



**May 15, 2012 6:00 PM**

1. Call to Order by Mayor Joe Brannen
2. Invocation and Pledge of Allegiance by Mayor Pro Tem Will Britt
3. Recognitions/Public Presentations:
  - A) Winners from participating schools for the GMA Georgia Cities Coloring Contest
    - a) Claire Vickers- 1<sup>st</sup> Grade Student at Sallie Zetterower School
    - b) Jasmine Quiterio- 1<sup>st</sup> Grade Student at Langston Chapel School
    - c) Rodney Thomas- 1<sup>st</sup> Grade Student at Bulloch Academy School
    - d) Andrew Austin- 1<sup>st</sup> Grade Student at Trinity Christian School
    - e) Clayton Anderson- 1<sup>st</sup> Grade Student at Mattie Lively School
  - B) Alisha Piet request to speak to Council with concerns regarding the Platinum Lounge
  - C) Proclamation presented to the Public Works Department recognizing May 22<sup>nd</sup> -25<sup>th</sup> as "National Public Works Week"
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 05-01-2012 Council Minutes
    - b) 05-01-2012 Council Work Session Minutes
  - B) Consideration of a Motion to approve **Resolution 2012**: A Resolution authorizing the waiver of any payment in lieu of Taxes (Pilot) by the Statesboro Housing Authority to the City of Statesboro for the 2011 Tax Year in the amount of \$15,918.48.
  - C) Consideration of a Motion to award the bid for the Southeast Quadrant water sewer extension to Tyson Utilities Construction for Part A in the amount of \$1,164,961.40 and Part B in the amount of \$71,667.11 after easements are secured
  - D) Consideration of a Motion to award a contract for a 75x75 feet addition to an existing metal shelter for the Wastewater Treatment Plant for Smith Steel Structures, Inc. in the amount of \$25,170.00
  - E) Consideration of a Motion to set a Public Hearing for the FY 2013 Budget for June 12, 2012 at 4:00 pm
6. Public Hearing for **Application RZ 12-01-01**: Akins Family Limited Liability Limited Partnership requests a zoning map amendment from LI (Light Industrial) to R4 (High Density Residential) for property located at 520 Park Avenue (Tax Parcel Numbers S42000030000 & S4200006000).

7. Consideration of a Motion to approve the extension of the Audit Contract with Thigpen, Lanier, Westerfield and Deal for three more years at the same cost as the last two years of \$40,000 each year
8. Other Business from City Council
9. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" in accordance with **O.C.G.A. §50-14-3 (2010)**
10. Consideration of a Motion to Adjourn

## **National Public Works Week**

**Whereas**, public works services provided in our community are an integral part of our citizens' everyday lives; and,

**Whereas**, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as solid waste collection, solid waste disposal, park maintenance, cemetery maintenance, street maintenance, storm drainage maintenance, and fleet maintenance; and,

**Whereas**, the health, safety, and quality of life of this community greatly depends on these facilities and services; and,

**Whereas**, the quality and effectiveness of these facilities and services, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works personnel; and,

**Whereas**, the efficiency of the qualified and dedicated personnel who staff the public works divisions is materially influenced by the people's attitude and understanding of the importance of the work they perform; and,

**Whereas**, it is most appropriate that we recognize the service of the public works personnel of the City of Statesboro; now,

**Therefore**, I, Joe Brannen, Mayor of Statesboro, Georgia, do hereby recognize the week of May 20 through May 26, 2012 as **"National Public Works Week"**; and, further extend appreciation to our Public Works personnel for the vital services they perform and their exemplary dedication to this community; and, call upon all citizens to acquaint themselves with the issues involved in providing our public works services and to recognize the contributions which our public works personnel make every day to our health, safety, comfort, and quality of life.

Passed and adopted this 15th day of May, 2012.

CITY OF STATESBORO, GEORGIA

---

Joe R. Brannen, Mayor

---

Attest: Sue Starling, City Clerk





**CITY OF STATESBORO  
CITY COUNCIL MINUTES  
May 01, 2012**

A regular meeting of the Statesboro City Council was held on May 01, 2012 at 9:00 a.m. in the Council Chambers at City Hall. Present were Council Members: Will Britt, Tommy Blitch, John Riggs, Gary Lewis and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, City Attorney Alvin Leaphart, City Engineer Robert Cheshire, and Director of Community Development Mandi Cody. Mayor Joe Brannen was absent.

The meeting was called to order by Mayor Pro Tem Will Britt.

**Recognitions/Public Presentations**

**A) Retirement : Ken Sanchez, 10 years of service, Shop Superintendent, Public Works**

Mayor Pro Tem Will Britt presented Ken Sanchez with a plaque as he retires from the City after 10 years of service.

**Public Comments (Agenda Item):** None

**Consideration of a Motion to approve the Consent Agenda**

- A) Approval of Minutes**
  - a) 04-13-2012 Budget Retreat Minutes**
  - b) 04-17-2102 Council Meeting Minutes**
- B) Consideration of a Motion to approve Resolution 2012-07: A Resolution to move the polling places from Honey Bowen Building to Pittman Park Methodist Church**
- C) Consideration of a Motion to approve Resolution 2012-08: A Resolution appointing the City of Statesboro voting delegate on the Municipal Gas Authority of Georgia's Election Committee.**
- D) Consideration of a Motion to award a contract for Highway 67 Waterline Extension to Tyson Utilities Construction, Inc. in the amount of \$195,811.37.**
- E) Consideration of a Motion to award the City of Statesboro Transfer Station Hauling Contract to Rackleff Enterprises based on the terms, conditions and pricing submitted.**

Mayor Pro Tem Will Britt asked for item (E) to be removed from the consent agenda for further discussion. Councilman Riggs made a motion, seconded by Councilman Blitch to approve the remaining consent agenda. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

City Engineer Robert Cheshire explained, item (E) from the consent agenda, the difference between bid option 1 and bid option 2. The bid option 1 would require the City to use their trailers for hauling and bid option 2 would require the vendor to use **their** trailers for hauling. Councilman Riggs made a motion, seconded by Councilman Lewis to award the City of

Statesboro Transfer Station Hauling Contract to Rackleff Enterprises based on the terms, conditions and pricing submitted. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

#### **Other Business from City Council**

Mayor Pro Tem Will Britt asked for the nomination for a voting delegate and flag bearer for the GMA Annual Convention in June. Councilman Chance made a motion, seconded by Mayor Pro Tem Will Britt to nominate Councilman Riggs as the voting delegate and flag bearer. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. Councilman John Riggs accepted the nomination.

Director of Public Safety Wendell Turner asked for Council's approval to start the application process for the Edward Byrne JAG Grant FY 2012 Program Abstract. Councilman Blitch made a motion, seconded by Councilman Lewis to approve the application process. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. Mayor Pro Tem Will Britt gave an update on several events such as the T-SPLOST that (if passed) would have a 1% tax increase. He also stated the Thursday was National Day of Prayer on the Courthouse Square and our Councilman Riggs would be getting married on Friday.

#### **Consideration of a Motion to enter into Executive Session to discuss "potential litigation" in accordance with O.C.G.A. §50-14-3 (2010)**

Mayor Pro Tem Will Britt asked for a motion to enter into Executive Session and to add "possible acquisition of property" and "personnel matters" to the agenda. Councilman Lewis made a motion with the additions, seconded by Councilman Riggs, to enter into Executive Session at 9:20 am with a 10 minute break. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Present were Council Members: Will Britt, John Riggs, Tommy Blitch, Gary Lewis and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, City Attorney Alvin Leaphart, and Director of Human Resources Jeff Grant. Personnel Matters was the last item for discussion as Mayor Pro Tem Will Britt asked City Manager Frank Parker and Director of Human Resource Jeff Grant to excuse themselves from the meeting.

#### **Regular Session**

Councilman Chance made a motion, seconded by Councilman Lewis to come out of Executive Session at 11:00 am. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Mayor Pro Tem Will Britt called the regular session back to order at 11:02 a.m. with no action taken.

#### **Consideration of a Motion to Adjourn**

Councilman Lewis made a motion, seconded by Councilman Chance to adjourn. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote. The meeting was adjourned at 11:05 am.





---

**CITY OF STATESBORO  
CITY COUNCIL WORK SESSION MINUTES  
May 01, 2012**

A work session of the Statesboro City Council was held on May 01, 2012 at 11:08a.m. in the Council Chambers at City Hall. Present were Council Members: Will Britt, Tommy Blich, John Riggs and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, Department Heads as well as staff members, news media and citizens. Mayor Joe R. Brannen and Councilman Gary Lewis were absent. Other Department Heads as well as citizens and news media were also present.

**Topics of Discussion**

**Pending Storm Water Regulations and Potential Funding Mechanisms**

Courtney Reich and Curtis Burkett representing the Ecological Planning Group gave a presentation on Storm Water Management Assessment and Funding Analysis. The presentation was to update Statesboro on the regulations they may be faced with from the EPD.

**Reports from Staff:**

**City Manager's Report**

No report

**Department Head Reports**

Director of Human Resource Jeff Grant stated the ribbon cutting for the new clinic went very well. He also stated the Policy and Review team had a meeting and would be bringing recommendations to Council.

Purchasing Agent Darren Prather stated the driving class would be held on Thursday in the Council chambers.

Director of Water Wastewater Wayne Johnson updated Council on the logo for the water tank.

Director of Community Development Mandi Cody stated all projects are moving forward.

**Public Comments**

None

The meeting was adjourned at 11:50 am  
There was no action taken at the meeting.

RESOLUTION 2012-09: A RESOLUTION AUTHORIZING THE WAIVER OF ANY PAYMENT IN LIEU OF TAXES (PILOT) BY THE STATESBORO HOUSING AUTHORITY TO THE CITY OF STATESBORO FOR THE 2011 TAX YEAR

THAT WHEREAS, the City of Statesboro has previously established the Statesboro Housing Authority to provide subsidized rental housing to low- and moderate-income citizens; and

WHEREAS, the Statesboro Housing Authority is exempt from property taxes but is required to make a payment in lieu of taxes (PILOT) based upon the amount of rental income during the fiscal year; and

WHEREAS, in previous years the Mayor and City Council have annually waived the requirement to make this payment in lieu of taxes in order for the Housing Authority to utilize that money on capital improvements and/or maintenance on its facilities; and

WHEREAS, the Statesboro Housing Authority has asked that the payment in lieu of taxes be waived again for the 2011 tax year, with the \$15,918.48 to be used for maintenance on the facilities; and

WHEREAS, the Statesboro Housing Authority has provided evidence that prior PILOT funds that were waived have been used for maintenance on the facilities; and

WHEREAS, the Statesboro Housing Authority and the City of Statesboro enjoy an excellent working relationship, and the Mayor and City Council wish to assist the Authority in its maintenance efforts;

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

Section 1. That the "Payment in Lieu of Taxes" in the amount of \$15,918.48 due to the City for the 2011 Tax Year from the Statesboro Housing Authority is hereby waived so that the funds can be used for additional maintenance on the Authority's facilities.

Section 2. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Passed and adopted this 15<sup>th</sup> day of May, 2012.

CITY OF STATESBORO, GEORGIA

BY: \_\_\_\_\_  
Joe R. Brannen, Mayor

ATTEST: \_\_\_\_\_  
Sue Starling, City Clerk



# Computation of Payments in Lieu of Taxes

## U.S. Department of Housing and Urban Development Office of Public and Indian Housing

For Fiscal Year Ended 2012

OMB Approval No. 2577-0026 (Exp. 10/31/2009)

Public reporting burden for the collection of information is estimated to average .4 hours. This includes the time for collecting, reviewing, and reporting the data. The information will be used for HUD to ascertain compliance with requirements of Section 5(D) of the U.S. Housing Act, which provides for PHA exemptions from real and personal property taxes, and inclusion in the formula data used to determine public housing operating subsidies. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Name of Local Agency: Housing Authority of Statesboro	Location: Statesboro, Georgia	Contract Number: A-2832	Project Number: Ga 132
--	----------------------------------	----------------------------	---------------------------

**Part I - Computation of Shelter Rent Charged.**

1. Tenant Rental Revenue (FDS Line 703)	\$	178,458.36
2. Tenant Revenue Other (FDS Line 704)	\$	1,948.10
3. Total Rental Charged (Lines 1 & 2)	\$	180,406.46
4. Utilities Expense (FDS Line 931 - 939)	\$	21,211.66
5. Shelter Rent Charged (Line 3 minus Line 4)	\$	159,194.80

**Part II - Computation of Shelter Rent Collected.** To be completed only if Cooperation Agreement provides for payment of PILOT on basis of Shelter Rent Collected.)

1. Shelter Rent Charged (Line 5 of Part I, above)	\$	0.00
2. Add: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at beginning of fiscal year	\$	
3. Less: Tenant Bad Debt Expense (FDS Line 964)	\$	
4. Less: Accounts Receivable - Tenants (FDS Lines 126, 126.1, & 126.2) at end of fiscal year	\$	
5. Shelter Rent Collected (Line 1 plus Line 2 minus Lines 3 & 4)	\$	0.00

**Part III - Computation of Approximate Full Real Property Taxes.**

(1) Taxing Districts	(2) Assessable Value	(3) Tax Rate	(4) Approximate Full Real Property Taxes
<b>Total</b>			0.00

**Part IV - Limitation Based on Annual Contribution.** (To be completed if Cooperation Agreement limits PILOT to an amount by which real property taxes exceed 20% of annual contribution.)

1. Approximate full real property taxes	\$	0.00
2. Accruing annual contribution for all projects under the contract	\$	
3. Prorata share of accruing annual contribution*	\$	0.00
4. 20% of accruing annual contribution (20% of Line 3)	\$	
5. Approximate full real property taxes less 20% of accruing annual contribution (Line 1 minus Line 4, if Line 4 exceeds Line 1, enter zero)	\$	

**Part V - Payments in Lieu of Taxes.**

1. 10% of shelter rent (10% of Line 6 of Part I or 10% of Line 5 of Part II, whichever is applicable)**	\$	15,918.48
2. Payments in Lieu of Taxes (If Part IV is not applicable, enter the amount shown on Line 1, above, or the total in Part III, whichever is the lower. If Part IV is applicable, enter the amount shown on Line 1, above, or the amount shown on Line 5 of Part IV, whichever is lower.)	\$	15,918.48

\* Same as Line 2 if the statement includes all projects under the Annual Contributions Contract. If this statement does not include all projects under the Annual Contributions Contract, enter prorata share based upon the development cost of each project.  
\*\* If the percentage specified in the Cooperation Agreement or the Annual Contributions Contract with HUD is lower, such lower percentage shall be used.

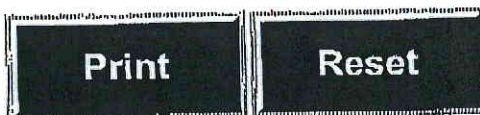
**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Prepared By: Name: Herman Mongin Title: CPA Date: 05/01/2012	Approved By: Name: Robert Cason Title: Executive Director Date: 05/01/2012
---	---

Previous Editions are Obsolete

Page 1 of 1

form HUD-52267 (8/2005)







**HUSSEY, GAY, BELL & DEYOUNG, INC.**  
**CONSULTING ENGINEERS**

May 10, 2012

Mr. Frank Parker  
City Manager  
City of Statesboro  
P O Box 348  
Statesboro, Georgia 30458

**RE: Southeast Quadrant Water and Sewer Extension  
For the City of Statesboro**

Dear Mr. Parker:

The following bids were received on May 8, 2012 for the above referenced project:

Tyson Utilities Construction, Inc.	\$ 1,164,961.50
Southeastern Civil, Inc.	\$ 1,346,496.50
Eagle Utility Contracting	\$ 1,350,749.00
Y-Delta, Inc.	\$ 1,365,117.24
BRW Construction Group, LLC	\$ 1,543,479.75
McClendon Enterprises, Inc.	\$ 1,545,500.75
Strack, Inc.	\$ 1,854,218.18

As indicated, the low bid was submitted by Tyson Utilities Construction, Inc. It is recommended they be awarded a contract in the amount of \$1,164,961.50. The successful bidder has the resources to successfully prosecute the work.

Also enclosed are three (3) copies of the Abstract of Bids for your use.

Sincerely,

  
INMAN BEASLEY  
Manager – Construction Division

Enclosures:

Cc: Mr. Wayne Johnson  
Mr. Van Collins  
Mr. Bill Lovett  
Mr. Don Billet  
Ms. Jennifer Oetgen

329 COMMERCIAL DRIVE (31406) • P.O. BOX 14247 • SAVANNAH, GEORGIA 31416-1247 • TELEPHONE 912.354.4626 • FACSIMILE 912.354.6754

625 Green Street, N.E.  
Gainesville, GA 30501  
Telephone: 770.535.1133  
Facsimile: 770.535.1134

474 Wando Park Blvd., Suite 201 (29464)  
P.O. Box 1771  
Mt. Pleasant, SC 29465  
Telephone: 843.849.7500  
Facsimile: 843.849.7502

1219 Assembly Street (29201)  
P.O. Box 7967  
Columbia, SC 29202  
Telephone: 803.799.0444  
Facsimile: 803.799.1499

[www.hgbd.com](http://www.hgbd.com)

# Memo

**To:** Frank Parker  
**From:** Van H. Collins *VH/C*  
**CC:** Sue Starling  
**Date:** 5/9/2012  
**Re:** Recommendation to award a contract for a 75 x 75 feet addition to an existing metal shelter for the Wastewater Treatment Plant to Smith Steel Structures, Inc. in the amount of \$25,170.00.

---

Bids were received and opened on May 9, 2012 for an addition to an existing metal shelter at the Wastewater Treatment Plant to be used as an equipment shelter. Each vendor submitted two bids for two different size additions. The bids are as follows:

	75 x 60 feet Addition	75 x 75 feet Addition
Smith Steel Structures, Inc.	\$23,158.00	\$25,170.00
The Ginn Company	\$25,975.00	\$27,750.00
East Georgia Steel Structures, Inc.	\$31,248.00	\$32,595.00

This project #WWD-79 is to be funded with ATC (Aide to Construction) fees. There is \$30,000.00 budgeted in the FY2012 Capital Improvement Program.

Based on the above information, I recommend awarding a contract for a 75 x 75 feet addition to Smith Steel Structures, Inc. in the amount of \$25,170.00.

As always, I appreciate any consideration given to this request.





## **Specifications:**

### **Waste Water Treatment Plant Metal Building Addition**

---

This addition will be for an add-on at the City of Statesboro Waste Water Facility. Please review these specifications as well as the other requirements contained in this complete bid package.

#### **Dimensions:**

- A. 50 Feet wide X 75 Feet Long X 18 Feet Eave Height, Open Shed Design
- B. 25 Feet wide X 75 Feet Long X 15 Feet 11 Inches Eave Height, Lean to Design
- C. Bay Spacing at 3 at 25 Feet Connected to existing open shed

#### **Frame Construction:**

- A. (3) 50 Feet Main Frames
- B. 93) 25 Feet Lean to Frames

#### **Roof:**

- A. Gable Roof AS Existing
- B. 26 Gauge Galvalume, 20 year panels

#### **Trim:**

- A. 26 Gauge and color as existing

# **Bid Results: 2012-17 WWTP Metal Building Ext Bid Opening**

Date: May 9th 2012 at 3:00 PM EST

	Vendor	Bid Amount (75 x 60)	Bid Amount (75x 75)
1	East Gt Steel	31,248	32,595
2	Smith Steel	23,158	25,170
3	Ginn Co.	25,975	27,750
4			
5			
6			
7			
8			
9			
10			
Attest: I, Darren Prather, hereby attest that these bid results are accurate and are reported as submitted by the participating vendors.			
	Attest		
	Witness		





**Remember the following: (check-off List)**

1. Submit bid price
2. E-verify Number Affidavit
3. General Liab. Ins. Policy
4. Workers Comp. Ins. Policy
5. Sign all forms in bid Pkg.



**Bid Price:** \$ see addendum

**The City of Statesboro has a 3% in-county advantage. Contractor must have a brick and mortar business within Bulloch County and possess a Statesboro and/or Bulloch County business license.**

**Projected Completion Time (after notice to proceed):** 4-6 weeks

**Contact Information:**

**Name of Company:** Smith Steel Structures, Inc

**Contractor Representative:** Justin Lucas

**Email:** ssteel@bulloch.net

**Office and Cell Phone:** 587-5890 / Cell 687-0974

**By signing below, I state that I have carefully read and agree to all terms contained in this bid package. I fully understand the scope and conditions required for the successful completion of this project and will comply with all federal, state and local laws concerning this project. In addition, I understand the bid requirements and attest that my submitted bid price is indicative of these requirements.**

**Date:** May 8, 2012

**Company:** Smith Steel Structures, Inc

**Name: (Printed)** Sandra S. Smith / Signature.



**Addendum 1 of 1**

**Bid 2012-17 WWTP Metal Building**

---

**This addendum and clarifications shall be required when submitting your sealed bid for this project.**

1. The 60 day completion requirement shall be changed to 90 days after a notice to proceed has been issued.
2. The footings shall have a code compliant concrete footing and all design, labor and materials shall be provided by the contractor.
3. The structure shall have a valid engineering stamp provided.
4. The complete structure shall comply with all pertinent local, state and federal codes.
5. Structure shall have a minimum of 8 inch purlins and ever struts
6. The tapered beams are not required, however all materials shall be to code requirements.
7. The City of Statesboro is requesting two bid options: one with a 75 x 60 feet measurement and the other to measure 75 x 75 feet.
8. The City of Statesboro has an in-county 3% vendor preference ordinance.

Please be sure to read and submit all of the required information with your sealed bid that are requested in the original bid package (E-verify number affidavit, insurance and workers comp information, bid price, signatures etc....). Thank you for your participation.

**Bids:** (The City of Statesboro shall reserve the right to select the option that is in the best interest of the City to do so.)

1. 75 x 60 Feet Option: \$ 23,158.00
2. 75 x 75 Feet Option: \$ 25,170.00





**Remember the following: (check-off List)**

1. Submit bid price \_\_\_\_\_
2. E-verify Number Affidavit \_\_\_\_\_
3. General Liab. Ins. Policy \_\_\_\_\_
4. Workers Comp. Ins. Policy \_\_\_\_\_
5. Sign all forms in bid Pkg. \_\_\_\_\_

**Bid Price:**        \$ 27,750.00

**The City of Statesboro has a 3% in-county advantage. Contractor must have a brick and mortar business within Bulloch County and possess a Statesboro and/or Bulloch County business license.**

**Projected Completion Time (after notice to proceed):** 60 - 90 MAX, DAYS

**Contact Information:**

Name of Company:        The Ginn Company

Contractor Representative:        Jimmy Ginn

Email:        ginntime@nctv.com

Office and Cell Phone:        764-6177 / Cell 682-3030

**By signing below, I state that I have carefully read and agree to all terms contained in this bid package. I fully understand the scope and conditions required for the successful completion of this project and will comply with all federal, state and local laws concerning this project. In addition, I understand the bid requirements and attest that my submitted bid price is indicative of these requirements.**

Date:        May 9, 2012

Company:        The Ginn Company

Name: (Printed) Jimmy Ginn / Signature: 



Addendum 1 of 1

Bid 2012-17 WWTP Metal Building

---

This addendum and clarifications shall be required when submitting your sealed bid for this project.

1. The 60 day completion requirement shall be changed to 90 days after a notice to proceed has been issued.
2. The footings shall have a code compliant concrete footing and all design, labor and materials shall be provided by the contractor.
3. The structure shall have a valid engineering stamp provided.
4. The complete structure shall comply with all pertinent local, state and federal codes.
5. Structure shall have a minimum of 8 inch purlins and ever struts
6. The tapered beams are not required, however all materials shall be to code requirements.
7. The City of Statesboro is requesting two bid options: one with a 75 x 60 feet measurement and the other to measure 75 x 75 feet.
8. The City of Statesboro has an in-county 3% vendor preference ordinance.

Please be sure to read and submit all of the required information with your sealed bid that are requested in the original bid package (E-verify number affidavit, insurance and workers comp information, bid price, signatures etc....). Thank you for your participation.

Bids: (The City of Statesboro shall reserve the right to select the option that is in the best interest of the City to do so.)

1. 75 x 60 Feet Option: \$ 25,975.00
2. 75 x 75 Feet Option: \$ 27,750.00



**Remember the following: (check-off List)**

1. Submit bid price \_\_\_\_\_
2. E-verify Number Affidavit \_\_\_\_\_
3. General Liab. Ins. Policy \_\_\_\_\_
4. Workers Comp. Ins. Policy \_\_\_\_\_
5. Sign all forms in bid Pkg. \_\_\_\_\_

75x60 Bid Price: \$ 31,248.00 75x75 Bid Price \$ 32,595.00

The City of Statesboro has a 3% in-county advantage. Contractor must have a brick and mortar business within Bulloch County and possess a Statesboro and/or Bulloch County business license.

Projected Completion Time (after notice to proceed): 90 Days

**Contact Information:**

Name of Company: East Georgia Steel Structures, Inc.  
Contractor Representative: Timmy Marsh  
Email: egss@bulloch.net  
Office and Cell Phone: 912-842-7797 / Cell 912-682-9902

By signing below, I state that I have carefully read and agree to all terms contained in this bid package. I fully understand the scope and conditions required for the successful completion of this project and will comply with all federal, state and local laws concerning this project. In addition, I understand the bid requirements and attest that my submitted bid price is indicative of these requirements.

Date: 5-9-12

Company: East Georgia Steel Structures, Inc.

Name: (Printed) Timmy Marsh / Signature: Timmy Marsh





Addendum 1 of 1

Bid 2012-17 WWTP Metal Building

EAST Georgia Steel Structures, Inc.

This addendum and clarifications shall be required when submitting your sealed bid for this project.

1. The 60 day completion requirement shall be changed to 90 days after a notice to proceed has been issued.
2. The footings shall have a code compliant concrete footing and all design, labor and materials shall be provided by the contractor.
3. The structure shall have a valid engineering stamp provided.
4. The complete structure shall comply with all pertinent local, state and federal codes.
5. Structure shall have a minimum of 8 inch purlins and ever struts
6. The tapered beams are not required; however all materials shall be to code requirements.
7. The City of Statesboro is requesting two bid options: one with a 75 x 60 feet measurement and the other to measure 75 x 75 feet
8. The City of Statesboro has an in-county 3% vendor preference ordinance.

Please be sure to read and submit all of the required information with your sealed bid that are requested in the original bid package (i.e. verify number, affidavit, insurance and workers comp information, bid price, signatures etc.). Thank you for your participation.

**Bids:** (The City of Statesboro shall reserve the right to select the option that is in the best interest of the City to do so.)

1. 75 x 60 Feet Option: \$ 31,248.00
2. 75 x 75 Feet Option: \$ 32,595.00



City of Statesboro – Department of Planning and Development

## DEVELOPMENT SERVICES REPORT

P.O. Box 348  
Statesboro, Georgia 30458

» (912) 764-0630  
» (912) 764-0664 (Fax)

### ZONING MAP AMENDMENT RZ 12-01-01 – 520 Park Avenue

**LOCATION:** 520 Park Avenue

**REQUEST:** Rezone from LI (Light Industrial) to R-4 (High Density Residential)

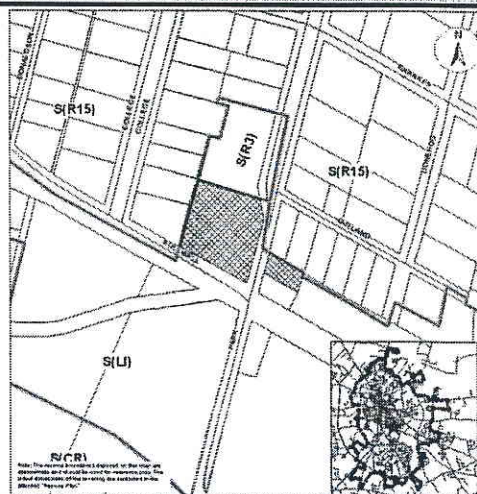
**APPLICANT:** Akins Family Limited Liability Limited Partnership

**OWNER(S):** Akins Family Limited Liability Limited Partnership

**LAND AREA:** 1.67 acres and .24 acres (1.91 acres)

**PARCEL TAX MAP #s:** S24 000006 000 & S24 000030 000

**COUNCIL DISTRICT:** 3 (Britt)



#### PROPOSAL:

The Akins Family Limited Liability Limited Partnership (*hereinafter referred to as the Akins Family LLLP*) is requesting zoning map amendments for two parcels located at 520 Park Avenue (**Exhibit A – Location Map**). The two parcels have the same address, according to the Bulloch County Tax Assessors Office, although each parcel has a different parcel identification number. The request is to rezone both parcels from the current designation of a LI (Light Industrial) district to an R-4 (High-Density Residential) district with the intent of developing multi-family units on the property.

#### BACKGROUND:

The Akins Family, LLLP own two parcels located directly across from each other on Park Avenue. One lot contains 1.67 acres of land and the second lot contains .24 acres of land. The 1.67 acre parcel is currently being used as a storage area for construction materials and contains various structures including a mobile home, a portable office trailer, several shipping containers, and a permanent structure (small office building). (**Exhibit D – Fig. 1a-1c Subject Property**) The .24 acre lot contains a structure containing an office area and a warehouse. (**Exhibit D – Fig. 1d Subject Property**) The Akins Family LLLP is proposing to construct several two-bedroom duplexes on the 1.67 acre lot and transform the office/warehouse structure into a residential use on the .24 acre lot.

#### SURROUNDING LAND USES/ZONING:

ZONING:		LAND USE:
<b>NORTH:</b>	R-3 (Medium Density Multiple Family Residential)	Multi-family residential complex (Duplexes)
<b>SOUTH:</b>	LI (Light Industrial)	Industrial (Howard Lumber)
<b>EAST:</b>	LI (Light Industrial) R-15 (Single Family Residential)	Industrial (Howard Lumber) Single family residential neighborhood
<b>WEST:</b>	R-15 (Single Family Residential)	Single family residential neighborhood



The subject properties are surrounded by two land uses. The parcels north, west **and** a majority of the parcels east of the subject property contain multifamily and single family residential land uses. **Parcels** located to the south and east of the property contain light industrial uses. **(Exhibit D – Fig. 2a, Surrounding Land Uses). (Exhibit D – Fig. 2c, Surrounding Land Uses).**

#### **COMPREHENSIVE PLAN:**

The subject properties are located within the "Established" character area **as** defined by the *Statesboro Comprehensive Master Plan*. The "Established" character areas are identified as **districts** where attention should be given to the appropriate redevelopment of existing areas in order to maintain **neighborhood** cohesion and reduce the issues of blight and decline. The vast majority of neighborhoods within the "Established" character area are developed and not all implementation strategies are applicable to the subject properties. Appropriate land uses that are suggested within the "Established" character area include:

- *Neighborhood-scaled retail and commercial*
- *Small-scale office*
- *Neighborhood services*
- *Garage apartments*

Suggested development and implementation strategies of the "Established" character area, which may be applicable to this site, include:

- *Ensure that new development and land uses do not encroach upon or detract from character of the National Historic Districts within the area.*
- *Enhance existing pedestrian connectivity by repairing/replacing sidewalks **and** adding new ones, where necessary.*
- *Plant shade trees along streets and sidewalks.*
- *Infill, redevelopment, and new development should promote lot sizes and **setbacks** appropriate for each neighborhood. Neighborhood redevelopment should promote a tight grid of **small** lot single family development which utilizes more efficient lot and block layouts. New structures should respect the existing architectural fabric of the neighborhood.*
- *Promote redevelopment of underutilized or vacated properties.*

*(Community Agenda, Pages 14 & 15 [List not all-inclusive]).*

The proposed redevelopment of the two (2) subject parcels would not be **contrary to** the strategies set forth in the *Statesboro Comprehensive Master Plan 2009-2029*. The redevelopment of these **two** (2) lots address the issue of redevelopment of underutilized land, working with the owners of a property to **redevelop** a large tract of land appropriate for the character area, and the possibility of having new structures in the area **which** respect the architectural fabric of the neighborhood development. The 1.67 acre lot is currently underutilized as it **is** being used as a storage area for construction materials. The .24 acre lot is also currently being underutilized as the **office** and warehouse located on the premises are not actively being used on a daily bases.

#### **TRANSPORTATION:**

The two subject parcels, having the shared address of 520 Park Avenue, have **vehicular** access to Park Avenue. The 1.67 acre lot has vehicular access to both Park Avenue and Stillwell Street. Park **Avenue** is primarily a residential street connecting Stillwell Street and Savannah Avenue. The residential portion of Park **Avenue** contains two wide traffic lanes separated by a landscaped median. This median ends at the intersection of **Outland Street**. Stillwell Street is currently being studied by the Statesboro Engineering Department for improvements to the **intersection** located at Stillwell Street and South Zetterower. The portion of Park Avenue, where the subject parcels **are** located, is used by commercial vehicles, including those traveling to and from the neighboring light industrial uses. **The** 1.67 acre lot also has vehicular access to Stillwell Street.

The Georgia Department of Transportation has recorded the Annual Average **Daily** Traffic (AADT) for Park Avenue 2,425 feet north of the subject parcels. These statistics retrieved through the State **Traffic** and Report statistics website reveal a modest increase in traffic between 2005 and 2010. The AADT increased **from** 1880, in 2005, to 2130 in 2010, a difference of 250 over five years.



The Institute of Transportation Engineers Trip Generation Manual states the two bedroom units proposed in the conceptual plan would generate an average of 6.65 trips per unit per day on Park Avenue (neither ingress nor egress is shown for Stillwell Street). The Bulloch County / City of Statesboro 2035 Long Range Transportation Plan (LRTP) does not make any recommendations for improvements for Park Avenue or Stillwell Street. There are no pedestrian facilities located on Park Avenue or Stillwell Street.

#### **COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):**

The subject properties are both currently served by city water and public services. There are no known issues related to the ability city's ability to provide public services to this site.

#### **ENVIRONMENTAL:**

The subject property does not contain wetlands nor is it located in a Special Flood Hazard Area (SFHA) / Flood Zone. The request is not expected to have an environmental impact on the property.

#### **ANALYSIS:**

The Akins Family LLLP owns the subject parcels which are located directly across from each other on Park Avenue. The Bulloch County Tax Assessor's Office has the addresses of both parcels listed as 520 Park Avenue. The parcels are both currently zoned LI (Light Industrial) and the legislative intent of this district is:

*"to establish and preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of uses."*

The applicant is requesting the zoning designation be changed to R-4(High Density Residential) for which the legislative intent is:

*"to encourage the logical and timely development of land for apartment and other high density residential purposes in accordance with the objectives, policies, and proposals of the future land use plan..., to assure the suitable design of apartments in order to protect the surrounding environment of the adjacent and nearby neighborhoods, and to insure that the 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." (Article VII, Sec 700)*

The Statesboro Zoning Ordinance provides the Mayor and City Council of Statesboro standards in making its determination and balancing the promotions of the public health, safety, morality, and general welfare against the right of unrestricted use of property. This staff report provides information regarding several of these standards. These "Standards for Determination" are found in Article 20, Sec. 2007 of the Statesboro Zoning Ordinance and are as follows:

- |  |   |
|--|---|
| (1) Existing uses of and zoning or (of) property nearby  | (6) The length of the time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property   |
| (2) The extent to which property values are diminished by the particular zoning restrictions   | (7) The extent the property would impact: population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, property values in adjacent areas |
| (3) The extent to which the description of the property values of the property owner promotes the health, safety, morals, or general welfare of the public | (8) Consistency with other governmental land use, transportation and development plans for the community  |
| (4) The relative gain to the public, as compared to the hardship imposed upon the property owner   |   |
| (5) The suitability of the subject property for zoned purposes   |   |

Considering the factors of Section 2007 stated above, it should be noted that existing uses of and zoning of nearby properties supports the applicants request for a zoning change of this property. These parcels are the only parcels on Park Avenue NOT zoned for residential use. At the current LI zoning designation, industrial uses, commonly considered to be incompatible with residential uses, are allowed by right at the subject site. A rezone to a residential zoning district protects the integrity and compatibility of the nearby zones on Park Avenue and further supports the objectives of the Statesboro Comprehensive Plan in protecting residential neighborhoods from commercial encroachment. The Comprehensive Plan is further realized in that the rezone allows for infill development and the positive redevelopment of an underused and unsightly lot.

#### **DEVELOPMENT SERVICES REPORT**

Case # RZ 12-01-01

May 10, 2012, 2012



The property is suitable for the purposes of rezone to R4 and meets the legislative intent of that zoning designation in that the proposed concept ensures "that the proposed development will constitute a residential environment of sustained desirability and stability" allowing for maximum utilization of the property, a gradual downzoning from LI to R4 to R3 to R15, and allows for single ownership and operation of the entirety of the parcel. (R3 zoning for duplexes allows only one structure per parcel and would require subdivision of the 1.64 acres of provision of public access to each structure. It is the opinion of staff that the just mentioned requirement of the R3 zoning designation does not serve the character of the surrounding area).

Development of the site can be accomplished to meet the regulatory requirements of the R4 zoning district and other development regulations of the City. Furthermore, development as such is not expected to have as great an impact on population densities, traffic patterns and congestion, environmental aspects, land use patterns, and adjacent property values as the current zoning designation as LI (Light Industrial).

#### STAFF RECOMMENDATION:

Based on consideration of the factors for consideration given in Section 2007 of the Statesboro Zoning Ordinance, and the Statesboro Comprehensive Master Plan, the staff recommends approval of the rezone request from LI (Light Industrial) to R4 (High Density Residential).

Staff recommends **approval** of the proposed rezoning of the tax map parcels currently designated S24 000006 000 & S24 000030 000, two parcels totaling 1.91 acres located at 520 Park Avenue from LI (Light-Industrial) to R-4 (High-Density Residential) rezoning request subject to the following conditions:

- The 1.67 acre site shall remedy all issues regarding code compliance within 30 days of final judgment including but not limited to:
  - Chapter 38, Art. II, Division 1, Section 38-26 – **Nuisance:** Any place, public or private, which because of the accumulation of filth, trash, garbage, junk or water tends to cause sickness and endangers the health of the public or any individual; any place which, because of filth, trash, garbage, junk or water, becomes unsightly or causes stench offensive to the public or any individual; any place which because of the nature of the business carried on there disturbs the peace and quietude of the public; or any place which because of the practices of those frequenting the place tends to corrupt the morals or is offensive to the natural sensibilities of an ordinary man is hereby declared to be a nuisance.
  - Chapter 38, Art. II, Division 1, Section 38-27 – **Maintenance of Nuisance:** It shall be unlawful for any person to keep, allow, permit, maintain or continue any nuisance on his premises within the limits of the city.
  - Chapter 38, Art. II, Division 1, Section 38-30 – **Weeds and Noxious Vegetation:** It shall be unlawful for any person owning or occupying any lot, tract, parcel of land or premises within the city to permit to grow thereon weeds or noxious vegetation to an extent which might endanger the public health. If, after 15 days from service of written notice to such owner or the owner's duly authorized agent by the city engineer, the weeds or vegetable growth are not cut and removed, the city marshal may cut and remove the weeds or growth and charge the expense of such removal to the owner.
  - Appendix A, Article XXII, Section 2205 - **Unsightly or Unsanitary Storage:** No rubbish, salvage materials, junk, or miscellaneous refuse shall be openly stored or kept in the open and no weeds shall be allowed to go uncut within any zones when the same may be construed to be a menace to public health and safety or to have a depressing influence upon property values in the area.

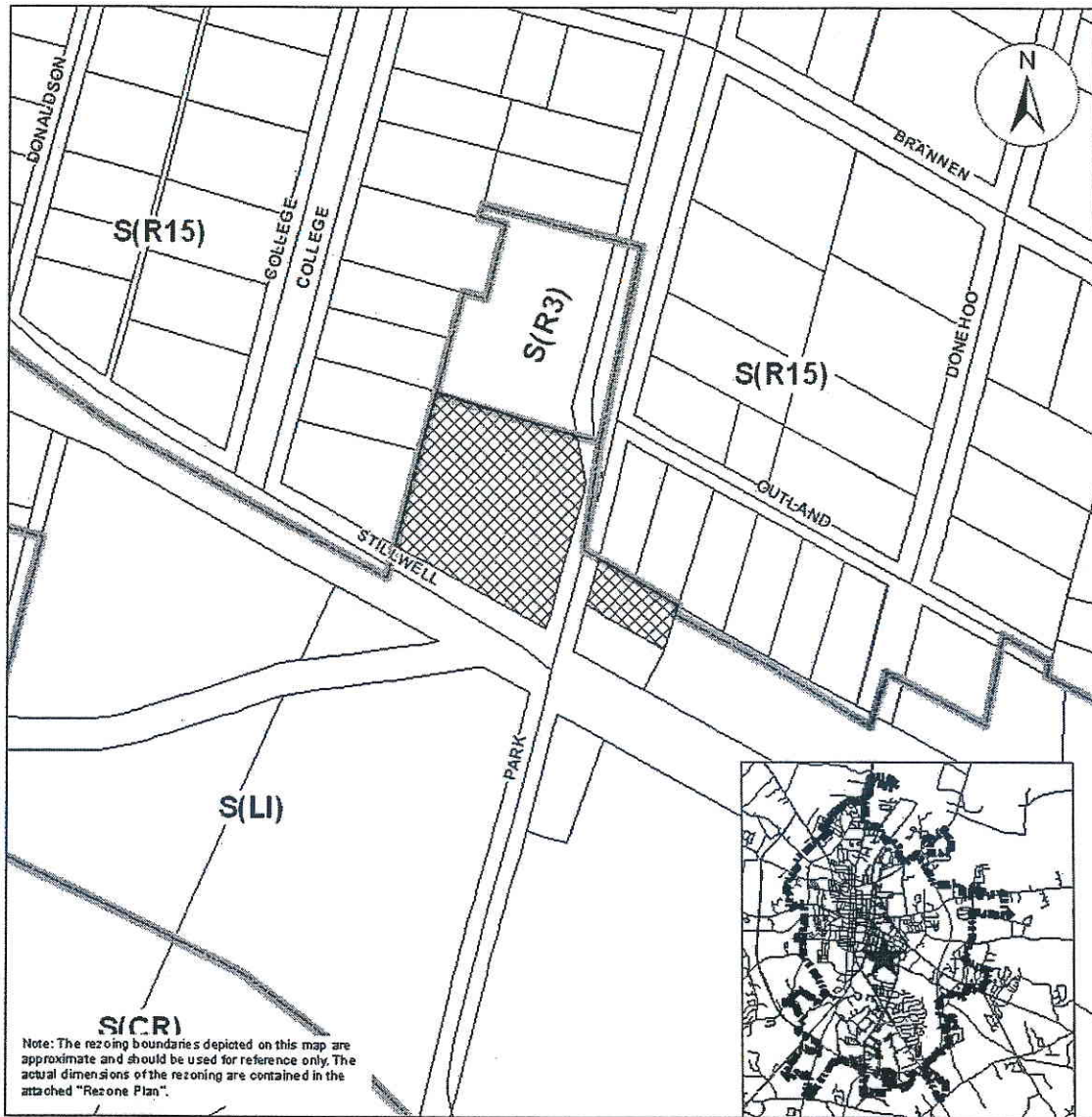
#### PLANNING COMMISSION:

Planning Commission voted 5 to 0 recommending approval of the zoning map request to City Council.

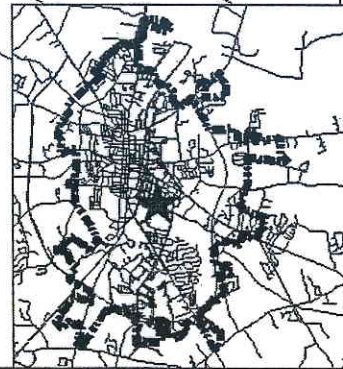
*(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual sketch plan (Exhibit C) submitted on behalf of the applicant for this request to be illustrative only. Approval of the application does not constitute approval of any final building or site plan).*

EXHIBIT A: LOCATION MAP

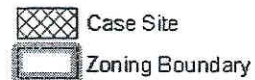
**RZ 12-01-01 520 Park Avenue**  
Location Map



Note: The rezoning boundaries depicted on this map are approximate and should be used for reference only. The actual dimensions of the rezoning are contained in the attached "Rezone Plan".



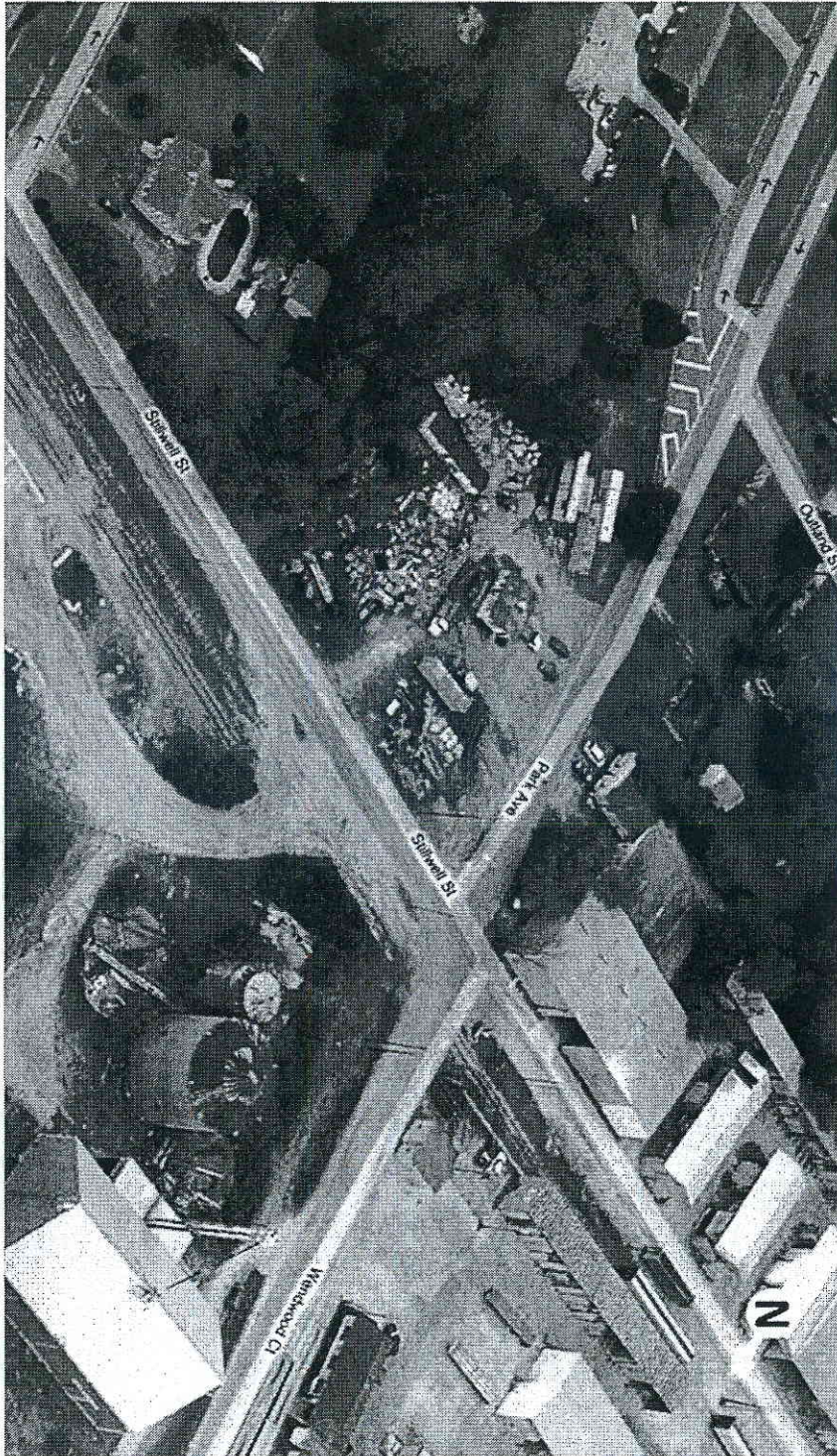
RZ 12-01-01  
520 Park Avenue



0 70 140 280 420 560 Feet



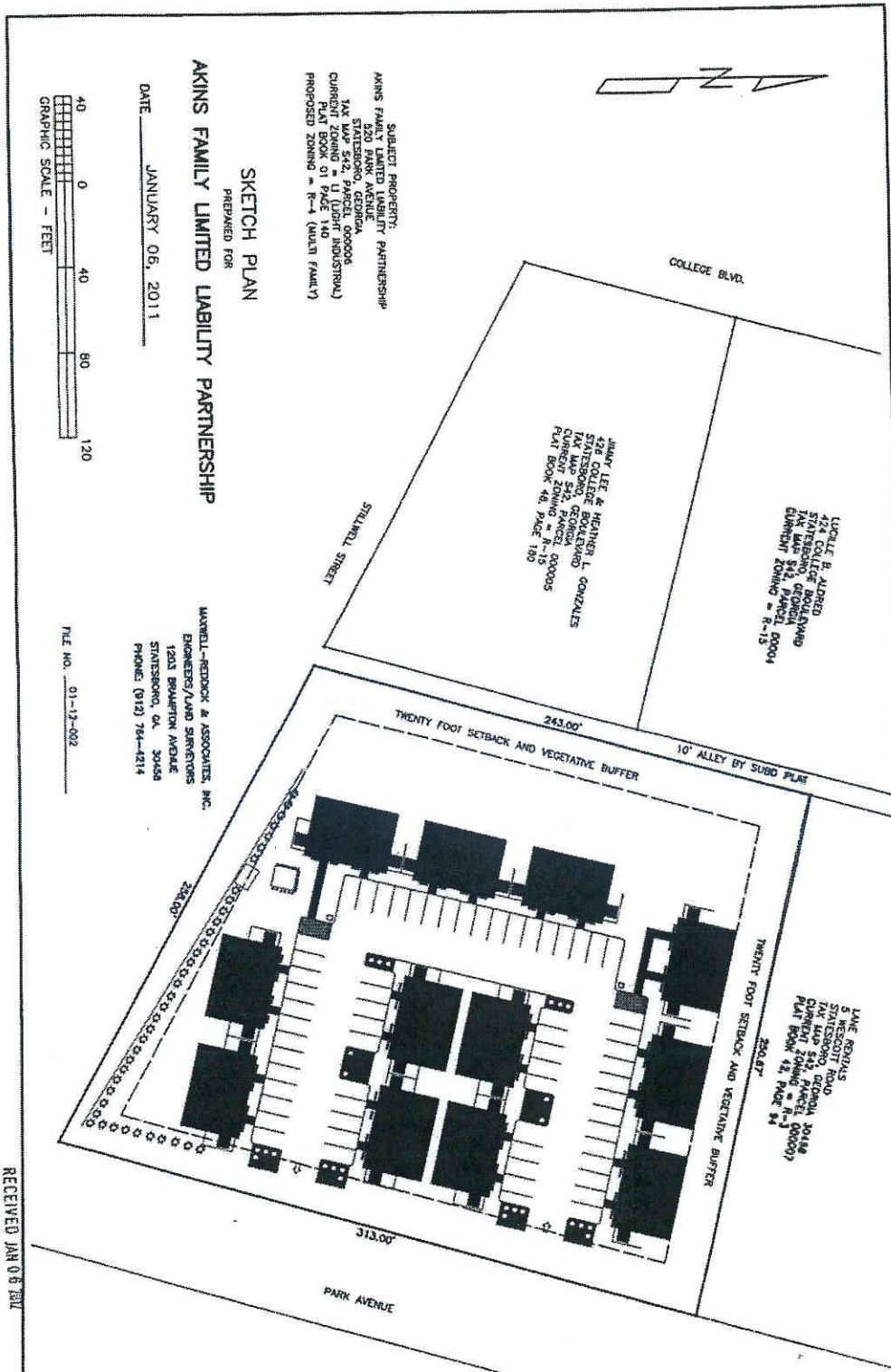
**EXHIBIT B: AERIAL SUBJECT PROPERTIES:**



DEVELOPMENT SERVICES REPORT  
Case # RZ 12-01-01  
May 10, 2012, 2012



# EXHIBIT C: CONCEPTUAL SITE PLAN:





**EXHIBIT D: PHOTOS OF THE SUBJECT PROPERTIES AND VICINITY**



**Figure 1a: Subject Property (1.67 acre parcel)**



**Figure 1b: Subject Property (1.67 acre parcel)**





**Figure 1c: Subject Property (1.67 acre parcel)**

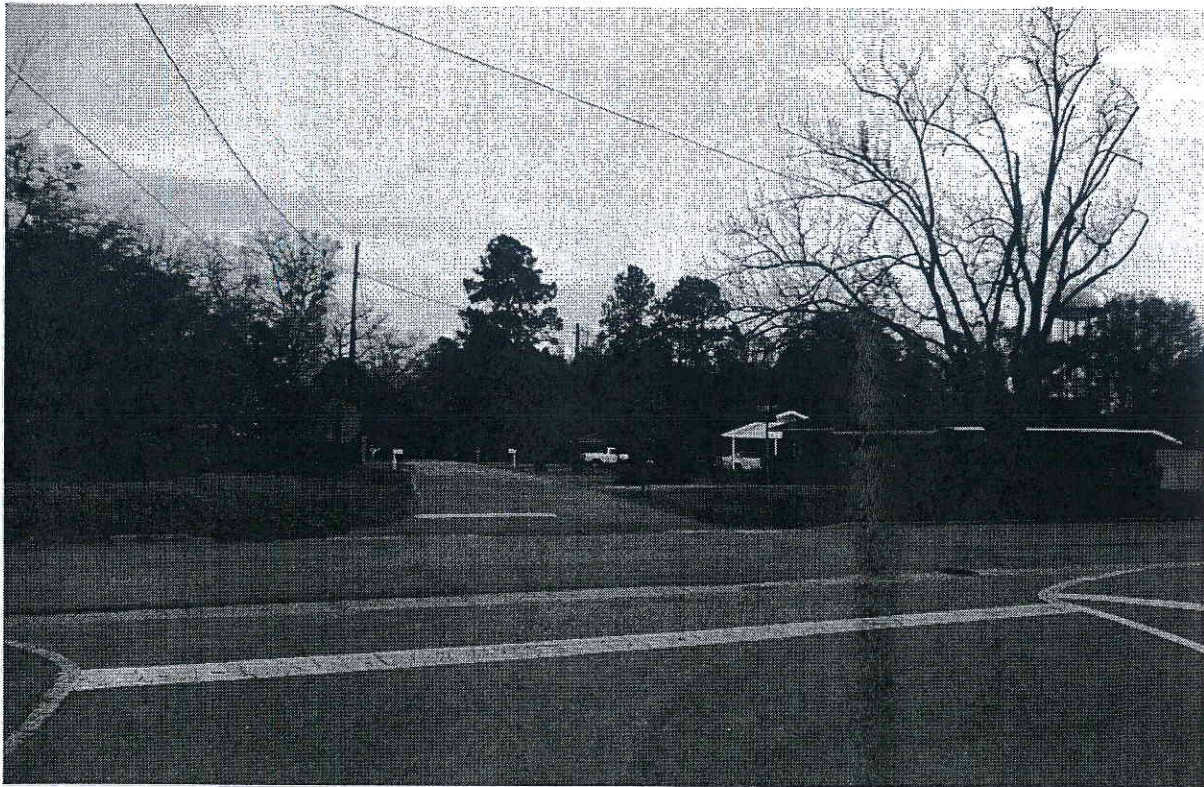


**Figure 1d: Subject Property (.24 acre parcel)**



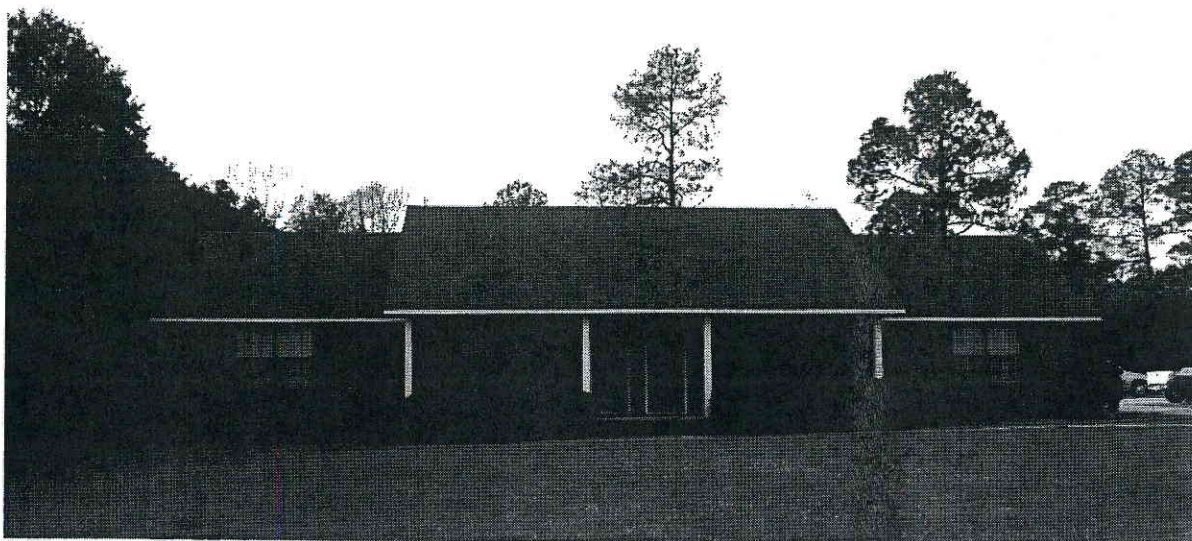


**Figure 2a: Surrounding Land Uses – Howard Lumber Yard**



**Figure 2b: Surrounding Land Uses – Residential area north of subject parcels**



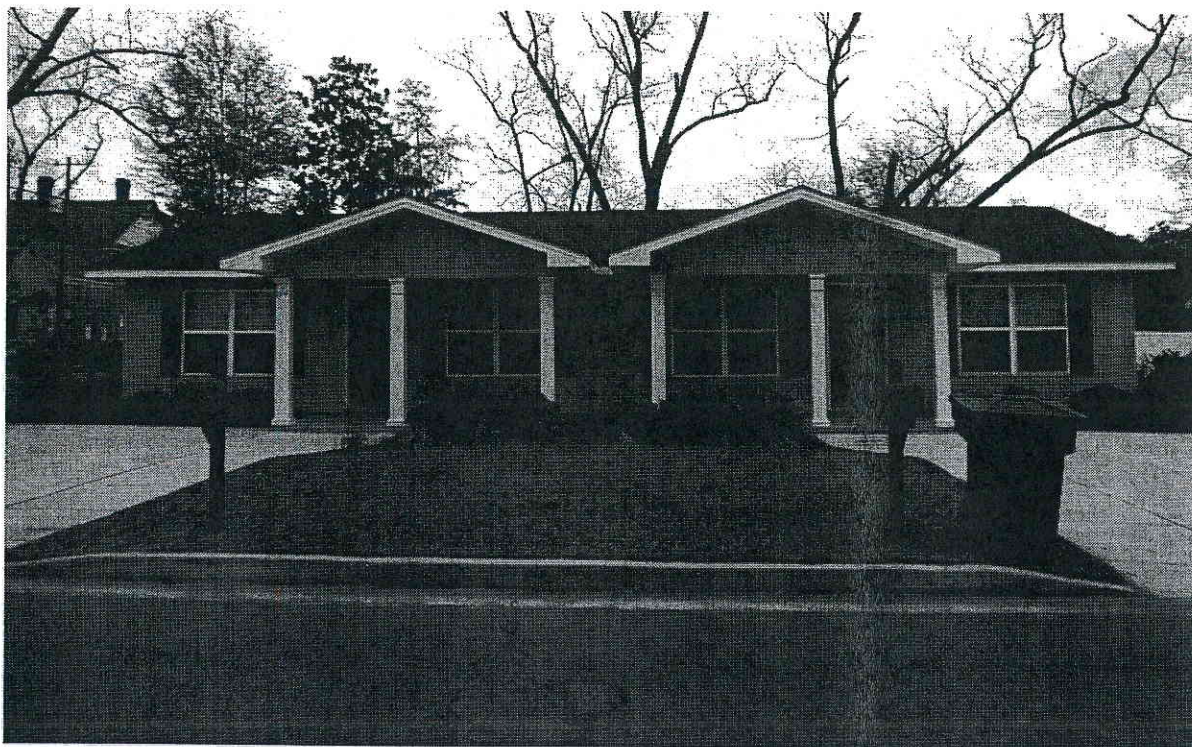


**Figure 2c: Surrounding Land Use – Duplex north of subject parcels (R-3 Medium-Density Multiple Family Residential)**

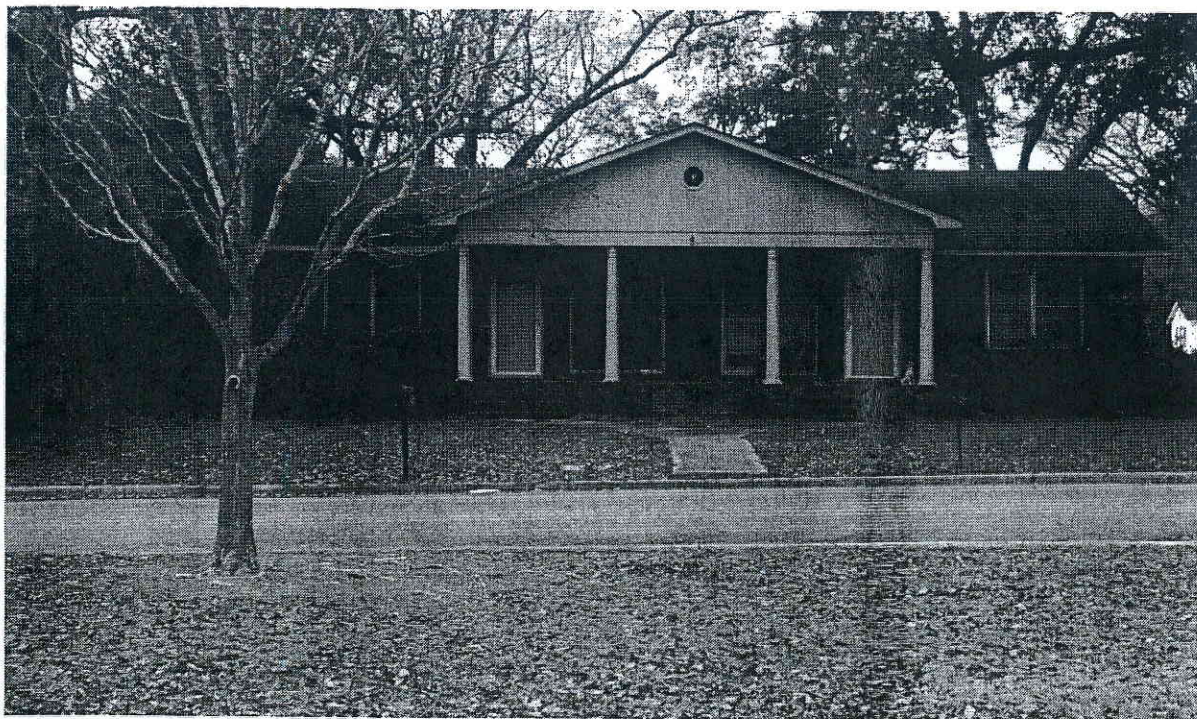


**Figure 3a: Duplexes located in multiple zoning districts – 114 South Mulberry (R-4 High Density Residential)**





**Figure 3b: Duplexes located in multiple zoning districts – 202 Broad Street (R-4, High-Density Residential)**



**Figure 3b: Duplexes located in multiple zoning districts – 201 College Avenue (R-15, Single Family Residential)**