of application is:

New Business ✓ New Owner _____

Previous owner's name:_____

If the business name has changed, list previous name:_____

If the business address has changed, list the previous address: United Appliance

_____

11. Indicate where the business will be located:
    ✓ Above ground
    _____ Street or ground floor level

    Section 6-10(D) Any person within the City of Statesboro who works as a bouncer, either as an employee, agent, or subcontractor whose responsibilities in an establishment that is licensed to sell alcoholic beverages for on-premises consumption shall have their alcoholic beverage security permit on their person at all times while acting as an employee, agent or subcontractor of the licenses. An alcoholic beverage security permit shall be readily available for inspection upon the request of any Statesboro Police Department Officer, City Code Enforcement Officer, or the City Manager/his designee.

12. Type of Business: _____Individual _____ Corporation _____ Partnership ✓ LLC

Complete **EITHER** numbers 13, 14, and 15 **OR** 16, 17, and 18 in the section below:

13. **If applicant is an individual: Attach a copy of the trade name affidavit.**

    Full Legal Name: _____ Phone #:_____

    Home Address:_____

    _____

    Have you completed the financial affidavit attached to this application? _____

14. **If applicant is a partnership, LLC, or LLP: Attach trade name affidavit. If an LLC or LLP, attach a copy of certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy of your operating agreement and/or partnership agreement, as well as other documents listed below that establish ownership rights of members or partners.**

    Name & address of partnership, LLC, or LLP: Boro Beverages LLC

    4 Cozy Bluff Rd Savannah GA 31410

    Do you have an operating or partnership agreement for the LLC, LLC, or partnership? Yes

    If not, what documents establish the ownership rights of the members/partners?_____

    _____

15. Members of LLC and/or partners:
Full Legal Name: Pratt Edward Mathews Phone #: [redacted]

Home Address: [redacted] Statesboro GA 30458

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? YES
(Attach additional pages if necessary)

All listed in op-agreement

Corporation/Stockholders: All corporate applicants who are corporations shall list the names and addresses of all stockholders and the percentage of stock owned by each. If a named stockholder therein is another corporation, the same information shall be given for the Stockholding Corporation. If, during the life of the license, the identity of the stockholders or their percentage of ownership should change, that information shall be sent to the Finance Department.

16. **If applicant is a corporation: Attach a copy of the articles of incorporation, trade name affidavit, current annual corporation registration with the Georgia Secretary of State, as well as the bylaws, the shareholders agreement, and other documents listed below that identify ownership rights.**

Name of Corporation: N/A

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

If not, what documents establish the ownership rights of the shareholders? _____

17. **Officers:**

Full Legal Name: HARRY S. MATTHEWS JR. Phone #: [redacted]

Home address: [redacted]

Savannah GA 31410

Percentage of stock owned: 36.25% Office held: owner

Full Legal Name: PRATT E Mathews Phone #: [redacted]

Home address: [redacted]

Statesboro GA 30458

Percentage of stock owned: 36.25% Office held:

Full Legal Name: Phone #:

Home address:

Percentage of stock owned: Office held:

Attach additional pages if necessary

18. **Stockholders:** (if different than officer names) All attached in operating agreement

Full Legal Name: Phone #:

Home address:

Percentage of stock owned: Office held:

Full Legal Name: Phone #:

Home address:

Full Legal Name: Phone #:

Home address:

Attach additional pages if necessary

Has each shareholder completed the financial affidavit attached to this application? YES

19. If there is any individual or officer who has resided at his/her current address LESS THAN 5 years, complete the information below:

Name: N/A Phone #:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

Name: Phone #:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

Name: Phone #:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

Previous address:

Dates lived there:

20. Name & address of owner of the property (land & building) where the business will be located:

Boro Beverages LLC / Walnut & Vine LLC
4 Cozy Bluff Rd Savannah GA 31410

21. Is the commercial space where the business is to be located rented or leased? Owned

If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:

22. Does any person or firm have any interest in the proposed business as a silent, undisclosed partner or joint venture; or has anyone agreed to split the profits/receipts from the proposed business with any persons, firm, company, corporation, or other entity? NO

If yes, provide name of person/firm, address, and amount of percentage of profits or receipts to be split:

23. Is there anyone connected with this business that is not a legal resident of the United States and at least 21 years of age? NO

If yes, give full details on a separate sheet of paper.

If anyone connected with this business is not a US Citizen, can they legally be employed in the United States?

If yes, please explain on a separate sheet of paper and submit copies of eligibility.

24. Is there anyone connected with this business that has applied for a beer, wine, and/or liquor license from the City of Statesboro or other city/county in the State of Georgia, or other political subdivision and been denied such? NO

If yes, please provide details on a separate sheet of paper.

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? Yes, manufacturing license in Savannah GA

If yes, please provide details on a separate sheet of paper. Mathews Beverages LLC

26. Is there anyone connected with this business that has been convicted within 15 years immediately prior to the filing of this application with any felony or for whom outstanding indictments, accusations, or criminal charges exist charging such individual with any of such offenses and for which no final disposition has occurred?

NO

If yes, please provide details on a separate sheet of paper.

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO
If yes, please provide details on a separate sheet of paper.

28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO
If yes, please provide details on a separate sheet of paper.

29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO
If yes, please provide details on a separate sheet of paper.

30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO
If yes, please provide details on a separate sheet of paper.

31. Will live nude performances or adult entertainment be a part of this business operation? NO
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

I, H. Smith Mathews, solemnly swear, subject to the penalties O.C.G.A sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully understand that any false information will cause the denial or revocation of any alcohol license issued by the City of Statesboro license. I also fully understand that knowingly providing false information under oath in this affidavit will subject me to criminal prosecution and possible imprisonment.

Harry Smith Mathews Jr.
Print full name as signed below

Signature of applicant	Title	Date
	Owner	10.8.26

Sworn and subscribed before me this 8th day of October, 20 26.

Notary Public

My commission expires 11/5/29

HANNAH SAMMONS
NOTARY PUBLIC
BULLOCH COUNTY, GA
MY COMMISSION EXPIRES
NOVEMBER
05
2029

Calculation of Basic License Fee

For Calendar Year: 2026

Classification:	Mark all that apply	License Fee
1. A. Package Sales (Beer & Wine)		$1750
B. Package Sales (Distilled Spirits)		$5000
Location Reservation		N/A
2. On Premise License Types		
A. Bar		$4300
B. Bar with Kitchen		$4300
C. Event Venue		$2500
D. Low Volume		$750
E. Pub	✓	$5600
F. Restaurant		$2800
3. Caterer		$200
4. Brewer, manufacturer of malt beverages only		$1750
5. Broker		$1750
6. Importer		$1750
7. Manufacturer of Wine only		$1750
8. Sunday Sales Permit		$300
9. In Room Service Permit		$150
10. Distillery	✓	

Total Due: $_____

Hop Atomiza Statesboro
H Smith Matthews
6 South Walnut Street

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Justin Williams	Approve	
Fire Department	Walter Smith	Approved	11/17/2026
Police Department	Jared Akins	Approved	11/20/26
Legal	Cain Smith	Approved	

CITY OF STATESBORO

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Shari R Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Mr. Charles Penny, City Manager

From: Cindy S. West, Director of Finance

Date: November 24, 2026

RE: Second Budget Amendment

Enclosed is the Second Budget Amendment for Fiscal Year 2027. The amendment is to Carryforward Capital items budgeted for in Fiscal Year 2026 but not completed as of June 30, 2026. I recommend the approval of the proposed budget amendment.

RESOLUTION 2026-43: A RESOLUTION TO ADOPT THE SECOND AMENDMENT TO THE FISCAL YEAR 2027 BUDGET FOR EACH FUND OF THE CITY OF STATESBORO, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING APPROPRIATED

THAT WHEREAS, sound governmental operations require a Budget in order to plan the financing of services for the residents of the City of Statesboro; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced Budget for the City's fiscal year, which runs from July 1st to June 30th of each year; and

WHEREAS, the Mayor and City Council have reviewed a proposed Second Amendment to the Budget from the City Manager that includes some revenues/financing sources and expenditures/expenses not anticipated in the original Budget, and carries forward funding and appropriations for some projects and equipment budgeted in the previous fiscal year, but not purchased by fiscal year-end; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses and any transfers; and

WHEREAS, the Mayor and City Council wish to adopt this Second Budget Amendment for Fiscal Year 2027;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia as follows:

Section 1. That the proposed changes to the budget, attached hereto as Attachment #1 and incorporated herein as a part of this Resolution, are hereby adopted as the Second Budget Amendment for the City's Fiscal Year 2027 Budget.

Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget amendment for each fund in the amounts shown anticipated are hereby adopted; and that the several amounts shown in the budget amendment for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments and agencies named in each fund, as amendments to the existing Budget previously adopted.

Section 3. That the "legal level of control" as defined in OCGA 36-81-2 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount

appropriated for a department without a further budget amendment approved by the Mayor and City Council.

Section 4. That all appropriations shall lapse at the end of the fiscal year.

Section 5. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 1st day of December, 2026.

CITY OF STATESBORO, GEORGIA

_____

By: Jonathan M. McCollar, Mayor

_____

Attest: Leah Harden, City Clerk

ATTACHMENT #1

FY 2027 SECOND BUDGET AMENDMENT

100 General Fund:

-

Net effect on Fund is:

210 Confiscated Assets Fund:

- No Changes

Net effect on Fund is: None

213 Opioid Settlement Fund:

-

Net effect on Fund is:

221 CDBG Fund:

- No Changes

Net effect on Fund is: None

224 US Department of Justice Grant:

- No Changes

Net effect on Fund is: None

230 ARPA Fund:

- Increase Expenditure WWD-32e Extension of Water/Sewer Ramble Rd by $1,870. Carry forward from FY2026.
- Increase Expenditure WWD-32h Quail Run Subdivision Sewer Extension by $2,125. Carry forward from FY2026.

Net effect on Fund is: Decrease in Fund Balance by $3,995.

250 Multiple Grants Fund:

- No Changes

Net effect on Fund is: None

270 Statesboro Fire Service Fund:

- No Changes

Net effect on Fund is: None

271 South Main TAD Fund:

-

Net effect on Fund is:

272 Old Register TAD Fund:

-

Net effect on Fund is:

275 Hotel/Motel Fund:

- No Changes

Net effect on Fund is: None

286 Technology Fee Fund:

- No Changes

Net effect on Fund is: None

323 2013 SPLOST Fund:

- Increase Expenditure for STM-36 Lake Sal Detention Facility by $427,391. Carry forward project from FY2026.
- Increase Expenditure for WWD-111 Install New Well by $993,314. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Fund Balance by $1,420,705.

324 2018 TSPLOST Fund:

- Increase Expenditure for ENG-92 West Main Streetscape by $2,510,127. $2,385,127 is carry forward, $125,000 is additional funds.
- Increase Expenditure for ENG-114 Roadway Geometric Improvements by $161,132. Carry forward project from FY2026.
- Increase Expenditure for ENG-115b South Main St. (Blue Mile) Phase II by $5,189,561. Carry forward project from FY2026.
- Increase Expenditure for ENG-122m Chandler Sidewalk from Knight to Existing Sidewalk by $143,430. Carry forward project from FY2026.
- Increase Expenditure for ENG-123a S. Main St. (US301) @ Fair Rd (SR67) Intersection improvements by $595,230. Carry forward project from FY2026.
- Increase Expenditure for ENG-123f Cawana Rd @ Brannen St & S&S Railroad Bed Rd by $3,242,713. Carry forward project from FY2026.
- Increase Expenditure for ENG-124e Max Lockwood Dr. Improvements by $192,093. Carry forward project from FY2026.
- Increase Expenditure for ENG-125 Street Maintenance Improvements by $92,308. Carry forward project from FY2026.
- Increase Expenditure for ENG-130a New Access Road for FireStation #3 $214,204. $77,304 is carry forward, $136,900 is additional funds.

Net effect on Fund is: Decrease in Fund Balance by $12,340,798.

325 2019 SPLOST

- Increase Expenditure for FD-69 Facility Upgrades by $130,581. Carry forward project from FY2026.
- Increase Expenditure for FD-82 Rescue/Extrication Tools by $75,000. Carry forward project from FY2026.
- Increase Expenditure for GBD-3 Renovations to Administrative Facilities by $41,944. Carry forward project from FY2026.
- Increase Expenditure for GBD-4 Renovations to Cultural Facilities by $261,254. Carry forward project from FY2026.

- Increase Expenditure for GBD-8 Improvements to Municipal Court Complex by 101,030. Carry forward project from FY2026.
- Increase Expenditure for GBD-9 Renovations to Police Department Facility by $300,000. Carry forward project from FY2026.
- Increase Expenditure for NGD-11 System Expansion by $157,432. Carry forward project from FY2026.
- Increase Expenditure for NGD-95 GDOT Road Widening Project Hwy 301 North by $340,043. Carry forward project from FY2026.
- Increase Expenditure for SWD-22 Inert Landfill Expansion Project by $68,714. Carry forward project from FY2026.
- Increase Expenditure for WWD-14 Water/Sewer Rehab by $707,041. Carry forward project from FY2026.
- Increase Expenditure for WWD-111 Install New Well by $432,945. Carry forward project from FY2026.
- Increase Expenditure for WWD-196 Install Water Main on S&S Railroad & Burkhalter by $1,540,898. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Fund Balance by $4,156,882.

326 2023 TSPLOST

- Increase Expenditure for ENG-96 Traffic Studies and Planning by $150,159. Carry forward project from FY2026.
- Increase Expenditure for ENG-114 Roadway Geometric Improvements by $445,000. Carry forward project from FY2026.
- Increase Expenditure for ENG-115b South Main St. Blue Mile Phase II by $2,900,000. Carry forward project from FY2026.
- Increase Expenditure for ENG-122q Stockyard Road Sidewalk by $529,290. Carry forward project from FY2026.
- Increase Expenditure for ENG-122s West Vine St. Sidewalk by $35,000.
- Increase Expenditure for ENG-123c W. Main St./Johnson St./MLK Dr. Improvements by $787,975. Carry forward project from FY2026.
- Increase Expenditure for ENG-123i by $246,565. Carry forward project from FY2026.
- Increase Expenditure for ENG-124e Max Lockwood Drive Improvements by $1,142,607. Carry forward project from FY2026.
- Increase Expenditure for ENG-124f SR67/Fair Rd Widening by $1,000,000.
- Increase Expenditure for ENG-124h Burkhalter Rd Improvements, Herman Rushing Rd to SR 67 by $284,965. Carry forward project from FY2026.
- Increase Expenditure for ENG-127 Traffic Calming and Pedestrian Crossing by $59,788. Carry forward project from FY2026.
- Increase Expenditure for ENG-128 Resurfacing & Road Rehabilitation by $39,741. Carry forward project from FY2026.
- Increase Expenditure for ENG-130 New Road and Extensions by $121,321. Carry forward project from FY2026.

- Increase Expenditure for ENG-139 Traffic Signal Maintenance by $43,414. Carry forward project from FY2026.
- Increase Expenditure for STS-31 Sidewalk Repair & Replace by $18,049. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Fund Balance by $7,803,874.

327 2025 SPLOST

- Increase Expenditure for ENG-131 Public Parking Lots by $467,949. Carry forward project from FY2026.
- Increase Expenditure for FD-71 SCBA Replacement and Purchase for $75,000. Carry forward project from FY2026.
- Increase Expenditure for FD-85 Fire Station by $175,000. Carry forward project from FY2026.
- Increase Expenditure for GBD-1 Rehabilitation of Administrative Facilities by $499,930. Carry forward project from FY2026.
- Increase Expenditure for NGD-106 Bel-Air Estates Gas Main and Service Replacement by $249,870. Carry forward project from FY2026.
- Increase Expenditure for PD-1 SPD Police Vehicles by $400,000. Carry forward project from FY2026.
- Increase Expenditure for STM-24 CDBG Grant Matching Funds by $374,585. Carry forward project from FY2026.
- Increase Expenditure for STM-35 Morris St. Storm Drainage Improvements by $488,044. Carry forward project from FY2026.
- Increase Expenditure for WWD-37 Generators for Sewage Pump Stations by $115,000. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Fund Balance by $2,845,378.

344 LMIG – Akins Boulevard

- No Changes

Net effect on Fund is: None

350 Capital Improvements Program Fund:

- No Changes

Net effect on Fund is: None

505 Water and Sewer Fund:

- Increase Expense on the Cash Flow Statement for WWD-166 Replace Water Main on E. Olliff St., N. Main to N. Zetterower Ave. by $396,858. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WWD-195 Install Water Fill Station on Briarwood Rd by $150,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WWD-197 Install Sewer Main Lift Station S&S & Burkhalter by $2,657,442. Carry forward project from FY2026.

- Increase Expense on the Cash Flow Statement for WWD-203 Water and Sewer Equipment Rehabilitation and Upgrades by $149,584. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WWD-205 Public Utilities Hill St. Shop Replacement by $750,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-3 Rehab Concrete Basins at Wastewater Treatment Plant by $400,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-5 Wastewater Equipment Upgrades by $75,000. Carry forward from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-6 Replace Membrane Diffusers in the Aeration Basins by $150,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-15 Upgrade Grit Removal System @ WWTP by $75,000. Carry forward from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-16 Motor Soft Starts for Existing Equipment by $80,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-21 Boom (Crane) Truck replacement by $150,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement WTP-24 Pumps and Aeration Blower System by $171,283. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-26 Replace Aerobic Digester Aerators by $518,758. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for WTP-27 Wastewater Treatment Plant Dewatering Equipment by $1,500,000. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Cash by $7,223,925.

507 StormWater Fund:

- Increase Expense on the Cash Flow Statement for STM-40 Chandler Rd Near Olympic Blvd. by $278,570. $150,000 is carry forward, $128,570 is additional funds.

Net effect on Fund is: Decrease in Cash by $278,570.

515 Natural Gas Fund:

- Increase Expense on the Cash Flow Statement for NGD-48 Heavy Duty Trencher by $85,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for NGD-64 Metter Industrial Park Expansion by $390,000. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for NGD-95 GDOT Road Widening Hwy 301 N. by $119,957. Carry forward project from FY2026.
- Increase Expense on the Cash Flow Statement for NGD-108 Public Utilities Hill Street Shop Replacement by $750,000. Carry forward project from FY2026.

Net effect on Fund is: Decrease in Cash by $1,344,957.

541 Solid Waste Collection Fund:

Commercial Division

- No Changes

Residential Division

- No Changes

Rolloff Division

- No Changes

Yardwaste Division

- No Changes

542-Solid Waste Disposal Fund:

- No Changes

601 Health Insurance Fund:

- No Changes

Net effect on Fund is: None

602 Fleet Management Fund:

- No Changes

Net effect on Fund is: None

604 Wellness Fund:

- No Changes

Net effect on Fund is: None

605 Central Service Fund:

- No Changes

Net effect on Fund is: None

CITY OF STATESBORO

COUNCIL
Tangie Johnson, District 1
Loletta Donaldson-Elliott, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Brad Deal, P.E., Director of Public Works and Engineering

Date: November 19, 2026

RE: Recommendation of Bid Award for Construction of ENG-92 West Main/East Main Streetscape Project and ENG-131 Public Parking Lot

Policy Issue: Purchasing

Recommendation:
Staff recommends approval of a contract with Vertical Earth, LLC, in the amount of $2,889,566.20 for construction of ENG-92 West Main/East Main Streetscape Project, and ENG-131 West Main Parking Lot.

Background:
The West Main/East Main Streetscape project consists of improvements to the drainage, sidewalks, ADA accessibility, street lighting, and landscaping, as well as resurfacing and traffic flow improvements on West Main Street from College Street to North/South Main Street. A new public parking lot will be constructed at the intersection of West Main and South College. On East Main Street, drainage, lighting, resurfacing, and landscaping improvements will be completed.

Sealed bids for the project were received by the City on November 6, 2026. Five bids were received. The low bidder, Vertical Earth, LLC (VE), meets all of the requirements of the bid package. Staff contacted project references for VE, and they have successfully delivered similar projects. The bid is broken down into the streetscape/drainage ($2,451,697.20), additional discretionary streetscape items ($18,675.00), and the parking lot construction ($419,194.00).

Budget Impact:
ENG-92 has $2,385,000 budgeted in 2018 TSPLOST funds. The streetscape portion of the contract has a total cost of $2,470,457.20. The additional $85,457.20 will be funded by unused 2018 TSPLOST funds. The new parking lot has a cost of $419,194.00. ENG-131 has $600,000 budgeted in 2025 SPLOST funds.

Council Person and District: Tangie Johnson, District 1 and Loletta Donaldson-Elliott, District 2

Attachments: Bid Results
CC: Darren Prather, Director of Central Services
Cindy West, Director of Finance

Construction Bid Tabulation

	Project Name		Consultant	Architect Estimate
	ENG-92: WEST MAIN & EAST MAIN STREETSCAPE IMPROVEMENTS PROJECT		Cranston	

Bidder					Addenda	Bond Attached	Notes
HD Const	3,101,091.29				✓	✓	
Mclendon	4,864,252.60				✓	✓	
Mill Creek	3,639,995.00				✓	✓	
Vertical Earth	2,889,556.20				✓	✓	
Reeves & Young	4,647,796.50				✓	✓	

November 6, 2026

CITY OF STATESBORO

COUNCIL
Tangie Johnson, District 1
Loletta Donaldson-Elliott, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

Jonathan McCollar, Mayor
Charles Penny, City Manager Leah
Leah Harden, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

To: Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Brad Deal, P.E., Director of Public Works and Engineering
Marcos Trejo, P.E., Assistant Director of Public Works

Date: November 23, 2026

RE: Recommendation for Approval of Individual Project Order (IPO) #2 for Engineering Design Services for STM-40 Chandler Road Drainage Improvements

Policy Issue: Purchasing

Recommendation: Staff recommends approval of IPO #2 in the amount of $278,570.00 from Kimley-Horn and Associates Inc. as part of STM-40 Chandler Road Drainage Improvements Project.

Background:
The area of Chandler Road at Olympic Boulevard has flooding during heavy rainfall. The flooding impacts the adjacent apartment complex, Georgia Villas, resulting in property damage and challenges for residents to exit or enter the property. The goal of STM-40 is to mitigate these flooding problems. The proposed scope of the project includes surveying, utility engineering, hydrologic and hydraulic analyses, and drainage improvement construction plans and a cost estimate to be used for bidding of construction. The study basin will include areas along Olympic Boulevard, Malecki Drive and Veterans Parkway.

The design services contract Request for Qualifications (RFQ) was advertised, and seven responses were received in August. Staff scored the responses based on criteria in the RFQ, and selected Kimley-Horn as the most qualified firm. Staff then met with Kimley-Horn to agree on the scope and cost proposal. A Master Services Agreement with Kimley-Horn was approved by Council on October 6, 2026, along with IPO #1 for the Burkhalter Road Transportation Improvements Project.

Budget Impact:
The proposed cost of $278,570.00 is above the budgeted amount of $150,000.000 for design. The project is to be paid for through operating funds under STM-40 Chandler Road Drainage Improvements CIP. The additional amount of $128,570.00 will be paid out of reserves funds from the stormwater management budget.

Council Person and District: Ginny Hendley, District 3 and John Riggs, District 4
Attachments: Contract Document
Copy: Cindy West, Director of Finance
Darren Prather, Director of Central Services

INDIVIDUAL PROJECT ORDER NUMBER 02

Describing a specific agreement between the **CITY OF STATESBORO, GEORGIA** ("the Client" or "the City") and **KIMLEY-HORN AND ASSOCIATES, INC.** ("the Consultant") and in accordance with the terms of the Master Agreement for Continuing Professional Services dated the 23rd day of October 2026, the terms of which are incorporated herein by reference.

PROJECT UNDERSTANDING

The City has retained Kimley-Horn to evaluate and design drainage improvements to the existing stormwater system at the intersection of Chandler Road and Olympic Boulevard and extending to the outfall behind 117 Olympic Boulevard. The existing system has experienced recurring capacity and maintenance issues, including clogging that contributes to flooding within the Georgia Villas community. Sinkholes and other drainage-related deficiencies have also been observed along Olympic Boulevard.

This Individual Project Order (IPO) will include the services necessary to evaluate the existing system, develop and select a preferred improvement concept, and advance the selected improvements through final construction documents. Supporting topographic, property, utility, hydrologic, and hydraulic information will be developed as necessary to support the design.

SCOPE OF SERVICES

The Consultant will provide the following services ("the Services") for the Chandler Road and Olympic Boulevard Drainage Improvements ("the Project"):

Phase 1

Task 1 – Topographic Survey

The Consultant will procure a topographic and property database for the Project through subconsultant services with Coleman Company ("the Surveyor"). As shown in the attached topographic survey boundary, the database will extend along Chandler Road approximately 200 feet north of the intersection of Chandler Road and Olympic Boulevard and extend south to 100 feet south of the intersection of Chandler Road and Olympic Boulevard. The database will begin at the eastern edge of the Georgia Villas Community and extend approximately 150 feet west of 117 Olympic Boulevard. The width of the database will vary between 100 feet and 200 feet and will include approximately 4.1 acres of topographic survey. Items included in the survey will include:

- One (1) foot contours within survey area
- Culvert inverts, top elevation, size, and length
- All above ground utilities and underground utilities as marked by the utility owner
- Water meters/valves
- Storm and sanitary sewer manholes/catch basins including top, invert on manhole, invert/size of all connecting pipes
- Trees with diameters greater than 6" and all ornamental trees located within the project area
- Inverts of pipes and structure ends or in manholes
- Roadside swale and drainage channel cross-sections that include: centerline, toe of slope, and top of bank
- Top and toe of embankments/berms/dams
- Curb, gutter, sidewalk
- Faces of buildings along Olympic Boulevard and the parking lot of the Georgia Villas Development.
- Property corners will be collected for the two developments along Chandler Road and referring to the plat along Olympic Boulevard.

With an exhibit for each parcel. The survey database will document visible surface features necessary for design, including roadway and driveway geometry, ground elevations, drainage structures and conveyances, swales, channels, fences, buildings, significant trees, and other readily observable improvements within the established survey limits. The surveyor will also collect available property and right-of-way information and provide vertical and horizontal control to support development of the concept and construction documents.

Task 2 – Subsurface Utility Engineering

The Consultant will procure a Subsurface Utility Engineering (SUE) Quality Level B (QL-B) database for the Project through subconsultant services with T2 Utility Engineers (T2). The SUE investigation will identify and mark detectable subsurface utilities using appropriate geophysical methods. Information provided by utility owners, visible utility features, and designated utility alignments will be incorporated to support concept development and identification of potential conflicts. SUE QL-B investigations will not establish exact utility depths, and test holes (i.e., SUE QL-A) are included separately under **Task 8**.

Task 3 – Preliminary Project Management

The Consultant will provide Project management and administration for Phase 1. Activities will include developing and maintaining the work plan and milestone schedule; monitoring scope, budget, staffing, and task progress; coordinating the Consultant's multidisciplinary team and subconsultants; and serving as the City's primary point of contact. The Consultant will conduct a kickoff meeting and up to three (3) coordination meetings with the City to review existing conditions, technical findings, alternatives, decisions, risks, and upcoming activities.

The Consultant will maintain decision and action-item documentation, coordinate internal reviews, prepare monthly progress updates and invoices, and proactively communicate issues that could affect the Project schedule or budget. If additional meetings beyond the four (4) meetings identified in this task are requested or required, these will be considered Additional Services.

Task 4 – Subconsultant and Permitting Coordination

The Consultant will complete a field review of the survey database prepared in Task 1 and will perform a quality control review of the deliverables. The Consultant will prepare a photo log and site visit report which will document the existing conditions observed. Further, the Consultant will coordinate with the Surveyor as needed to enhance the survey database. The Consultant will compile the SUE QL-B database prepared in Task 2 into the enhanced survey database for design.

The Consultant will also perform planning-level permitting coordination to identify potential environmental, stormwater, erosion control, and property-related approvals that may influence the design. This effort will include reviewing available information, identifying anticipated agency or City coordination needs, and incorporating applicable permitting considerations into concept development.

Task 5 – H&H and Concept Analysis

The Consultant will evaluate existing drainage conditions and develop hydrologic and hydraulic (H&H) analyses for the Project stormwater system. The contributing drainage areas, runoff characteristics, and design flows will be developed for the 2-, 10-, 25-, 50-, and 100-year storm events using hydrologic methods appropriate for the watershed and consistent with applicable City requirements and the *Georgia Stormwater Management Manual* (GSMM). The existing roadside swales, cross-drains, and closed drainage system will be analyzed in PCSWMM, or another mutually agreed modeling platform, to evaluate existing system performance and identify hydraulic deficiencies. This analysis will extend to the culvert crossing at Veterans Memorial Parkway adjacent to Akins Boulevard and will use available public data and survey information to establish downstream conditions.

Based on the analysis, the Consultant will develop and compare practical drainage improvement concepts intended to accommodate the 25-year, 24-hour storm in accordance with applicable City requirements and the GSMM. Alternatives may include upsized pipes, modifications to inlets and cross-drains, debris-management features, swale and outlet improvements, detention opportunities, and related roadway improvements. Up to two (2) alternatives will be evaluated considering hydraulic performance, downstream effects, constructability, maintenance access, utility conflicts, property and easement impacts, and probable construction cost.

The Consultant will prepare up to two (2) concept exhibits and present the alternatives to the City. Following City review, the Consultant will document the selected concept and the principal assumptions, constraints, and decisions that will guide preliminary design.

Task 6 – 30% Plans and Opinion of Probable Construction Cost (OPCC)

Following the City's selection of a preferred concept, the Consultant will prepare 30% Plans for review by the City. The 30% Plans will be prepared in general accordance with applicable City and GDOT, AASHTO, MUTCD, and GDOT *Plan Presentation Guide* (PPG) criteria. The 30% plans will include

- Cover Sheet with PE Stamp
- Index of Drawings
- General Notes
- Typical Sections (2)
- Summary of Quantities
- Plan and Profile
- Grading and Drainage Plans
- Drainage Profiles
- Driveway Profiles (4 assumed)
- Cross Sections at 50' intervals (4 assumed)
- Utility Plans based on SUE Level B
- Signing and Marking Plans (as Needed)
- Construction Standards and Details
- Right of way (ROW) plans (as Needed)

The Consultant will also prepare an Opinion of Probable Construction Cost (OPCC). The Consultant will submit the 30% documents and OPCC to the City, participate in a review meeting, compile City comments, and document the proposed disposition of comments for incorporation during Phase 2.

The Consultant will also prepare the combined first and second utility submission using the available design and SUE QL-B utility database. The Consultant will use the SUE QL-B information to establish a preliminary utility conflict matrix identifying known utility facilities, anticipated conflicts, coordination status, and potential avoidance or mitigation strategies.

Phase 2

Task 7 – Final Project Management and Permitting Coordination

The Consultant will continue overall Project management and administration through Phase 2. Activities will include maintaining the work plan and milestone schedule; monitoring scope, budget, staffing, and progress; coordinating the design team and subconsultants; conducting up to three (3) monthly coordination meetings with the City; documenting decisions and action items; managing quality reviews; and preparing monthly progress updates and invoices.

The Consultant will continue planning and design coordination associated with anticipated City permits and approvals, including incorporation of applicable requirements into the construction documents. Preparation or submittal of permit applications to outside regulatory agencies is not included unless specifically identified herein.

Task 8 – SUE QL-A

The Consultant will procure a SUE Quality Level A (QL-A) database for the Project through subconsultant services with T2. T2 will perform targeted investigations and test holes at critical utility conflict locations identified through the QL-B investigation and 30% Plans. The test holes will expose selected utilities and document their horizontal and vertical position, material, size, and other observable characteristics needed to confirm conflicts and support final design.

Task 9 – 60% Plans

The Consultant will develop the 60% Plans after incorporating City comments on the 30% Plans. The 60% Plans will be prepared in general accordance with applicable City and GDOT, AASHTO, MUTCD, and GDOT PPG criteria. The 60% Plans will include:

- Cover Sheet with PE Stamp
- Index of Drawings
- General Notes
- Typical Sections (2)
- Summary of Quantities
- Plan and Profile
- Grading and Drainage Plans
- Drainage Profiles
- Driveway Profiles (4 assumed)
- Cross Sections at 50’ intervals (4 assumed)
- Utility Plans based on SUE Level A
- Signing and Marking Plans (as Needed)
- Construction Standards and Details
- ROW plans (as Needed)

The Consultant will refine the proposed drainage improvements based on advancing design, confirmed utility information, and identified ROW or easement constraints. The hydraulic model will be updated to reflect the 60% design and reanalyzed to verify the performance of the proposed improvements. Further, the Consultant will confirm that material design modifications do not adversely affect the hydraulic performance of the selected concept. The Consultant will submit the 60% Plans and address up to one (1) round of City review comments. If needed, one (1) review meeting with City staff will be conducted to discuss 60% design. All comments on the 60% Plans will be incorporated into the 90% Plans described in Task 10.

As part of this task, the Consultant will coordinate up to three (3) proposed test-hole locations with the SUE subconsultant and applicable utility owners, review the resulting information, and incorporate confirmed utility data into the design and utility conflict matrix.

Following development of the 60% Plans, the Consultant will support the City’s engagement with adjacent property owners and the Georgia Villas community. The Consultant will prepare up to one (1) design exhibit and will participate in one (1) stakeholder coordination meeting to communicate proposed improvements and anticipated property or construction impacts.

Task 10 – 90% Plans

The Consultant will develop a 90% Plans package which will incorporate City comments, available stakeholder input, SUE QL-A utility information, and continued coordination with utility owners. The 90% Plans will include

- Cover Sheet with PE Stamp
- Index of Drawings
- General Notes
- Typical Sections (2)
- Utility Plans based on SUE Level A
- Signing and Marking Plans (as Needed)
- Construction Standards and Details
- ROW plans (as Needed)

- Summary of Quantities
- Plan and Profile
- Grading and Drainage Plans
- Drainage Profiles
- Driveway Profiles (4 assumed)
- Cross Sections at 50' intervals (4 assumed)
- Erosion Control Cover
- Erosion Control General Notes
- Erosion Control Legend
- Erosion Control Drainage Area Map
- Erosion Control BMP Location Details
- Erosion Control Watershed Map and Site Monitoring
- Erosion Control BMP Construction Details

Kimley-Horn will address up to one (1) round of City review comments. If needed, one (1) review meeting with City staff will be conducted to discuss 90% Design. All comments on the 90% construction documents will be incorporated into the Final Plans.

Task 11 – Final Plans and Utility Coordination

The Consultant will prepare a 100% Final Plans package for final review by the City and for applicable City permitting. The Consultant will address one (1) consolidated round of comments from the City and City departments associated with the permitting process. Following comment resolution, the Consultant will submit signed and sealed Final Plans to the City in Adobe Portable Document Format (PDF).

As part of this task, the Consultant will update the utility conflict matrix, transmit final design information to affected utility owners, document utility responses, and identify unresolved relocation or protection requirements.

SCHEDULE

The Consultant will provide the Services as expeditiously as practicable on a mutually agreed milestone schedule to be finalized following execution of this Agreement. The approximate duration noted for each task is based on our current understanding and best estimates of time required to perform the Services. The duration shown is not indicative of the Project duration as some tasks may overlap.

The following estimates may be subject to change upon agreement between the City and Kimley-Horn.

Description	Completion
Project Kickoff Meeting	1 Week
Database Preparation	6 Weeks
Concept Design Submittal	6 Weeks
30% Plans and Combined 1st/2nd Utility Submittal	6 Weeks
60% Plans and ROW Submittal	8 Weeks
90% Plans Documents	6 Weeks
Final Plans Submittal	4 Weeks

INFORMATION PROVIDED BY THE CLIENT

The Consultant shall be entitled to rely on the completeness and accuracy of all information provided by the City, the City's consultants, or representatives. The City shall provide all information requested by the Consultant during the Project.

COMPENSATION

The Consultant's labor fee will be billed on an hourly Not-to-Exceed (NTE) basis plus expenses for Tasks 3, 4, 5, 6, 7, 9, 10, and 11. Subconsultant Services for tasks 1, 2, and 8 will be performed for the Total Lump Sum Fee listed in the following table.

Task	Description	Fee	Fee Type
Phase 1			
3	Preliminary Project Management	$4,662.00	Hourly NTE
4	Subconsultant and Permitting Coordination	$19,742.55	Hourly NTE
5	H&H and Concept Analysis	$26,297.00	Hourly NTE
6	30% Construction Documents	$48,361.00	Hourly NTE
	Phase 1 Subtotal (Kimley-Horn)	*$99,062.55*	
Phase 2			
7	Project Management and Permitting Coordination	$6,752.00	Hourly NTE

Task	Description	Fee	Fee Type
9	60% Construction Documents	$36,053.45	Hourly NTE
10	90% Construction Documents	$37,586.00	Hourly NTE
11	100% Construction Documents and Utility Coordination	$25,826.00	Hourly NTE
	Phase 2 Subtotal (Kimley-Horn)	*$106,217.45*	
	Total NTE Budget (Kimley-Horn)	*$205,280.00*	
Subconsultant Services			
1	Topographic Survey	$27,200.00	Lump Sum
2	Subsurface Utility Engineering (SUE) QL-B	$35,860.00	Lump Sum
8	SUE QL-A	$10,230.00	Lump Sum
	Total Lump Sum Fee (Subconsultants)	*$73,290.00*	
	Total Project Budget	**$278,570.00**	

The Consultant and its subconsultants will not exceed the Total NTE Budget or Total Lump Sum Fee without authorization from the Client. NTE fee estimates are for general budgeting purposes only, and the actual fees may be more or less than the estimates. A percentage of labor fee will be added to each invoice to cover certain expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Lump Sum Subconsultant Services will be invoiced monthly based upon the overall percentage of Services performed, and Kimley-Horn reserves the right to reallocate budget amounts amongst NTE and Lump Sum tasks as necessary. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and the Consultant's project number. All permitting, application or similar Project fees will be paid directly by the City.

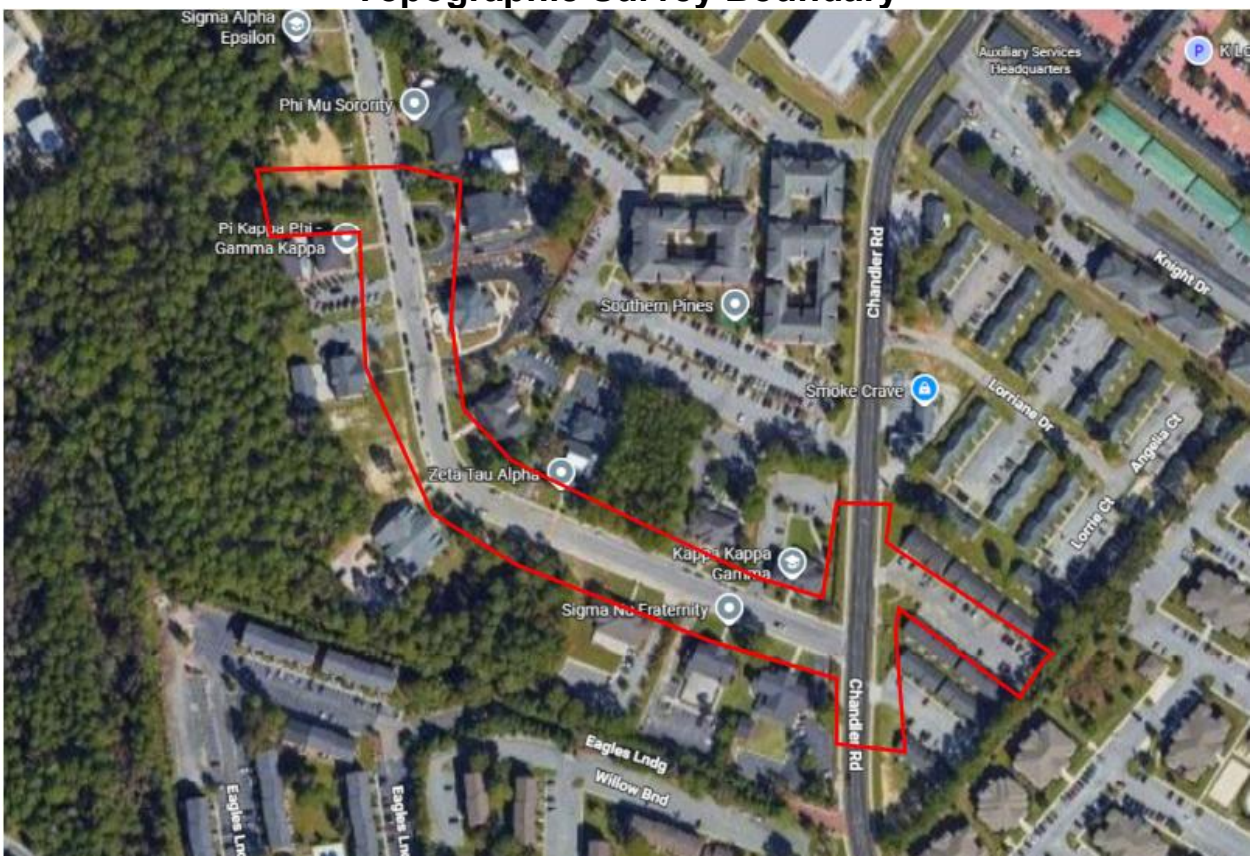
ADDITIONAL SERVICES

Any services not specifically provided for in the Services identified above, such as additional test holes, easement plats, legal descriptions, staking, ROW acquisition services, NEPA environmental studies, utility relocation design, special culvert or retaining wall design, bid phase services, construction phase services, agency permitting, or additional meetings and coordination not described in the Services, as well as any changes in the scope requested by the Client, will be considered Additional Services and will be negotiated and performed under a separate agreement.

ACCEPTED:

CITY OF STATESBORO, GEORGIA	**KIMLEY-HORN AND ASSOCIATES, INC.**
SIGNATURE: _____	SIGNATURE: Rhodes A Hunt
NAME: _____	NAME: Rhodes Hunt, PE
TITLE: _____	TITLE: Vice President
DATE: _____	DATE: November 6, 2026

Topographic Survey Boundary



City of Statesboro
PUBLIC UTILITIES DEPARTMENT

P.O. Box 348 *912.764.0693*
Statesboro, Georgia 30459 *912.764.0928 (Fax)*

To: Jason Boyles, Assistant City Manager

From: Matt Aycock, Director of Public Utilities

Date: November 23, 2026

RE: Recommendation of Bidder – Bruce Yawn Commerce Park Well

Policy Issue: Purchasing

Recommendation: Consideration of a motion to award a contract to Pinco Construction LLC in the amount of $2,811,150.00 for construction services to install a new water well at the Bruce Yawn Commerce Park to be paid with 2013 and 2019 SPLOST funds approved for CIP Project #WWD-111.

Background: City staff advertised for an invitation to bid for construction services for the installation of a new water well at the Bruce Yawn Commerce Park on Rocky Road to assist with the water system's demand and availability. This project was publicly and appropriately advertised.

Nine (9) contractors attended the mandatory pre-bid conference on October 6, 2026. Bid opening was on November 18, 2026 with four (4) contractor bids submitted. The lowest bid received was from Pinco Construction LLC in the amount of $2,811,150.00.

It is the recommendation of staff and of our consulting engineers, Hussy Gay Bell, to award the contract to Pinco Construction LLC in the amount of $2,811,150.00 to be paid with 2013 and 2019 SPLOST approved under CIP #WWD-111.

Budget Impact: CIP Project #WWD-111 was approved in FY2026 Budget to be funded with 2013 and 2019 SPLOST.

Council Person and District: All

Attachments: HGB Award Recommendation letter and Bid Abstract

HUSSEY GAY BELL
Established 1958

November 23, 2026

Mr. Matt Aycock
Director of Public Utilities
City of Statesboro
P O Box 348
Statesboro, Georgia 30458

RE: Bruce Yawn Commerce Park Well
City of Statesboro, Georgia

Dear Mr. Aycock:

The following bids were received on November 18, 2026, for the above-referenced project:

PINCO	$ 2,811,150.00 (Base) ; $ 2,787,500.00 (Alternate)
Southern Civil	$ 2,933,559.00 (Base) ; $ 2,919,705.00 (Alternate)
SCI Construction	$ 2,837,000.00 (Base) ; $ 2,845,000.00 (Alternate)
Y-Delta	$ 3,112,938.89 (Base) ; $ 3,099,084.89 (Alternate)

As indicated, the low bid was submitted by PINCO. It is recommended they be awarded a contract in the Base Bid amount of $2,811,150.00. The successful bidder has the resources to successfully perform the work described in the contract documents.

Enclosed is the Abstract of Bids for your use.

Sincerely,
HUSSEY GAY BELL

Evan A. Bennett, P.E.

BID ABSTRACT

BRUCE YAWN COMMERCE PARK WELL				**PINCO**		**Southern Civil, LLC**		**SCI Construction, Inc.**		**Y-Delta, Inc.**	
Item No.	**Description**	**Estimated Quantity**	**Unit**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**
1	Site development at well house including clearing, grading, graded aggregate base, and fence, misc. items	1	LS	$ 162,350.00	$ 162,350.00	$ 200,000.00	$ 200,000.00	$ 213,500.00	$ 213,500.00	$ 203,641.10	$ 203,641.10
2	1,500 gpm Vertical Turbine Pump	1	LS	$ 317,000.00	$ 317,000.00	$ 386,000.00	$ 386,000.00	$ 317,000.00	$ 317,000.00	$ 345,177.60	$ 345,177.60
3	Well House including: ductile iron pipe, fittings, valves; chemical feed equipment; eye wash, shower, floor drain network, HVAC system and all other misc. items for a complete well house and pump	1	LS	$ 675,000.00	$ 675,000.00	$ 805,059.00	$ 805,059.00	$ 737,000.00	$ 737,000.00	$ 870,082.19	$ 870,082.19
4	Well casing and all misc. items for a complete well	1	LS	$ 652,750.00	$ 652,750.00	$ 600,000.00	$ 600,000.00	$ 669,000.00	$ 669,000.00	$ 728,822.40	$ 728,822.40
5	Well blowoff piping, fittings, valves, connection to EST drain line and splash pad discharge point assembly	1	LS	$ 82,250.00	$ 82,250.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 75,833.67	$ 75,833.67
6	Emergency backup power generator including foundation and supports	1	LS	$ 191,300.00	$ 191,300.00	$ 156,000.00	$ 156,000.00	$ 197,000.00	$ 197,000.00	$ 148,640.00	$ 148,640.00
7	Electrical system installation, complete, including new electrical service from pad mounted transformer, power distribution equipment (breaker, distribution panel, transformer and branch circuit panel), emergency generator transfer switch, lighting and branch circuit power, fixtures, wiring devices	1	LS	$ 380,200.00	$ 380,200.00	$ 325,000.00	$ 325,000.00	$ 255,700.00	$ 255,700.00	$ 279,011.00	$ 279,011.00
8	SCADA system, furnish and install new SCADA panel, antenna pole with antenna, extend conductors to all equipment per plans, all programming as required, demonstrate complete and operational system	1	LS	$ 162,450.00	$ 162,450.00	$ 145,000.00	$ 145,000.00	$ 175,000.00	$ 175,000.00	$ 137,304.00	$ 137,304.00
9	Demolition of existing water main	1	LS	$ 6,050.00	$ 6,050.00	$ 1,500.00	$ 1,500.00	$ 15,300.00	$ 15,300.00	$ 1,225.00	$ 1,225.00
10	Connection to existing water main from well house including piping, fittings, and valves	1	LS	$ 67,250.00	$ 67,250.00	$ 40,000.00	$ 40,000.00	$ 45,000.00	$ 45,000.00	$ 43,533.93	$ 43,533.93
11	Erosion, Sedimentation, & Pollution Control BMPs and Maintenance	1	LS	$ 9,150.00	$ 9,150.00	$ 5,000.00	$ 5,000.00	$ 16,500.00	$ 16,500.00	$ 4,500.00	$ 4,500.00
12	Allowance to remove unsuitable material, dispose offsite, replace with approved off-site fill material	400	CY	$ 50.00	$ 20,000.00	$ 50.00	$ 20,000.00	$ 90.00	$ 36,000.00	$ 32.70	$ 13,080.00
13	Grading, spreading/disposal of excess excavated material, remove and replace signs, remove and replace monuments, remove and replace trees and fence as needed, mobilization, clean-up, insurance, bonds, and other miscellaneous items not specifically listed but necessary for a complete job	1	LS	$ 85,400.00	$ 85,400.00	$ 200,000.00	$ 200,000.00	$ 110,000.00	$ 110,000.00	$ 262,088.00	$ 262,088.00
			Base Bid Total		**$ 2,811,150.00**		**$ 2,933,559.00**		**$ 2,837,000.00**		**$ 3,112,938.89**
Item No.	**Description**	**Estimated Quantity**	**Unit**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**	**Bid Unit Price**	**Bid Amount**
8.0A	Deduct separate SCADA system (Item 8.0)	1	LS	$ (162,450.00)	$ (162,450.00)	$ (145,000.00)	$ (145,000.00)	$ (22,000.00)	$ (22,000.00)	$ (22,070.00)	$ (22,070.00)
8.0B	SCADA system, delete antenna pole with antenna shown in plans, extend conduit and optical fiber from new SCADA panel to existing SCADA panel in the EST, core drill side of EST for conduit entry to tank	1	LS	$ 138,800.00	$ 138,800.00	$ 131,146.00	$ 131,146.00	$ 30,000.00	$ 30,000.00	$ 8,216.00	$ 8,216.00
			Bid Alternate Total		**$ (23,650.00)**		**$ (13,854.00)**		**$ 8,000.00**		**$ (13,854.00)**
			Base Bid + Bid Alternate Total		**$ 2,787,500.00**		**$ 2,919,705.00**		**$ 2,845,000.00**		**$ 3,099,084.89**
			5% Bid Bond	**Yes**		**No (Partial)**		**Yes**		**Yes**	
			Addendum No. 1, 2, 3, 4, 5, & 6 Acknowledged	**Yes**		**Yes**		**Yes**		**Yes**	

I certify that this is a correct Abstract of Bids
received November 18, 2026.

Evan Bennett, P.E.
HUSSEY GAY BELL