



**January 05, 2021 9:00 am**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember John Riggs
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 12-15-2020 Work Session Minutes
    - b) 12-15-2020 Council Minutes
    - c) 12-15-2020 Executive Session Minutes
  - B) Consideration of a Motion to approve **Resolution 2021-01**: A Resolution to Fix and Publish Qualifying fees for the City of Statesboro November 2, 2021 General Election.
5. Public Hearing & Consideration of a Motion to approve application for an alcohol license Sec. 6-5:
  - A. Vandy's  
22 W Vine St  
Statesboro, Ga 30458  
Owner: Darin Van Tassel
  - B. Kade LLC, DBA G8 Stop 2  
421 Northside Dr E  
Statesboro, Ga 30458  
Owner: Kosha & David Richardson
6. Public Hearing and Consideration to approve First reading of **Ordinance 2020-16**: an Ordinance amending the Statesboro Code of Ordinances Chapter 18, Article XI establishing licensing and operational requirements for mobile food service units.
7. Public Hearing and Consideration of a motion to approve **Resolution 2021-02**: A Resolution to adopt an Urban Redevelopment Plan and Area for the City of Statesboro.
8. Public Hearing and Consideration of a motion to approve **Resolution 2021-03**: A Resolution to appoint elected officials to Urban Redevelopment Agency to transact business relating to urban revitalization efforts pursuant to Georgia redevelopment Powers Law and in accordance with the adopted Urban Redevelopment Plan.

9. Consideration of a motion to award a contract to Solid Waste Applied Technology (SWAT) for the purchase of a Pac-Mac yard waste collection body with Freightliner cab and chassis per Sourcewell (formally NJPA) contract in the amount of \$165,112.00.
10. Consideration of a motion to award a contract to Allstate Peterbilt for the purchase of a Peterbilt cab and chassis with Galbreath rolloff body per Sourcewell (formally NJPA) contract in the amount of \$188,766.00. This item will be funded from 2013 SPLOST for solid waste handling equipment.
11. Other Business from City Council
12. City Managers Comments
13. Public Comments (General)
14. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)
15. Consideration of a Motion to Adjourn





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CITY OF STATESBORO  
WORK SESSION MINUTES  
DECEMBER 15, 2020

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Mayor & Council Work Session

50 East Main Street

3:30 PM

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A Work Session of the Statesboro City Council was held on December 15, 2020 at 3:30 p.m. in City Hall Council Chambers, 50 East Main Street. Present were Mayor Jonathan McCollar; Council Members: Phil Boyum, Paulette Chavers, Venus Mack, John Riggs, and Shari Barr. Also present were City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips.

Mayor Jonathan McCollar called the meeting to order.

### **Creek on the Blue Mile Feasibility Report**

George Kelly with Freese and Nichols and project manager for the Creek on the Blue Mile Project stated the Feasibility Report consists of over 700 pages. Mr. Kelly stated he would present an overview of the essence of that report. Mr. Kelly reviewed the overall concept for the Creek on the Blue Mile, which include the reservoir and diversion dam, channel improvements DS channel Transition Improvement, Spillway conveyance and local drainage conveyance. The key features include the 100-year floodplain and floodway mitigation, which is a reduction of flooding in areas that are naturally occurring on Little Lotts Creek. The next feature is maintaining a continual flow within the linear park so a pedestrian walk area will be a possibility. The focal point of the project is Lonice Barrett Regional Community Recreation Park and a backup water supply. The primary goal in this project is floodplain mitigation. The rainfall from a 100 year flood will be captured in the reservoir and the downstream floodway would be spared from that flooding. The reservoir concept includes grading of land to create a reservoir large enough to capture the flooding that would occur in Little Lotts Creek and upstream watershed. Wetlands cover 29 acres of the project area, 26 of these acres are impacted by the reservoir. Environmental permitting includes wetlands and Streams, cultural resources, water quality and geotechnical. The estimated cost for this project is \$44.5 million. We will hold a workshop to help identify goals of the project and looking for ways to cut cost.

City Manager Charles Penny stated Freese and Nichols have done what we asked them to do in this Feasibility Study, to making sure this project can be done and providing a cost estimate. The cost estimate is beyond the funds that we have. We will invite Freese and Nichols back for a workshop sometime after the first of the year.

### **Downtown Master Plan Presentation**

Director of Planning and Development Kathy Field reviewed with Mayor and City Council the Downtown Master Plan stating the previous plan was completed in 2011. This was done prior to many of the current Downtown initiatives and policies. The needs in the Downtown Districts include identifying and updating development and land use patterns, analyzing current market dynamics and incentive and considerations of new zoning for the Historic Crossroads or City Center area. The idea is to develop strategies to increase the presence of the University and students within Downtown and integrate plans previously developed affecting this area including South Main Street Tax Allocation District, The Blue Mile Redevelopment Plan, The Creek

on the Blue Mile, the 2019 Transit Feasibility Study and the South Main Street Scape Plan. The Master Plan started by getting five proposals from planning consulting firms. Of the five proposals, a search committee interviewed three and the top choice of the committee was TSW, a planning consultant firm from Atlanta, Ga. The proposal from TSW is for consideration at the following Council Meeting. If approved the project will begin within thirty day of contract execution. Work on the project is scheduled to be completed by July 2021. The consultant firm and City staff will hold public presentations for input and comments from the public as well as stakeholders.

City Manager Charles Penny stated it is important to make sure we have the components in the City Center that help the downtown come alive. This is a great opportunity for us to determine what it is we want in our downtown.

### **Comprehensive Plan**

Director of Planning and Development Kathy Field presented to Mayor and City Council the proposed amendments to the City of Statesboro 2019 Comprehensive Plan. In order to achieve consistency with the following projects the City has recently undertaken which include the Urban Redevelopment Plan, The Revitalization Area Strategy, The Community Housing Improvement Program (CHIP) and the Community Development Block Grant (CDBG) minor amendments to the City's Comprehensive Plan are proposed to achieve this purpose. The proposed amendments to the comp plan include all these applications which is a requirement by the Department of Community Affairs. The minor amendments to the following sections include the Vision Statement, Housing goals, Community Profile, Land Use, Residential Redevelopment Areas, Needs and Objective, Community Work Program and the addition of proposed improvements to Grady Street Park and Luetta Moore Park. The timeline for these amendments will include a public hearing and consideration of approval at the first Council meeting in January. If approved the plan will be submitted to the Coastal Regional Commission for approval. The goal of these proposed minor amendments to the Comprehensive Plan will demonstrate that the City has a unified "voice and vision" on future CHIP and CDBG grant applications.

The meeting was adjourned at 4:14 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk



CITY OF STATESBORO  
COUNCIL MINUTES  
DECEMBER 15, 2020

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**Call to Order**

Mayor Jonathan McCollar called the meeting to order

**Invocation and Pledge**

Councilmember Venus Mack gave the Invocation and Pledge of Allegiance.

**ATTENDENCE**

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Councilmember	Present	

Other staff present was: City Manager Charles Penny, Assistant City Manager Jason Boyles, Public Information Officer Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

**Recognitions/Public Presentations**

**A) Presentation by State Senator Billy Hickman**

State Senator Billy Hickman thanked Mayor and City Council for being on the agenda today. Senator Hickman stated our economy is doing extremely well in the state. The unemployment rate for the state of Georgia was at 4.5 percent in October. Senator Hickman stated when running for this senate seat he ran across some critical issues in the community. One critical issue is the poverty rate and a low per capita income level in our community. The way to get out of this situation is better paying jobs. There are four key ingredients to make this work. The first ingredient is education, the second ingredient is transportation, the third ingredient is healthcare, the final ingredient is broadband accessibility. Our community has all the ingredients to bring in these better paying jobs. The City, the County, and the Development Authority need to work together to make this happen to bring better paying jobs to our community. In order to decrease the poverty level and increase the per capita income community leaders work together collectively to make this community a better place for future generations.

**B) Recognition of Justin Williams for Performance and Leadership regarding the 2020 Census Effort.**

Mayor Jonathan McCollar recognized City Planner Justin Williams for his efforts helping with the 2020 census and presented him with a framed Thank you letter from the U.S. Census Bureau.

**C) Recognition/Presentation to:**

**a) Squashing the Spread**

Mayor Jonathan McCollar recognized Squashing the Spread stating they have distributed 80,000 masks in our community delivering them to schools, business, door to door and to other municipalities in our county. Mayor McCollar presented a Key to the City to Michele Martin on behalf of Squashing the Spread Bulloch.

**b) Feed the Boro**

Mayor Jonathan McCollar recognized Feed the Boro and their efforts with helping distribute food to the needy in our community. Mayor McCollar presented a Key to the City to Don Poe, on behalf of Feed the Boro.

**c) City of David Church**

Mayor Jonathan McCollar recognized City of David Church for their efforts with helping families in need by distributing food in our community. Mayor McCollar presented a Key to the City to Lisa Deloach Pastor of City of David Church.

City Manager Charles Penny recognized Layne Phillips the City's Public Information Officer for her efforts over the past 9 months and for the creation of the City employee newsletter the 'Boro Bulletin.

Public Information officer Layne Phillips presented a copy of the employee newsletter to Mayor and City Council.

**Public Comments (Agenda Item):**

Charlotte Spell with Bulloch Alcohol and Drug Council spoke against agenda item 7 the proposed Ordinance 2020-13 regarding the delivery of alcohol and drive through sales of alcohol. Stating her concerns with the home delivery of alcohol is that it opens an avenue for youth access to alcohol. Another concern is the safety of delivery drivers who may not be properly trained to check ID's or to refuse sales to individuals who may already be intoxicated. The enforcement of underage sales through this type of sale becomes very difficult. This creates a high risk for the recovering population we have in this community. Relaxing these alcohol restrictions could increase harm to the public at any time and data indicates an increased risk for harm during this pandemic.

Leann Ransbotham a concerned citizen spoke against agenda item 7 the proposed Ordinance 2020-13 regarding the delivery of alcohol and drive through alcohol sales. She stated we need to deter not encourage alcohol sales.

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

**A) Approval of Minutes**

**a) 12-01-2020 Council Minutes**

**b) 12-01-2020 Executive Session Minutes**

A motion was made to approve the consent agenda.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**Second Reading and Consideration of a Motion to Approve Ordinance 2020-12: An Ordinance amending the Statesboro Code of Ordinances Chapter 6 Section 6-7(n)(4) allowing alcoholic beverage package sales to commence at 11:00 am Sundays.**

<b>RESULT:</b>	Failed due to the lack of a Motion
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>AYES:</b>	
<b>ABSENT</b>	

**Second Reading and Consideration of a Motion to Approve Ordinance 2020-13: An Ordinance amending the Statesboro Code of Ordinances Chapter 6 Section 6-7(v) allowing delivery and drive through sales of alcoholic beverages.**

<b>RESULT:</b>	Failed due to the lack of a Motion
<b>MOVER:</b>	
<b>SECONDER:</b>	
<b>AYES:</b>	
<b>ABSENT</b>	

**Second Reading and Consideration of a Motion to Approve Ordinance 2020-14: An Ordinance amending the Statesboro Code of Ordinances Chapter 2, removing Division 4 Sections 2-60 through 2-63 relating to Statesboro Works Commission.**

A Motion was made to approve Ordinance 2020-14 amending the Statesboro Code of Ordinances Chapter 2, removing Division 4 Sections 2-60 through 2-63 relating to Statesboro Works Commission.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**Second Reading and Consideration of a Motion to Approve Ordinance 2020-15: An Ordinance amending the Statesboro Code of Ordinances Chapter 62 – Residential Subdivision Incentive Program by replacing the current code with a new Article 1 and Article 2.**

A motion was made to Approve Ordinance 2020-15 amending the Statesboro Code of Ordinances Chapter 62 – Residential Subdivision Incentive Program, replacing the current code with a new Article 1 and Article 2.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Phil Boyum
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**Second Reading and Consideration of a Motion to Approve Ordinance 2020-16: An Ordinance amending the Statesboro Code of Ordinances Chapter 18 Businesses, adding Article XI Sections 18-306 through 18-315 regarding regulation and licensing of mobile food service units operating in the City of Statesboro.**

City Attorney Cain Smith reviewed with Mayor and City Council the substance of this ordinance. He also stated staff expressed concerns of food trucks allowed in all zoning districts. Staff recommends that an administrative variance is needed for any food truck in a residential zone.

After some discussion, direction was given to reinsert section 18-316 regarding zoning variance process and amending section 18-309(11) that would not require location approval of food trucks in residential areas when privately hired.

A motion was made to direct staff to amend this ordinance that food trucks be allowed in places zoned commercial and a variance required for food truck not in a commercial area.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

Due to substantial changes, Ordinance 2020-16 it will revert back to first reading at the first meeting in January.

**Consideration of a Motion to approve Ordinance 2020-17: An Ordinance by the Mayor and Council of the City of Statesboro requiring the use of masks or face coverings in public during the COVID-19 outbreak.**

A Motion was made to Approve Ordinance 2020-17 requiring the use of masks or face coverings in public during the COVID19 outbreak.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Phil Boyum

<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

**Public Hearing and Consideration of a Motion to Approve: APPLICATION AN 20-10-05: W &L Developers, LLC requests annexation by the 100% method of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road into the City of Statesboro and for said property to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single Family Residential) zoning district in order to develop a single-family subdivision (Tax Parcels# 107 000007 000 & 107 000006A000).**

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 20-10-06: W &L Developers, LLC requests a zoning map amendment of approximately 14.05 +/- acres of land located on S&S Railroad Bed Road to be zoned from the R-25 (Single-Family Residential – Bulloch County) to the R-10 (Single Family Residential) zoning district in order to develop a single-family subdivision (Tax Parcel# 107 000007 000 & 107 000006A000).**

A motion was made to open the Public Hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Shari Barr
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

Director of Planning Development presented Applications AN 20-20-05 a request for annexation by the 100 percent method of approximately 14.05 acres of land on S&S Railroad Bed Road and RZ 20-10-06 a zoning map amendment of the property from the R-40 single family residential to the R-10 single family residential for the purpose of constructing a single family subdivision. City staff recommends approval of the annexation and zoning map amendment with conditions as follows, 1. If approved it does not grant site or building plan approval as submitted, 2. Staff shall approve a subdivision plat as well as by-laws and restrictive covenants. 3. a percentage to be determined by the City shall be reserved for open greenspace areas but shall be privately maintained and 4. The applicant must install a landscape berm of no less than ten feet in width at the edge of the property adjacent to S&S Railroad Bed Road. The Planning Commission with staff recommendations approved the applications unanimously.

John Dotson with Maxwell Reddick representing the applicant spoke in favor of the request. Mr. Dotson stated on condition number three regarding greenspace they would like a cap on the percentage required and on condition four instead of a berm to plant a landscape buffer.

No one spoke against the request.

A motion was made to close the Public Hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs

<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Boyum, Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	

Councilmember Phil Boyum asked would the developer be willing to do the berm in exchange for the green space. It is important that the trail maintain a separation from the neighborhood and to maintain that green feel of that walkway.

Mr. Dotson stated they agree and are all in favor of putting in a landscape buffer. The concern is having to build and maintain a berm.

Councilmember Phil Boyum stated the berm helps protect the neighborhood from the traffic on that road.

Councilmember Shari Barr stated she wants this area to stay as green as possible and mitigating the impact on the environment.

6:59 pm Councilmember Phil Boyum left the meeting.

After further discussion a motion was made to approve Application AN-20-10-05 and Application RZ-20-10-06 with staff recommendations and placing a ten percent cap on green space.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Shari Barr
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Public Hearing and Consideration of a Motion to Approve: APPLICATION SE 20-11-01: East Georgia Regional Medical Center requests a special exception to allow for the placement of mobile food trucks as temporary vendors in the O (Office) zoning district on a 30.67 acre property located at 1499 Fair Road (Tax Parcel# MS74000198 001).**

A motion was made to open the Public Hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum



No one spoke for or against the request.

A motion was made to close the Public Hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Shari Barr
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A motion was made to approve **Application SE-20-11-01** with staff recommendations.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Venus Mack
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Consideration of a Motion to Approve Resolution 2020-33: A resolution authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Local Maintenance & Improvement Grant (LMIG) application for the Blue Mile Streetscape Project.**

A motion was made to Resolution 2020-33 authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Local Maintenance & Improvement Grant (LMIG) application for the Blue Mile Streetscape Project.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Venus Mack
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Consideration of a motion to approve Resolution 2020-34: A Resolution designating Urban Redevelopment Area.**

A motion was made to **Resolution 2020-34** designating an Urban Redevelopment Area.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Venus Mack

**AYES:**

Boyum, Chavers, Mack, Riggs, Barr

**ABSENT**

**Consideration of a motion to approve Resolution 2020-35: A Resolution approving minor amendments to the 2019-2029 Comprehensive Plan.**

A motion was made to approve Resolution 2020-35 approving minor amendments to the 2019-2029 Comprehensive Plan.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Councilmember Paulette Chavers

**AYES:**

Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Phil Boyum

**Consideration of a motion for award of contract to Black Creek Construction in the amount of \$62,500.00 for the design and construction of the Edgewood Park Pedestrian Bridge. The project is to be paid from 2018 TSPLOST funds.**

A motion was made to an award of contract to Black Creek Construction in the amount of \$62,500.00 for the design and construction of the Edgewood Park Pedestrian Bridge.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Councilmember Venus Mack

**AYES:**

Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Phil Boyum

**Consideration of a motion to authorize the Mayor to execute a Memorandum of Agreement for Roadway & Pedestrian Lighting at the intersection of Veteran's Memorial Parkway (SR 67 Bypass) and Old Register Road.**

A motion was made to authorize the Mayor to execute a Memorandum of Agreement for a Roadway & Pedestrian Lighting at the intersection of Veteran's Memorial Parkway (SR 67 Bypass) and Old Register Road.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Councilmember Paulette Chavers

<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Consideration of a motion to award a contract to TSW in the amount not to exceed \$100,000 to perform a Downtown Master Plan.**

A motion was made to approve an award of contract to TSW in an amount not to exceed \$100,000.00 to perform a Downtown Master Plan.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Consideration of a motion to approve award of contract to Golder Associates to perform a siting study in the amount of \$34,925.00 for solid waste disposal operations.**

A motion was made to approve an award of contract to Golder Associates to perform a siting study in the amount of \$34,925.00 for solid waste disposal operations.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

**Consideration of a motion to award a contract to Yancey Brothers in the amount of \$345,548.00 per Sourcewell purchasing contract # 032119-CAT for purchase of a wheel loader for solid waste operations at the transfer station. This item will be funded from Solid Waste Disposal Fund operating revenue.**

A motion was made to approve an award of contract to Yancey Brothers in the amount of \$345,548.00 for purchase of a wheel loader for solid waste operations at the transfer station.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Phil Boyum
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**Other Business from City Council:**

Councilmember Paulette Chavers announced a food give away this Saturday from 11 am to 1pm at 515 Denmark Street.

Councilmember John Riggs stated he would like to have a work session on violence and to include educators, clergy and mental health care workers.

Councilmember Shari Barr stated TNT farms is still going on and collecting tons of food that is given to Christian Social Ministries for distribution.

Mayor Jonathan McCollar stated he helped Feed the Boro give away food and that they had to turn 200 cars away because food had run out. Mayor McCollar asked that an adjustment be made to the Utility relief fund taking \$13,000.00 for Feed the Boro for 2 emergency food drops.

A motion was made to approve the transfer of \$13,000.00 from the Utility Relief Fund to Feed the Boro for 2 emergency food drops.

**RESULT:**

Approved (Unanimous)
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**MOVER:**

Councilmember Shari Barr
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**SECONDER:**

Councilmember Paulette Chavers
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**AYES:**

Chavers, Mack, Riggs, Barr
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**ABSENT**

Councilmember Phil Boyum
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**City Managers Comments**

City Manager Charles Penny announced an employee Christmas luncheon will be held on December 17<sup>th</sup> at Uncle Shuggs on South Main Street. He stated this is a carry out lunch due to COVID.

Mr. Penny updated Mayor and City Council of the money used from the Utility, Mortgage and Small Business relief funds.

Mr. Penny stated Steve Pennington from East Georgia Regional Medical Center reached out to him to tell him how much he appreciates the support of Mayor and City Council during this pandemic.

Mr. Penny thanked Mayor and City Council for all you do for the City and its employees.

**Public Comments (General): None**

**Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” in accordance with O.C.G.A. 50-14-3(b).**

At 7:30 pm a motion was made to enter into Executive Session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

At 7:57 pm a motion was made to exit Executive Session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Venus Mack
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

Mayor Jonathan McCollar called the regular meeting back to order with no action taken in Executive Session.

A Motion was made to appoint Michelle Babot and Michelle Hickson to the Statesboro Planning Commission.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Chavers, Mack, Riggs, Barr
<b>ABSENT</b>	Councilmember Phil Boyum

A Motion as made to appoint Annie Hills, April Schueths, Barbara King, Freddie Hagan Jr, Jacek Lubecki, Janice Cawthorn, John Gamble, Julie Pickens, Nandi Marshall, Que’ Andra Campbell, Stacy Smallwood, and Suzanne Shurling to the One Boro Commission.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember John Riggs
<b>SECONDER:</b>	Councilmember Venus Mack

**AYES:**

Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Phil Boym

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

A motion was made to adjourn.

**RESULT:**

Approved (Unanimous)

**MOVER:**

Councilmember John Riggs

**SECONDER:**

Councilmember Venus Mack

**AYES:**

Chavers, Mack, Riggs, Barr

**ABSENT**

Councilmember Phil Boym

The meeting was adjourned at 7:58 pm

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk

RESOLUTION 2021-01: A RESOLUTION TO FIX AND PUBLISH QUALIFYING FEES FOR THE CITY OF STATESBORO NOVEMBER 2, 2021 GENERAL ELECTION

WHEREAS, a general election will be held in the City of Statesboro on November 2, 2021 for the purpose of electing a Mayor, a District 1 Council Member, and a District 4 Council Member, all to serve four year terms; and,

WHEREAS, O.C.G.A. 21-2-131 requires the governing body to fix and publish the qualifying fee by February 1<sup>st</sup> of the election year; and,

WHEREAS, O.C.G.A. 21-2-131 requires the qualifying fee to be set at 3% of the annual salary of the office;

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

Section 1. As required by O.C.G.A. 21-2-131, the qualifying fee for candidates for Mayor shall be \$560.00.

Section 2. As required by O.C.G.A. 21-2-131, the qualifying fee for candidates for City Council in District 1 and District 4 shall be \$227.00.

Section 3. The qualifying fees for the City of Statesboro November 2, 2021 General Election shall be published in the Statesboro Herald on Thursday, January 28, 2021 and Saturday, January 30, 2021.

Adopted this 5<sup>th</sup> day of January 2021

CITY OF STATESBORO, GEORGIA

---

By: Jonathan McCollar, Mayor

---

Attest: Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
John Riggs, District 4  
Shari Barr, District 5



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

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

**To:** City Manager Charles Penny & City Clerk Leah Harden

**From:** Tax Department

**Date:** 12/21/2020

**RE:** BVT Enterprises, DBA Vandy's

**Policy Issue:** Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a):

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

**Recommendation:** Planning & Development, Fire Department, Police Department, and Legal recommended approval

**Budget Impact:** None

**Council Person & District:** Paulette Chavers, District 2

**Attachments:** Application & Department Approvals



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



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

uploaded 12/4/2020

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

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

Date application was received by tax/license office: \_\_\_\_\_

1. Business Trade Name: Vandy's BBQ  
D/B/A Name

2. Applicant's Name: BVT Enterprises Inc.  
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 22 West Vine St. Statesboro GA 30458

4. Business mailing address: 2704 Old Register Rd. Statesboro GA 30458

5. Local business phone number: 912-764-2444

Corporate office phone number: 912-871-1000

6. Name of Manager: Michael Blackmon & Devin Van Tassell  
Person responsible for alcohol licensing issues

7. Phone number for manager: 843-597-8134

8. Email address for manager: mblackmon@tornatafc.com

9. Address of manage: \_\_\_\_\_

10. Purpose of application is:

New Business \_\_\_\_\_ New Owner ☒

Previous owner's name: Atlas in Wonderland LLC.

If the business name has changed, list previous name: N/A

If the business address has changed, list the previous address: N/A

11. Indicate where the business will be located:

☒ Above ground

☒ Street or ground floor level

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

12. Type of Business: Individual ☒ Corporation Partnership LLC

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

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

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

Have you completed the financial affidavit attached to this application? \_\_\_\_\_

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

Name & address of partnership, LLC, or LLP: BVT Enterprises, Inc

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

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

**15. Members of LLC and/or partners:**

Full Legal Name: Darin H. Van Tassett Phone #: 912-687-2526

Home Address: 102 Lakewood Dr.  
Statesboro, GA 30458

Full Legal Name: Netra R. Van Tassett Phone #: \_\_\_\_\_

Home Address: 102 Lakewood Dr.  
Statesboro GA 30458

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

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

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

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

Name of Corporation: BVT Enterprises, Inc.

Home Office address: 2704 Old Register Rd.  
Statesboro, GA 30458

Mailing address (if different): \_\_\_\_\_

Date & Place of incorporation: May 1998

Do you have a shareholders agreement?: Yes

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



**17. Officers:**

Full Legal Name: Darin H. Van Tassell Phone #: 912-687-2526

Home address: \_\_\_\_\_

Percentage of stock owned: 50% Office held: President

Full Legal Name: Netra R. Van Tassell Phone #: 912-764-3896

Home address: \_\_\_\_\_

Percentage of stock owned: 50% Office held: VP

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

**\*\*Attach additional pages if necessary\*\***

**18. Stockholders: (if different than officer names)**

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

Percentage of stock owned: \_\_\_\_\_ Office held: \_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home address: \_\_\_\_\_

**\*\*Attach additional pages if necessary\*\***

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

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

**Name:** n/a **Phone #:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Name:** \_\_\_\_\_ **Phone #:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

**Previous address:** \_\_\_\_\_

**Dates lived there:** \_\_\_\_\_

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

Holland Properties LLC  
753 Forest Hills Dr. Wilmington NC 28403

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_

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

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

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

\_\_\_\_\_

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

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

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

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? yes

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

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

no

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

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? no  
**If yes, please provide details on a separate sheet of paper.**
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? no  
**If yes, please provide details on a separate sheet of paper.**
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? no  
**If yes, please provide details on a separate sheet of paper.**
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? no  
**If yes, please provide details on a separate sheet of paper.**
31. Will live nude performances or adult entertainment be a part of this business operation? no  
**If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.**

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

Darin H. Van Tassel  
Print full name as signed below

Darin H. Van Tassel      President      7/22/2020  
Signature of applicant      Title      Date

Sworn and subscribed before me this 22 day of September, 2020.

Katherine F. Jones  
Notary Public

  
My commission expires 2/5/2024



**Calculation of Basic License Fee**

For Calendar Year: 2021

Classification:	Mark all that apply	License Fee
1. Package Sales	<input type="checkbox"/>	\$1750
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input checked="" type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input checked="" type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 2800

\$ 3100



BV TEN-1

QP ID: KH

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/03/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lee, Hill & Johnston Insurors 212 Savannah Avenue Statesboro, GA 30458-4935 W. John Lee	912-764-9896	CONTACT NAME: W. John Lee PHONE (A/C, No, Ext): 912-764-9896 E-MAIL: john@lhjins.com ADDRESS:	FAX (A/C, No): FAX 764-8980
INSURED BVT Enterprises Inc DBA The Clubhouse & Vandy's BBQ 2704 Old Register Rd Statesboro, GA 30458		INSURER(S) AFFORDING COVERAGE INSURER A: Cincinnati Specialty Underwrit INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER			CSU0158014	09/30/2020	09/30/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCL PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 LIQUOR \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

LOCATION = 22 WEST VINE STREET, STATESBORO, GA, 30458

## CERTIFICATE HOLDER

## CANCELLATION

CITY OF S City of Statesboro P O Box 348 Statesboro, GA 30459	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 
--	---

**Vandy's BBQ**  
**22 W Vine St**  
**Statesboro, Ga 30458**

*Please enter your recommendations and comments with your full name.*

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Justin Williams	Approve	See Memo
<b>Fire Department</b>	Justin Taylor	Approved	12/1/2020
<b>Police Department</b>	Jared Akins	Approval	No reason for denial noted
<b>Legal</b>	Cain Smith	Approve	

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
John Riggs, District 4  
Shari Barr, District 5



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

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

**To:** City Manager Charles Penny & City Clerk Leah Harden

**From:** Tax Department

**Date:** 12/28/2020

**RE:** Kade LLC, DBA G8 Stop 2

**Policy Issue:** Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (a):

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

**Recommendation:** Planning & Development, Fire Department, Police Department, and Legal recommended approval

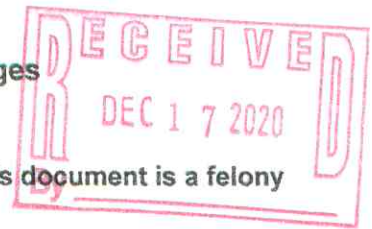
**Budget Impact:** None

**Council Person & District:** Shari Barr, District 5

**Attachments:** Application & Department Approvals



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



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

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

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

Date application was received by tax/license office: \_\_\_\_\_

1. Business Trade Name: G8 STOP 2

D/B/A Name

2. Applicant's Name: KADE LLC

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 421 NORTHSIDE DR E  
STATESBORO, GA 30458

4. Business mailing address: 421 NORTHSIDE DR E  
STATESBORO, GA 30458

5. Local business phone number: 912-483-8715

Corporate office phone number: 470-588-2705

6. Name of Manager: KOSHA RICHARDSON

Person responsible for alcohol licensing issues

7. Phone number for manager: 470-588-2705

8. Email address for manager: KADE-LLC@OUTLOOK.COM

9. Address of manager: \_\_\_\_\_

10. Purpose of application is:

New Business \_\_\_\_\_ New Owner X

Previous owner's name: G8 SOUTHERN LLC, DBA G8 STOP2

If the business name has changed, list previous name: N/A

If the business address has changed, list the previous address: N/A

11. Indicate where the business will be located:

☐ Above ground  
☒ Street or ground floor level

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

12. Type of Business: ☐ Individual ☐ Corporation ☒ Partnership ☐ LLC

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

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

Full Legal Name: N/A Phone #: N/A

Home Address: N/A

Have you completed the financial affidavit attached to this application? N/A

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

Name & address of partnership, LLC, or LLP: KADE LLC  
421 NORTHSIDE DR E, STATESBORO, GA 30458

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

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

15. Members of LLC and/or partners:

Full Legal Name: KOSHA RICHARDSON Phone #: 803-553-9828

Home Address: \_\_\_\_\_

Full Legal Name: DAVID RICHARDSON Phone #: 803-553-9828

Home Address: \_\_\_\_\_

Full Legal Name: N/A Phone #: N/A

Home Address: N/A

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

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

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

Name of Corporation: N/A

Home Office address: N/A

Mailing address (if different): N/A

Date & Place of incorporation: N/A

Do you have a shareholders agreement?: N/A

If not, what documents establish the ownership rights of the shareholders? N/A



17. Officers:

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

**\*\*Attach additional pages if necessary\*\***

18. Stockholders: (if different than officer names)

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Percentage of stock owned: N/A Office held: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A

Full Legal Name: N/A Phone #: N/A

Home address: N/A



**\*\*Attach additional pages if necessary\*\***

Has each shareholder completed the financial affidavit attached to this application? N/A

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

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

Name: N/A Phone #: N/A

Previous address: N/A

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

Previous address: ↓

Dates lived there: ↓

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

JAYRAM 8 LLC

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

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

JAYRAM 8 LLC

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

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

N/A

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

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

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

NO

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

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

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

25. Is there anyone connected with this business who holds another alcohol license in any retail category or any license under any wholesale category? NO

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

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

NO

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

27. Is there anyone connected with this business that has been convicted within 5 years immediately prior to the filing of this application of the violation of any state, federal, or local ordinance pertaining to the manufacture, possession, transportation or sale of malt beverages, wine, or intoxicating liquors, or the taxability there of a crime involving moral turpitude or of a crime involving soliciting for prostitution, pandering, gambling, letting premises for prostitution, keeping a disorderly place, the traffic offense of hit and run or leaving the scene of an accident or any misdemeanor serious traffic offense? NO  
If yes, please provide details on a separate sheet of paper.
28. Is there anyone connected with this business that has been convicted for selling alcohol to an under-age person within the last 3 year period? NO  
If yes, please provide details on a separate sheet of paper.
29. Is there anyone connected with this business that is an official or public employee of the City of Statesboro, any State or Federal agency, or whose duties include the regulation or policing of alcoholic beverages or licenses, or any tax collecting activity? NO  
If yes, please provide details on a separate sheet of paper.
30. Have you or the applicant had any vehicles, trailers, or property belonging to you or the company in which you or any of such persons have or had an interest in ever been seized, condemned or forfeited as contraband by the State of Georgia or the United States for the reason the same was being used or intended for the use in criminal activities? NO  
If yes, please provide details on a separate sheet of paper.
31. Will live nude performances or adult entertainment be a part of this business operation? NO  
If yes, the City of Statesboro Ordinance 6-164 prohibits alcohol in an establishment having adult entertainment.

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

KOSHA RICHARDSON  
Print full name as signed below

 MANAGING MEMBER 12/5/2020  
Signature of applicant Title Date

Sworn and subscribed before me this 5 day of December, 2020.  
Michelle Wilson March 22, 2028  
Notary Public My commission expires



Calculation of Basic License Fee

For Calendar Year: 2021

Classification:	Mark all that apply	License Fee
1. Package Sales	<input checked="" type="checkbox"/>	\$1750
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input type="checkbox"/>	\$2800
3. Caterer	<input type="checkbox"/>	\$200
4. Brewer, manufacturer of malt beverages only	<input type="checkbox"/>	\$1750
5. Broker	<input type="checkbox"/>	\$1750
6. Importer	<input type="checkbox"/>	\$1750
7. Manufacturer of Wine only	<input type="checkbox"/>	\$1750
8. Sunday Sales Permit	<input checked="" type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 2,050



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/15/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	BULLDOG INSURANCE, INC. 713 Forest Parkway SUITE # B FOREST PARK, GA 30297	CONTACT NAME: SALIMA VENKANI PHONE (A/C, No, Ext): (404) 361-2075 FAX (A/C, No): (404) 361-8525 E-MAIL ADDRESS:
INSURED	KADE LLC DBA G8 STOP 8 421 NORTHSIDE DR E STATESBORO, GA 30458	INSURER(S) AFFORDING COVERAGE INSURER A: UNITED STATES LIABILITY INS COMPANY INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						EACH OCCURRENCE \$
	<input checked="" type="checkbox"/> LIQUOR LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				12/15/2020	12/15/2021	MED EXP (Any one person) \$
	OTHER:						PERSONAL & ADV INJURY \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						GENERAL AGGREGATE \$
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						PRODUCTS - COMP/OP AGG \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						LIQ LIABILITY \$ 1,000,000
							COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
							EACH OCCURRENCE \$
							AGGREGATE \$
							\$
							PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
	SALIMA VENKANI

**G8 Stop 2**  
**421 Northside Dr E**  
**Statesboro, Ga 30458**

*Please enter your recommendations and comments with your full name.*

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Justin Williams	Approve	No reason for denial. Change in ownership. No new proximity survey required.
<b>Fire Department</b>	Justin Taylor	Approve	Annual inspection completed on 12/10/2020
<b>Police Department</b>	Jared Akins	Approve	No reason for denial noted
<b>Legal</b>	Cain Smith	Approve	

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Paulette Chavers  
Venus Mack  
John C. Riggs  
Shari Barr



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

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

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

**From:** Cain Smith, City Attorney

**Date:** December 28, 2020

**RE:** January 5, 2021 City Council Agenda Items

**Policy Issue:** *First reading and consideration of proposed amendment to the Statesboro Code of Ordinances Chapter 18, Article XI establishing licensing and operational requirements for mobile food service units.*

**Recommendation:** Consideration

**Background:** Mayor and Council directed drafting of proposed addition to Code of Ordinances at November, 17, 2020 work session for first reading at next regular meeting which was held and approved on December 1, 2020. At December 15, 2020, meeting Mayor and Council directed substantial revisions to proposed ordinance based on Staff recommendations regarding permitted operating areas. Ordinance is therefore back before Mayor and Council as First Reading.

**Budget Impact:** Unknown

**Council Person and District:** All

**Attachments:** Proposed version of Chapter 18, Article XI with redlines from December 15, 2020 meeting

Georgia Municipal Association City of Excellence

Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: [cityhall@statesboroga.net](mailto:cityhall@statesboroga.net)



**Ordinance 2020-16:**

**Chapter 18**

**ARTICLE XI. - MOBILE FOOD SERVICE**

**Sec. 18-306. - Purpose and intent.**

It is the purpose of this article to protect the public health, safety and general welfare of individuals and the community at large; to establish uniform regulations for the operation of mobile food service units; and to enhance street-level economic opportunities within the city.

**Sec. 18-307. - Scope.**

This article shall apply to the operation of all mobile food service units within the corporate limits of the city.

**Sec. 18-308. - Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

(a)*Base of operation* means a food service establishment, or any other permitted location in which food, containers or supplies are kept, handled, prepared, packaged, stored, or placed in containers for subsequent transport, sale or service elsewhere.

(b)*Fixed food service establishment* means a non-mobile public or private establishment which prepares and serves meals, lunches, short orders, sandwiches, frozen desserts, or other edible products directly to the consumer either for carry out or service within the establishment. The term includes restaurants, coffee shops, cafeterias, short order cafes, luncheonettes, taverns, lunchrooms, places which retail sandwiches or salads, soda fountains, and similar facilities by whatever name called. This term shall not apply to establishments offering food service incidental to their operations.

(c)*Food truck* encompasses all mobile food service units with the exception of pushcarts. Food trucks shall be no larger than 30×8 feet.

(d)*Mobile food service unit* means a trailer, pushcart, vehicle vendor or any other similar conveyance operating as an extension of and under the managerial authority of the permit holder of its permitted base of operation. The mobile food service unit and its permitted base of operation together make a mobile food service establishment.

(e)*Pushcart* means a human propelled, self-contained, enclosed food service cart that operates at pre-determined locations as approved by the health authority and the City of Statesboro. Pushcarts shall be no larger than 5×10 feet.

**Sec. 18-309. - Approvals and licensing.**

(a)In general. No person shall operate a mobile food service unit within the corporate limits of the city without first obtaining the proper licenses and/or permits from the state, county, and City of Statesboro, specifically a certificate of occupancy from the City. Mobile food service unit operators shall at all times comply with the provisions of this article and all other applicable local, state and federal laws,

regulations or rules. All approvals will be issued annually based on the calendar year. No approval issued under this article may be prorated, transferred, or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.

(b) Specific requirements. Any person intending to operate a mobile food service unit within the corporate limits of the City of Statesboro shall obtain, prior to commencing operation:

(1) All permits as may be required to operate a mobile food service unit by the state, including the department of public health, and Bulloch County, including the health department;

(2) A City of Statesboro mobile food service unit location approval; and

(3) A City of Statesboro occupational tax certificate.

(c) Mobile food service unit location approval application—Contents. Applicants seeking mobile food service unit location approval shall submit, on an annual basis, an application for such approval to the city manager, or his/her designee. The application shall be furnished under oath on a form specified by the city manager, accompanied by a non-refundable application fee as set forth in the city's annual revenue ordinance. Such application shall include:

(1) The name, address, telephone number, and email address of the mobile food service unit's owner(s) of record. An approval shall be required for each mobile food service unit, notwithstanding unity of ownership or operation. Where an owner(s) is a non-natural person whether or not formally organized, the application shall identify all partners, officers, directors and/or natural person with a financial interest in any such entity, including personal contact information for each;

(2) Information identifying the mobile service unit including, its make, model and license plate number, together with a photograph of the mobile food service unit;

(3) The corporate and, where applicable, trade name of the base of operations associated with the mobile food service unit, together with a copy of the base of operation's City of Statesboro occupational tax certificate. Where the base of operation is located outside the city limits, the applicant shall provide evidence of licensing in the base of operation's home jurisdiction;

(4) A copy of the approved permit and inspection certificate for the base of operation issued by the Bulloch County Public Health Department or Georgia Department of Agriculture;

(5) A listing of operating locations, schedule for operation, and hours of operation for each site on which the mobile food service unit intends to conduct business;

(6) A fully executed copy of the lease agreement for each operating location;

(7) A scaled drawing for each location illustrating the location of the mobile food service unit;

(8) Temporary seating may be provided if the mobile food service unit is at least 400 feet from a brick and mortar restaurant. A scaled drawing, indicating where the seating will be located and number of seats must be furnished;

(9) Any other information that the city manager may, from time-to-time, deem material to the approval of mobile food service units within the city limits; and

(10) Application for location approval and renewal shall be accompanied by such fee as established by the annual revenue ordinance.

(11) Application for location approval is not required for a licensed mobile food service unit not conducting point of sale transactions when hired by a resident to operate at that person's owned or leased residence for a period not to exceed 8 hours. This exception may not be utilized more than once during any 60 day period.

(d) Mobile Food Service Units shall only conduct business within commercial zoning districts. Operation in residential zones is only permitted if an administrative variance is granted pursuant to Section 18-316 or if the operation is qualified under Section 18-309 (c)(11)

**Sec. 18-310. - Grant or denial of application.**

Review and consideration of an application by city manager, or his/her designee shall be conducted in accordance with principles of due process. Applications may be denied where an applicant fails to demonstrate that he or she meets the conditions and requirements of this article, or where an applicant fails to comply with applicable local, state or federal law. Any false statements, material omissions or substantially misleading information provided in an application or furnished by an applicant in connection with an application shall constitute grounds for any one or combination of the following sanctions: denial; refusal to renew; revocation; suspension; and imposition of penalties.

**Sec. 18-311. - Operational requirements and provisions.**

(a) Food trucks. The following operational requirements and conditions apply to food trucks:

(1) Food trucks shall not conduct business within the public right-of-way, with the exception of special events recognized by the City of Statesboro for which the food truck has received pre-approval from the city manager.

(2) Food trucks shall not operate on private property without the written consent of the property owner.

(3) No operator or employee of a food truck may, at any time, utilize amplified sound devices.

(4) Food trucks shall comply with the city's grease interceptor standards, as set forth in the sewage collection and disposal ordinance, particularly Sec 82-160 et seq, as amended.

(5) The Georgia Department of Public Health mobile food service unit permit, together with all applicable health certificates, including food inspection reports, pertaining to the unit, shall be firmly attached in a prominent location, which shall be plainly visible to the public at all times the food truck is conducting business.

(6) Any driver of a food truck must possess a valid driver's license.

(7) When conducting business, food trucks shall provide no less than nine feet of unobstructed horizontal pedestrian clearance on private property, as measured from the main service window.

(8) Food trucks may not be left unattended or otherwise stored on sites at which they offer the sale of food and beverage to the public. All mobile food service units must return to their base of operations when not in use.

(9) Food trucks shall comply with all applicable local, state and federal health and safety laws, regulations and rules.

(10) Food trucks may place one temporary sandwich board for advertisement purposes no more than four feet from the main service window and must comply with the temporary use of public right-of-way menu board regulations.

(11) Food trucks may not conduct business within 200 feet as measured from the main entrance of the brick and mortar restaurant to the service window of the food truck. This prohibition shall not apply if the brick and mortar restaurant within said radius is owned by the mobile food service unit operator or if mobile unit operator has written consent to operate at requested location by all brick and mortar restaurants within the prohibited radius.

(12) Food trucks may not conduct business in a location that might block or impede either pedestrian or vehicular traffic.

(13) Food trucks may not conduct business with any person while such person is situated in a motor vehicle.

(14) Toilet facilities—See Georgia Department of Public Health Rule 511-6-1-.06(2)(h).

(b) Push carts. The following operational requirements and conditions apply to push carts:

(1) No operator or employee of a push cart may, at any time, utilize amplified sound devices.

(2) The Georgia Department of Public Health mobile food service unit permit, together with all applicable health certificates, including food inspection reports, pertaining to the unit, shall be firmly attached in a prominent location, which shall be plainly visible to the public at all times the push cart is conducting business.

(3) When conducting business, push carts shall provide no less than six feet of unobstructed horizontal pedestrian clearance on private property, as measured from the main service window.

(4) Push carts shall comply with all applicable local, state and federal health and safety laws, regulations and rules.

(5) Push carts may not display signage not affixed to the vehicle.

(6) Push carts may not conduct business in a location that might block or impede either pedestrian or vehicular traffic.

(7) Push carts may not conduct business with any person while such person is situated in a motor vehicle.

(8) Push carts may not furnish temporary seating.

(9) Vendors operating from registered push carts are permitted to sell food and cut flowers only. Push carts may operate in certain areas of the city. The revenue department, with assistance from the public works department, is authorized to assign spaces to push cart operators and to enforce such assignments. The revenue department, assisted by the public works department, is authorized to determine appropriate placement of push carts within the City, and may require inappropriately placed push carts to be moved.

(10) Push carts must receive written approval from public works department authorizing a specific location prior to the issuance of an occupational tax certificate.

**Sec. 18-312. - Litter.**

(a) Each mobile food service unit shall provide a suitably-sized receptacle for litter, which shall be located within ten feet of the service window of the unit. It shall be maintained and regularly emptied. All waste generated by the mobile food service unit's operation, including that associated with its customers and staff, must be disposed of at the base of operation.

(b) The area within which a mobile food service unit operates shall, at all times, be kept clean and free from litter, garbage, rubble and debris. For purposes of this section, a mobile food service unit shall be responsible for maintaining in a safe and hygienic manner, the premises on which it is situated.

**Sec. 18-313. - Fire safety.**

The mobile food service shall comply with all state, federal, and local health and safety regulations and requirements. NFPA 1, 10, 58, 96, and Annex B of NFPA 96 shall be used by the Fire Prevention Division to ensure regulatory compliance, along with any unlisted but referenced codes. References to "NFPA" shall mean the "National Fire Protection Association". Book number and section references are provided for ease of the public.

To minimize the threat to public safety posed by fire, the following apply:

- a. Obtain a certificate of occupancy from the City of Statesboro prior to service.
- b. There shall be no public seating within the food truck or food trailer.
- c. A food truck or food trailer in use shall be located at least 10 feet away from buildings, structures, vehicles, and any combustible materials. [96:B.13.1; B.13.2]
- d. A food truck or food trailer in use shall ensure that fire department vehicular access is provided for fire lanes and access roads. [1:18.2.4]
- e. A food truck or food trailer in use shall provide clearance for the fire department to access nearby fire hydrants and access fire department connections. [1:13.1.3; 1:13.1.4; 1:13.1.5]
- f. A food truck or trailer in use that utilizes combustible media for cooking shall provide an approved fire extinguishing system. [96:10.1.2]
- g. A food truck or food trailer in use shall install portable fire extinguishers in kitchen cooking areas in accordance with NFPA 10. [96:10.9.3]
- h. A cooking appliance in a food truck or food trailer that produces grease-laden vapors shall be protected by listed fire-extinguishing equipment. [96:14.7.1]
- i. A food truck or food trailer in use shall ensure that all workers present are trained in the proper use of fire extinguishers and extinguishing systems. (96:B.15.1; 10.1.2).
- j. All employees of a food truck or food trailer in use shall know the proper method for shutting off fuel sources ( [96:10.4.1]; the proper 3 procedure for notifying the local fire department [1:10.14.9 for

carnivals only]; and the proper procedure for how to perform simple leak test on gas connections [58:6.16, 58:6.17]

k. A food truck or food trailer in use shall install and provide wheel chocks to prevent mobile and temporary cooking units from moving. [96: B.21.5]

l. A food truck or food trailer operator shall keep and maintain all record-keeping documents in one location on the mobile cooking operation and shall make such records available to the fire department of the City of Statesboro upon request

m. The operator shall ensure that all gas supply piping valves and gas container valves are fully closed when the equipment is not in use. [58:6.26.8.3]

n. The operator shall ensure that all cooking equipment, including the cooking ventilation system, is regularly cleaned and grease removed. [96:11.4]

o. Prior to commencing cooking, the operator shall verify that fuel tanks are filled to the capacity needed for uninterrupted operation during normal operating hours. [1:10.14.10.1]

p. Refueling shall only be permitted during non-operating hours. [96:B.18.3]

q. An operator shall ensure that all electrical appliances, fixtures, equipment, and wiring comply with the NFPA 70®. [96:B.18].

r. The operator shall ensure that the main shutoff valve on all gas containers is readily accessible at all times. [58:6.26.4.1(3)]

s. The operator shall ensure that portable gas containers are in the upright position and secured to prevent tipping over. [58:6.26.3.4]

t. The operator shall perform leak testing on all new gas connections of the gas system. [58:6.16; 58:6.17]

u. The operator shall perform leak testing on all gas connections affected by replacement of an exchangeable container. [58:6.16; 58:6.17]

v. The operator shall ensure that on gas system piping, a flexible connector is installed between the regulator outlet and the fixed piping system. [58:6.26.5.1(B)]

All mobile food service unit fire suppression systems shall be inspected and maintained in accordance with the applicable provisions of the National Fire Protection Association. The system shall be tagged in accordance with the rules and regulations of the Georgia Safety Fire Commissioner.

In addition to the other requirements of this Ordinance, a food truck or trailer owner or operator of a food truck or trailer in use in the City of Statesboro which utilizes solid fuel (wood, charcoal, or other fuel) for cooking shall adhere to the following additional regulations prior to placing such unit in use in the township:

a. Such fuel shall not be stored above any heat-producing appliance or vent. [96:14.9.2.2]

b. Such fuel shall not be stored closer than 3 feet to any cooking appliance. [96:14.9.2.2]

c. Such fuel is not stored near any combustible flammable liquids, ignition sources, chemicals, and food supplies and packaged goods. [96:14.9.2.7]

d. Such fuel is not stored in the path of the ash removal or near removed ashes. [96:14.9.2.4]

e. Ash, cinders, and other fire debris shall be removed from the firebox at regular intervals and at least once a day. [96:14.9.3.6.1; 96:14.9.3.6.2]

f. Removed ashes, cinders, and other removed fire debris must be placed in a closed, metal container located at least 3 feet from any cooking appliance. [96:14.9.3.8]

(a)Combustible gas detector. Prior to the operation of any combustible gas-fueled appliances, all visible connections shall be inspected for leakage utilizing a combustible gas detector. Detected leaks shall be repaired before any gas-fueled appliance is operated.

(b)Propane cylinders. Propane and natural gas tanks shall be shut off while the mobile food vehicle is in motion, unless the tank is equipped with an impact detection shut off device approved by the U.S. DOT. Propane and natural gas tanks must always be shut off while the vehicle is unattended and/or in overnight storage. Mounted tanks must be secure (NFPA 58—5.2.4) and conform with NFPA standards relating to the safe mounting of tanks as described in NFPA 58—6.23.3.3. and be capable of withstanding impact requirements as required by the NFPA (NFPA 58 6.23.3.4.)

(c)Portable fire extinguishers. All mobile food service units shall be equipped with a readily accessible multipurpose dry chemical portable fire extinguisher with a minimum rating of 2A 10BC. All mobile food service units utilizing fats or cooking oils, including those that produce grease, grease laden vapors or oily byproducts, shall, in addition to the ABC fire extinguisher, be equipped with a readily accessible Class K portable fire extinguisher. All required fire extinguishers shall be maintained in compliance with National Fire Protection Association 10, as amended.

(d)Operations prior to set up. Propane and natural gas tanks shall be shut off while the mobile food vehicle is in motion, unless the tank is equipped with an impact detection shut off device approved by the U.S. DOT. Mobile food service units are prohibited from igniting, starting or operating any cooking appliances requiring heat, electricity or combustible gases while traveling upon any street, road or highway. Food warming or hot holding appliances are exempt from this requirement.

(e)Smoke free air. Mobile food service units shall comply with the Statesboro Smoke Free Air Ordinance, as amended.

(f)Exhaust creating nuisance. Emission of exhaust gases or smoke shall not be handled in such a manner as to constitute a nuisance.

(g)Hood cleaning and maintenance. Mobile food service units shall be maintained and regularly cleaned to minimize the buildup of grease and other combustible residues. This includes all interior and exterior surfaces upon which grease can or may accumulate including, but not limited to, hold filter surfaces, plenums, ducts, exhaust fans, and exterior cowling.

(h)Fire suppression system inspections. All mobile food service unit fire suppression systems shall be inspected and maintained in accordance with the applicable provisions of the National Fire Protection

Association. The system shall be tagged in accordance with the rules and regulations of the Georgia Safety Fire Commissioner.

**Sec. 18-314. - Special events.**

The city manager may permit licensed mobile food service units to operate within the public right of way at special events pursuant to the City of Statesboro's special events policy and procedures. Special event permits are of a limited duration and not subject to the prohibitions set forth in subsections (a)(7), (12) and (b)(4) of section 18-311.

**Sec. 18-315. - Enforcement and sanctions.**

(a)To ensure the continued application of the intent and purpose of this article, the city manager shall notify the owner(s) and operator(s) and, where applicable, the Bulloch County Health Department, of all instances in which a citation is issued to a mobile food service unit.

(b)The city manager shall maintain a record of all code violation charges, founded accusations and convictions concerning mobile food service units. When a mobile food service unit owner or operator accumulates three code violations for a particular mobile service unit within a period of 12 consecutive months, the city shall revoke the mobile food service unit's location approvals and reject all applications for mobile food service unit location approvals by the concerned owner(s) and operator(s) for a period of 12 consecutive months following the date of revocation.

(c)If a mobile food service unit owner or operator has been cited for and found to be in violation of any zoning, health or life safety code provision, the owner or operator must demonstrate compliance with the applicable code prior to being eligible to continue operations under the current approval.

(d)Violations of this article are subject to the following sanctions, which may not be waived or reduced and which may be combined with any other legal remedy available to the city:

(1)First violation: \$250.00.

(2)Second violation within the 12 months following the first violation: \$350.00.

(3)Third violation within the 12 months following the first violation: \$500.00 and revocation of the mobile food service unit location approvals. Mobile food service unit location approvals will be revoked for six months from the date of the third violation.

(e)Nothing in this section shall limit the city from enforcement of its code, state or federal law by any other legal remedy available to the city. Nothing in this section shall be construed to limit or supplant the power of any city inspector, deputy marshal or other duly empowered officer under the city's ordinances, rules and regulations or the authority granted under state law, as amended, to take necessary action, consistent with the law, to protect the public from operation of a mobile food service unit as a nuisance, including abatement thereof by lawful means.

**Sec 18-316 Variance Process**

The Planning and Development Director may administratively grant minor variances, particularly as to operations within prohibited zoning districts, with conditions. Either the owner/occupant of the physical site upon which a mobile food service units wishes to operate, or a mobile food service unit operator



wishing to conduct business thereon, when accompanied by written authorization from the property owner/occupier, may request a variance from the terms of this chapter, where such variance will not be contrary to the public interest and where, owing to special conditions, strict enforcement of the provisions of this chapter will, in an individual case, result in unnecessary hardship; provided, however, that the spirit of this chapter shall be observed, and public safety and welfare secured. Such variance may be granted in an individual case upon a finding by the zoning administrator that:

- (1)The intent and spirit of the ordinance is not compromised;
- (2)The strict application of this chapter to this particular piece of property or mobile food service unit would create an unnecessary hardship;
- (3)The request for relief is due to an unusual or peculiar circumstance; and
- (4)Relief, if granted, would not cause detriment to public safety and welfare.

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
John Riggs, District 4  
Shari Barr, District 5



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

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

## MEMORANDUM

December 18, 2020

**TO:** Charles Penny, City Manager, Jason Boyles, Assistant City Manager and Leah Harden, City Clerk

**FR:** Kathleen Field, Director of Planning and Development

**RE:** Proposed Urban Redevelopment Plan and Area

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**Policy Issue:** Public Hearing and Consideration of Resolution to adopt an Urban Redevelopment Plan and Area for the City of Statesboro. As a requirement for grant applications to the Community Housing Improvement Program (CHIP) and the Community Development Block Grant (CDBG), an approved Urban Redevelopment Plan and Area is needed. Approval of this Plan and Area will make the City more competitive in the application process.

**Background:** In November, a draft of the proposed Urban Redevelopment Plan (URP) was presented to the City Council. Subsequently, the Plan and Area have been finalized. The Urban Redevelopment Plan (URP) creates a framework for the redevelopment focus of a portion of the community that is found to be deteriorating due to blighting influences and is in need of economic and physical revitalization. In addition to establishing the boundaries of the Redevelopment Area, it delineates the area's housing conditions and the demographics of the population; as well as outlining with specificity how the Plan meets the requirements of the Georgia Code-Urban Redevelopment Law. As part of the Plan approval, the Area also needs to be established which is included as Exhibit 6. A modification was made to this Exhibit to include the two Parks: Luetta Moore Park and the Rev. W. D. Kent Park

**Recommendation:** Staff recommends approval of the proposed Urban Redevelopment Plan and Area as included in Exhibit 6.

**Budget Impact:** None

**Council Person and District:** All

### Attachments:

Urban Redevelopment Plan with Revised Exhibit 6  
Stakeholder Participation Minutes  
Resolution

***Proposed***  
***URBAN REDEVELOPMENT AREA***  
***AND PLAN***

***For***  
***The Downtown Core Area***  
***of***  
***Statesboro, Georgia***

***Prepared by***  
***Statesboro Planning and Community Development***  
***Department***  
***and***  
***The Coastal Regional Commission of Georgia***

***DRAFT***

*For Review and Stakeholder Presentations and Public Hearings*

*All Revisions Through 12/8/2020*

**Approved by the City of Statesboro**

**January 5, 2021**

## **Table of Contents**

**Introduction**

**Executive Summary**

### **PART 1 – BACKGROUND AND FACTORS AFFECTING AREA DESIGNATION AND PLAN**

**Statesboro City History and Characteristics**

### **PART 2 – THE URBAN REDEVELOPMENT PLAN (URP) FOR STATESBORO – 2021 – 2031**

**Core Area Target Neighborhoods in the URP**

**Housing Conditions and Characteristics within the URP Area:**

**Neighborhood Blight and Blighting Influences within the URP**

**Socio-Economic and Housing Characteristics in the URP**

**Public Facilities and Parks**

**Downtown Commercial Center and The Blue Mile Connector**

**Boundary of the Urban Redevelopment Plan Area**

### **PART 3 - URBAN REDEVELOPMENT PLAN REQUIREMENTS PER GEORGIA CODE (SECTION 36-61-1 URBAN REDEVELOPMENT LAW) – FINDINGS FROM THIS REPORT**

### **PART 4 – IMPLEMENTATION OF THE URBAN REDEVELOPMENT PLAN**

**Ten–Year Action Plan for Redevelopment and Revitalization of Statesboro’s Core Area**

**Implementation Responsibility and Oversight**

**Partnerships to be Developed for Implementation**

**Funding for Urban Redevelopment Plan Implementation**

### **PART 5 –PLAN ADOPTION**

**Stakeholder Participation**

**Public Participation and Hearing**

**Adoption of Plan by City of Statesboro**

**Exhibits**

**Tables**

## Introduction

The City of Statesboro adopted an update of its Comprehensive Land Use Plan in 2019. Two of the main goals stated in the Comprehensive Plan was the revitalization of the City's downtown area and the connecting commercial corridor to the Georgia Southern University Camps (termed "The Blue Mile") as well as the revitalization of the neighborhoods surrounding Downtown Statesboro and The Blue Mile. These areas are called the **Core Area** of Statesboro.

To achieve these revitalization goals in its Core Area, the City has chosen to adopt an Urban Redevelopment Plan (URP) as defined by Georgia Code 36-61-1 which allows it to use various tools, including land acquisition, to accomplish URP objectives.

The City's Department of Planning and Community Development was charged with the responsibility of presenting a viable URP to City Council for adoption. The Coastal Regional Commission of Georgia was asked to assist the Department with the preparation of the URP.

The provisions in the Georgia Code for urban redevelopment by municipalities requires that certain conditions must exist within an area designated for redevelopment. These conditions are;

1. "One or more slum areas exist in the City; and
2. "The rehabilitation, conservation, or redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals, or welfare of the residents of the City".

To meet these conditions, the City must also find that;

1. A feasible method exists for the relocation of families who will be displaced from the urban redevelopment area(s) in decent safe and sanitary housing within their means;
2. The urban redevelopment plan conforms to the City's Comprehensive Plan; and
3. The urban redevelopment plan will afford maximum opportunity for private enterprise to participate in the rehabilitation or redevelopment activities contemplated by the plan.

After extensive investigations and study, an Urban Redevelopment Area boundary was proposed, and an Urban Redevelopment Plan prepared, which meets these conditions and findings as indicated in this report. Subsequent Revitalization Area Strategy Plans will be developed for Neighborhood Target Areas delineated in the URP which will address the specific redevelopment and revitalization activities to be carried out including acquisitions and rehabilitation of blighted properties; relocation of families and individuals from those properties into decent safe and sanitary housing; removal of blighting influences and improvement of neighborhood infrastructure and facilities.

## Executive Summary

The Urban Redevelopment Plan (URP) for the Core Area of Statesboro embraces the following areas of Statesboro;

1. Downtown Statesboro as defined by the Downtown Master Plan adopted in 2012
2. The Blue Mile Corridor connecting Downtown Statesboro to the Georgia Southern University Campus as defined in the Blue Mile Plan adopted in 2015
3. The following neighborhoods identified in the City's 2019 Comprehensive Plan as needing revitalization;
  - a. Johnson Street;
  - b. MLK;
  - c. Whitesville; and
  - d. Mulberry Street and Black Bottom.

Conditions that exist in Downtown Statesboro and a plan for its redevelopment and revitalization are documented in the 2012 Downtown Statesboro Master Plan and have been included in this URP by reference. Likewise, existing physical and economic conditions and plans for revitalization for the Blue Mile Corridor are well documented in the Blue Mile Tax Allocation District Proposal Study and accompanying Redevelopment Plan. That Redevelopment Plan is likewise included in this URP by reference.

The underlying study for this Urban Redevelopment Plan (URP) is primarily the four neighborhoods identified in the City's Comprehensive Plan as requiring Revitalization. This study focused on:

1. **Housing conditions** using data obtained from Bulloch County tax records which identified single family residence conditions from inspections conducted during property tax reassessment as: Poor (likely beyond rehabilitation) or Fair (requiring rehabilitation). Windshield surveys were used to verify these condition ratings and to identify residential structures which were dilapidated and vacant (uninhabitable);
2. **Identification of blighting influences** such as incompatible land uses adversely affecting the living conditions in the neighborhood; inadequate or failing infrastructure; lack of public facilities such as parks, pedestrian walkways, poorly maintained streetscapes and unmaintained vacant lots;
3. **Socio-economic conditions of residents** of each neighborhood including the number and percent of families living below poverty levels, status of home occupancy, median family income, family size and composition. This data is needed to determine the affordable housing needs of families within the

neighborhoods who might be displaced as a result of revitalization plan implementation;

4. **Survey of public facilities** available to neighborhoods including schools, parks and government services.

This data, as presented in the report, was used to define the proposed URP Area Boundary and Neighborhood Target Areas for specific future revitalization planning and implementation.

## **PART 1 – BACKGROUND AND FACTORS AFFECTING URP AREA DESIGNATION AND PLAN**

### **City History and Characteristics**

Incorporated in 1803, The City of Statesboro thrived for many years as a center of production of Sea Island Cotton. As the county seat for Bulloch County, it is one of 4 incorporated cities within the County. Today, Statesboro remains relevant as an economic center due to the rapid growth of Georgia Southern University located within the City. It's estimated 2019 population of almost 32,000 makes it one of the larger cities in its region. Excluding student population, the city's permanent population is around 12,000.

The city did not experience significant growth until 1980 when Georgia Southern University began to grow and expand to a current student population of over 20,000. Even with the addition of some new industry locating in the City and surrounding area, the levels of unemployment and poverty have remained high. It is estimated (2018) that nearly half of all families living in Statesboro are living below the poverty levels established by the U S Census

Even though the University campus is located within a mile of Downtown Statesboro, the downtown area has failed to capitalize on the economic activity created by the large student population. Housing developed to accommodate the students has primarily located away from downtown as opportunities for intown student housing were never developed.

The **Core Area** of Statesboro encompasses its City Commercial Center and four adjacent older residential neighborhoods.

Downtown remains an area of older commercial buildings with only a limited number having been modernized or rehabilitated. It is also the center of City and County Government.

The adjacent residential neighborhoods consist of older homes; most built prior to 1980; many built prior to 1960. Neighborhoods west of downtown (Johnson Street and MLK neighborhoods) have a substantial number of deteriorating or dilapidated single family rental and owner-occupied housing units and other blighting influences. Likewise, the Whiteville neighborhood north of Downtown, has similar conditions. The Mulberry Street and Black Bottom neighborhoods to the east of Downtown have a few pockets of dilapidated housing and a number of homes requiring rehabilitation. Each of these neighborhoods have continued to deteriorate over time and have not experienced any growth or new development.



Existing Land Uses within the City of Statesboro are shown on Exhibit 1. The age of housing in the City built prior to 1960 and 1980 is shown on Exhibit 2. A Socio-Economic Profile of City residents is presented in Table 1.

Community infrastructure is old and failing in many of the Core Area and older neighborhoods. Sidewalks, underground storm drainage (vs. open ditch drainage) and adequate streets are lacking in many areas. Blighting influences such as vacant and abandoned housing and non-residential structures, abandoned vehicles and household debris stored on lots or vacant land areas and conflicting land uses are found throughout most of these core area neighborhoods.

The Comprehensive Plan, adopted by the City of Statesboro in 2019 and recently amended, places a high priority on the revitalization of neighborhoods in decline and the revitalization of the downtown commercial area. The Future Land Uses and Character Areas Map, shown on Exhibit 3, and adopted by the City in 2019, calls for future land uses in Downtown Statesboro and the adjoining residential areas to remain essentially unchanged but to be revitalized through revitalization and redevelopment including rehabilitation of older structures and infrastructure.

The City has yet to fully capitalize on the presence of more than 20,000 college students located within a mile of its downtown area. Yet the opportunity exists for many of the older yet attractive and architecturally significant structures to be rehabilitated for mixed commercial and residential uses attractive to college students seeking to live in a more urban environment. The connecting mile long corridor from the downtown area to the University, dubbed The Blue Mile, is now the focus of implementation of an adopted redevelopment plan funded, in part, by revenues by a Tax Allocation District (TAD) created for that purpose. Similarly, a redevelopment plan for Downtown Statesboro has also been adopted and is currently being implemented by an active Downtown Development Authority and Main Street Program and has shown some signs of success.

To address the revitalization needs of inner-city neighborhood areas, the City has prepared this Urban Redevelopment Plan for adoption and implementation through Revitalization Area Strategy Plans for each of the target neighborhoods identified in the URP.

## **Part 2 - The Statesboro Urban Redevelopment Area and Plan (URP)**

In order to define the Urban Redevelopment Plan (URP) Area, specific data on housing conditions, socio-economic profiles of families living within the planning area boundary, and an evaluation of the condition of community facilities was gathered and analyzed. Additionally, the following City plans were examined: Future Land Use; plans for future infrastructure and public facility scheduled improvements; and approved plans for the redevelopment of Downtown Statesboro and establishment of the connecting corridor to the University, The Blue Mile.

### **Establish the Boundary of the Urban Redevelopment (URP) Area**

From the analysis of data collected within the Core Area of Statesboro, a boundary for the Urban Redevelopment Area has been proposed that includes:

1. The greatest concentrations of slum, vacant and deteriorating housing;
2. The greatest concentrations of blight and blighting influences such as incompatible land uses, poorly maintained property, and inadequate access;
3. Inadequate or lack of public infrastructure;
4. Inadequate or lack of public facilities and services;
5. The greatest concentrations of poverty; and
6. Currently approved Redevelopment Plans for Downtown Statesboro and the Blue Mile Corridor.

The data used to establish this boundary is presented in this Part 2 of the report and the recommended URP Boundary is shown on Exhibit 4 and Exhibit 6.

### **The Core Area Neighborhoods**

The Statesboro City Council approved the recommendation of the City's Georgia Initiative for Community Housing (GICH) Program committee and has designated four neighborhood target areas for revitalization activities, all located within the Core Area. These include

1. Johnson Street Community;
2. MLK Community;
3. Whitesville Community; and
4. Mulberry Street Community (including the adjacent Black Bottom Neighborhood).

Each of these neighborhoods is located entirely within the URP boundary and are shown on Exhibit 4 and 6.

The City has recently expanded and directed its focus on several major actions in preparation for undertaking neighborhood revitalization activities. These include

1. Addition of two code enforcement officers to address property maintenance issues;
2. Adoption of a comprehensive property maintenance code;
3. Revitalization of the Statesboro Housing Authority through the appointment of new Commissioners to serve on its board and the recruitment of a new Executive Director. The Housing Authority is adding to its mission and functions the advocacy and promotion for the development of new affordable housing and the revitalization of residential neighborhoods through housing rehabilitation and removal of dilapidated housing and blighting influences;
4. Establishment of an incentive program with funding (\$500,000) to encourage the development of in-fill single family housing within the City including a set-aside of

\$100,000 for affordable housing development in the Whiteville Neighborhood Target Area.

5. The recently re-instituted Statesboro – Bulloch County Land Bank Authority will begin to function by the end of 2020 with a focus on assembling tax-foreclosed properties for redevelopment with affordable housing; and
6. A planned submission of a Community Housing Improvement Program (CHIP) grant to the Georgia Department of Community Affairs (January 2021) to begin the rehabilitation of owner-occupied substandard housing in the Johnson Street Neighborhood Target Area.
7. Approved proceeding with the design of badly needed park improvements in the MLK (Luetta Moore Park) and Johnson Street Neighborhood (Grady Street Park) Target Areas.

#### **Housing Conditions and Characteristics within the URP Area:**

Within the City as a whole, it is currently estimated that there are approximately 12,750 housing units. Nearly 75 % of the housing in Statesboro has been built since 1990 when a development boom caused by the rapid expansion of Georgia Southern University started. Of these, only 23.5% units are estimated to be owner-occupied, a continuing decrease since 2000 (when estimated at 28%). A major cause of this low percentage has been the development of a large number of housing units for Georgia Southern University students.

Within the URP Area, most of the housing units, an estimated total of approximately 1800, were built prior to 1980, and a significant number prior to 1960, as shown on Exhibit 2. Further, it is estimated from Census Block Group data that an even smaller percentage of housing units within the URP area are owner-occupied, perhaps as low as 20%.

PLEASE NOTE, that data on the condition of housing was collected and mapped for the City from the property records of the Bulloch County Tax Assessor.

Within the City as a whole, the number of housing units rated as Poor (dilapidated) by the Bulloch County Tax Assessor is 116 (3%) and a total of 365 (9%) were judged to be Fair (requiring significant rehabilitation).

Within the URP Area, conditions are significantly worse. Of the total estimated 1000 single family units in the URP Area, 288 (29%) are rated as Fair and 110 (11%) rated as Poor by the Tax Assessor. From field investigations, it was determined that this data was reasonably accurate.

**The condition of housing within the City is shown on Exhibit 4 and solely within the URP on Exhibit 6 (including vacant dilapidated residential structures). The tabulation of housing data is presented in Table 2**

Most multi- family housing in the City is located outside the Core Area and has been developed since 1990. Within the URP, there are a few older apartment buildings; mostly less than 20 units each that are in fair condition except for two newer small duplex rental complexes with

less than 20 units each. Two large public housing complexes totaling approximately 120 units are located within the Core Area.

Within the Mulberry Street neighborhood and along the S. Main Street Corridor, there are a few older and historic homes with a few listed on the National Register of Historic Places. These homes, for the most part, appear to be well maintained. However, there is community concern that these structures and the neighborhood in which they are located be preserved and that blighting influences, such as incompatible uses, not be allowed to encroach into these areas.

Finally, a visual inspection was made of the URP area to locate and inventory vacant dilapidated residential and other structures. A total number of almost 75 were identified. These buildings are also shown on Exhibit 6.

Photographs of a representative sample of these vacant units and other blighting influences is presented in Appendix 3 with their location identified within neighborhood areas

### **Neighborhood Blight and Blighting Influences within the URP Area:**

Within the URP, there exists many blighting influences that have affected the overall appearance and physical condition of the four neighborhood target areas.

The most serious of these are many vacant and abandoned (often boarded up) residential, and to a slightly lesser extent, non-residential structures. In many neighborhood areas, vehicles are stored, often undrivable, in front, side and rear yards of homes. Also, prevalent, are plies of household and unusable building materials in yard areas waiting to be removed.

In recent months, the City has added code enforcement staff that are successfully addressing these conditions and are having a positive impact. Expanding and improving on these activities, particularly removal of dilapidated vacant structures is a priority of the URP, particularly in the early years of the program.

Other blighting influences include inadequate or difficult to maintain open drainage systems; an unused park in Whitesville which has not been maintained in some time, narrow and inadequate streets; poorly maintained street rights of way; and incompatible land uses negatively affecting adjacent or nearby residences. These issues will require replacement, improvements and/or removal.

One very noticeable defect in the neighborhood target areas is the lack of safe pedestrian walkways. Attention to this will be extremely important particularly offering school children and residents the opportunity to walk to school or to nearby shopping, parks or recreation areas. Likewise, pedestrian access to nearby shopping areas will be a healing asset for these target neighborhoods.

### **Socio Economic Profile of Families Within the URP Area:**

The population of Statesboro is approximately 31,600 (2020 - US Census Estimate). Other estimates place the city's population at around 33,000. The "daytime population" is somewhat higher and estimated at 37,600. These population figures include the 20,000 plus students at Georgia Southern University. Of the total city population, 52 % is white and 48 % is minority (41% African American) with a growing Hispanic segment currently around 4%.

The median family income for 2018 was estimated at \$31,124 with nearly 50% of families falling below the median family income poverty level. The concentration of families below the poverty level is primarily concentrated within the Core Area of the City and the URP and is currently estimated at slightly over 50%.

Employment within Statesboro has been relatively stable, however, unemployment among the City's workforce is currently estimated to be almost 20% according to recent data from the US Census. That rate is influenced by even larger unemployment rates estimated within Core Area neighborhoods and a high 28% unemployment level among those in the labor force under 25 years of age.

Socio-economic characteristics within the URP area are similar to those for the City with some exceptions, particularly poverty levels.

Exhibit 5 shows the various Census Block Groups within Census Tracts in the URP with population and poverty levels indicated for each Census Block Group. The Block Groups or portions of Block Groups falling outside the URP Boundary generally estimate less than 20% of families below the family income poverty level.

Table 1 presents a summary of Socio-Economic Data for Statesboro, obtained from the Georgia Department of Community Affairs and the US Census Bureau for the City and for the URP.

### **Public Facilities and Parks**

Parks and public open spaces exist throughout the core area and are generally well maintained. Plans are currently being prepared to improve the parks within the Johnson Street and MLK Neighborhood Target Areas. Improvements and addition of facilities at the Luetta Moore Park, located in the MLK Neighborhood, are estimated to run \$2,629,000; improvements and additions to the Grady Street Park, located in the Johnson Street Neighborhood are estimated to run \$1,352,543. The Statesboro City Council has approved the funding for design of these park projects and funding for construction is to be through a bond issue by the City's Urban Redevelopment Agency to be formed at the time of approval of the URP Area.

The Blue Mile corridor, as previously discussed, is to benefit from the addition of small public parks and streetscapes to make pedestrian traffic more attractive to students at Georgia Southern University.

Most City and County government services are conveniently located in the center of the Core Area of Statesboro.

### **Downtown Commercial Center and The Blue Mile Connector**

A significant amount of time and effort has been devoted by the City and the Downtown Statesboro Development Authority to the study, analysis and development of plans for the revitalization of Statesboro's downtown areas and the corridor connecting it to the Georgia Southern University campus. **The revitalization of downtown is important for the adjacent core city neighborhoods as significant employment and upward family income mobility would result from new businesses locating in Downtown Statesboro or within the Blue Mile Corridor.**

In 2012, a Downtown Master Plan was prepared. Its theme, **"Downtown Needs a Vision, a Plan and Leadership"** resulted in a vision and a plan to be carried out by the Downtown Statesboro Development Authority. The plan focused on a redevelopment area created when the DSDA was formed in 1981. This area comprises 75 city blocks totaling 390 acres with approximately 300 commercial establishments occupying some 900,000 square feet. Approximately 1000 residents live in adjacent neighborhoods within the DSDA boundary.

### **Reference Exhibit 4**

The study evaluated the physical condition of buildings within the DDA. While several buildings (estimated less than 20%) were considered either substandard, deteriorated or dilapidated (beyond economic repair), most buildings were in good condition. Eight buildings within the DDA were classified as historic and listed on the National Register of Historic Places.

The plan identified a number of opportunities for revitalization of Downtown Statesboro, the most noteworthy being the development of housing in mixed use commercial structures, particularly unused upper floors of downtown commercial buildings; a large public open space for daily use and public events; an improved and inviting connection of Downtown Statesboro to the University; and, a more inviting appearance for entrances into and within the Downtown area. Extensive streetscape planning has subsequently been completed with additional projects, particularly within the "Blue Mile" corridor soon to be started.

The resulting plan focused on the following major objectives for action by the City and the Downtown Statesboro Development Authority:

1. Creation of large and small public open spaces with a focus on the County Courthouse Square for public gatherings and enjoyment;
2. Streetscape improvements within Downtown to create a more inviting pedestrian environment;
3. Streetscape improvements to corridors leading into Downtown along with secondary new retail development within those corridors;

4. Capitalize on available housing development in underutilized structures in Downtown;
5. Develop improved pedestrian and bicycle routes leading into and through Downtown;
6. Consider a transit plan linking pedestrian and university housing areas to Downtown;
7. Maintain a commercial support structure for existing business and for the attraction of complimentary new businesses; and
8. Capitalize on the proximity of the University and its large population base of students and staff.

While initiatives have been undertaken to implement these and other recommendations in the plan, much remains to be done. To capitalize on the Downtown's proximity to the University, the DSDA led the effort for the creation of a Tax Allocation District (TAD) as a major funding tool for implementing the Downtown Redevelopment Plan. **The Downtown Redevelopment Plan is to be updated in 2021 by the City and the DSDA.**

An outgrowth of the Downtown Master Plan was the preparation of a plan and redevelopment of the "Blue Mile" in 2015. The Blue Mile focuses on the component of the Downtown Master Plan to connect the University Campus with Downtown as a part of an economic development strategy to increase commercial activity in downtown and to see the development of new business and offices as a result of this increase.

Priorities of the Blue Mile include:

1. Creation of a pedestrian friendly corridor with open spaces, wide sidewalks and bike lanes for safe movement as well as attractive streetscape providing a Blue Mile identity;
2. Development of new complimentary businesses to Downtown and targeted to student traffic; and
3. Development of housing opportunities for students as well as young professionals.

Plans for the Downtown Redevelopment and the Blue Mile Corridor have been duly adopted by the City of Statesboro and are included in this Urban Redevelopment Plan by reference. **It should be noted, that the Redevelopment Plans for Downtown and the Blue Mile in the TAD, do not meet the requirements of the Urban Redevelopment Plan being presented in this report. The plans adopted however, meet the requirements under TAD Legislation to enable their implementation. Both plans are incorporated in this Urban Redevelopment Plan by reference so their components now conform with the legal requirements of Georgia Code (Section 36-61-1 – Urban Redevelopment Law).**

**The boundaries of the Downtown Development Authority's redevelopment plan and The Blue Mile as well as the TAD are shown on Exhibit 6.**



### **Part 3 - Urban Redevelopment Plan Requirements Per Georgia Code (Section 36-61-1 Urban Redevelopment Law) – Findings from This Report**

For the Urban Redevelopment Plan to be a legal, effective and usable tool for the City of Statesboro, the Plan must;

#### **1. “Conform to the City’s approved Comprehensive Plan”**

The Comprehensive Plan, approved by the City in December 2019 and amended in December 2020, has recommended that a plan for the revitalization of neighborhoods include the removal of dilapidated (slum) housing and other blighting influences. In addition, an aggressive program of code enforcement and housing rehabilitation programs was recommended. To address this need, the Comprehensive Plan work program reflects the need for the designation of an Urban Redevelopment Area and plan(s) to address the revitalization of Core Area neighborhood areas and the downtown commercial center.

Additionally, the Comprehensive Plan recommends that a Housing Plan be prepared to address the housing needs of City residents, including those living in the neighborhood target areas within the Urban Redevelopment Plan Area boundary. That recommendation has been added to the Work Program contained in the Plan and is currently underway.

The Comprehensive Plan also identifies two parks, Luetta Moore and Grady Street, both located within the URP Area in the MLK and Johnson Street Neighborhoods, for substantial improvements.

Redevelopment Plans have been developed for the revitalization of the downtown commercial Core Area as well as the Blue Mile Corridor to connect the Georgia Southern University Campus to Downtown Statesboro. A Downtown Statesboro Development Authority and a Tax Allocation District (complete with an adopted Redevelopment Plan) for these areas have been approved by the City to provide a funding mechanism for the implementation of plans approved by the City. These areas are included in the overall Urban Redevelopment Area and Plan contained in this report. Reference Exhibit 3.

**Finding: The Urban Redevelopment Plan conforms to the City of Statesboro’s Comprehensive Plan Approved by the City of Statesboro in 2019 and as amended (2020).**

- 2. “Be sufficiently complete to indicate that redevelopment activities proposed by the plan, including acquisition, demolition and removal of dilapidated (slum) structures; rehabilitation of sound structures; removal of blighting influences; redevelopment and improvements to land and sites acquired, or any combination of these activities, are for the purpose of removing slums and blighting influences and will stimulate new development and stabilization of areas within the Urban Redevelopment Area boundary and beyond”.**

Four neighborhoods in the core city area have been identified as in decline and requiring removal of dilapidated and often vacant slum housing as well as blighting influences like incompatible land uses, badly maintained vacant properties, inadequate or poorly maintained infrastructure and lacking community facilities such as parks. Rehabilitation of other substandard housing as well as the improvement of infrastructure serving these neighborhoods is likewise a priority. The four neighborhood areas identified include:

1. Johnson Street Community;
2. MLK Community;
3. Whitesville Community; and
4. Mulberry Street and Black Bottom Community

Within each of these communities there exists a substantial number of dilapidated and deteriorating housing as well as blighting influences. **Reference Exhibit 4.** The determination of the degree of blight and housing conditions was made through individual structure inspections by the Bulloch Co. Tax Assessor (reference individual property tax records) and verified by field investigations conducted by the Coastal Regional Council and the Statesboro Planning Department staff.

In instances where dilapidated properties or blighting influences are acquired, those properties will be developed as affordable housing or needed community facilities. The proposed improvements to the Luetta Moore and Grady Street Parks will likewise help stabilize the neighborhoods.

A Ten-Year Plan Implementation Program for the URP (and beyond) has been developed to address the blight and blighting influences within the 4 neighborhood target areas through redevelopment and revitalization efforts. **Reference Exhibit 7.**

**Finding: A Redevelopment Area Strategy (RAS) is being prepared for the Johnson Street Neighborhood for adoption by the City Council following the adoption of this Urban Redevelopment Plan. Similar RAS Plans are to be prepared and adopted for each of the other three identified neighborhoods over the 10-year period.**

- 3. “Provide for the relocation of any families displaced from the Urban Redevelopment Area(s) into decent, safe and sanitary housing within their means and without undue hardship”.**

No families will be relocated in the initial year following the adoption of the URP. Rather, activities will focus on the removal of a substantial number of vacant dilapidated structures in each of the neighborhood target areas and other blighting influences. An Affordable Housing Plan will likewise be prepared during the first year implementation phase of the URP which will serve as the basis for developing affordable housing to serve as a resource for those families displaced by the acquisition of dilapidated housing and those needed for the effective redevelopment activities to revitalize neighborhoods. In planning for the revitalization of each

of the Target Area Neighborhoods within the URP and the adoption of a Redevelopment Area Strategy (RAS) Plan for each area, particular attention will be given to the relocation needs of families being displaced as the result of acquisition of blighted and slum properties. **A relocation plan will be incorporated in the RAS for each neighborhood and will be reviewed and adopted by the Statesboro City Commission following a public hearing.**

**Finding: No displacement of families or relocation will occur in the first year of URP implementation. Redevelopment Area Strategy Plans, including the RAS for Johnson Street will include a plan for the relocation of families displaced from slum and dilapidated housing as well as the identification of affordable housing opportunities for those displaced families.**

- 4. “Afford maximum opportunity consistent with the sound needs of the City of Statesboro for the rehabilitation or redevelopment of any designated Urban Redevelopment Area by private enterprise”.**

The City of Statesboro is participating in the Georgia Initiative for Community Housing (GICH) Program and has an active committee formed to address the housing needs for the City. This collaboration will seek to bring all resources, public and private, to bear in expanding the base of affordable housing in Statesboro. One focus will be to arrest the declining percentage of homeownership among families in Statesboro.

Additionally, a revitalized Statesboro Housing Authority beginning with a new and diverse board membership and recruitment of a new Executive Director with a broad background in affordable housing development and revitalization of neighborhoods is underway.

Recently, the City established an incentive program to encourage the development of owner-occupied housing in new infill areas of the City. The program has been funded with a \$800,000 allocation of funds to assist private developers with land acquisition and infrastructure development as a means for lowering the cost of housing. Bonus points will be awarded developments that focus on creation of lots in URP neighborhoods for affordable housing.

Private contractors will be used for rehabilitation of owner-occupied housing within the Neighborhood Target Areas.

**Finding: It is planned for the Housing Authority, in partnership with the City, to become a focal point for affordable housing development and neighborhood revitalization planning and implementation. Continuation of the GICH Initiative will assure continued efforts to build a strong public-private housing coalition to address the affordable housing needs of Statesboro. The City’s recently created and funded incentive program for subdivision development will likely attract private developers to Core Area neighborhoods and the affordable housing market. Further, the City of Statesboro will complete an Affordable Housing Plan for the City in cooperation with the GICH initiative by mid-2021. These initiatives will focus on expanding the capacity and incentives for non-profit and private**

initiatives to develop affordable housing within the URP target neighborhoods and the URP Area.

5. **“Be determined by the City of Statesboro as necessary and appropriate to address the decline of neighborhoods, commercial core areas and to provide new affordable housing opportunities for families and individuals”.**

This Urban Redevelopment Plan was reviewed and discussed at stakeholder meetings held before final consideration by the Mayor and City Council of Statesboro. Stakeholder attendance and concerns are recorded and included in the Appendix.

The start of preparation of an Affordable Housing Plan by the City, with input and leadership by the GICH Committee, will help guide the City to marshal resources for the development of new affordable rental and ownership housing. This will help meet the needs of families possibly displaced by implementation of the Urban Redevelopment Plan.

**Finding: Through public participation, stakeholder involvement in the preparation of this plan and consideration by the Statesboro City Council at workshops and public hearings, the City has determined that the implementation of this URP is appropriate to address the decline of neighborhoods and for offering new and expanded affordable housing opportunities. Likewise, it has been determined by the City Council that the proposals contained in the URP are consistent with the recommendations adopted by the City (2019) in its Comprehensive Plan.**

#### **Part 4 - A Ten – Year Urban Redevelopment Implementation Plan for Statesboro**

The Ten-Year schedule for implementation of the Urban Redevelopment Plan (URP) calls for the preparation of a Redevelopment Area Strategy for each of the neighborhood target areas shown on Exhibit 4. Following adoption of the URP, a Revitalization Area Strategy Plan will be prepared and adopted for the Johnson Street Community.

Following is an initial Ten-Year Program designed to begin to address the affordable housing needs and neighborhood revitalization within the Core Area of Statesboro. This plan will be evaluated annually and revised or amended as necessary. **A summary of the Implementation Program is presented in Exhibit 7.**

Year 1:

1. Begin implementation of the Revitalization Area Strategy (RAS) for the Johnson Street neighborhood;
2. Complete a detailed analysis of infrastructure and public facility needs in the Johnson Street target area and prepare a plan and cost estimates for improvements;
3. Complete an Affordable Housing Plan for Urban Redevelopment Area target neighborhoods that focuses on expanding the capacity of the local housing

agencies and private enterprise to develop new housing units and rehabilitate others. This plan will be created in-house by the Planning Staff or under contract with a second party;

4. A focused effort to remove abandoned and vacant substandard housing in all targeted neighborhoods with an initial goal of removing 10 structures per year;
5. Adoption and implementation of a property maintenance code with a focus on vacant and dilapidated homes, un-maintained lots, partially demolished structures, stored unusable vehicles and debris remaining on vacant property in all targeted neighborhoods;
6. Increased efforts by the City maintenance crews to maintain street rights of way and removal of debris on vacant private property using code enforcement tools;
7. Hire and train staff for a comprehensive housing rehabilitation program to be funded by CDBG and CHIP Programs. This program will be administered and carried out by either the City of Statesboro, the Statesboro Housing Authority or both; and
8. Using the tools available to the Land Bank Authority, begin to acquire tax foreclosed properties for redevelopment in affordable housing or other neighborhood enhancing use.
9. Complete the design of improvements to the Luetta Moore and Grady Street Parks and issue bonds totaling approximately \$4 Million to complete all planned improvements.

Sources of Funding for Year 1: City of Statesboro, Urban Redevelopment Authority, CDBG, CHIP, Statesboro Housing Authority

Year 2:

1. Begin the inspection of homes to be rehabilitated within the Johnson Street Focus Area and initiate at least 10 rehabilitation projects funded by loans and grants administered by the City in cooperation with the Statesboro Housing Authority;
2. Identify housing and other structures requiring acquisition in the Johnson Street Neighborhood, establish their FMV and develop a relocation plan for those displaced;
3. Continue property maintenance code inspections and initiate remedial action by the City Code Enforcement staff in all target neighborhoods;
4. Working with affordable housing public and private developers, including Habitat for Humanity and other non-profits, begin to assemble and transfer property for single family homeownership housing for displaced families or families in need in all target neighborhoods;

5. Continue Land Bank Authority actions to acquire and assemble tax delinquent properties for affordable housing redevelopment or other public uses in all target neighborhoods;
6. Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the Johnson Street neighborhood; and
7. Begin implementation of the Affordable Housing Plan through the leadership of the Housing Authority, the City of Statesboro, the GICH Committee and other public and private entities).
8. Complete improvements to the Luetta Moore and Grady Street Parks.

Year 3:

1. Initiate and complete preparation of a Redevelopment Area Strategy for the MLK Community;
2. Complete a detailed analysis of infrastructure and public facility needs in the MLK target area and prepare a plan and cost estimates for improvements
1. Continue home rehabilitation activities in the Johnson Street Neighborhood and complete 10 projects;
2. Begin the inspection of homes to be rehabilitated within the MLK Focus Area and initiate at least 10 rehabilitation projects funded by loans and grants administered by the City in cooperation with the Statesboro Housing Authority;
3. Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in the MLK Street neighborhood. Continue infrastructure activities in the Johnson Street neighborhood;
4. Continue code enforcement, affordable housing development and Land Bank Authority activities in all targeted neighborhoods;
5. Identify housing and other structures requiring acquisition, establish their FMV and develop a relocation plan for those displaced;
6. Begin property acquisition and relocation of families in the MLK Neighborhood; and
7. Continue implementation of the Affordable Housing Plan.

Year 4:

1. Continue home rehabilitation activities in the Johnson Street and MLK Neighborhoods and complete 20 projects;
2. Continue code enforcement, affordable housing development and Land Bank Authority activities in all targeted neighborhoods;
3. Begin improvements to public infrastructure in areas where housing rehabilitation and/or acquisition of dilapidated housing is concentrated in

the MLK Street neighborhood. Continue infrastructure activities in the Johnson Street neighborhood;

4. Continue implementation of the Affordable Housing Plan.

#### Year 5:

1. Initiate and complete preparation of a Redevelopment Area Strategy for the Whiteville Community;
2. Complete a detailed analysis of infrastructure and public facility needs in the Whiteville target area and prepare a plan and cost estimates for improvements;
3. Begin the inspection of homes in the Whiteville community and initiate at least 5 rehabilitation projects in the community;
4. Identify housing and other structures requiring acquisition in the Whiteville target area, establish their FMV and develop a relocation plan;
5. Begin property acquisition and relocation of families in the Whiteville target area; and
6. Complete all project activities in Johnson Street and MLK target areas;

#### Year 6 and Beyond:

Beginning in Year 7, develop a Revitalization Area Strategy (RAS) for the Mulberry Street target area and initiate owner-occupied housing rehabilitation and acquisition of blighted structures and influences within the neighborhood. Continue and complete activities in the Whiteville neighborhood in Year 7. Continue to monitor target areas.

### Implementation Responsibility and Oversight

Implementation of The Urban Redevelopment Plan is assigned by the City of Statesboro and its Urban Redevelopment Authority and to the City's Planning and Development Department under the management of its Director. Staffing by the Planning and Community Development Department for the implementation of any revitalization and redevelopment project will include both direct employ and consultant personnel.

Implementation activities and staffing responsibilities will include the following (Responsible staff shown in **bold**):

1. Overall program oversight. **Statesboro Urban Redevelopment Authority (City Council)**
2. Overall program administration. **Director of Planning and Development and a Project Manager.**



3. Ongoing planning for the appropriate reuse of any property acquired to remove blighted housing or blighting influences in neighborhood target areas. This will include general land use plans within the target neighborhoods and specific site plans for specific reuse proposals. Department staff will prepare plans and URP updates and amendments to be reviewed and approved by City Council. **Planning and Development Staff.**
4. Evaluation of existing public infrastructure serving target neighborhoods and the design of improvements necessary to bring those facilities to standard. **Planning and Development Staff using Consulting Engineering Firm(s) in consultation with the City Department of Public Works and City Engineer.**
5. Planning and design of needed public facilities such as passive or active parks. **Planning and Development Staff using Consulting Planning and Landscape Design Consulting Firms working with the City – County Parks Department.**
6. Inspection of homes for rehabilitation. Write up of necessary repairs to bring the home to standards set by the program and to the City's Property Maintenance and building codes. Assist the owners with the solicitation of repair bids and award of contract(s). Conduct periodic and final inspections and assist property owner with repair project close-out. **Planning and Development Staff using Consultant Building Inspectors**
7. Acquisition activities relating to removal of blighted structures and blighting influences including appraisal of property values. Negotiations of purchase and relocation services for families or businesses displaced by the acquisition. **Planning and Development Staff using Contract Appraiser, Contract Real Estate Professionals. Planning and Development Staff to provide relocation services**
8. Administration of Rehabilitation Loans and Grants and Relocation Assistance Payments for owners involved with the rehabilitation of their property or those displaced by the acquisition of their property. **Planning and Development Staff assisted by the City Finance Department.**

#### **Partnerships to be Developed for Implementation**

To achieve the redevelopment and revitalization objectives outlined in the URP, the City, acting through its Department of Planning and Development, will continue and further develop partnerships with local organizations with similar and complimentary affordable housing and neighborhood revitalization program objectives. These existing and future partnerships will fall into these program categories:

##### **1. Affordable Housing**

**Habitat for Humanity – Local Chapter:** The City and Habitat for Humanity have had a long and productive partnership beginning in 2003. Habitat partnered with the city to produce 23 homes for low- and moderate-income families to purchase in a subdivision located in the MLK Neighborhood. The subdivision was constructed by the City using a CDBG Grant. Assistance for building and financing the 23 homes in the subdivision was provided by a CHIP Program grant to the City. The City will seek to expand that relationship by enabling Habitat to increase its capacity to build more affordable housing as well as its homeownership counseling and financing programs, particularly within the target URP neighborhoods.

**Georgia Initiative for Community Housing -GICH:** The City of Statesboro was awarded a GICH Grant to begin a local program designed to promote and facilitate the development of affordable housing. The GICH Committee has called for the preparation of a housing study to address both market rate and affordable housing needs within the City. Future efforts of the GICH Committee will focus on developing new partnerships with a commitment to develop affordable housing. These could include faith-based organizations within the community, local business interests, the housing development businesses within the community and county and area developers who could be attracted to participate in the efforts to produce affordable housing with available tax credits and special bond financing.

**Statesboro Housing Authority:** The City's Housing Authority is looking to expand its role in providing and promoting affordable housing through its current efforts to recruit a new Executive Director. The Authority's Board has expanded and strengthened the job description and qualifications of its Executive Director seeking someone with affordable housing development and neighborhood revitalization experience.

## 2. Downtown Redevelopment and Implementation of The Blue Mile Initiative

**Downtown Statesboro Development Authority (DSDA):** This entity was formed in 2010 by the City to oversee the redevelopment activities planned for the revitalization of Downtown Statesboro. The organization receive funding from the City's Hotel/Motel Tax collection. When the Blue Mile initiative was created, its implementation was assigned to the DSDA.

## Funding for Urban Redevelopment Plan Implementation

Over the Ten – Year period projected for complete implementation of the revitalization of the four URP Target Areas, the following project costs have been estimated using data from the Bulloch County Tax Assessor’s property data and cost estimates shown on the Department of Public Works long term plan for street and drainage improvements.

Following is the estimated project cost for the revitalization of the Johnson Street Neighborhood:

- |  |             |
|--|-------------|
| 1. Acquisition of dilapidated housing properties –60 @ \$25,000 ea.                    | \$1,500,000 |
| 2. Rehabilitation of approximately 140homes @<br>an average of \$15,000 grant per home | \$2,100,000 |

3. Street and storm drainage improvements – Estimate	\$2,000,000
4. Relocation Assistance – Tenants 60 @ \$10,000 each; homeowners 20 @ \$20,000 each	\$ 600,000 <u>\$ 400,000</u>
5. TOTAL HARD COST	\$6,600,000
6. Administrative and Consulting Costs @	<u>\$1,215,000</u>
7. GRAND TOTAL	\$7,815,000

SAY \$8,000,000

Similar costs are anticipated for the MLK Neighborhood but slightly less for the Whitesville and the Mulberry Street – Black Bottom Neighborhoods. Thus, the total URP Costs for the four identified neighborhoods would be roughly estimated at:

1. Johnson Street -	\$8,000,000
2. MLK	\$8,000,000
3. Whiteville	\$4,000,000
4. Mulberry – Black Bottom	\$4,000,000
5. Luetta Moore Park (MLK Neighborhood)	\$2,629,700
6. Grady Street Park (Johnson Street Neighborhood)	#1,352,643

**TOTAL URP COSTS**

**\$28,000,000 (R)**

Funding sources for the URP neighborhood revitalization program would come from the following sources:

1. CDBG Grants 2021 -2031	\$10,000,000
2. CHIP Rehabilitation Grants 4 @ \$400,000 each	1,600,000
3. City of Statesboro (infrastructure improvements)	5,000,000
4. Sale of Property Acquired for Redevelopment	5,000,000
5. City of Statesboro (administrative costs)	2,400,000
6. Urban Redevelopment Authority (bonds for parks)	<u>4,000,000</u>

**TOTAL SOURCES OF FUNDS\***

**\$28,000,000**

**\*Does not include funding through the TAD for Downtown Redevelopment and Blue Mile Projects.**

## **PART 5 – ADOPTION OF URBAN REDEVELOPMENT PLAN**

### **Additions to the adopted URP following adoption by the Statesboro City Commission**

#### **1. Stakeholder Participation**

Record of meeting and attendance and comments

#### **2. Public Participation and Public Hearing**

Record of meetings and attendance as well as comments.

#### **3. Adoption of URP Area and Plan by City of Statesboro**

Record of Public Hearing and adoption Resolution(s).

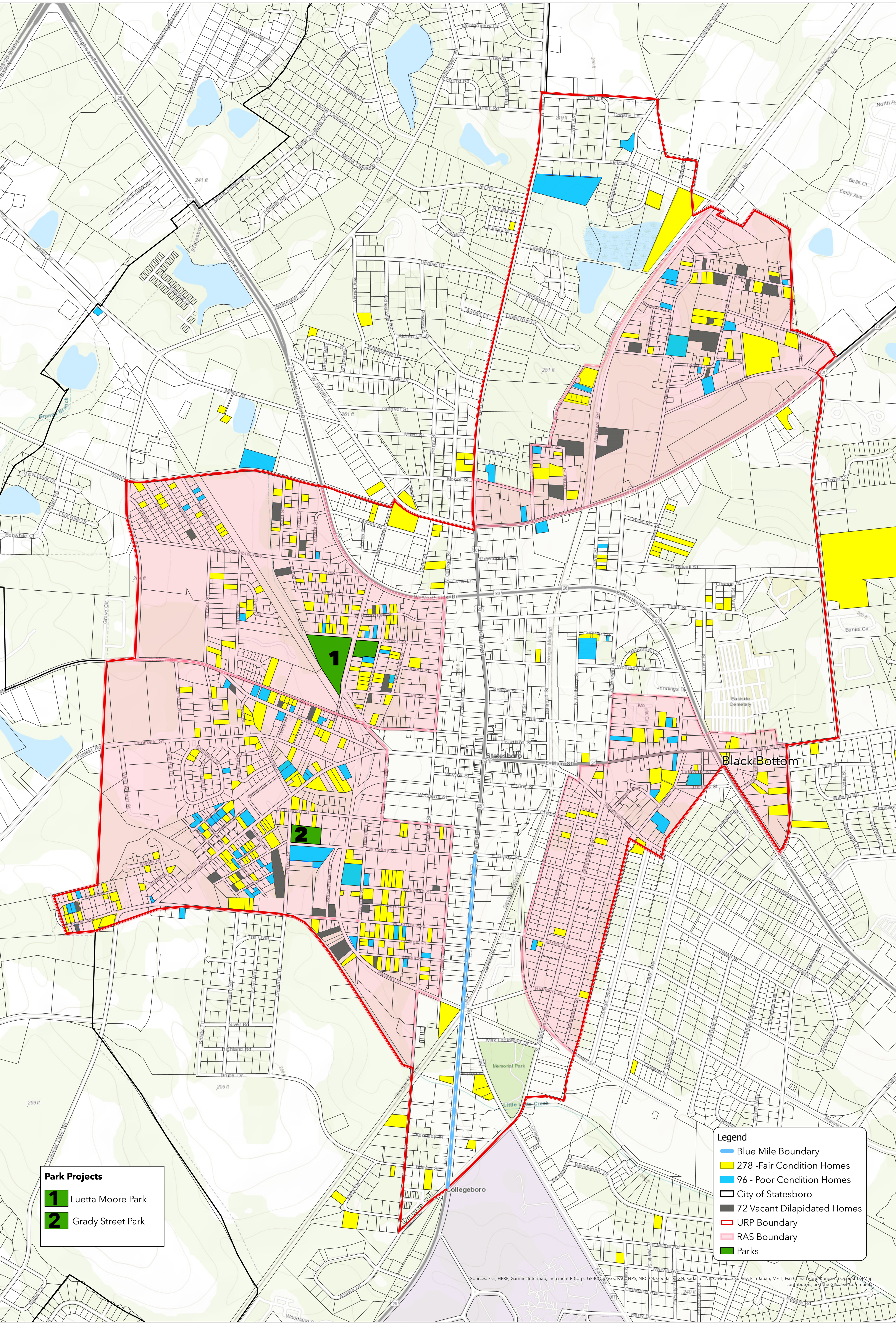
## **EXHIBITS REFERENCED IN REPORT**

EXHIBIT 1	EXISTING LAND USE
EXHIBIT 2.	AGE OF HOUSING (PRIOR TO 1980)
EXHIBIT 3.	FUTURE LAND USE AND CHARACTER AREAS
EXHIBIT 4	HOUSING CONDITIONS CITY OF STATESBORO – URP AREA
EXHIBIT 5	CENSUS TRACT AND BLOCK GROUPS
EXHIBIT 6	URP HOUSING CONDITIONS AND VACANT STRUCTURES
EXHIBIT 7	URP 5 YEAR IMPLEMENTATION PLAN
EXHIBIT 8.	PHOTOS OF VACANT HOMES WITHIN NEIGHBORHOOD TARGET AREAS

## **TABLES REFERENCED IN REPORT**

TABLE 1.	SOCIO – ECONOMIC DATA FOR STATESBORO AND URP AREA
TABLE 2.	HOUSING DATA AND CONDITIONS FOR STATESBORO AND URP
TABLE 3.	CENSUS BLOCK-GROUP DATA FOR URP





**Exhibit 6**

Urban Redevelopment Area  
and  
Housing Conditions & Vacant Homes  
City of Statesboro, Georgia





**RESOLUTION 2021-02: A RESOLUTION OF THE CITY OF STATESBORO GEORGIA**

**ADOPTING AN URBAN REDEVELOPMENT PLAN**

WHEREAS, pursuant to the Urban Redevelopment Law (Section 36-61-1, et seq. of the Official Code of Georgia Annotated ("O.C.G.A."), as amended (the "Act"), the Board of Mayor and Council (the "Governing Body") of the City of Statesboro, Georgia (the "City") adopted a resolution on December 15, 2020 making the required finding that slum areas existed within the City limits and that the redevelopment of such slum areas is necessary in the interest of the public health, safety, morals and welfare of the residents of the City; and

WHEREAS, pursuant to the Act, the City may itself prepare an urban redevelopment plan to outline the general scope of the rehabilitation, conservation, redevelopment, or combination thereof, contemplated for the urban redevelopment areas; and

WHEREAS, the City proposes to adopt an urban redevelopment plan entitled "Urban Redevelopment Plan of the City of Statesboro " (the "Urban Redevelopment Plan"), which describes the urban redevelopment projects contemplated in the designated Redevelopment Area, a copy of which is on file with the City and hereby incorporated herein by reference; and

WHEREAS, to comply with the requirements of the Act, on January 5 2021, the Governing Body held a public hearing for the Urban Redevelopment Plan; and

WHEREAS a public notice of such public hearing was published in the the Statesboro Herald, a newspaper having a general circulation in the area of operation of the City on December 22, 2020, and proof of such publication is on file with the City; and

WHEREAS, the City has prepared and adopted a general plan for the physical development of the City as a whole and referred to by the City as the Comprehensive Plan (2019) (the "General Plan"); and

WHEREAS, the Urban Redevelopment Plan conforms to the General Plan; and

WHEREAS, no families will be displaced from the Urban Redevelopment Area described in the Urban Redevelopment Plan<sup>1</sup> and therefore no method for relocation of such families need be provided; and

WHEREAS, the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment by private enterprise of the Urban Redevelopment Area described in the Urban Redevelopment Plan; and

WHEREAS, the Urban Redevelopment Plan constitutes an appropriate part of the City's workable program for utilizing appropriate private and public resources to eliminate and prevent the impairment of the sound growth of the City and to encourage needed urban rehabilitation all as set forth in the Act; and



WHEREAS, after careful study and investigation, the City desires to approve the Urban Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Statesboro that the Governing Body hereby makes the following findings:

(a) no families will be displaced from the Urban Redevelopment Area described in the Urban Redevelopment Plan and therefore no method for relocation of such families need be provided;

(b) the Urban Redevelopment Plan conforms to the General Plan;

(c) the Urban Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment by private enterprise of the Urban Redevelopment Area described in the Urban Redevelopment Plan.

BE IT FURTHER RESOLVED that the Urban Redevelopment Plan and the urban redevelopment projects set forth in said plan are hereby adopted and approved.

BE IT FURTHER RESOLVED that any and all resolutions in conflict with this resolution be and the same are hereby repeated.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption by the Governing Body.

**SO RESOLVED** this 5<sup>th</sup> day of January, 2021

City of Statesboro

\_\_\_\_\_  
Jonathan McCollar, Mayor

Attest:

\_\_\_\_\_  
Leah Harden, City Clerk

Approved as to form:

\_\_\_\_\_  
Cain Smith, City Attorney

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Paulette Chavers  
Venus Mack  
John C. Riggs  
Shari Barr



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

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

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

**From:** Cain Smith, City Attorney

**Date:** December 28, 2020

**RE:** January 5, 2021 City Council Agenda Items

**Policy Issue:** *Public Hearing and Consideration of Resolution to appoint elected officials to Urban Redevelopment Agency to transact business relating to urban revitalization efforts pursuant to Georgia redevelopment Powers Law and in accordance with the adopted Urban Redevelopment Plan.*

**Recommendation:** Consideration

**Background:** Mayor and Council designated an Urban Redevelopment Area at the December 15, 2020, meeting. In order to transact business relating to the redevelopment the establishment and appointment of this Agency is necessary

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Resolution

## **RESOLUTION 2021-03**

**AN ACTIVATING RESOLUTION OF THE CITY OF STATESBORO, GEORGIA TO AUTHORIZE THE URBAN REDEVELOPMENT AGENCY OF THE CITY OF STAESBORO TO TRANSACT BUSINESS AND EXERCISE POWERS UNDER THE PROVISIONS OF THE URBAN REDEVELOPMENT LAW; TO DETERMINE THE NUMBER AND TERMS OF OFFICE OF THE BOARD OF COMMISSIONERS OF THE URBAN REDEVELOPMENT AGENCY; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE AND FOR OTHER PURPOSES.**

**WHEREAS,** the Urban Redevelopment Law (Section 36-61-1, et seq. of the Official Code of Georgia Annotated (O.C.GA)), as amended (the "Act"), created In the City of Statesboro, Georgia (the "City") a public body corporate and politic to be known as the "Urban Redevelopment Agency of the City of Statesboro" (the "Agency"); and

**WHEREAS,** the Act allows the Agency to exercise the "urban redevelopment project powers" (as defined in the Act) provided that the City determines that it is in the public interest for the Agency to exercise such powers;

**WHEREAS,** after careful study and Investigation, the City desires that the Agency exercise the urban redevelopment project powers other than the power of eminent domain, which shall be reserved to the City.

**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body, that there is hereby found, determined and declared that it is In the public interest for the Agency to exercise the urban redevelopment project powers, and the City hereby elects to have the Agency exercise the urban redevelopment project powers other than the power of eminent domain, which is reserved to the City.

**BE IT FURTHER RESOLVED** that to the extent required by the Act, the Agency is hereby activated.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Agency shall consist of six members who shall serve for terms of office of up to four years.

**BE IT FURTHER RESOLVED** that terms of office of the members shall be coterminous with the members' terms of office on the Governing Body.

**BE IT FURTHER RESOLVED** that that the Mayor, with the advice and consent of the Governing Body, hereby appoints the Mayor and the Members of Council as members of the Initial Board of Commissioners of the Agency. A copy of this resolution is on file with the City Clerk and shall serve as the certificate of appointment required by the Act.

**BE IT FURTHER RESOLVED** that the Mayor, with the advice and consent of the Governing Body, shall appoint the Chairman and Vice Chairman of the Board of Commissioners at a subsequent meeting of the Governing Body.

**BE IT FURTHER RESOLVED** that the Board of Commissioners of the Agency hereinbefore appointed shall organize Itself, carry out its duties and responsibilities, and exercise its powers and prerogatives in accordance with the terms and provisions of the Act as It now exists and as It might hereafter be amended or modified.

**BE IT FURTHER RESOLVED** that any and all resolutions in conflict with this Resolution be and the same are hereby repealed.

**BE IT FURTHER RESOLVED** that this resolution shall be effective immediately Upon its adoption by the Governing Body:

**SO RESOLVED** this 5th day of January, 2021

City Of Statesboro

---

Jonathan McCollar, Mayor

Attest:

---

Leah Harden, City Clerk

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
John Riggs, District 4  
Shari Barr, District 5

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

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

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

**From:** John Washington, Director – Public Works and Engineering Department

**Date:** December 20, 2020

**RE:** Bid Award – Yard Waste Collection Truck- Solid Waste Collection Division

**Policy Issue:** Purchasing Policy

### Recommendation:

Staff recommends the contract be awarded to Solid Waste Applied Technology (SWAT) for the purchase of a Pac-Mac Refuse/Yard waste collection body with Freightliner cab and chassis per Sourcewell (formally NJPA) contract in the amount of \$165,112.00

### Background:

The knuckleboom refuse/yard waste collection truck is to be utilized in the Solid Waste Collection Division of the Public Works & Engineering Department. This truck is funded in the amount of 180,000.00 in the FY 2021 budget and is listed under CIP# SWC-1. Funds for this purchase will come from Solid Waste Collection Fund operating income. SWAT is the authorized distributor for the Statesboro area for the Pac-Mac Refuse/Yardwaste Collection body and is located in Bulloch County. The machine will be outfitted with other safety equipment with the remainder of the funds as needed.

The Sourcewell Contract # 041217-HMC, meets all requirements, specifications and warranty needed. This machine is on a 10 year rotation to minimize the downtime and maintain operational efficiency due to the continuous work load of equipment in the yard waste division. It is anticipated that the current truck will be utilized as a backup unit or in other operations within Public Works.

**Budget Impact:** Reduce Maintenance Cost

**Council Person and District:** N/A (citywide)

**Attachments:** Sourcewell contract #041217-HMC

Solid Waste Applied Technologies  
207 Hal Averitt Blvd  
Statesboro, Georgia 30458



Phone: 912-549-0005  
Cell: 912-293-0099  
JC@SWATtruckrepair.com

12/1/2020

**Quote:** Purchase of KBF-18H Pac-Mac Grapple Truck/2022 Freightliner Chassis

**SourceWell Contract Purchase:** Contract # 041217-HMC

**Description:**

KBF-18H Pac-Mac Grapple

**Standard Features**

H-Style Outriggers

Hot Shift PTO

Paint: Standard Red/Black Loader, Black Body

Pivot Mounted Strobe

Mid Body Turns

Booms UP Alarm

10 FT Main Boom with 6 FT Tip Boom

19 FT Body Length, 25 Cubic Yard Capacity

**Options included:**

Rear Post Strobes

Rectangular Tubing

Single Door with Air latch

¼" Floor

Spring Assist Tarp (with arms)

7" Rear View Camera

Oil cooler

Outrigger Strobe light, Amber Beacon

(2) Work lights on Pivot

(2) Casting seat prop for Stand Up Platform

**Chassis:** Hol-Mac Supplied

Freightliner M2/ 106 Conventional Chassis Single Axle

**Other items included:**

Extended Warranty on Chassis (Engine, Emissions, Transmission)

**Freight** Included in price to end user

**Pac-Mac Standard Warranty includes the Following:**

Non Hydraulic Replacement parts – 1 Year

Major Structural Components Parts – 3 Years

Swing Drive (Slewing Ring and Gearbox Parts only) – 3 Years

**Total Price: \$165,112.00**

PO Number and Payment to be made to: Solid Waste Applied Technologies Inc

JC Gillenwater  
Owner

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
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50 EAST MAIN STREET • P.O. BOX 348  
STATESBORO, GEORGIA 30459-0348

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

**From:** John Washington, Director – Public Works and Engineering

**Date:** December 14, 2020

**RE:** Bid Award – Roll Off Container Truck- Solid Waste Collection (SWC) Division

**Policy Issue:** Purchasing Policy

## Recommendation:

Staff recommends the contract be awarded to Allstate Peterbilt for the purchase of a Peterbilt 520 Roll Off Container Truck with a 60K Outside Rail Galbreath Body per Sourcwell (formally NJPA) contract to Allstate Peterbilt in the amount of \$188,766.00

## Background:

The Roll Off Container Truck is to be utilized in the SWC Division of Public Works for operations in the roll off division. The Roll Off Container Truck is funded in the amount of \$175,000.00 in the FY 2021 budget and is listed under CIP# SWC-21. The funds for this purchase will come from the 2013 SPLOST. The purchase quote is in excess of the budget amount. This is due partly to the time frame of the original cost estimate received and the actual cost at the time to purchase. Cost of equipment and materials increases will be offset by fund balance remaining in 2013 SPLOST for solid waste handling equipment. The vehicle/ machine will be will be outfitted with other safety equipment as needed.

The Sourcwell Contract #081-716-PMC, meets all requirements, specifications and warranties necessary. This vehicle/machine is on a 5/10 year rotation (front line/backup machine) to minimize the downtime and maintain operational efficiency due to the continuous work load within the Roll Off Division.

**Budget Impact:** Reduce Maintenance Cost

**Council Person and District:** N/A (citywide)

**Attachments:** Sourcwell Contract #081-716-PMC





Peterbilt Motors Company

SOURCEWELL CONTRACT #081-716-PMC

Allstate Peterbilt

10/26/2020

City Of Statesboro

PETERBILT MODEL

520

Order Out

CAB & CHASSIS LIST PRICE

\$207,214

SOURCEWELL DISCOUNT %

41.32%

SOURCEWELL DISCOUNT \$

\$85,621

CAB & CHASSIS PRICE

\$121,593

TOTAL PRICE FOR ALL SOURCED  
GOODS/SERVICES

\$67,173

TOTAL PRICE FOR CAB & CHASSIS AND ALL  
SOURCED GOODS/SERVICES

\$188,766

PETERBILT MODEL

SOURCEWELL DISCOUNT

220

22.33%

325

27.29%

337

29.59%

348

32.54%

365

40.76%

367

41.04%

567

41.06%

579

39.92%

389

40.75%

320

41.24%

520

41.32%

Notes: Galfab Roll Off Hoist included. Chassis is quoted with a RDS3000 Transmission, price of warrantys 5 yrs 250,000 miles engine aftertreatment and transmission is the sourced goods/services