



MAY 03, 2011 9:00 A.M.

1. Call to Order by Mayor Pro Tem Will Britt
2. Invocation and Pledge of Allegiance by Councilman Travis Chance
3. Approval of Minutes:
 - a) April 19th, 2011 Council Minutes
 - b) April 22nd, 2011 Budget Retreat Minutes
4. Recognitions/Public Presentations:
 - a) Presentation for Employee of the Month (Andrew Samples-Statesboro Police Department)
 - b) Retirement of Larry Colbert, Battalion Commander with the Statesboro Fire Department for 32 years of service.
 - c) City of Statesboro Fire Commander Tim Grams will present awards and recognize several members of the Statesboro Fire Department
 - d) Recognition of the City of Statesboro Finance Department for receiving the Certificate of Achievement for Excellence in Financial Reporting for the Fiscal Year ending June 30, 2009 and the Distinguished Budget Presentation Award for the Fiscal Year Beginning July 1st, 2010
5. Public Comments (Agenda Item):
6. Due Process Hearing in Accordance with City of Statesboro Ordinance Sec. 6-35(c) First Offense Violation:
 - a) Statesboro Millhouse – Thomas C. Jones (License Holder)
7. Public Hearing and Consideration of a Motion to approve the following zoning map amendment request:
 - a) **APPLICATION # RZ 11-03-01**: Bird Lane, LLC requests a zoning map amendment of 4.59 acres on Lanier Drive from R-15 (Single-Family Residential) District to R-6 (Single Family Residential) District.
8. Public Hearing and Consideration of a Motion to approve the following variance request:
 - a) **APPLICATION # V 11-03-02**: Ogeechee Area Hospice Inc. requests a variance from Article IX, Section 903 to reduce the required setback from 25 feet to 13.4 feet for property located at 200 Donehoo Street.

9. Consideration of a Motion to Approve Final Change Order to contract with Y-Delta, Inc. to reduce contract amount by \$128,975.96 based on adjusting estimated quantities to actual “as built” quantities for the E. Main Streetscape project.
10. Consideration of a Motion to adopt **Resolution 2011-12**: A Resolution to Adopt Natural Gas Rate Structures for residential, commercial and agricultural customers served by the City of Statesboro Natural Gas System
11. Consideration of a Motion to adopt **Resolution 2011-13**: A Resolution Adopting the Schedule of Fees and Charges for the Water and Wastewater Department of the City of Statesboro, Georgia
12. Consideration of a Motion to approve a sole source purchase of a new side dresser/road widener for the Street Division from Reynolds-Warren Equipment Company for a total amount of \$ 72,000.00
13. Reports from Staff:
 - a) City Manager’s Report
 - b) Department Head Reports
14. Consideration of a Motion to enter into Executive Session to discuss personnel matters in accordance with **O.C.G.A.§50-14-3 (2010)**
15. Other Business from City Council
16. Public Comments (General):
17. Consideration of a Motion to Adjourn



**CITY OF STATESBORO
CITY COUNCIL MINUTES
APRIL 19th, 2011**

A regular meeting of the Statesboro City Council was held on April 19th, 2011 at 6:00 p.m. in the Assembly Hall at the Nesmith Lane Building on the Georgia Southern University Campus. Present were Mayor Joe R. Brannen, Council Members: Will Britt, Tommy Blicht, John Riggs, Gary Lewis and Travis Chance. Also present were Interim City Manager Frank Parker, City Clerk Sue Starling, Staff Attorney Michael Graves, Director of Community Development Mandy Cody, and City Engineer Robert Cheshire.

The Pledge of Allegiance was led by Mayor Pro Tem Will Britt and the Invocation was given by Alton Standifer (Student Government Association President).

Approval of Minutes:

- a) Council Minutes April 5th, 2011**
- b) Council Work Session Minutes April 5th, 2011**

Councilman Chance made a motion, seconded by Councilman Blicht to approve the Council Minutes and Council Work Session Minutes of April 5th, 2011. Councilman Britt, Blicht, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Recognitions/Public Presentations

- a) Proclamation for “National Donate Life Month” presented to Kristine Yager Rushton**

Mayor Brannen presented the “National Donate Life Month” proclamation to Kristine Yager Rushton. She accepted the proclamation and spoke about how an organ transplant saved her life as well as others who had been saved by organ donors.

Interim City Manager Frank Parker congratulated Councilman Travis Chance for being chosen as one of our Top 20 under 40 Young Business and Professional Leaders for 2011.

Consideration of a Motion to Approve a Special Event Permit:

- a) Larry T. Scarboro (Benefit Ball)**

Councilman Chance made a motion, seconded by Councilman Lewis to approve a special event permit for Larry T. Scarboro (Benefit Ball). Councilman Britt, Blicht, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to approve/deny 1st reading for an alcohol license:

a) Lily's Cafe (Tracy Lee Bercegeay)

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Blitch to approve 1st reading of an alcohol license for Lily's Café (Tracy Lee Bercegeay). Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to declare a non-functioning 1995 Ford F-150 pick-up truck that has extensive collision damage (\$3,600) and high mileage as surplus and to authorize the Police Department to dispose of this property through Gov Deals

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Lewis to declare a non-functioning 1995 Ford F-150 pick-up truck that has extensive collision damage (\$3,600) and high mileage as surplus and to authorize the Police Department to dispose of this property through Gov Deals. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to approve Resolution 2011-11: A Resolution Authorizing the Waiver of any Payments in Lieu of Taxes (PILOT) by the Statesboro Housing Authority to the City of Statesboro for the 2010 Tax Year.

Councilman Lewis made a motion, seconded by Mayor Pro Tem Will Britt to approve Resolution 2011-11: A Resolution Authorizing the Waiver of any Payments in Lieu of Taxes (PILOT) by the Statesboro Housing Authority to the City of Statesboro for the 2010 Tax Year. Councilman Britt, Blitch, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Reports from Staff:

a) City Manager's Report

Interim City Manager Frank Parker thanked Georgia Southern University for inviting the City Officials and Staff to their campus to hold the City of Statesboro Council Meeting. He also invited everyone to the City's budget retreat on Friday April 22nd, 2011 at the Gateway Pond House.

b) Department Head Reports

City Engineer Robert Cheshire updated Council on the recycling program. He stated everything was going well with the 200 plus carts that has already been delivered to residents. The plans are to continue to get as many people as possible to buy into the recycling program at a cost of \$20.00 per year.

Mayor Brannen thanked the GSU students for their participation in the KBB clean up this past Saturday.

Director of Community Development Mandi Cody stated there would be a meeting on May 5th, 2011 concerning the DSDA Master plan. She also updated Council on the Census 2010. She stated her department is moving forward, with Council's direction, to draw the redistricting lines for the upcoming election. She also stated there were a lot of decisions to be made in a very short time.

Director of Water Wastewater Wayne Johnson updated Council on the permit for the reclaimed water system, purple pipe ordinance and the shower head replacement and low flow toilet programs.

Public Comments Presented By the Georgia Southern University Community

Taylor Jones, Senior Exercise Science Major at GSU, spoke to Council concerning the redistricting and asked would the process include input from students and citizens of the City. Councilman Chance and Mayor Pro Tem Will Britt explained some of the procedures and how the process works to insure every district is equal.

Interim City Manager Frank Parker stated there would be a work session for this issue after the next Council meeting.

Alton Standifer spoke to Council concerning some issues the students had brought to his attention. He stated the students wanted a polling place on campus and more representation on the City Council.

Mayor Pro Tem Will Britt stated he would like to see more students attend the Council meetings at City Hall to show their interest in representing the students on a local level.

Interim City Manager Frank Parker also stated he has an open door policy and everyone is welcome.

Consideration of a Motion to Adjourn

Councilman Chance made a motion, seconded by Mayor Pro Tem Will Britt 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 6:40 p.m.



**CITY OF STATESBORO
CITY COUNCIL BUDGET RETREAT MINUTES
April 22nd, 2011**

A City Council Budget Retreat was held on April 22nd, 2011 at 8:45 at the Gateway Pond house. Present was Mayor Joe Brannen, Councilman Travis Chance, Mayor Pro Tem Will Britt and Councilman John Riggs. Also present was Interim City Manager Frank Parker, City Clerk Sue Starling, Staff Attorney Michael Graves, City Engineer Robert Cheshire and Director of Community Development Mandi Cody.

The meeting was called to order by Mayor Joe Brannen and the invocation was also given by Mayor Brannen.

Other Department Heads present were:

Director of Water/Wastewater Wayne Johnson, Assistant Director Water/Wastewater Van Collins, Director of Public Safety Wendell Turner, Gas Superintendent Steve Hotchkiss, Senior Assistant City Engineer Jason Boyles, Director of Human Resource Jeff Grant, Director of Purchasing Darren Prather, Finance Controller Cindy West.

The meeting consisted of the department heads giving an overview of their budget for FY 2012 which included their CIP Projects as well as goals and priorities, 2011 highlights, budget assumptions, rate changes and other proposals by the City Manager.

Other employees and citizens were also present.

Mayor Brannen opened the meeting for public comments. There were no comments from the public.

The meeting was adjourned at 3:00 p.m.

There was no action taken at this meeting.

CITY OF STATESBORO

COUNCIL
Thomas N. Blich
John C. Riggs
William P. Britt
Travis L. Chance
Gary L. Lewis



Joe R. Brannen, Mayor
Frank Parker, Interim City Manager
Sue Starling, City Clerk
City Attorney

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

April 12, 2011

Thomas C. Jones
Statesboro Millhouse
1301 Statesboro Place Circle
Statesboro, Ga. 30458

Hand Delivered – Statesboro Police Department

Dear Mr. Jones,

On November 18th, 2010 the Georgia Department of Revenue Alcohol and Tobacco Law Enforcement Division cited Christopher McCabe, an employee of Statesboro Millhouse for sale of alcohol to an underage person. Section 6-86 of the City of Statesboro Alcohol Ordinance states that any violation of this subsection of the ordinance shall result in a due process hearing before the Mayor and City Council.

In accordance with Sec.6-3 of the city ordinance the penalty for 1st offense shall be a three day suspension of the license, pending council's decision.

In accordance with Sec. 6-35(c) of the ordinance this shall serve as your 14-day notice of a due process hearing before the Mayor and City Council. This hearing will be held on Tuesday, May 3rd, 2011 at 9:00 a.m. in the Council Chambers at City Hall. You have the right to be represented by an attorney and to present evidence at this hearing.

Sincerely,

Sue Starling
City Clerk

cc: Mayor Joe Brannen and Council Members
Staff Attorney Michael Graves
Commander J.R. Holloway, Statesboro Police Department
Special Agent in Charge, Ron Huckaby, Georgia Dept. of Revenue

GEORGIA DEPARTMENT OF REVENUE
ALCOHOL & TOBACCO DIVISION

INCIDENT REPORT						Agency Case Number 2010111805817	
Agency ORI GA-0252200		<input checked="" type="checkbox"/> Criminal		<input checked="" type="checkbox"/> Administrative			
Incident Type UNDERAGE SALES	Counts:	Incident or Regulation Code	Charges		Premise Type	Weapon Type	
	1	560-2-2-.25	Sale of Alcoholic Beverage to a Minor		Commercial	N/A	
	1	3-3-23	Sale of Alcoholic Beverage to a Minor		Commercial	N/A	
Incident Location 1301 STATESBORO PLACE CIRCLE			Incident Date 11/18/2010	Time 10:32 PM	To Date 11/18/2010	Time 10:39 PM	
City STATESBORO		County BULLOCH			State GA	Zip 30458	
Complainant S/A Matt Ogburn		Complainant Address 6606 Abercorn St, Savannah, 31405			Complainant Phone (912) 303-1856		
Victim's Name		Race	Sex	Age	Residence Phone		Business Phone
Witness Name(s) S/A Mark Sprayberry		Witness Address 6606 Abercorn St, 6606 Abercorn St, Savannah, GA 31405			Witness Phone (912) 356-2884		
Name of: <input checked="" type="checkbox"/> Offender <input checked="" type="checkbox"/> Business (Refer to Trade Name for Business Name) Christopher McCabe		Race White (Non-Hispanic)	Age 25	Date of Birth 1/8/1985	OLN/SSN	State	
Address of Offender (Refer to Incident Location for Business Address) 548 St Andres Cir, Statesboro, GA 30458			Height 5'10"	Weight 180	Hair Brown	Eyes Hazel	
<input checked="" type="checkbox"/> Admin Citation 58-1064	<input checked="" type="checkbox"/> Criminal Citation 10820	<input type="checkbox"/> Warrant		Arrest <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Total No. Arrested	At or near offense scene? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Licensee JONES, THOMAS C.		Trade Name STATESBORO MILLHOUSE			STI Number		
Alcohol License Number 53865		Tobacco License Number			Sale Completed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
(Alcohol) Licensed for: <input checked="" type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine <input checked="" type="checkbox"/> Liquor <input type="checkbox"/> Retail <input checked="" type="checkbox"/> Consumption on Premise		Is this a Synar Case? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Over the Counter <input type="checkbox"/> Vending Machine		Purchase Attempted <input checked="" type="checkbox"/> Alcohol <input type="checkbox"/> Tobacco	
Is outlet eligible? (Required if Synar) <input type="checkbox"/> Yes <input type="checkbox"/> No		If no, give reason			If reason is 'other', give explanation		
If outlet is eligible, was inspection completed? <input type="checkbox"/> Yes <input type="checkbox"/> No		If no, give reason			If reason is 'other', give explanation		
Description of Clerk White male, Chris, black shirt, buzz hair cut.				Did the clerk request ID? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Clerk's Comments / Statement Purchase price,				Was the purchase witnessed by the cover agent? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Evidence Purchased Bud Light		Evidence Control #	Cost \$3.50	Is this a Companion Case? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Is this an Adopted Case? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Undercover 45803	Age 19	Gender Male	Cover Mark Sprayberry		Inspection Team Matthew Ogburn, Ron Huckaby		
CHAIN OF CUSTODY:							
<u>Received From</u>		<u>Date</u>		<u>Transferred To</u>		<u>Date</u>	
_____		_____		_____		_____	
Is the investigation related to an underage investigation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, was the underage investigation conducted by the UAIG? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Did investigation indicate this incident was drug-related? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Required: <input type="checkbox"/> Cleared by Arrest <input type="checkbox"/> Administratively Cleared			
If yes, indicate the type of drug(s) used by offender:				<input type="checkbox"/> Exceptionally Cleared <input type="checkbox"/> Unfounded			
Report Date: 11/18/2010		<input type="checkbox"/> Adult <input type="checkbox"/> Juvenile		Date of Clearance: 11/18/2010			
Narrative: On 11-18-2010, Agents of the Georgia Department of Revenue's Alcohol & Tobacco Division conducted an alcohol compliance check operation in the city of Statesboro. The underage operative was a 19 year old white male known as UA (under age) #45803. Special Agent Mark Sprayberry acted as the Undercover Agent during the operation and witnessed the buys. Agent Matthew Ogburn was the case Agent and the Inspection Agent.							
Reporting Agent Matthew Ogburn		Badge No. 58	Case Agent Matthew Ogburn		Badge No. 58	Approving Agent Ron Huckaby	
						Badge No. 67	

GEORGIA DEPARTMENT OF REVENUE
ALCOHOL & TOBACCO DIVISION

Agency ORI GA-0252200		NARRATIVE Continued		Agency Case Number 2010111805817	
<p>On 11-18-2010 at 2232 hours Agent Sprayberry and the UA entered Statesboro Millhouse. Statesboro Millhouse is located at 1301 Statesboro Place Circle. The UA ordered a Bud Light. The server gave the UA a Bud Light. The server then stated the price of \$3.50 and the UA paid for the Bud Light. The server never checked the identification of the UA. S/A Sprayberry witnessed the transaction.</p> <p>S/A Sprayberry and the UA then left Statesboro Millhouse. S/A Sprayberry then notified S/A Ogburn about the underage purchase of beverage alcohol. S/A Sprayberry then gave S/A Ogburn the description of the server. S/A Ogburn then entered the business to identify the server.</p> <p>S/A Ogburn identified the server as Christopher McCabe. Mr. McCabe was informed that he sold beverage alcohol to an underage person. Mr. McCabe stated that he always checks Id and that he checks 99% of them. The business was issued an administrative citation for 560-2-2-.25 and Mr. McCabe was issued criminal citation for O.C.G.A 3-3-23. Case Closed MRO 058.</p>					
Reporting Agent	Badge No.	Case Agent	Badge No.	Approving Agent	Badge No.
Matthew Ogburn	58	Matthew Ogburn	58	Ron Huckaby	67



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

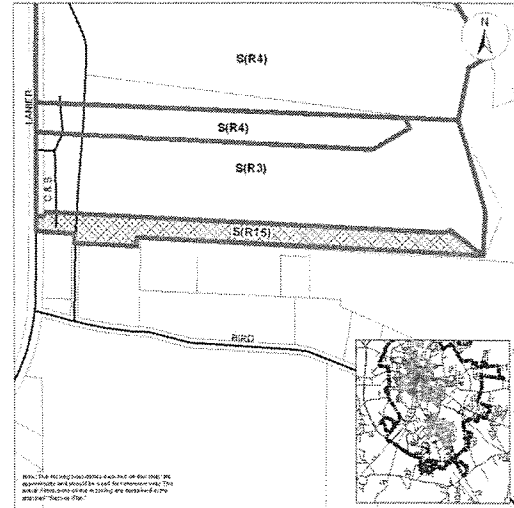
P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 11-03-01 – Lanier Drive

LOCATION: Lanier Drive
REQUEST: Rezone from R-15 (Single Family Residential) to R-6 (Single Family Residential).
APPLICANT: Bird Lane, LLC
OWNER(S): Bird Lane, LLC
LAND AREA: 4.59 Acres
PARCEL TAX MAP #s: MS63000020 000 & MS63000020 002
COUNCIL DISTRICT: 2 (Lewis)
Zoning District: R 15

**RZ 11-03-01 Lanier Drive
 Location Map**



PROPOSAL:

The applicant is requesting rezoning of the subject property from R 15 (Single Family Residential) -which has a minimum lot size requirement of 15,000 square feet - to R 6 (Single Family Residential) District – which has a minimum lot size of 6,000 square feet in order to construct approximately 10 (ten) additional single family homes (three bedrooms each) at the subject property. (**Exhibit A – Location Map & Exhibit B – Conceptual Site Plan**).

BACKGROUND:

The subject area of this request is 4.59 acres of the Islands subdivision – a student oriented housing development located off of Lanier Drive. The subdivision is split zoned R4 (High Density Multi Family Residential), R3 (Multi Family Medium Density Residential) and R 15 (Single Family Residential). This split zoning is the result of previous Council decisions to decrease densities moving from inside the municipal limits south to the municipal boundary with the R 15 (Single Family Residential) district portion of the subdivision acting as a type of buffer between the higher density portions of the development and the adjacent lower density uses located outside the municipal limits.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH	R 3 (Medium Density Multi Family) and R4 (High Density Multi Family)	Multi- family (The Islands).
SOUTH	R 4 and PUD (Bulloch County)	Single Family Residential
EAST:	PUD (Bulloch County)	Undeveloped; multi family.
WEST	PUD (Bulloch County)	Undeveloped

Properties to the south are utilized as single family residential homes, but one adjacent property has recently been annexed into the city at a R4 (High Density Residential) zoning designation. Behind the single family residence to the south is a large manufactured housing lot. Property to the west is zoned PUD Bulloch County and is undeveloped. Property to the immediate north of the subject area continues The Islands subdivision and is zoned R3 (Medium Density Multi Family) and R4 (High Density Multi Family). The adjacent parcel to the north is zoned R4 (High Density Multi Family), but remains undeveloped. (**See Exhibit C**).

COMPREHENSIVE PLAN:

The subject site lies within the "Developing" character area and adjacent to a proposed annexation area as identified by the City of Statesboro Future Development Map within the *City of Statesboro Comprehensive Plan*. The Developing character area is primarily residential in nature, but is "under pressure to grow in a suburban manner." "These developing areas can be found at the periphery of the city, adjacent to existing suburban development and highway corridors. *Statesboro Comprehensive Plan, Community Agenda*, page 16.

Multifamily housing is an appropriate land use for properties within the Developing character area. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master planned to include mixes uses wherever appropriate.
- New developments should provide recreational facilities and open space to meet the needs of their residents.
- Promote walking and bicycling as an alternative means of transportation through the provision of safe, accessible and connected networks and bike storage facilities at destinations.
- There should be strong connectivity and continuity between each subdivision.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

It should be noted that many of these strategies are evidenced within the existing Islands development.

TRANSPORTATION:

The subject property is accessed from Lanier Drive. Lanier Drive is functionally classed by the Georgia Department of Transportation as an urban collector street and identified as an access corridor by the *Bulloch County/City of Statesboro Long Range Transportation Plan (LRTP)*. *Bulloch County/City of Statesboro Long Range Transportation Plan*, page 67.

Traffic counts for the immediate area (and thereby relative to the subject property's proposed use) were not available. The *2035 Bulloch County/City of Statesboro Long Range Transportation Plan* rated Lanier Drive at this segment at a level of service (LOS) of C or better. Level of Service ratings are a "qualitative measure of traffic flow describing operating conditions" ranging from A (representing the best operating conditions) to F (representing the worst operating conditions). A rating of C or better indicates that "travel speeds are slightly lower than the posted speed with noticeable delay in intersection areas." A rating of D or worse is considered deficient. The *Bulloch County/City of Statesboro Long Range Transportation Plan* did not note any roadway deficiencies or recommend any capacity or safety improvements for this segment of Lanier Drive.

This segment of Lanier Drive is not served by sidewalks, curbs, or gutters. However, there is a sidewalk system internal to the Islands subdivision terminating at the intersection of Aruba Avenue and Lanier Drive.

No significant impact on traffic volume, safety, or capacity is expected as a result of this request.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject site is currently served by city utilities, including water and sewer. No significant impact is expected on community facilities as a result of this request.

ENVIRONMENTAL:

There are no known environmental issues, floodplains, or wetlands associated with this property. There is no expected environmental impact associated with this request.

ANALYSIS:

The subject site is currently zoned R 15 (Single Family Residential), which requires a minimum lot size of 15,000 square feet and limits permissible uses to detached single family residences. The applicant is requesting that the property be zoned R6 (Single Family Residential District), which also limits permissible uses to detached single family residences, but allows for lot sizes with a minimum of 6,000 square feet and therefore permits a higher density of development.

The request to rezone the subject property from R 15 (Single Family Residential) to R6 (Single Family Residential) district should be considered in light of the standards for determination of zoning map amendments given in Section 2007 of the *Statesboro Zoning Ordinance*; the vision and community policies articulated within the cities two (2) primary land use policies: The *Statesboro Comprehensive Plan* and the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*; and the potential for the property to develop in conformance with the requirements of the proposed R6 zoning district as set forth in the *Statesboro Zoning Ordinance*.

Section 2007 of the Statesboro Zoning Ordinance provides eight (8) standards for the Mayor and City Council to consider “in making its determination” regarding a zoning map amendment and “balancing the promotions of the public health, safety, morality (morals), and general welfare against the right of unrestricted use of property.” Those standards are as follows:

- (1) Existing uses and zoning or (of) property nearby;
- (2) The extent to which property values are diminished by the particular zoning restrictions.
- (3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.
- (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 the zoned purposes.
- (6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.
- (7) The extent the proposed change would impact the following: 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; and
- (8) Consistency with other governmental land use, transportation, and development plans for the community.

Existing uses and zoning of nearby property range from undeveloped to high density residential. The property is already developed and utilized in the requested manner. This request, if approved, is not expected to have a significant impact on population density, community facilities, living conditions, traffic patterns and congestion, environmental aspects, or property values in adjacent areas.

The applicant’s request to rezone the subject property from R15 (Single Family Residential) to R6 (Single Family Residential District) is not inconsistent with the vision or land use policies adopted in the *Statesboro Comprehensive Plan* or those articulated within the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. The *Statesboro Comprehensive Plan* adopts a goal of “promot[ing] infill and redevelopment” stating that “infill development, which consists of developing vacant lots dispersed in developed areas, strengthens neighborhoods and reinvests money into infrastructure which is already in place. (*Community Agenda, page 51*). The requested rezoning and subsequent construction proposed for the subject site would achieve this goal of the *Comprehensive Plan*.

The requested zoning map amendment is consistent with the policies articulated within the *2035 Bulloch County/City of Statesboro Long Range Transportation Plan*.

As illustrated on the sketch plan submittal, the subject property can be developed in conformance with the requirements for the proposed R-6 zoning district as set forth in the *Statesboro Zoning Ordinance*. The subject property is sufficient in size and shape for the development of single family residential uses that meet the setback and other standards of the R-6 zoning district as well as the parking, buffering, and other development requirements set forth in the *Statesboro Zoning Ordinance*. However, staff review of safety and site design issues did reveal a concern with the proposed driveway / driveway accesses proposed on the submitted site plan. Therefore, should the requested zoning map amendment be approved, staff has suggested a condition regarding driveway access standards to address this safety concern.

STAFF RECOMMENDATION:

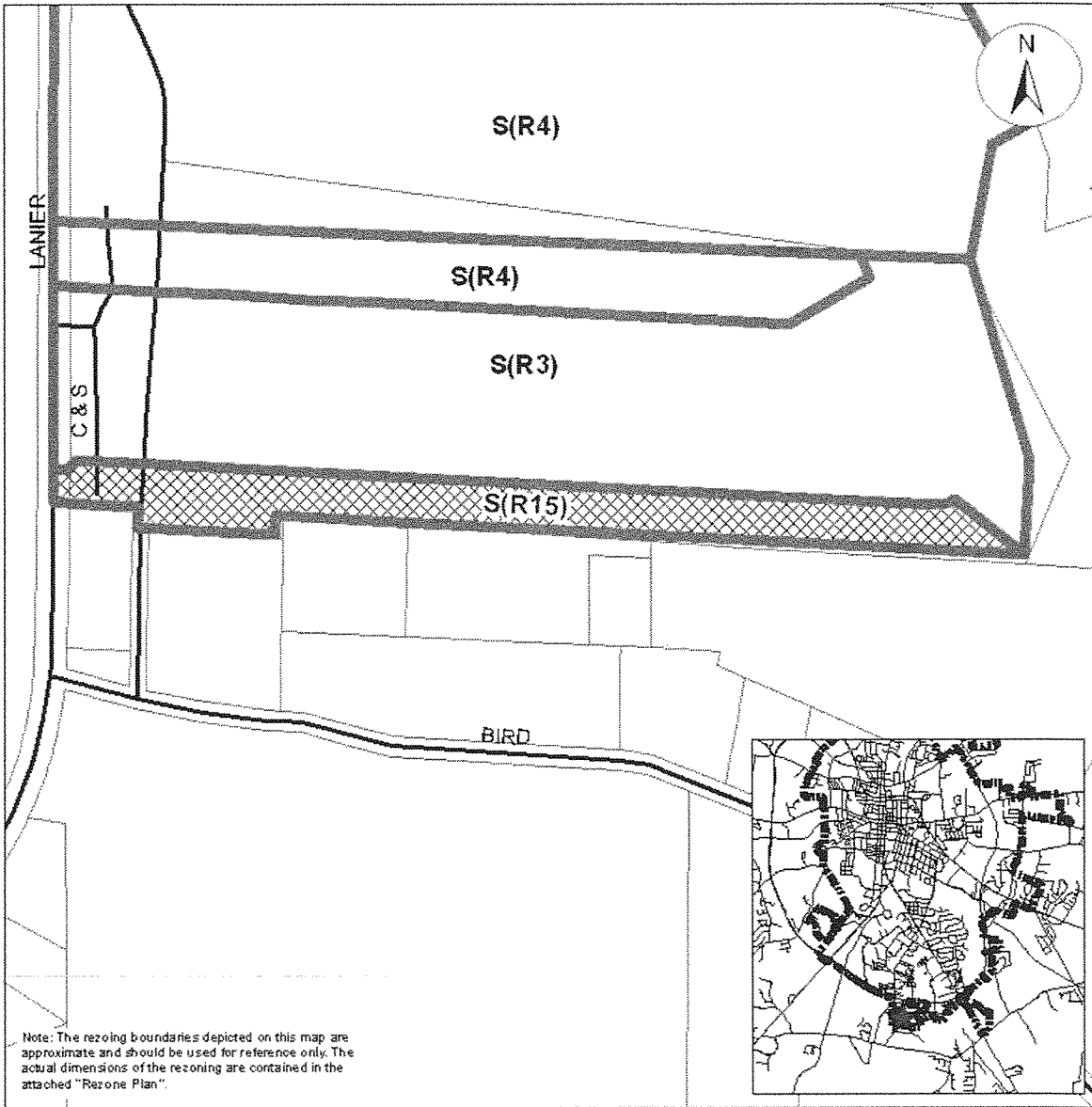
Given the expectation of continued development and expansion of the City limits within the area of this site (as shown on the Future Land Development Map) it may well be that earlier Councils’ inferred intent to zone this subject site as a buffer between higher density housing zones to the north and unincorporated areas to the south may no longer be applicable. This coupled with the above analysis results in staff recommending that the requested zoning map amendment from R 15 (Single Family Residential) to R 6 (Single Family Residential) be granted with the condition that the site’s driveways and curb cuts meet all dimension requirements of the City of Statesboro Driveway and Access Standards and that all driveways provide for forward facing egress.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 3-0 to recommend denial of the zoning map amendment requested by this application.

(Please note: Unless otherwise stated in any formal motion by City Council, staff considers the conceptual site plan (Exhibit B) 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).



RZ 11-03-01 Lanier Drive 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 "Rezoning Plan".



RZ 11-03-01
The Islands
Lanier Drive

 Zoning Boundary  Case Site

400 200 0 400 Feet


EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY.



Figure 1: The Islands: Example of development in the R-15 zoning district.



Figure 2: Example of The Islands development within the R3 and R4 zoning districts.

EXHIBIT C: PHOTOS OF THE SUBJECT PROPERTY AND GENERAL VICINITY (CONT.).



Figure 4: Adjacent property to the south that was recently annexed at R4.



Figure 4: Property to the South – zoned PUD Bulloch County.



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

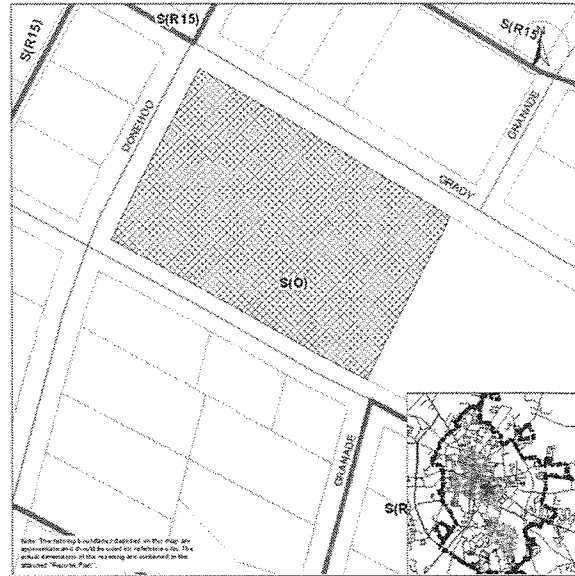
» (912) 764-0630
 » (912) 764-0664 (Fax)

VARIANCE

V 11-03-02 – East Inman Street (200 Donehoo Street)

**V 11-03-02 East Inman (200 Donehoo Street)
 Location Map**

LOCATION: 200 Donehoo Street
REQUEST: Variance from Section 902 of the Statesboro Zoning Ordinance.
APPLICANT: Ogeechee Area Hospice Inc.
OWNER(S): Ogeechee Area Hospice Inc.
LAND AREA: 2.82 Acres
PARCEL TAX MAP #s: S52 000052 001
COUNCIL DISTRICT: 5 (Chance)
ZONING DISTRICT: O (Office)



PROPOSAL:

The Ogeechee Area Hospice is requesting a variance to construct a building addition which will reduce the setback from 25 feet to 13.4 feet on East Inman Street.

BACKGROUND:

The Ogeechee Area Hospice is in the preliminary stages of expanding their facilities to the rear of the existing building due to their ability to acquire the parcel. The hospice would like to add space in which the staff would be able to hold on-site training and hold conferences. This room would serve as a community room and could be used for various purposes.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	O (Office) R-15 (Single Family Residential)	Offices / Parking Area Single Family Residential Homes
SOUTH:	O (Office) R-15 (Single Family Residential)	Offices / Parking Area Single Family Residential Homes
EAST:	O (Office) R-15 (Single Family Residential)	Offices Single Family Residential Homes
WEST:	O (Office) R-15 (Single Family Residential)	Offices Single Family Residential Homes

The subject property is located in an O (Office) zoning district. The adjoining residential district is an R-15 (Single Family Residential) zoning district. The adjacent parcels to the north of the subject property contain offices, a parking area, and a single-family home which has its main entrance on Savannah Avenue. The adjacent parcels to the south of the subject property contain a parking area for the Ogeechee Area Hospice and a medical office. The adjacent parcel to the east has recently been acquired by the Ogeechee Area Hospice and will be used to expand their facilities. The parcel located across East Granade Street contains a large parking area used by the on-site driving school for instruction. The adjacent parcels to the west contain offices similar in style to the surrounding residential neighborhood.

COMPREHENSIVE PLAN:

The subject parcel is located in the "Established" character area as identified by the *Statesboro Comprehensive Master Plan 2009-2029*. The "Established" character area is identified as areas in which consideration is given to the appropriate redevelopment of an existing area in order to maintain neighborhoods, reduce issues of blight and decline, and where new structures should respect the existing fabric of the neighborhood, through similar front, side, and rear setbacks. The subject parcel is located in an area in which the Ogeechee Area Hospice is the largest facility and is surrounded by offices and businesses, some of which serve the needs of hospice patients, visitors, and staff.

The majority of parcels located in the "Established" character area are developed and the implementation strategies suggested in the *Statesboro Comprehensive Master Plan 2009-2029* are not all applicable this site. Applicable suggested development and implementation strategies of the "Established" character area include, but are not limited to, the following:

- Ensure that new development and land uses do not encroach upon or detract from the character of the recognized National Historic District within the area. The Savannah Avenue Historic District is adjacent to the subject property.
- Enhance existing pedestrian connectivity by repairing/replacing sidewalks and adding new ones where necessary.
- Plant shade trees along streets and sidewalks.
- Streets, especially thoroughfares, should incorporate Context Sensitive Solutions to provide traffic calming and protect community character.

TRANSPORTATION:

The subject property is located on a block surrounded by four local roads. The Ogeechee Area Hospice has vehicular access and building elevations on three of these roads. The main entrance is located on Donehoo Street facing west. East Grady Street, located to the north of the subject property, has one drive way which allows vehicular access. East Inman Street, located south of the subject property, has two driveways that allow vehicular access. East Granade Street is located to the east of the block on which the subject property is located. The parcel which separates the subject property from this street is being acquired by the Ogeechee Area Hospice for future expansion.

The Georgia Department of Transportation has data available for the Annual Average Daily Traffic (AADT) count for two locations on East Grady Street. The first location is at the intersection of East Grady Street and Park Avenue. This location is approximately 675 feet from the northwest corner of the subject parcel. The AADT count for this location was estimated at 2160 in 2009 which is an increase of 280 since 2005. The second location is on East Grady Street between Gentilly Road and Deanna Drive which is approximately 1,206 feet from the northeast corner of the subject property. The AADT count for this location was estimated at 850 in 2009 which is a decrease of 1130 since 2005. The proposed improvements should not affect traffic volume once completed.

There is a sidewalk located on East Grady Street along the subject property. The *Bulloch County / City of Statesboro 2035 Long Range Transportation Plan (LRTP)* does not target these streets in this area for any improvements.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property is served by City water and sewer. There are no known issues related to the City's ability to provide public services to this site. There is no direct correlation between the variance request and the ability to provide public services to this site.

ENVIRONMENTAL:

The City's reference maps do not show wetlands on the subject property nor do they show the subject property in a Special Flood Hazard Area (SFHA). There should be no environmental impact from the construction of the building addition.

ANALYSIS:

The applicant is requesting a variance from Article IX, Section 902 which references Article V, Section 503 of the *Statesboro Zoning Ordinance* in order to construct a 2,500 square foot addition to the main building which will encroach upon the required setback of 25 feet. The applicant would like to place the building 13.4 feet away from the property line at East Inman Street.

Article IX, Section 902 states that the "minimum regulations of building heights, lot area, yards, building line and building coverage shall be in conformity with the requirements of the adjoining residential zone." The adjoining residential zoning district to the O (Office) zoning district is an R-15 (Single-Family Residential) zoning district. The area, width, and yard regulations in Article V, Section 503 applies to the subject property.

The lot will require a front yard depth of 25 feet based on Article V, Section 503(B) of the *Statesboro Zoning Ordinance* states which states "In the case of a corner lot, a front yard shall be required on each street on which the lot abuts." The subject property is located at the intersections of Donehoo Street and East Grady Streets and Donehoo Street and East Inman Street. The applicant is proposing a building that will be 13.4 feet off of the property line at East Inman Street – which is 11.6 feet encroachment into the required setback area.

The parcel on which the Ogeechee Area Hospice is located has an area of 2.89 acres (125,887.4 square feet) the current building contains 16,821 square feet and upon completion of the addition the current square footage shall increase to 19,321 square feet. The building shall increase in the percentage of coverage from 13 percent to 15 percent of the parcel which is 10 percent lower than the maximum building coverage for the building coverage in an R-15 (Single Family Residential) district.

The Ogeechee Area Hospice currently has a total of 63 parking spaces. The building addition will be located in a small parking lot and remove a total of four (4) spaces reducing this total to 59 spaces. The total amount of off-street parking spaces required for this use is 44. The addition will not impact the need for parking spaces.

STAFF RECOMMENDATION:

The request may meet the standard for the granting of a variance. Staff's recommendation is based on the following findings of fact:

- A) **There are no special conditions pertaining to the land or structure in question because of its size, shape, topography, or physical condition...** The property is of uniform shape and of fairly level topography.
- B) **Special conditions and circumstances being considered (variances) result from the actions of the applicant.** The variance request is a result of the proposed action by the applicant.
- C) **The application of the Ordinance to this particular piece of property would create an unnecessary hardship.** The application of the Ordinance may not create an unnecessary hardship to the applicant.
- D) **Relief, if granted, would cause substantial detriment to the public good and impair the purposes and intent of the zoning regulations.** The proposed building addition would not cause a substantial detriment to the public good nor impair the purposes and intent of the zoning regulations.

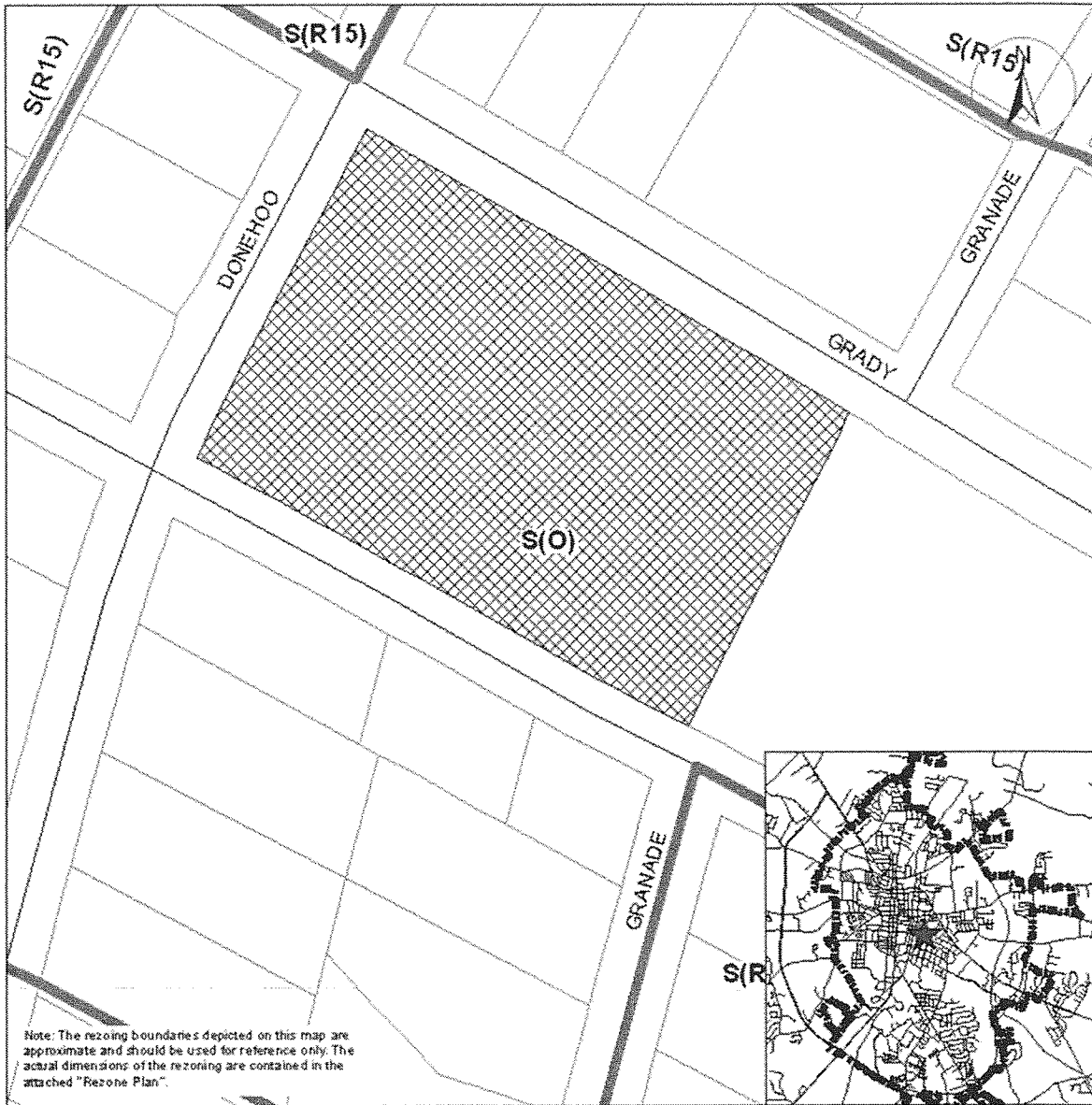
PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 3-0 to recommend approval of the requested variance.

(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 this application does not constitute approval of any final building or site plan).

EXHIBIT A: LOCATION MAP

V 11-03-02 East Inman (200 Donehoo Street) 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 "Rezoning Plan".



V 11-03-02
Ogeechee Area Hospice
200 Donehoo Street

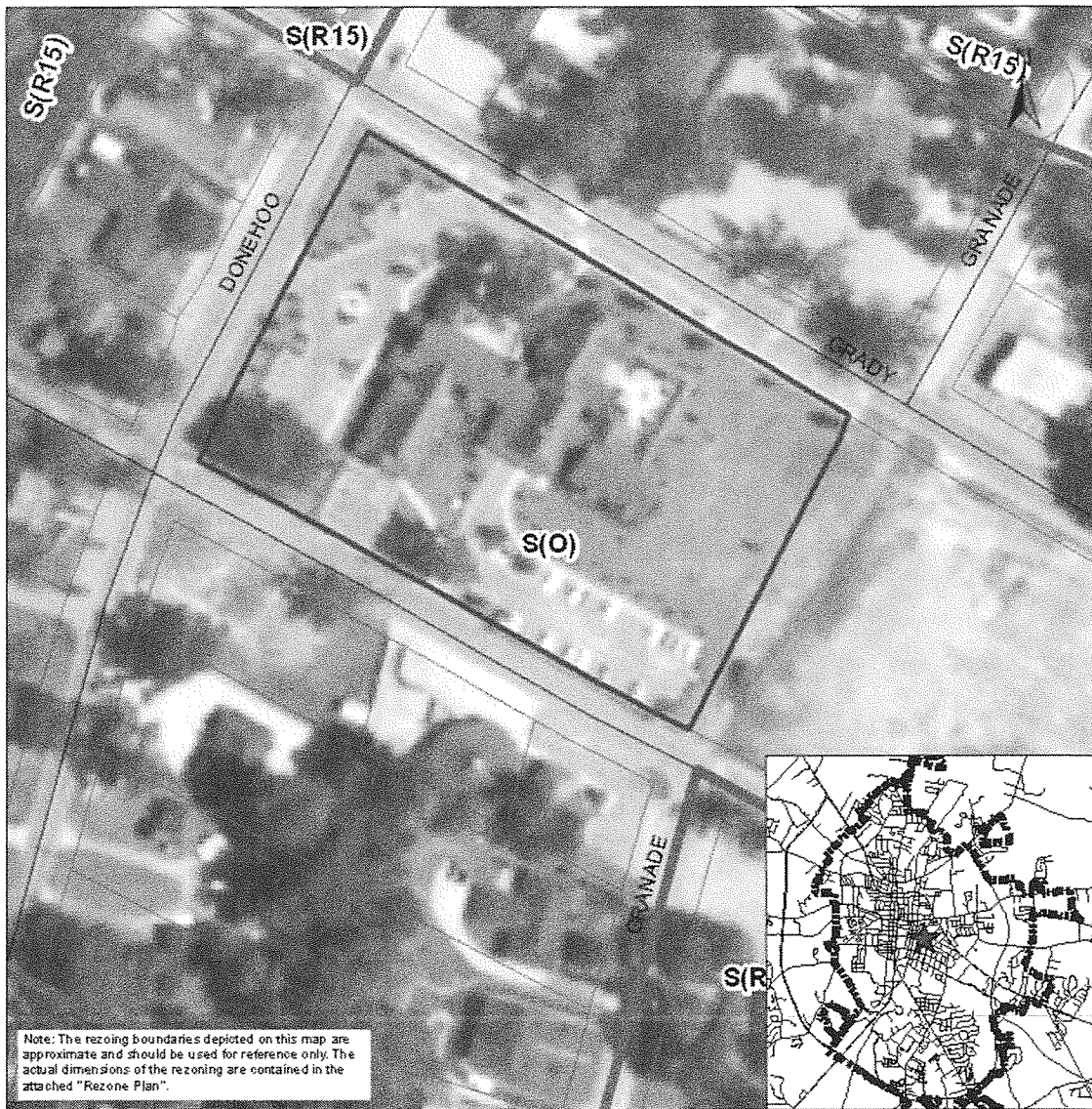
 Case Site  Zoning Boundary

125 62.5 0 125 Feet



EXHIBIT B: AERIAL MAP

V 11-03-02 East Inman (200 Donehoo Street) Aerial Map



V 11-03-02
Ogeechee Area Hospice
200 Donehoo Street

Case Site Zoning Boundary

125 62.5 0 125 Feet

EXHIBIT C: SITE SURVEY

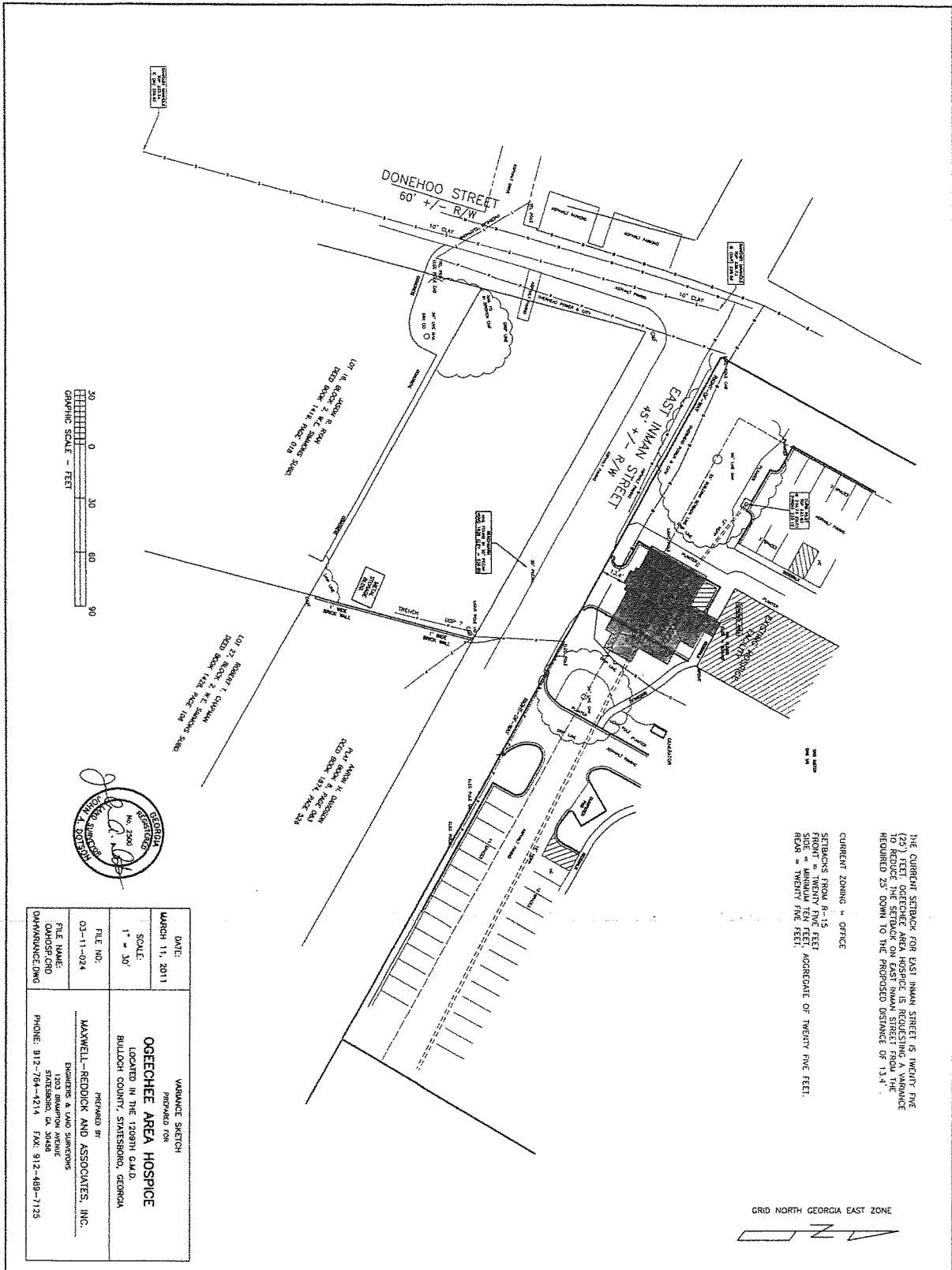


EXHIBIT F: RENDERING OF PROPOSED EXPANSION WITH PROPOSED BUILDING HIGHLIGHTED

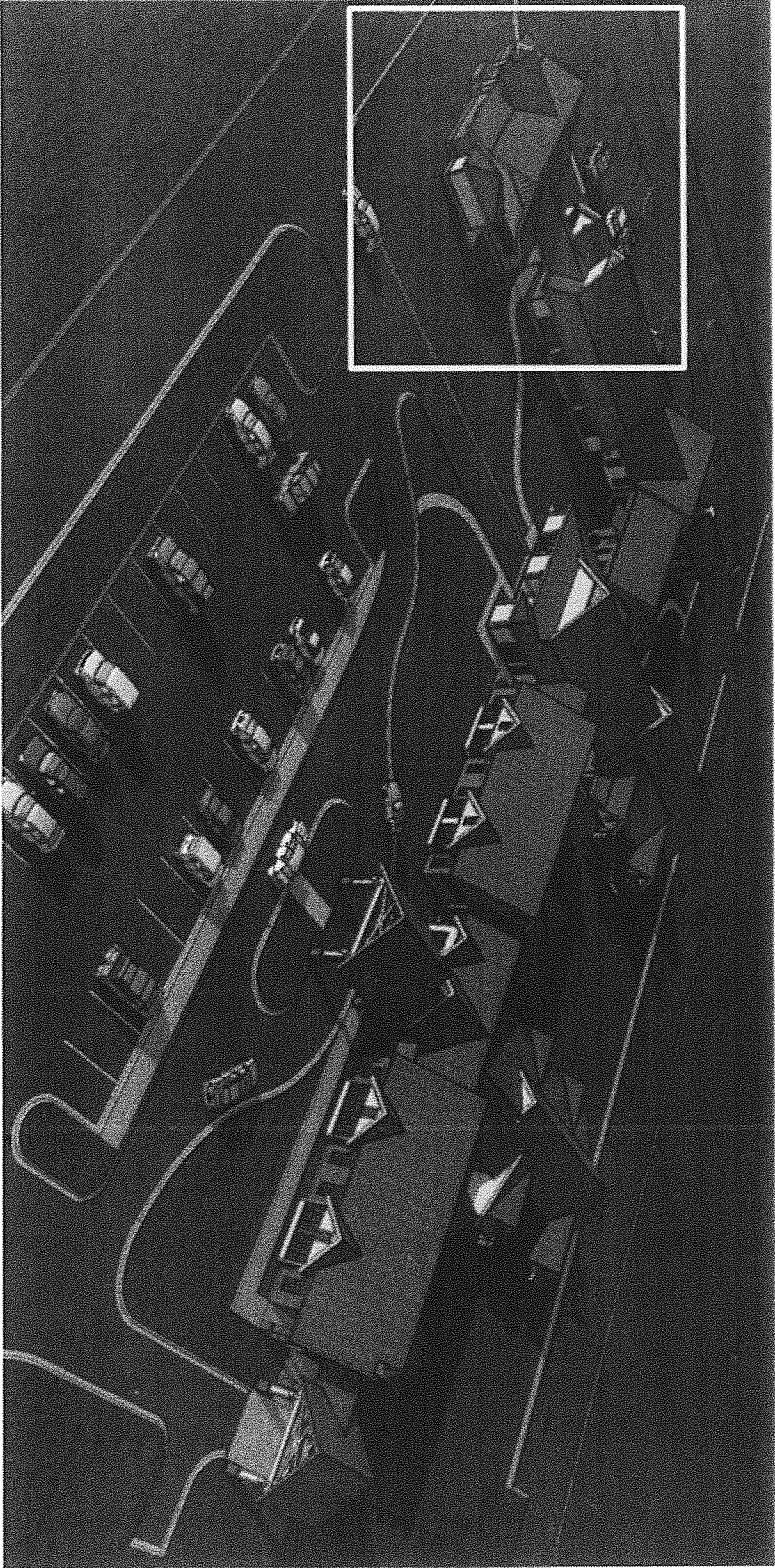


EXHIBIT G: PHOTOS OF THE SUBJECT PROPERTY AND VICINITY



Figure 1a: Subject Property (Front of Ogeechee Area Hospice)



Figure 1b: Subject Property (Area of Proposed Expansion))



Figure 1c: Subject Property (Area of Proposed Expansion)



Figure 1c: Subject Property (Rear Area and Area for Proposed Future Expansion)



Figure 2a: Surrounding Land Uses (Residence Converted to an Office Use)



Figure 2b: Surrounding Land Uses (Offices)



City of Statesboro Engineering Department

P.O. Box 348
Statesboro, Georgia 30459

912.764.0655
912.764.0664 (Fax)

MEMORANDUM

To: Frank Parker, City Manager

From: Robert Cheshire, P.E., City Engineer *RC*
Brad Deal, Assistant City Engineer *BD*

Re: Final Reconciling Change Order
Downtown Streetscape Phase 1 (East Main Street)

Date: April 26, 2011

Attached for City Council's consideration is the final change order to adjust the estimated unit quantities to the actual as built quantities on the above referenced project (a breakdown and change order form is attached). The approved contract amount is currently **\$1,112,385.86**. This change order will reduce the contract amount by **\$128,975.96** to a new total of **\$983,409.90**. Most of the quantity underruns are due to the overall length of the project being shortened from the original design in order to save money. There were also underruns on some items because some work in the original contract was completed by the City Water/Sewer Department. This change order will complete the project and allow us to release the contractors retainage.

Attachments



City of Statesboro Engineering Department

Post Office Box 348
Statesboro, Georgia 30459
Phone: (912) 764-0655
Fax: (912) 764-0664

INITIATED BY:
CITY ENGINEER
ARCHITECT
CONTRACTOR
FIELD
OTHER

CONSTRUCTION CHANGE DIRECTIVE

DIRECTIVE NO: 8

DATE: May 3, 2011

PROJECT NO: TEE-0006-00(631) Downtown Streetscape Phase 1

CONTRACT DATE: March 9, 2009

ORIGINAL CONTRACT AMOUNT: \$894,301.27

CURRENT CONTRACT AMOUNT: \$1,112,385.86

TO CONTRACTOR: Y-Delta, Inc.

Phone: (912) 587-5839

Fax: (912) 587-5495

You are hereby directed to make the following change(s) in this Contract:

Adjust estimated quantities on line items to reflect actual as built quantities, as shown on the attached breakdown.

ATTACHMENTS INCLUDED: Breakdown of Line Items with Underruns or Overruns

PROPOSED ADJUSTMENTS

- The proposed basis of adjustment to the Contract Sum is:
Decrease of \$128,975.96. The new Contract Sum shall be \$983,409.90.
- No change in Contract Time is proposed.

Signature by the Contractor indicates the Contractor's agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this Construction Change Directive.

CONTRACTOR

Address

Sign

Date

When signed by the City Engineer, or representative, and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

Brad Deal
PROJECT MANAGER

Sign Brad Deal

Date 4/26/11

Robert Cheshire, P.E.
CITY ENGINEER

Sign Robert Cheshire

Date 4-26-11

Joe Brannen
MAYOR

Sign _____

Date _____

**RESOLUTION 2011-12 A RESOLUTION ADOPTING THE NATURAL GAS RATE
STRUCTURE FOR RESIDENTIAL, COMMERCIAL AND AGRICULTURAL
CUSTOMERS SERVED BY THE STATESBORO NATURAL GAS DEPARTMENT**

THAT WHEREAS, the City of Statesboro operates a natural gas system which distributes natural gas to customers located in Bulloch, Screven and Candler counties.

WHEREAS, in order to finance these operations, the City has previously and must continue to impose fees and charges to its natural gas customers;

WHEREAS, the Mayor and Council of the City of Statesboro have previously implemented a schedule of fees and charges for the Statesboro Natural Gas Department;

WHEREAS, the City Manager has recommended revision of the natural gas rate structure to reflect changes in current costs and charges for the provision of natural gas for all of its residential, commercial and agricultural customers.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia on this _____ day of May, 2010 as follows:

Section 1. That a proposed rate structure for natural gas services is attached hereto as Exhibit A and incorporated herein by reference and is approved as the fees and charges authorized to be charged by Statesboro Natural Gas.

Section 2. That any provision of any ordinance or resolution, or administrative policy in conflict with this schedule for the Statesboro Natural Gas Department, is hereby repealed and the provisions of this Resolution shall take precedence in determining fees and charges.

Section 3. That this Resolution shall be and remain effective from and after its date of adoption.

Adopted this _____ day of _____, 2011.

CITY OF STATESBORO, GEORGIA

Will Britt, Mayor Pro-Tem

ATTESTED TO:

Sue Starling, City Clerk

To: Mr. Steve Hotchkiss
 Gas Superintendent
 City of Statesboro
 P. O. Box 348
 Statesboro, GA 30458

FROM: Rusty Hough
 Municipal Gas Authority of Ga.
 1522 Spence Rd
 Pelham, GA 31779
 (229) 224-4080 office (678) 819-0991 fax

The City of Statesboro

FIRM GAS SERVICE
 HLF - AG

- PRIVILEGED & CONFIDENTIAL -

FOR SERVICE DURING:

Date

CONVERSION FACTOR:

1.0250

DEMAND COMPONENTS	TOTAL \$
Total Demand Charges (monthly)	\$20,532
Avg. Firm Volume (Dt)	2,931

RATE COMPONENTS	\$/MMBTU	\$/MCF
Base Charge: \$ 25.00		
Demand Charges	\$0.7005	\$0.7180
Spot Market Index Price	\$0.0000	\$0.0000
Hedge Adjustment	<u>\$0.0000</u>	<u>\$0.0000</u>
Sub-total	\$0.0000	\$0.0000
Pipeline Fuel Retention	\$0.0000	\$0.0000
Firm Transportation	\$0.0677	\$0.0694
Swing Supply Service	\$0.1011	\$0.1036
MGAG G&A	\$0.0900	\$0.0923
SRCS Charge	\$0.0600	\$0.0615
	<u>\$0.0000</u>	<u>\$0.0000</u>
Delivered Cost to City Gate	\$1.0193	\$1.0448
City Distribution Charge	\$2.6829	\$2.7500
Total Delivered Sales Rate	\$3.7022	\$3.7948

Equivalent Propane Price per gallon	\$0.34
-------------------------------------	--------

To: Mr. Steve Hotchkiss
 Gas Superintendent
 City of Statesboro
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 Statesboro, GA 30458

FROM: Rusty Hough
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The City of Statesboro

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CONVERSION FACTOR:

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Joe R. Brannen, Mayor

COUNCIL

Thomas N. Blich - DISTRICT 1
Gary L. Lewis - DISTRICT 2
William P. Britt - DISTRICT 3
John C. Riggs - DISTRICT 4
Travis L. Chance - DISTRICT 5

CITY OF STATESBORO

WATER & WASTEWATER
302 BRIARWOOD ROAD
STATESBORO, GEORGIA 30458
(912) 681-1161
FAX: (912) 681-8932

H. Wayne Johnson,
Director of Water & Wastewater
Van H. Collins,
Assistant Director of Water &
Wastewater
Matthew Aycock,
Wastewater Superintendent
Aulbert Brannen III,
Maintenance Superintendent
Danny Lively,
Water Superintendent

MEMORANDUM

April 26, 2011

To: Mr. Frank Parker, Interim City Manager

From: Wayne Johnson, Director of Water & Wastewater

RE: PROPOSED WATER/SEWER FEES AND CHARGES CHANGES/INCREASES:

Mr. Parker,

Attached is the proposed Chart of Fees and Charges for the Water/Sewer Department which reflects the rate and fee increases and the creation of the Governmental Rate Class. Please place this on the agenda for the May 3, 2011 Council meeting for consideration by the Council. The recommendation is for the rates to become effective June 1, 2011 so they will begin being collected in July 2011.

I would recommend that we honor the existing water & sewer tap fees and the existing ATC Fees, until July 1, 2011, for the following projects which have already submitted plans, met with City Staff and received preliminary approval regarding their projects.

The Forum Apartment Complex on HWY 301S

Grace Crossing, Senior Living Complex on W. Jones Ave.

Ogeechee Area Hospice on E. Grady St.

JUNE 1, 2011

RESOLUTION 2011-13: A RESOLUTION ADOPTING THE SCHEDULE OF
FEES AND CHARGES FOR THE WATER AND WASTEWATER DEPARTMENT
OF THE CITY OF STATESBORO, GEORGIA

THAT WHEREAS, the City of Statesboro operates a Water and Wastewater Department, which operates and maintains the physical plant necessary to treat, test, pump, store, and distribute potable water; and to collect, pump, treat, test, and discharge wastewater meeting all federal and state laws and administrative regulations; and

WHEREAS, in order to finance some of these operations, the City has previously and must continue to impose various fees and charges; and

WHEREAS, the Mayor and City Council have previously implemented said schedule of fees and charges; and

WHEREAS, the City Manager has recommended an increase in the schedule of fees and charges to help offset the effects of inflation over the last two years; and an increase in tap fees to offset the actual costs to the City;

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Statesboro, Georgia this ___ day of _____, 2011 as follows:

Section 1. That the document entitled "Schedule of Fees and Charges for the Water and Wastewater Department of the City of Statesboro, Georgia", attached hereto and incorporated into this Resolution by reference, is hereby adopted and approved as the fees and charges authorized to be charged by the department.

Section 2. That any provision of any ordinance or resolution, or administrative policy in conflict with this schedule for the Water and Wastewater Department is hereby repealed to the extent of any such conflict; and the provisions of this Resolution shall take precedence in determining the fees and charges to which they apply.

Section 3. That this Resolution shall be and remain effective from and after its date of adoption.

Adopted this _____ day of _____, 2011.

CITY OF STATESBORO, GEORGIA

By: Will Britt, Mayor Pro Tem

Attest: Sue Starling, City Clerk

Schedule of Fees and Charges for the Water and Wastewater Department
of the City of Statesboro, Georgia
June 1, 2011

WATER AND SEWER RATES:

1) *Water and Sewer Residential Customers **Inside** City Limits:*

Base Charge Water = \$7.50/Month

0-9,000 gallons at \$2.25 per 1,000 gal
10-19,000 gallons at \$2.35 per 1,000 gal
20- 49,000 gallons at \$2.60 per 1,000 gal
ALL OVER 49,000 gal at \$3.15 per 1,000 gal

Base Charge Sewer = \$7.50/Month

0-9,000 gallons at \$2.70 per 1,000 gal
10-49,000 gallons at \$2.80 per 1,000 gal
ALL OVER 49,000 gal at \$2.90 per 1,000 gal

2) *Water Only Residential Customers **Inside** City Limits:*

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal
10-19,000 gallons at \$2.35 per 1,000 gal
20-49,000 gallons at \$2.60 per 1,000 gal
ALL OVER 49,000 gal at \$3.15 per 1,000 gal

3) *Water Only Irrigation **Inside** City Limits:*

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal
10-19,000 gallons at \$2.35 per 1,000 gal
20-49,000 gallons at \$2.60 per 1,000 gal
ALL OVER 49,000 gal at \$3.15 per 1,000 gal

4) *Sewer Only Residential Customers **Inside** City Limits:*

Base Charge Sewer = \$15.00/Month

0-9,000 gallons at \$2.70 per 1,000 gal
10-49,000 gallons at \$2.80 per 1,000 gal
ALL OVER 49,000gal at \$2.90 per 1,000 gal

INDUSTRIAL RATES INSIDE CITY LIMITS:

5) *Water and Sewer Industrial Customers Inside City Limits:*

Base Charge Water = \$7.50/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

ALL OVER 19,000 gallons at \$2.45 per 1,000 gal

Base Charge Sewer = \$7.50/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-19,000 gallons at \$2.80 per 1,000 gal

ALL OVER 19,000 gallons at \$2.90 per 1,000 gal

6) *Water Only Industrial Customers Inside City Limits:*

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

ALL OVER 19,000 gallons at \$2.45 per 1,000 gal

7) *Sewer Only Industrial Customers Inside City Limits:*

Base Charge Sewer = \$15.00/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-19,000 gallons at \$2.80 per 1,000 gal

ALL OVER 19,000 gallons at \$2.90 per 1,000 gal

COMMERCIAL RATES INSIDE CITY LIMITS:

8) *Water and Sewer Commercial and Governmental Customers Inside City Limits:*

Base Charge Water = \$7.50/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

ALL OVER 19,000 gallons at \$2.45 per 1,000 gal

Base Charge Sewer = \$7.50/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-19,000 gallons at \$2.80 per 1,000 gal

ALL OVER 19,000 gallons at \$2.90 per 1,000 gal

9) *Water Only Commercial Customers Inside City Limits:*

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$2.25 per 1,000 gal

10-19,000 gallons at \$2.35 per 1,000 gal

ALL OVER 19,000 gallons at \$2.45 per 1,000 gal

10) Sewer Only Commercial Customers **Inside** City Limits:

Base Charge Sewer = \$15.00/Month

0-9,000 gallons at \$2.70 per 1,000 gal

10-19,000 gallons at \$2.80 per 1,000 gal

ALL OVER 19,000 gallons at \$2.90 per 1,000 gal

GOVERNMENTAL RATES INSIDE CITY LIMITS:

(COUNTY: STATE: FEDERAL ENTITIES: SCHOOL BOARDS: BOARD OF REGENTS)

11) Water and Sewer Governmental Customers **Inside** City Limits:

Base Charge Water = \$9.00/Month

0-9,000 gallons at \$2.50 per 1,000 gal

10-19,000 gallons at \$2.60 per 1,000 gal

ALL OVER 19,000 gallons at \$2.70 per 1,000 gal

Base Charge Sewer = \$9.00/Month

0-9,000 gallons at \$2.95 per 1,000 gal

10-19,000 gallons at \$3.05 per 1,000 gal

ALL OVER 19,000 gallons at \$3.15 per 1,000 gal

12) Water Only Governmental Customers **Inside** City Limits:

Base Charge Water = \$18.00/Month

0-9,000 gallons at \$2.50 per 1,000 gal

10-19,000 gallons at \$2.60 per 1,000 gal

ALL OVER 19,000 gallons at \$2.70 per 1,000 gal

13) Sewer Only Governmental Customers **Inside** City Limits:

Base Charge Sewer = \$18.00/Month

0-9,000 gallons at \$2.95 per 1,000 gal

10-19,000 gallons at \$3.05 per 1,000 gal

ALL OVER 19,000 gallons at \$3.15 per 1,000 gal

14) Water and Sewer Residential Customers **Outside** City Limits:

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

20-49,000 gallons at \$5.20 per 1,000 gal

ALL OVER 49,000 gallons at \$6.30 per 1,000 gal

Base Charge Sewer = \$15.00/Month
0-9,000 gallons at \$5.40 per 1,000 gal
10-49,000 gallons at \$5.60 per 1,000 gal
ALL OVER 49,000 gal at \$5.80 per 1,000 gal

*15) Water Only Residential Customers **Outside City Limits:***

Base Charge Water = \$30.00/Month
0-9,000 gallons at \$4.50 per 1,000 gal
10-19,000 gallons at \$4.70 per 1,000 gal
20-49,000 gallons at \$5.20 per 1,000 gal
ALL OVER 49,000 gallons at \$6.30 per 1,000 gal

*16) Water Only Irrigation **Outside City Limits:***

Base Charge Water = \$30.00/Month
0-9,000 gallons at \$4.50 per 1,000 gal
10-19,000 gallons at \$4.70 per 1,000 gal
20-49,000 gallons at \$5.20 per 1,000 gal
ALL OVER 49,000 gallons at \$6.30 per 1,000 gal

*17) Sewer Only Residential Customers **Outside City Limits:***

Base Charge Sewer = \$30.00/Month
0-9,000 gallons at \$5.40 per 1,000 gal
10-49,000 gallons at \$5.60 per 1,000 gal
ALL OVER 49,000 gal at \$5.80 per 1,000 gal

INDUSTRIAL RATES OUTSIDE CITY LIMITS:

*18) Water and Sewer Industrial Customers **Outside City Limits:***

*Base Charge Water = \$12.00/Month
0-9,000 gallons at \$4.30 per 1,000 gal
10-19,000 gallons at \$4.50 per 1,000 gal
ALL OVER 19,000 gallons at \$4.70 per 1,000 gal*

*Base Charge Sewer = \$12.00/Month
0-9,000 gallons at \$5.20 per 1,000 gal
10-19,000 gallons at \$5.40 per 1,000 gal
ALL OVER 19,000 gallons at \$5.60 per 1,000 gal*

19) *Water Only Industrial Customers **Outside** City Limits:*

Base Charge Water = \$24.00/Month

0-9,000 gallons at \$4.30 per 1,000 gal

10-19,000 gallons at \$4.50 per 1,000 gal

ALL OVER 19,000 gallons at \$4.70 per 1,000 gal

20) *Sewer Only Industrial Customers **Outside** City Limits:*

Base Charge Sewer = \$24.00/Month

0-9,000 gallons at \$5.20 per 1,000 gal

10-19,000 gallons at \$5.40 per 1,000 gal

ALL OVER 19,000 gallons at \$5.60 per 1,000 gal

COMMERCIAL RATES OUTSIDE CITY LIMITS:

21) *Water and Sewer Commercial Customers **Outside** City Limits:*

Base Charge Water = \$15.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

ALL OVER 19,000 gallons at \$4.80 per 1,000 gal

Base Charge Sewer = \$15.00/Month

0-9,000 gallons at \$5.40 per 1,000 gal

10-19,000 gallons at \$5.60 per 1,000 gal

ALL OVER 19,000 gallons at \$5.80 per 1,000 gal

22) *Water Only Commercial Customers **Outside** City Limits:*

Base Charge Water = \$30.00/Month

0-9,000 gallons at \$4.50 per 1,000 gal

10-19,000 gallons at \$4.70 per 1,000 gal

ALL OVER 19,000 gallons at \$4.80 per 1,000 gal

23) *Sewer Only Commercial Customers **Outside** City Limits:*

Base Charge Sewer = \$30.00/Month

0-9,000 gallons at \$5.40 per 1,000 gal

10-19,000 gallons at \$5.60 per 1,000 gal

ALL OVER 19,000 gallons at \$5.80 per 1,000 gal

GOVERNMENTAL RATES OUTSIDE CITY LIMITS:

(COUNTY: STATE: FEDERAL ENTITIES: SCHOOL BOARDS: BOARD OF REGENTS)

24) *Water and Sewer Governmental Customers Outside City Limits:*

Base Charge Water = \$18.00/Month

0-9,000 gallons at \$5.00 per 1,000 gal

10-19,000 gallons at \$5.20 per 1,000 gal

ALL OVER 19,000 gallons at \$5.40 per 1,000 gal

Base Charge Sewer = \$18.00/Month

0-9,000 gallons at \$5.90 per 1,000 gal

10-19,000 gallons at \$6.20 per 1,000 gal

ALL OVER 19,000 gallons at \$6.60 per 1,000 gal

25) *Water Only Governmental Customers Outside City Limits:*

Base Charge Water = \$36.00/Month

0-9,000 gallons at \$5.00 per 1,000 gal

10-19,000 gallons at \$5.20 per 1,000 gal

ALL OVER 19,000 gallons at \$5.40 per 1,000 gal

26) *Sewer Only Governmental Customers Outside City Limits:*

Base Charge Sewer = \$36.00/Month

0-9,000 gallons at \$5.90 per 1,000 gal

10-19,000 gallons at \$6.20 per 1,000 gal

ALL OVER 19,000 gallons at \$6.60 per 1,000 gal

NOTE:

BASE CHARGES FOR ACCOUNTS SERVED BY A **MASTER WATER METER** shall be calculated by multiplying the number of entities served times the appropriate Base Charge.

Example:

20 apartments on water and sewer Inside City: 20 X \$15.00 = \$300.00 Base Charge

20 apartments on water only Inside City: 20 X \$15.00 = \$300.00 Base Charge

WATER AND SEWER TAP FEES:

	Inside City Rate	Outside City Rate
4" SEWER (In R-6;R-8;R-10;R-15;R-20;R-30;R-40 or R-3 Districts if installed by the Developer)	\$ 200.00	\$300.00
4" SEWER	\$ 600.00	\$900.00
6" SEWER	\$1,190.00	\$1,785.00
8" SEWER	\$2,975.00	\$4,463.00

NOTE:

Sewer Tap to serve more than one residential, apartment, business or commercial unit shall be calculated by multiplying the number of units served times the Fee for a 4" Sewer Tap.

Example:

20 apartments served by a single Sewer Tap Inside City 20 X \$600.00 = \$12,000.00 Tap Fee
20 apartments served by a single Sewer Tap Outside City 20 X \$900.00 = \$18,000.00 Tap Fee

AID TO CONSTRUCTION FEES (ATC FEES)

\$2.00 per gallon of sewer per day: As Calculated Based Upon Ordinance:

¾" WATER (In R-6;R-8;R-10;R-15;R-20;R-30

R-40 or R-3 District if installed by Developer)	\$ 950.00	\$ 1,428.00
¾"WATER	\$1,220.00	\$ 1,825.00
1" WATER	\$1,520.00	\$ 2,280.00
1-1/2" WATER	\$2,740.00	\$ 4,110.00
2" WATER	\$3,800.00	\$ 5,700.00
3" WATER	\$5,320.00	\$ 7,895.00
4" WATER	\$8,365.00	\$12,550.00
6" WATER	\$12,930.00	\$19,390.00
8" WATER	\$19,010.00	\$28,515.00
10" WATER	\$23,575.00	\$35,360.00

FIRE SPRINKLER SYSTEMS FEES:

Monthly Fire Service Fee:

\$12.50 per inch of diameter of the Fire Service Supply Line. For example, if the Fire Service Supply Line is 6 inches in diameter, the Monthly Fire Service Fee would be:

\$12.50 X 6"= \$75.00:

THE FIRE SERVICE FEE SHALL BE CREDITED TO THE FIRE SERVICE FUND AS REVENUE

TEMPORARY WATER SERVICE FROM FIRE HYDRANTS:

1. A refundable security deposit of \$700.00 per meter set will be charged.
2. A one-time \$60.00 service fee to set each meter will be charged.
3. Actual water usage will be charged and billed using the applicable water rate schedule as determined by the Water/Sewer Superintendent.

NOTES:

1. On New Construction requiring extension of the City's water and sewer mains, the developer's underground utility contractor shall make the required water and sewer service taps and install water meters, meter boxes, backflow preventors, gate valves, sewer tap saddles and sewer service lines.

- 2.. Within residential subdivisions zoned R-6, R-8, R-10, R-15, R-20, R-30, R-40, or R-3 that require extension of the City's water or sewer mains, the developer's underground utility contractor shall make the required water and sewer service taps and install water meters, meter boxes, backflow preventors, gate valves, sewer service taps and sewer service lines. In those residential subdivisions **not** developed using the City's Residential Subdivision Incentive Program, the Sewer Tap Fee shall be \$200.00 and the ¾" Water Tap Fee shall be \$952.00 in recognition of the fact that the City's costs will have been decreased by the developer's installation.
3. Tap Fees apply to all taps including those for Fire Sprinkler Systems.
4. The City shall supply Backflow Preventor for Fire Service Taps, to be installed by Customers contractor and Customer shall be responsible for **furnishing/installing any required vault(s)**.
5. All water meters will be provided by the City.
6. On ¾" Water Taps the City shall furnish the meter box and backflow preventor as well as the water meter.
7. In new developments, the developer shall be responsible for furnishing and installing required backflow preventors, required by-pass piping, meter boxes and/or vaults on all Water Taps 1" or larger.
8. On Water Taps up to 2" in size, where City water mains are in existence, the City Water Department shall tap the main and install the water meter and meter box. The City shall furnish and install the backflow preventor on ¾" services only.
9. The Developer shall be responsible for furnishing and installing backflow preventors and required boxes and/or vaults to accommodate the backflow preventor on taps larger than ¾".
10. On Sewer Taps up to 6", where City sewer mains are in existence, the developer's contractor shall excavate the City Sewer main to allow City Water/Sewer personnel to physically tap the sewer main and install the appropriate sewer tap saddle. The Contractor shall be responsible for installing the sewer service lateral and all backfill and street repairs.

SEPTIC SEWER FEES:

Fees For Approved Septic Tank Haulers:

Regular/Single Family Septic Fee	\$65.00	per 1,000 gallons of Truck Tank Capacity
Grease Trap Grey Water Septic Fee	\$65.00	per 1,000 gallons of Truck Tank Capacity Or 1,000 gallons of Discharge to System

Fees for Portable Toilets	\$37.50 per Load or portion thereof (Maximum of 500 gallons per load)
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WATER TESTING FEE:

For City of Statesboro Water Customers	No Charge
For All Others	\$100.00

RETURN TRIP SERVICE FEE:

There will be a \$50.00 fee for each additional trip that service personnel have to make to turn water service on, where the meter indicates that water may be flowing in the house and no one is at home to turn the water off. Under these circumstances, the City personnel have no choice but to cut the service back off to protect from possible flooding of the building. They then must return at a later time to cut the service back on.

Water Service Fee	\$25.00
Gas Service Fee	\$25.00

Service Fee shall be charged for each Utility Service Requested:

Account Establishment Fee	\$30.00
Collection Fee (Non-payment)	\$75.00

Seasonal Gas Reconnect Fee \$55.00

5 Day Cleaning: FLAT FEE POLICY of \$75.00.



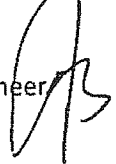
City of Statesboro
Engineering Department – Public Works

P.O. Box 348
Statesboro, Georgia 30459

912.764.0681 (Voice)
912.764.7680 (Fax)

MEMO

To: Frank Parker, Interim City Manager

From: Jason Boyles, Senior Assistant City Engineer 

Date: April 25, 2011

Re: Request for Sole Source Purchase for New Side Dresser/Road Widener

As you are aware, the Street Division was approved to purchase a side dresser this fiscal year. The side dresser is a necessary piece of equipment to be able to efficiently and effectively dress road shoulders. We do not currently have such a piece of equipment and desperately need this in order to ensure our roadways are adequately maintained. Further, Georgia Department of Transportation LARP and LMIG funding assistance requirements state that in return for receiving resurfacing assistance, the City of Statesboro must dress shoulders flush with the raised paving surface following completion of resurfacing work.

Following a thorough review of related equipment industry trade journals and the internet, Robert Seamans, Darren Prather, and I have only been able to identify one manufacturer of this type of equipment that adequately and economically addresses our needs. The equipment that we have identified and request to purchase is the Wilspread 334ST manufactured by Mid-State Equipment. This product provides flexibility to be either towed or self-propelled, does not require mounting attachment to a separate piece of equipment, and is cheaper than other dresser/widener models.

I respectfully request authorization to proceed with the sole source purchase of the Wilspread 334ST from Reynolds-Warren Equipment Company of Lake City, Georgia in the amount of \$72,000.00. Reynolds-Warren is the only manufacturer authorized dealer in Georgia for Mid-State Equipment Company. The attached documentation identifies the sole manufacturing status, product specifications, and a quote from Reynolds-Warren to the City of Statesboro for this piece of equipment.

Thank you for your assistance in this matter. If you have any questions of me please do not hesitate to contact me.

Cc: Robert Cheshire, PE, City Engineer
Darren Prather, Purchasing Director
Robert Seamans, Street Superintendent

Attachments: product specifications and documentation

MEC Mid-State Equipment Company
DESIGNED WITH THE OPERATOR IN MIND.

December 2, 2010

Mr. Robert Seamans
Equipment Mgt. Coordinator
City of Statesboro
Road Supervisor
5 Braswell Street
Statesboro, GA 30458

Dear Mr. Seamans,

In reference to products by MidState Equipment Co, Inc., a North Carolina Manufacturer of unique and one of a kind road shoulder maintenance machines, model WS334ST is considered "sole source items."

MEC is the *sole and only manufacturer of a tow able road shoulder* maintenance machine in the industry.

Our unit is a medium, compact sized shoulder machine and can be towed to and from the job site without the need of a trailer. Model WS334ST is tow able for transportation, and once on the job, it has the ability to work without the assist of a truck on its own power source.

As a compact self propelled unit, its size provides a safe method to work within a road lane without preventing the lane closure of the other side. Model WS334 ST is the only unit manufactured in the US or available that can be towed and self propelled. It also enjoys hydraulic wheel lift for grade, towing capabilities and a 3 ton hopper capacity.

Reynolds Warren Equipment Co., 1945 Forest Parkway, Lake City, Georgia 30260 is our exclusive dealer for Georgia. If you need any more information, please let me know.

Sincerely,

Sandra Grey
MEC
704-436-6690

MidState Equipment Co., 2960 Corriher Grange Road, Mount Ulla, NC 28125
704-636-1327, Fax 704-637-3484
www.MidState-Equipment.com

SPECIFICATIONS

WilSpread Model 334ST Road/Shoulder Maintenance Spreader

1/1/2010

WS334ST

Page 1

Dimensions:	Towing	
	Length:	148.5 Inches
	Width:	102 Inches
	Height:	88.5 Inches
	Tire Width:	82 Inches
	(Center To Center)	85.25 Inches
	Working	
Length:	146.5 Inches	
Width:	151 Inches to 177 Inches	
Height:	82.5 Inches	
Static Weight:	Total:	6,100 Lbs.
Engine:	HATZ, 2 CYLINDER AIR COOLED DIESEL, 34 HP	
Fuel Reservoir:	15 gallons With Fuel Gauge	
Hopper Capacity:	3 Tons	
Vibration:	Vibratory Hopper With Adjustable Hopper Wings	
Displacement Of Material:	Minimum 180 Tons Per Hour Maximum 450 Tons Per Hour	
Conveyor System:	Sprocket Driven, 6 Inch Diameter Steel Pulley With (17) 3 Inch Diameter Idler Rollers With Bearings Driven By A Hydraulic Motor Conveyor Belt: 14.5 Inch Wide, Triple-ply Rated At 220 Pounds/Inch Tensile Strength. Heat Resistant To 350 Degrees F. Drive Chains Bolted To The Conveyor Belt	
Material Spread Strike Off:	Hydraulically Operated Cylinders Used For Varying Spread. Width Of Spread: 18 Inch To 54" Inches Height Adjustment: 4 Inches Above & 4 Inches Below Road Surface Angle: 10 Degrees Positive Or Negative Forward Angle: 20 Degrees Back Angle: 40 Degrees	
Hydraulic Reservoir:	24 Gallons	
Transmission:	Hydrostatic, (2) Hydraulic pumps, One For The Drive, One For The Other Accessories	

Operators Controls & Panel	Hydrostatic Steering, Joystick Operates Forward/Reverse, Control Panel Includes Ignition, Throttle For Engine, Hydraulic Strike Off, Leveling Wheels, Extension, Conveyor, Vibration, And Emergency Stop Button/Park Brake. Slope Adjustment, Hydraulic Front Lip. Front Lift Cylinder for towing is Optional.
Brakes	Hydrostatic Breaking Includes A Multiple Disc Spring Applied Hydraulic Release Fail Safe Disc Brake. Includes An Emergency/Park Brake Button.
Instrumentation:	Electronic Control Panel Includes Lights For Ignition Switch, Oil, Temperature, Auxiliary And Glow Plugs. Unit Has Hour Meter, Volt Meter.
Electrical System:	12 Volt Negative Ground
Optional Towing Package	Towing Capabilities Consist Of Hydraulically Operated 9 x 14.5 Heavy Duty, 8 Ply Tires, Includes Hydraulic Lift Cylinder For Range of Movement And Adjustable Hopper Wings For Towing
	Towing Clearance: Varies by Truck Hitch Height
	Towing Speed: 45 Mph
	Towing Safety Latch: Wheel Cylinders
	Tow Hitch: Detachable
Options:	Strobe Beacon Light Assembly Umbrella Strike-Off Assembly For 12" Spread Turn Signals, Stop & Tail Lights (LED) For Towing Towing Package, Includes Towing Tongue & Front Lift Cylinder Electric Slope Adjustment Horn High Pressure Filter Tool Box

Due To Continuous Equipment Research & Development, We Reserve The Right To Change These Specifications.
Contact Mid-State Equipment Company For Updates.

Reynolds-Warren

Equipment Company, Inc.

1945 Forest Parkway
 Lake City, GA 30260
 Office: 404.361.1593 Fax: 404.361.1885
 Toll Free: 1.800.875.5659

DATE	To: Robert Seamans Company: City Of Statesboro Address: 5 Braswell St City/State: Statesboro, GA 30459	QUOTATION
3/30/2011		

Comments	
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Description	AMOUNT
New Wilspread Model 334ST Road/Shoulder Maintenance Machine Self-Propelled 34 Hp Diesel Engine 3 Ton Vibratory Hopper With Adjustable Wings Hydraulic Operated Strike Off Widens From 18" To 60" Hydraulic Front Lip On Hopper Hydraulic Driven Conveyor with 14.5" Wide Heat Resistant Chain Driven Belt Operator Controls With Steering Wheel, Hydrosiatic Joystick & Panel Controls Towing Package Strobe Beacon Light Assembly Turn Signals, Stop & Tail Lights (LED) All Standard Equipment	\$72,000.00

The above equipment is subject to prior sale. All applicable taxes will be applied.

Delivery: Approx 1-2 weeks
 F.O.B. Delivered Statesboro, GA
 Terms: Net 10 Days



 Sales Coordinator

Accepted by: _____

Acknowledged by: _____



MAY 3rd, 2011

City Council Work Session

Director of Public Safety Wendell Turner

- a) Discussion on recent developments in the Fire Service to the Five Mile District

Director of Community Development Mandy Cody

- a) Census 2010 and Redistricting

General discussion on emerging issues

*****THERE WILL BE NO ACTION TAKEN*****