



January 17, 2023 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Recognitions/Public Presentations:
 - A) Presentation of a retirement award to Allan Washington (Wastewater Treatment Plant Operator) who is retiring effective February 1, 2023, after 32 years of service.
 - B) Presentation of an award to the City of Statesboro for the Georgia Initiative for Community Housing received from the Georgia Department of Community Affairs.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 12-20-2022 Work Session Minutes
 - b) 12-20-2022 Council Minutes
 - c) 12-20-2022 Executive Session Minutes
 - B) Consideration of a motion to approve **Resolution 2023-01**: A Resolution to fix and publish qualifying fees for the City of Statesboro November 7, 2023 General Election.
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 22-10-03**: Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district at 506 W Miller Street.
7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION AN 22-12-01**: Lehman Franklin requests Annexation of a property adjacent to Beasley Road in order to develop a single-family attached subdivision on approximately 41 acres.
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SE 22-12-03**: Branchwater Statesboro LLC, requests a Special Exception in order to allow for an automobile service operator on property zoned CR (Commercial Retail) on US Highway 80 East.
9. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 22-12-04**: CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and add an additional unit on a property located at Grove Circle/Stockyard Road.

10. Public Hearing and First Reading of **Ordinance 2023-01**: An Ordinance amending Section 2-85 of the Statesboro Code of Ordinances regarding membership of the Statesboro Business Commission.
11. Consideration of a motion to approve **Resolution 2023-02**: A resolution authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Lighting Agreement for the South Main/Fair Road Roundabout Project.
12. Consideration of a motion to approve the acceptance of a recently awarded grant from the Criminal Justice Coordinating Committee (CJCC) in the amount of \$5000 for the purchase of Naloxone (Narcan).
13. Consideration of a motion to approve a Water/Sewer Agreement for HS Bulloch Holdings LLC for 39.05 acres located at 712 Elmer Phillips Drive, and fronting HWY 67 (Tax Parcel Numbers 093 000036 000 and 108 000018 000).
14. Consideration of a motion to approve Task Order #7 of Stormwater Master Planning in the amount of \$131,250.00 with Goodwyn, Mills, and Cawood (GMC) for stream restoration engineering services. This project will be paid by Section 319(h) grant funds and Stormwater Utility operating revenue funds.
15. Consideration of a motion to approve purchase of a new CAT D3 LGP Dozer for the Public Works and Engineering Department, Streets Division in the amount of \$202,602.00 from Yancey Bros. via Sourcewell Contract. Funding will be from the 2019 SPLOST Fund.
16. Other Business from City Council
17. City Managers Comments
18. Public Comments (General)
19. 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)
20. Consideration of a Motion to Adjourn



CITY OF STATESBORO
WORK SESSION MINUTES
DECEMBER 20, 2022

Mayor & Council Work Session

50 East Main Street

4:00 PM

A Work Session of the Statesboro City Council was held on December 20, 2022 at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Paulette Chavers, John Riggs, and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips. Absent was Councilmembers Phil Boyum and Venus Mack.

1. Statesboro Housing Authority Presentation

Statesboro Housing Authority Executive Director Monifa Johnson gave an update to Mayor and Council of the things the Housing Authority is doing. She began with a presentation of their new website. She stated this is the first time the Statesboro Housing Authority has a website. The homepage has a space for announcements, there is also an online portal for applications. The application process is closed at this time. We opened applications online for the first time on Monday October 24th as well as advertised it in the paper and sent out a digital flyer to our partners here locally. In three days we received over 600 applications on line. We have over 709 families on the waitlist currently. 544 are considered extremely low which means their income is below 30% of the average median income for this area. 58 are considered very low with an average median income of greater than 30% but lower than 50% and 81 are low income with an average median income of greater than 50% but less than 80%, 25 families are elderly, 7 families have a member of their household with disabilities, 40 of the families are white, 661 of the families are black, and 5 families are Hispanic. This information is made available through our annual plan which is on our website and is currently out for review. The plan includes statistics and the goals of the Statesboro Housing Authority. These goals include, meeting the industry standards for public housing, promoting economic and social upward mobility for our residents, and to expand supply if assisted housing in the City of Statesboro, Georgia. The Statesboro Housing Authority now has tax exempt bond guidelines for developers who are interested in building affordable housing in Statesboro. The plan also includes capital improvement funds we receive from congress. For Fiscal Year 2023 we are looking at installation of energy efficient HVAC units, energy efficient water heaters, renovations to kitchens and bathrooms, replacement flooring, and replacing kitchen appliances for 11 of the 148 housing units.

Mayor Pro Tem Shari Barr asked what the website address is and what units the housing Authority manages. Ms. Johnson stated the address is www.statesboroha.com and that they manage Groover Homes, Braswell Homes, Cone Homes, and Butler Homes which makes up the 148 units.

Mayor McCollar asked how many families are on the waiting list.

There are 709 families on the waiting list and because the application was accessible on line along with the digital flyer we had to shut down the applications after three days due to so many applicants. In addition with the application on line applications were received from all over the country not just this area.

2. Blue Mile Project Update

Director of Public Works and Engineering, John Washington gave an update on the Blue Mile Streetscape Improvements Project. Phase I of the project is complete and included, drainage updates, sidewalk widening, utility relocation, bus shelter installation, enhanced driveway access, and landscaped pocket parks. Phase I goes up South Main Street beginning at Tillman Road ending just before Fair Road. The estimated cost for Phase I was \$5.4 million but our contract came in at \$4.2 million. During Phase I there was the relocation of main power poles and lines, cable lines, telephone lines, and all water sewer and gas mains. The stormwater infrastructure is complete as well at 98% of the streetscape. Mr. Washington showed before and after pictures of the drainage issues along the corridor. Before construction there

was frequent driveway flooding due to undersized or outdated stormwater infrastructure, so a GDOT standard highway drainage structure was installed and we re-established curb and gutter to improve storm water conveyance. Other issues along the corridor includes business signs on GDOT right-of-way, overhead utility lines causing clusters of cables and poles, sign encroachment to right-of-way, and a lack of measurable greenscape. So business signs were relocated behind the right-of-way allowing for increased landscape, overhead utilities relocated to the west side of the road beneath the road to prevent aerial service lines crossing the road, trees and landscaped islands were installed increasing the streetscape aesthetic, decorative street lighting in partnership with GSU was installed to give Downtown Statesboro the “College Town” presence. A roundabout will be going in at the intersection of Fair Road and South Main Street construction will begin in 2026. Construction for Phase II will go from the intersection of Fair Road on South Main Street up to East Grady Street and Phase III will go from East Grady to up past the Courthouse on just beyond East Main Street with an estimated cost of \$5 million each.

3. SafeBuilt Building Code Process Update

Director of Planning and Development Kathy Field began her report with a timeline stating back in July a contract with SafeBuilt was passed with an initial term of 12 months with an automatic renewal if both parties agree. Steve Walburn started with us August 15, 2022 and provides building, mechanical, plumbing, and electrical inspection services as well as plan review services. SafeBuilt provides the truck and along with the inspections services we have Community Core Solutions software which is online permitting and allows for online payments. To date Mr. Welborn has performed approximately 300 inspections. He served as director of inspections for the City of Hinesville and as a consultant in Bryan County. Mr. Welborn was previously a member of Coast Georgia Inspectors Association, Building Officials Association of Georgia, and the International Code Council. The contract performance observation is that no inspection is late, if a request for an inspection is called in by 4 pm the previous day they are addressed the following day. Mr. Welborn maintains flexibility in terms of completing inspections and because he has worked in this region he has a pre-established relationship with many of the area’s contractors. To date there have been no complaints and we are happy with the services provided as well as the Community Core software that we are getting up and running.

City Manager Charles Penny stated that before this contract is up we will go back out and see if we can hire a person, but at this point it is working fine for us.

4. Community Planning Process

City Manager Charles Penny stated that the Hyundai Community impact began on May 20, 2022 with the announcement of Hyundai coming to our community. Eighteen leaders in our community met for a day and a half on November 9, 2022 and November 10, 2022 to identify challenges, define opportunities and state the aspirations of the future. This group consisted of the City of Statesboro, Bulloch County Board of Education, Georgia Southern, Bulloch County Board of Commissioners, Bulloch County Development Authority, Statesboro Chamber of Commerce, Ogeechee Tech, and local state representatives. The vision statement created is “To be an innovative community for economic, cultural, and sustainable opportunities driven by collaboration, transparency, inclusion and community spirit.” During the community planning workshop a list of priorities. First priority is “we are the case study on how to do it right.” In order to make this happen we need to have trust and cooperation with all of our partners. We need to have a unified vision and alignment on what we are trying to achieve. One of the challenges in our community is housing, housing, housing. We need workforce housing, affordable housing, and mixed income housing. One thing that people think about when they move into a community is how their children will be educated. Another priority listed is to become number one in literacy in the state, because that sends a big message. A couple more priorities is to have a vibrant downtown we need a destination downtown. We also need to identify and establish structure/milestones. This plan is a plan of action and we are not talking about a 10 year plan we are talking about something in the next 12 to 14 months. The other thing is we need to have one brand/one story. Based on the mentioned priorities the four focus areas are infrastructure, education and workforce, vibrant community, and communication. On the path moving forward we need to formalize existing workers group and add other Bulloch County town representatives. We need to identify a leader to spearhead the effort, commit funding support, create a strike force for the 4 focus areas and identify chair persons for each focus area, populate work teams with forward thinkers, identify short term action items per focus area, establish goals and accountability, agree upon cadence of meetings, and develop a consistent communication plan.

Mayor Jonathan McCollar stated that the thing the group had gotten from other communities that have been through this process is that a lead person or consultant is needed to guide us through this process.

Councilmember Paulette Chavers commented she is pleased that one development Hyundai can bring these entities together. We need each other to make this happen for the good of our community.

Mayor McCollar concluded that our community is at a critical juncture and asked that Council reconsider bringing the branding piece back. We have to tell our story that will be an in depth collaborative effort to get an understanding of who we are. Branding is about a development of a story and we have to claim our story.

The meeting was adjourned at 5:08 pm.



CITY OF STATESBORO
COUNCIL MINUTES
DECEMBER 20, 2022

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Mayor Jonathan McCollar gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

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

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

3. Public Comments (Agenda Item): None

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 12-06-2022 Council Minutes

A motion was made to approve the consent agenda.

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

5. Consideration of a motion to approve a lease agreement to provide office space to Representative Rick Allen for an additional two years with no rent assessed.

A Motion was made to approve a lease agreement to provide office space to Representative Rick Allen for an additional two years with no rent assessed.

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

6. Public Hearing and Consideration of a Motion to Approve: APPLICATION SE 22-11-01: Modestine Jones Harden requests a Special Exception from Article XXV of the Statesboro Zoning Ordinance in order to place a manufactured home on 0.33 acres at 433 Mincey Street.

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION SE 22-11-01**: Modestine Jones Harden requests a Special Exception from Article XXV of the Statesboro Zoning Ordinance in order to place a manufactured home on 0.33 acres at 433 Mincey Street.

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

7. Public Hearing and Consideration of a Motion to Approve: APPLICATION V 22-11-02: Habitat for Humanity of Bulloch County requests a Variance from Article VII-A, Section 703-A, Subsection A of the Statesboro Zoning Ordinance to allow for the development of a single-family home on a 0.12 acre property located on West Inman Street.

A motion was made to open the public hearing.

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

Marcus Toole with Habitat spoke in favor of the request.
No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION V 22-11-02**: Habitat for Humanity of Bulloch County requests a Variance from Article VII-A, Section 703-A, Subsection A of the Statesboro Zoning Ordinance to allow for the development of a single-family home on a 0.12 acre property located on West Inman Street.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember Venus Mack
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

8. Public Hearing and Consideration of a Motion to Approve: APPLICATION SE 22-11-03: Mike Crews request a Special Exception from Article IX, Section 901 of the Statesboro Zoning Ordinance, in order to relocate the Lion’s Den barbershop to the existing building at 518 Gentilly Road.

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION SE 22-11-03**: Mike Crews request a Special Exception from Article IX, Section 901 of the Statesboro Zoning Ordinance, in order to relocate the Lion’s Den barbershop to the existing building at 518 Gentilly Road.

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

9. Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 22-11-04: Ball Company LLC requests a Zoning Map Amendment from the R20/LI (Single-Family Residential/Light Industrial) zoning districts to the R-6 (Single-Family Residential) zoning district in order to construct approximately 69 single-family homes on 32.16 acres of property at Timber Road.

A motion was made to open the public hearing.

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

Evan Bennett with Hussy Gay Bell representing the applicant spoke in favor of the request. No one spoke against the request.

A motion was made to close the public hearing.

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

At 5:52 pm Councilmember John Riggs left the meeting.

A motion was made to approve APPLICATION **RZ 22-11-04**: Ball Company LLC requests a Zoning Map Amendment from the R20/LI (Single-Family Residential/Light Industrial) zoning districts to the R-6 (Single-Family Residential) zoning district in order to construct approximately 69 single-family homes on 32.16 acres of property at Timber Road.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers
AYES:	Chavers, Mack, Barr
ABSENT	Councilmember Phil Boyum

At 5:53 pm Councilmember John Riggs rejoined the meeting.

10. Consideration of a motion to approve Resolution 2022-42: A Resolution to approve an application for a grant by the Statesboro Police Department to the Governor’s Office of Planning and Budget, Public Safety and Violence Crime reduction strategies in the amount of \$514,493.00 for the purchase of technological equipment.

A motion was made to approve **Resolution 2022-42**: A Resolution to approve an application for a grant by the Statesboro Police Department to the Governor’s Office of Planning and Budget, Public Safety and Violence Crime reduction strategies in the amount of \$514,493.00 for the purchase of technological equipment.

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

11. Consideration of a motion to approve Resolution 2022-43: A Resolution to approve an application for a grant by the Statesboro Police Department to the Criminal Justice Coordinating Council in the amount of \$5,000.00 for the purchase of Naloxone (Narcan).

A motion was made to approve **Resolution 2022-43**: A Resolution to approve an application for a grant by the Statesboro Police Department to the Criminal Justice Coordinating Council in the amount of \$5,000.00 for the purchase of Naloxone (Narcan).

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

12. Consideration of a motion to approve Resolution 2022-44: A Resolution authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Local Maintenance & Improvement Grant (LMIG) application for the East Main sidewalk project.

A motion was made to approve Resolution 2022-44: A Resolution authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Local Maintenance & Improvement Grant (LMIG) application for the East Main sidewalk project.

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

13. Consideration of a motion to approve an agreement with the Bulloch County Fire Department for the use of the City’s Fire Training Facilities.

A motion was made to approve an agreement with the Bulloch County Fire Department for the use of the City’s Fire Training Facilities.

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

14. Consideration of a motion to authorize the Mayor to execute a Memorandum of Understanding and Agreement between the City of Statesboro and Bulloch County for the bus stop shelter installation project.

A motion was made to authorize the Mayor to execute a Memorandum of Understanding and Agreement between the City of Statesboro and Bulloch County for the bus stop shelter installation project.

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

15. Consideration of a motion to approve an intergovernmental agreement with the City of Claxton to provide mutual aid assistance for natural gas services.

A motion was made to approve an intergovernmental agreement with the City of Claxton to provide mutual aid assistance for natural gas services.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

16. Consideration of a Motion to approve a pay plan for the Statesboro Police Department and Compensation Adjustment for certified Public Safety employees and a \$3,000.00 pay adjustment for certified law enforcement and fire personnel and approve the use of \$818,844.00 in ARPA funds for the next 2 years.

A motion was made to approve a pay plan for the Statesboro Police Department and Compensation Adjustment for certified Public Safety employees and a \$3,000.00 pay adjustment for certified law enforcement and fire personnel and approve the use of \$818,844.00 in ARPA funds for the next 2 years.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

17. Consideration of a motion to award a contract for engineering design of the N. College Street Sidewalk Improvements project to TR Long Engineering, P.C. in the amount of \$41,635.00. The project will be paid from 2018 TSPLOST funds.

A motion was made to award a contract for engineering design of the N. College Street Sidewalk Improvements project to TR Long Engineering, P.C. in the amount of \$41,635.00. The project will be paid from 2018 TSPLOST funds.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

18. Consideration of a motion to award a contract for engineering design of the N. Zetterower Street Sidewalk Improvements project to TR Long Engineering, P.C. in the amount of \$42,380.00. The project will be paid from 2018 TSPLOST funds.

A motion was made to award a contract for engineering design of the N. Zetterower Street Sidewalk Improvements project to TR Long Engineering, P.C. in the amount of \$42,380.00. The project will be paid from 2018 TSPLOST funds.

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

19. Consideration of a motion to award a contract for engineering design of the Max Lockwood Drive Roadway Improvements project to TR Long Engineering, P.C. in the amount of \$47,440.00. The project will be paid from 2018 TSPLOST funds.

A motion was made to award a contract for engineering design of the Max Lockwood Drive Roadway Improvements project to TR Long Engineering, P.C. in the amount of \$47,440.00. The project will be paid from 2018 TSPLOST funds.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

20. Consideration of a motion to award a contract to Jet-Vac Equipment Company Inc. for the purchase of a Jet Vac 900-ECO Truck Mounted Sewer Cleaning Truck per Sourcewell cooperative purchasing contract in the amount of \$440,000.01. This item to be purchased with funds approved in the 2023 CIP Budget, item #WWD-77, funded by system revenues.

A motion was made to award a contract to Jet-Vac Equipment Company Inc. for the purchase of a Jet Vac 900-ECO Truck Mounted Sewer Cleaning Truck per Sourcewell cooperative purchasing contract in the amount of \$440,000.01. This item to be purchased with funds approved in the 2023 CIP Budget, item #WWD-77, funded by system revenues.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

21. Consideration of a motion to award the purchase of 300 Water Meter Boxes to Core & Main in the amount of \$73,173.00. To be purchased with funds approved in 2023 Operating Budget funded with system revenues.

A motion was made to award the purchase of 300 Water Meter Boxes to Core & Main in the amount of \$73,173.00. To be purchased with funds approved in 2023 Operating Budget funded with system revenues.

RESULT:	Approved (Unanimous)
MOVER:	Mayor Pro Tem Shari Barr
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
ABSENT	Councilmember Phil Boyum

22. Other Business from City Council:

Councilmember Venus Mack wishes everyone a Merry Christmas and a Happy New Year.
 Councilmember Paulette Chavers asked that when we purchase new vehicles what happens to the old ones.
 City Manager Charles Penny stated that the old vehicles are surplus with approval from council.
 Mayor Pro Tem Shari Barr announced that the Healthy Boro Committee was able to work with Core to put on a vax clinic last Saturday at the Statesboro Library. They gave 8 new COVID vaccinations and 15 flu shots.

23. City Managers Comments

City Manager Charles Penny stated that there were two items removed from today’s work session, one was an update to the Art Park the other was a presentation regarding Hotel/Motel tax. Mr. Penny suggested having a work session immediately following the 9:00 am Council Meeting on January 3, 2023 in order to cover these two items. After some discussion it was decided to wait until after Mr. Penny’s meeting the Statesboro Convention and Visitors Bureau in the morning and if need be a work session would be scheduled following the January 3, 2023 regular meeting.
 Dominique Halaby with the Business Innovation Group introduced Alan Gross the new small business recruiter for the City of Statesboro.
 Mr. Penny brought to Mayor and Council’s attention that the FYI packet contains a memo with an update to the Fox Lake Subdivision sewer project and it also contains the map of the proposed utility infrastructure that was presented at the joint meeting with the county.
 Lastly, we have been doing a toy drive for three years and we have been working with the Omegas, the Deltas, the NAACP, the AKA’s and city staff to expand that program. This past weekend we did our toy drop. There were 50 families that registered and we had over 200 people who came through to pick up toys. There were private businesses and individuals that donated and we were able to raise over \$5000.00 to help families in our community.
 Mayor Jonathan McCollar commented we have a lot that’s happening in our community, but we have a lot of people that need help in our community. We need to be investing into our young people. We need to be deliberate because when we talk about cutting crime and having a good workforce those things cannot be done without investing into our children.

24. Public Comments (General):

Marcus Toole with Habitat for Humanity stated they have received at \$20,000 grant that will go into Habitat homes and any remaining will go to the rehabilitation housing that the city is working on. In addition we will be applying for a \$250,000 grant to hire a social worker to do minority homeowner retention to help families who are at risk of losing their homes.

25. 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 6:46 pm a motion was made to enter into Executive Session to discuss “Personnel Matters” in accordance with O.C.G.A 50-14-3(b).

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

At 7:31 pm a motion was made to exit Executive Session.

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

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

A motion was made to A motion was made to appoint Quaeisha Oglesby, Larry Clark, Tom McKeithen, Alivia Lloyd, Maria Proctor, AJ Jetwani, Prince Preston, Gloria Struthers, and Maurice Hill to the Statesboro Business Commission.

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

A motion was made to direct City Attorney Cain Smith to remove the Chamber appointment wording from the Business Commission ordinance and to increase the membership from 7 to 9 members.

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

26. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:33 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

RESOLUTION 2023-01
A RESOLUTION TO FIX AND PUBLISH QUALIFYING FEES FOR THE CITY OF
STATESBORO NOVEMBER 7, 2023 GENERAL ELECTION

WHEREAS, a general elections will be held in the City of Statesboro on November 7, 2023 for the purpose of electing a District 2 Councilmember, a District 3 Councilmember, and a District 5 Councilmember, all to serve four year term; and

WHEREAS, O.C.G.A. 21-2-131 requires the governing body to fix and publish the qualifying fee by February 1st 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 2. As required by O.C.G.A. 21-2-131, the qualifying fee for candidates for City Council in District 2, District 3, and District 5 shall be \$227.00.

Section 3. The qualifying fees for the City of Statesboro November 7, 2023 General Election shall be published in the Statesboro Herald on Thursday January 26, 2023.

Adopted this 17th day of January 2023

CITY OF STATESBORO, GEORGIA

By: 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 M. 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: January 9, 2023

RE: January 17, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Zoning Map Amendment Requested by RZ 22-10-03.

Background: Domenic Spencer requests a Zoning Map Amendment from the R15/HOC (Single-Family Residential/Highway Oriented Commercial) zoning districts to the R-4 (High-Density Residential) zoning district in order to develop a 180 unit apartment complex at 506 W Miller Street.

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (RZ 22-10-03)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**RZ 22-10-03
ZONING MAP AMENDMENT REQUEST
506 WEST MILLER STREET**

LOCATION:	506 West Miller Street
EXISTING ZONING:	HOC/R15 (Highway Oriented Commercial/Single-Family Residential)
ACRES:	16.05 acres
PARCEL TAX MAP #:	MS49000004 000, MS49000004B000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single Family Residential
PROPOSED USE:	High Density Residential



PETITIONER Domenic Spencer
ADDRESS 9100 Centre Pointe Dr. Suite 210; West Chester Township, OH 45069

REPRESENTATIVE Same as Above
ADDRESS Same as Above

PROPOSAL

The applicant is requesting a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning district to the R4 (High Density Residential) zoning district in order to build a multi-family housing complex, consisting of 180 units.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 22-10-03 CONDITIONAL APPROVAL

Case # RZ 22-10-03

West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Location Map



1 inch = 400 feet



Legend

-  Subject Property
-  Tax Parcel Lines

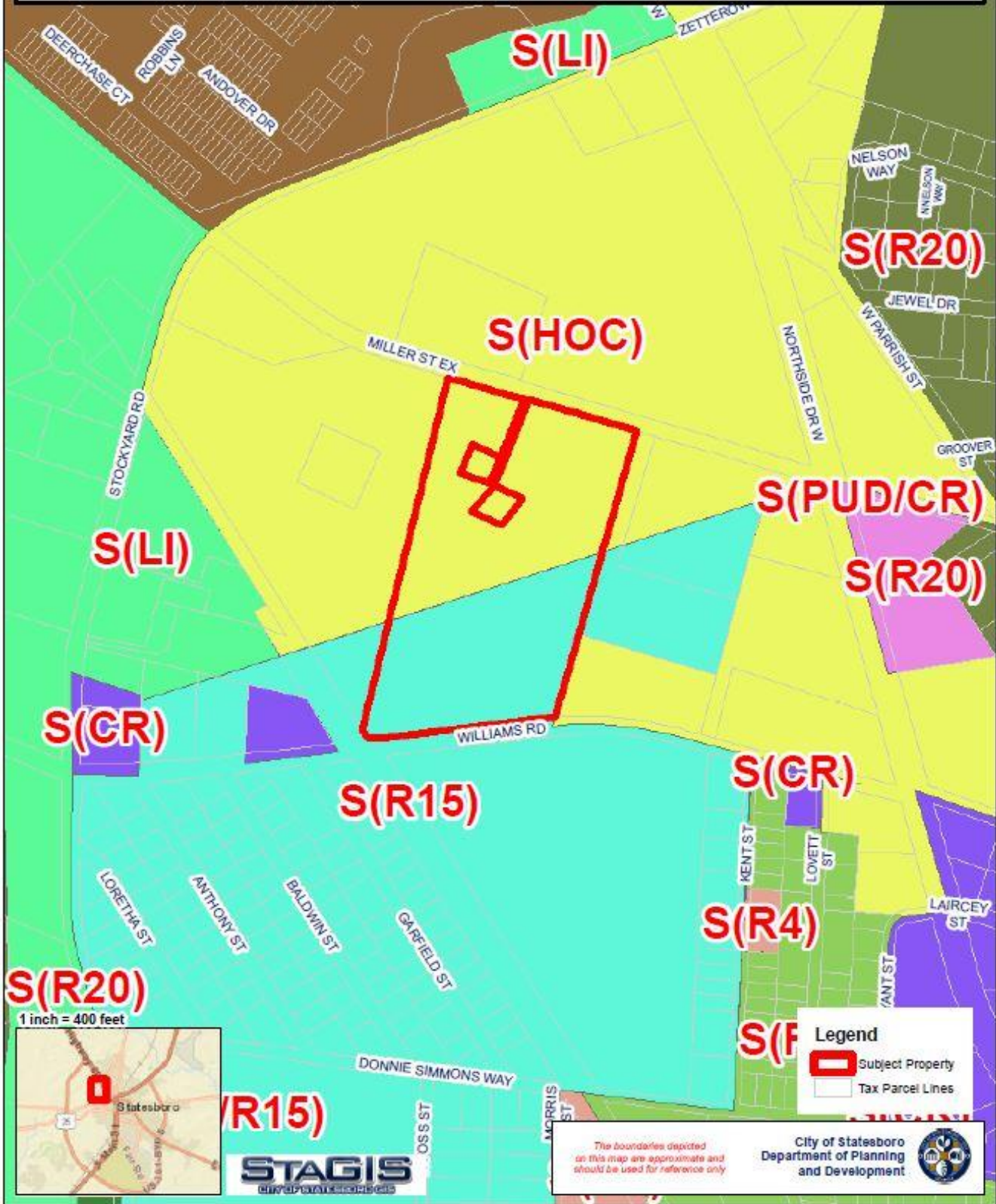
The boundaries depicted on this map are approximate and should be used for reference only



Case # RZ 22-10-03

West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Current Zoning Map



Case # RZ 22-10-03
West Miller St
Parcel: MS49000004 000 &
MS49000004B000

Future Landuse Map



1 inch = 400 feet



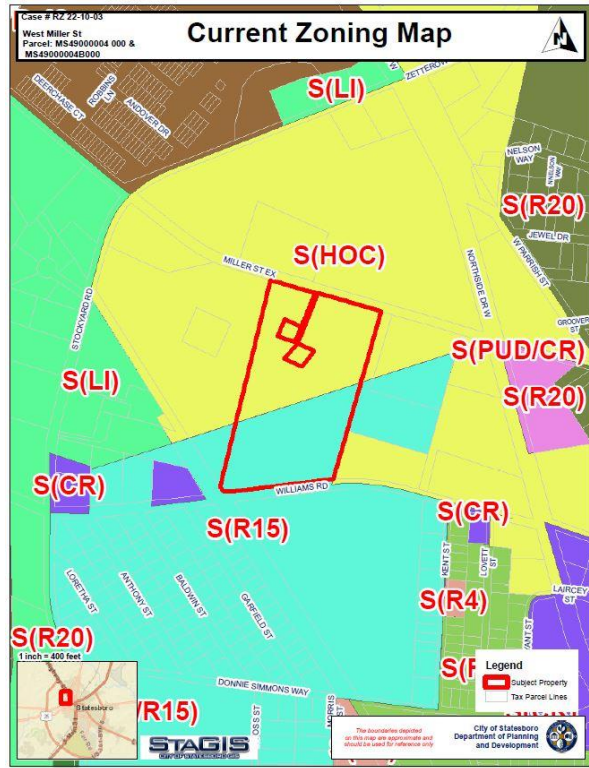
Legend

-  Subject Property
-  Tax Parcel Lines

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: HOC (Highway Oriented Commercial)	Undeveloped Land
Northeast	Location Area #2: HOC (Highway Oriented Commercial)	Undeveloped Land
Northwest	Location Area #3: : HOC (Highway Oriented Commercial)	Industrial Warehouse
East	Location Area #4: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Funeral Home
West	Location Area #5: R15/HOC (Single Family Residential/Highway Oriented Commercial)	Single Family Residence
Southwest	Location Area #6: CR (Commercial Retail)	Retail Warehouse
Southeast	Location Area #7: HOC (Highway Oriented Commercial)	Vacant Residences
South	Location Area #8: R15 (Single Family Residential)	Board of Education

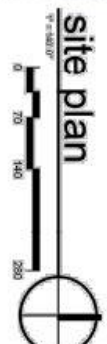
EXHIBIT ONE



RESERVE AT MILLER
statesboro, georgia



PROPOSED UNIT MIX:
1 BEDROOM / 1 BATH - 48 UNITS (2 ADU, 1 SBAU)
2 BEDROOM / 2 BATH - 84 UNITS (3 ADU, 2 SBAU)
3 BEDROOM / 2 BATH - 36 UNITS (2 ADU, 1 SBAU)
TOTAL - 168 UNITS
BUILDING BREAKDOWN:
3 STORY GARDEN WALKUPS
SITE NEEDS:
PARKING
-REQUIRED PARKING 241
-PROVIDED 342 (70 HO)



12.09.22
preliminary rendered site plan
© 2022 Pivotal Housing Partners, LLC

EXHIBIT TWO



RESERVE AT MILLER
Statesboro, Georgia

12.09.22
elevation option 2
© 2022 Pivotal Housing Partners, LLC

SUBJECT SITE

The subject site serves as one existing home (with an additional home on a tightly connected parcel) surrounded by an extensive wooded area and pond. The surrounding properties vary in use. The nearest major residential subdivision is located approximately 1000 feet from this location and is listed as Cobblestone Subdivision, which is a Planned Unit Development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” area, which is characterized by small single-family residential lots, neighborhood scale retail and commercial and neighborhood services.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain wetlands but is not in a flood zone. Any potential issues will be brought forth and discussed during standard permitting and review procedure. Approval through the Corps of Engineers would be mandatory for the development of this property for any wetland disturbances.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to city water, with additional sewer to the South of the property.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

1. Existing uses and zoning or [of] property nearby.

- The proposed use is not similar to the surrounding uses in the area, as the area has a mix of single family residential, undeveloped land, and commercial retail types. A townhome development is located down the street from this property, but it is listed as market rate housing. There is also a substantial amount of industrial development in the area, as the largest area of light industrial zoning in the City is adjacent to the property. Lastly, the parcel in the center of the project listed as MS49000004C000 will not be demolished and will remain on the parcel. Lastly, there are no additional High Density Residential projects in the area, and although not a small parcel, this zoning may be considered spot zoning.

2. The extent to which property values are diminished by the particular zoning restrictions.

- Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal may reduce the value of the remaining house, but not likely decrease any other surrounding property values.

3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.

- The property would serve to increase the overall available housing stock in the community. Specifically, this is intended to serve as affordable housing, but the existing stock of multifamily development in the City should be considered.
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site does have a house, which currently serve as apartments units located on it but it does not serve any general use for the public beyond the provided natural foliage. One of these existing houses in the area will be demolished, but the other is not meant to be demolished and is not a part of this project.
 5. **The suitability of the subject property for the zoned purposes.**
 - Initial evaluation of the property appears to make the property suitable, although it is not consistent with surrounding uses.
 6. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
 - The property has not been vacant as two residences are located on the site of the proposed change. One of the homes will be demolished, but the other will not as it is not a part of the development.
 7. **The extent the proposed change would impact the following:**
 - Population density in the area.
 - Population density would increase as a result of this amendment.
 - Community facilities.
 - The development would increase the use on utilities, and at this time there is limited water service (2" water main) available on Miller Street Extension for the property. In addition, Williams Road does have an 8' water main. As noted by the Department of Public Utilities, there is gravity sewer located on Williams Road, which is estimated to be about 5' deep. It would be the owner's responsibility to determine whether these properties could be connected.
 - Living conditions in the area.
 - The living conditions in the area are likely to increase for the new residents, but it is unsure of the impact on residents already living near the property.
 - Traffic patterns and congestion.
 - There would be an increase in traffic in the area. As an affordable housing project, care should be taken regarding the transportation options in the area, as there are some, but limited options for grocery and services.
 - Environmental aspects.
 - There are wetlands on the property to the South, and two buildings do already exist. Access to any utilities on Williams Road may require disturbance of wetlands.

- Existing and future land use patterns.
 - There is a mix of uses including single family and industrial development in the area.
- Property values in the adjacent areas.
 - The development of this project will likely increase surrounding property values.

8. Consistency with other governmental land use, transportation, and development plans for the community.

- The proposed residential use of the property is not in alignment with the existing zoning as well as the general residential zoning of the area. The Comprehensive Plan does not support High Density Residential development in the Established Residential Area. Although this is an inconsistency, the proposed development is in alignment with general interest in the area, which seems to be moving the area away from the historical industrial use.

Subject Property



Western Property



Northern Property



Northwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-10-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. Buffering in accordance with Article XXIII of the *Statesboro Zoning Ordinance* must be installed to screen the existing structure on the site from the proposed development.

At the regularly scheduled meeting of the Planning Commission on January 3, 2023, the Commission recommended approval of the Zoning Map Amendment and conditions with a 6-0 vote.

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 M. 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: January 9, 2023

RE: January 17, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Annexation*

Recommendation: Planning Commission recommends Denial of the Annexation Requested by AN 22-12-01.

Background: Lehman Franklin requests Annexation of a property adjacent to Beasley Road in order to develop a single-family attached subdivision on approximately 41 acres.

Budget Impact: None

Council Person and District: Barr (District 5 - Projected)

Attachments: Development Services Report (AN 22-12-01)

CITY OF STATESBORO



COUNCIL

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Shari Barr, District 5

Jonathan McCollar, Mayor
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I. Cain Smith, City Attorney

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

To: Charles Penny, City Manager
From: Justin Williams, Planning & Housing Administrator
Date: January 10, 2022
RE: Beasley Road Annexation: AN 22-12-01

Below is the information regarding this annexation for City Council:

Beasley Road Subdivision

Analysis of the possible development has brought forth the following information. These estimates are based off of the initial concept of the development, therefore cost estimates and the number of townhouses being developed may vary. The calculations prepared in this document utilize the number of townhomes found in the initial proposal to give an estimate of the amount of homes constructed in the final development. These estimates are on the “high end,” as there may be a reduction of total homes to address issues brought about due to stormwater mitigation, greenspace requirements, and wetlands found in the area.

This development is not located in an area highlighted for annexation in the Statesboro Comprehensive Plan, therefore there is no listed strategy to implement a type of development on the site, nor is there a specific determination for how the area should develop based on Council Recommendation. The nearest area outlined in the Comprehensive Plan is to the “Established Residential Neighborhood” area to the South, which calls for small-lot single-family residential developments and neighborhood scale commercial properties.

This analysis is broken into specific areas related to the following: Utility & Infrastructure Cost, Tax Implications and Economic Impact.

Utility & Infrastructure Revenue

Calculations for the extension of utilities into the area completed by the Water/Sewer Division determined that the extension of utilities onto the site would be incurred by the developer. These extensions would be maintained by the City. The applicant would be required to pay for both the water and sewer extensions, the taps into the system per unit, as well as the aid to construction fee for each. The Aid to Construction fee is a specific fee associated with

the impact that a development would have on the City Wastewater Treatment Plant, and is used exclusively to assist in maintaining this plant.

The installation of gas to the subdivision has not been determined as a desired request, therefore no analysis has been conducted for this item. If natural gas is requested, these cost would be incurred by the City to extend into the area. As the natural gas estimates have been determined as unnecessary, they have not been included in the general briefing on this item.

Infrastructure Revenue to the City			
	Water Tap	Sewer Tap	Aid to Construction
Per Unit Revenue	\$1220	\$600	\$400
Per Building Revenue (at 6 units per building)	\$7320	\$3600	\$2400
Subdivision Total Cost	\$258,640	\$127,200	\$84,800

Tax Implications

As of 2022, the City of Statesboro currently has a millage rate of 7.308 mills. The land value of the property without infrastructure is currently listed by the Bulloch Tax Assessor at \$171,600. Considering that value, the 40% assessed amount will be \$68,640. Within the first year, the general tax rate of the land would be \$501.62. If built at the developer requested capacity, general estimates on each building (At the 6 unit development size) indicates each building being approximately 7646.4 square feet, or 1274 heated square feet per unit. Using a factor of the average of \$120 per square foot (based on the 2023 current average), each unit would have an approximate value of approximately \$152,880, with an assessed value of approximately \$61,152. This would net approximately \$446.90 in value **per unit** across the subdivision. This is in significant contrast to the development at R-40, which would yield at most approximately 35 homes with average valuations of \$300,000.

A map showing the initial proposal for this development may be found below. Due to specific environmental and code restraints, this plan is subject to change.

Economic Impacts

In regards to the general impact to the economic base of the City, there are two factors to consider. The first is the general amount of financial impact directly to the City upon annexation, and the second is the financial impact to the City post construction. This does not include any impacts to the overall traffic analysis of the proposed development, nor does it include the overall cost of services in terms of fire nor police (this area is already covered by the 5-mile fire district, so there is no likely change in this service cost).

It has been noted by the City Engineer that a separate analysis is being conducted on this street regarding any traffic issues that may arise, as well as any possible methods of calming to be attributed to this road.

General analysis of the project shows the overall revenues for the project, as well as the projected highest and best use of the property.

Total Project Revenue				
	Without Annexation	Annexation & No Development	Development at R-40	Development at R-2 (hypothetical)
Land Value	\$171,600	\$171,600	\$10,500,000	\$32,410,560
Water/Sewer Improvement	\$0	\$0	\$77,700	\$470,640
Property Tax Value (Yearly)	\$0	\$501.62	\$30,693	\$94,742 (At 6 units per acre)

Subject Property



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 M. 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: January 9, 2023

RE: January 17, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Special Exception*

Recommendation: Planning Commission recommends Approval of the Special Exception Requested by SE 22-12-03.

Background: Branchwater Statesboro LLC, requests a Special Exception in order to allow for an automobile service operator on property zoned CR (Commercial Retail) on US Highway 80 East (Tax Parcel # MS84000099 000).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report (SE 22-12-03)



City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**SE 22-12-03
 SPECIAL EXCEPTION REQUEST
 HIGHWAY 80 EAST**

LOCATION:	Highway 80 East
EXISTING ZONING:	CR (Commercial Retail)
ACRES:	7.27 acres
PARCEL TAX MAP #:	MS84 000099 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant
PROPOSED USE:	Multi-Use Designation, Repair Shop



PETITIONER Benchwater Statesboro, LLC
ADDRESS 804 Green Valley Road, Suite 200; Greensboro, NC 27408

REPRESENTATIVE Steve Rushing
ADDRESS PO Box 327; Statesboro GA, 30459

PROPOSAL

The applicant requests a special exception to locate an automobile service operation shop on the 7.27 acre property located on Highway 80 East (aka Northside Drive East). Generally, this use is not permitted in the CR zoning district unless granted a special exception by the City Council.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 22-12-03 CONDITIONAL APPROVAL

Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

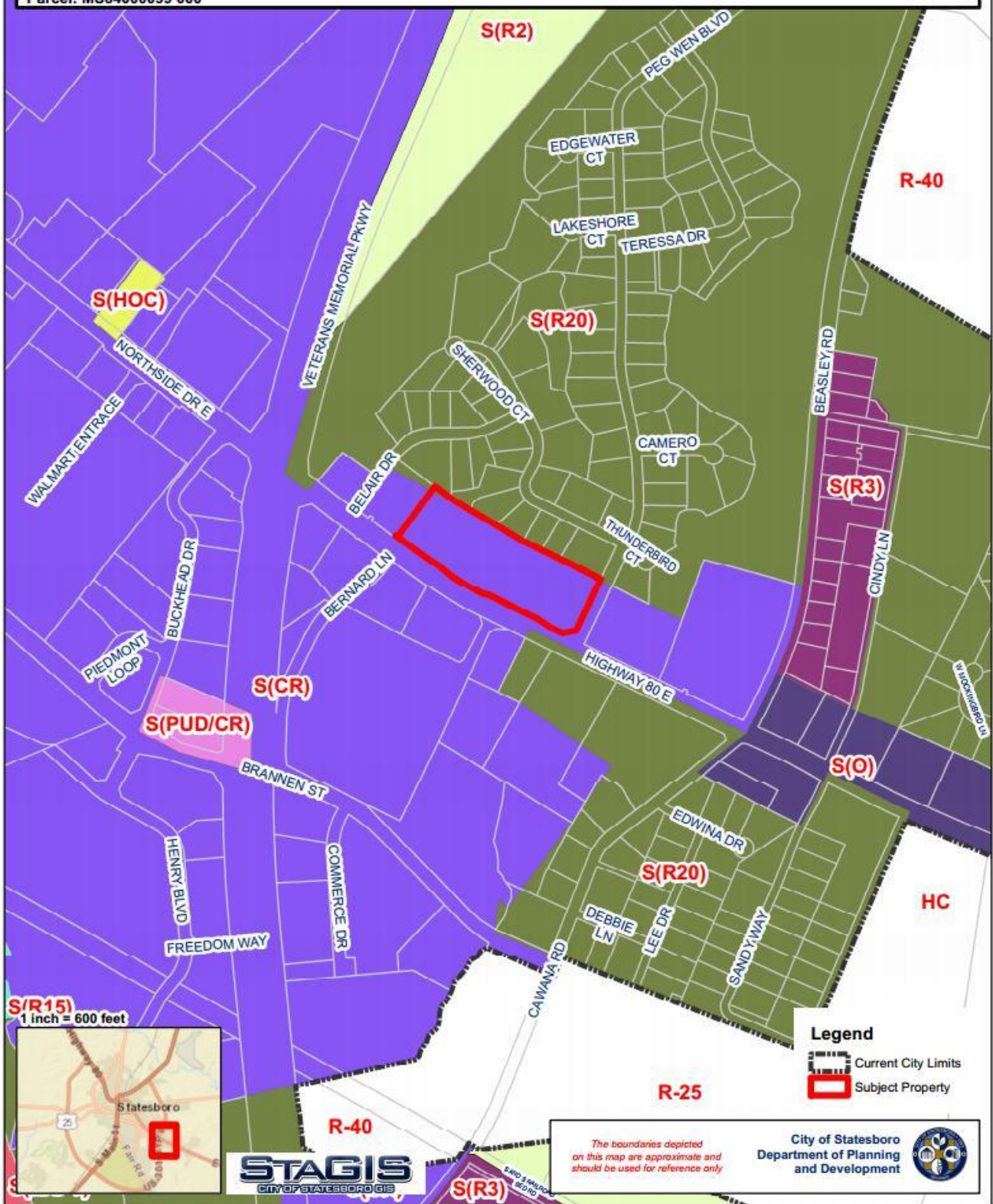
Location Map



Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

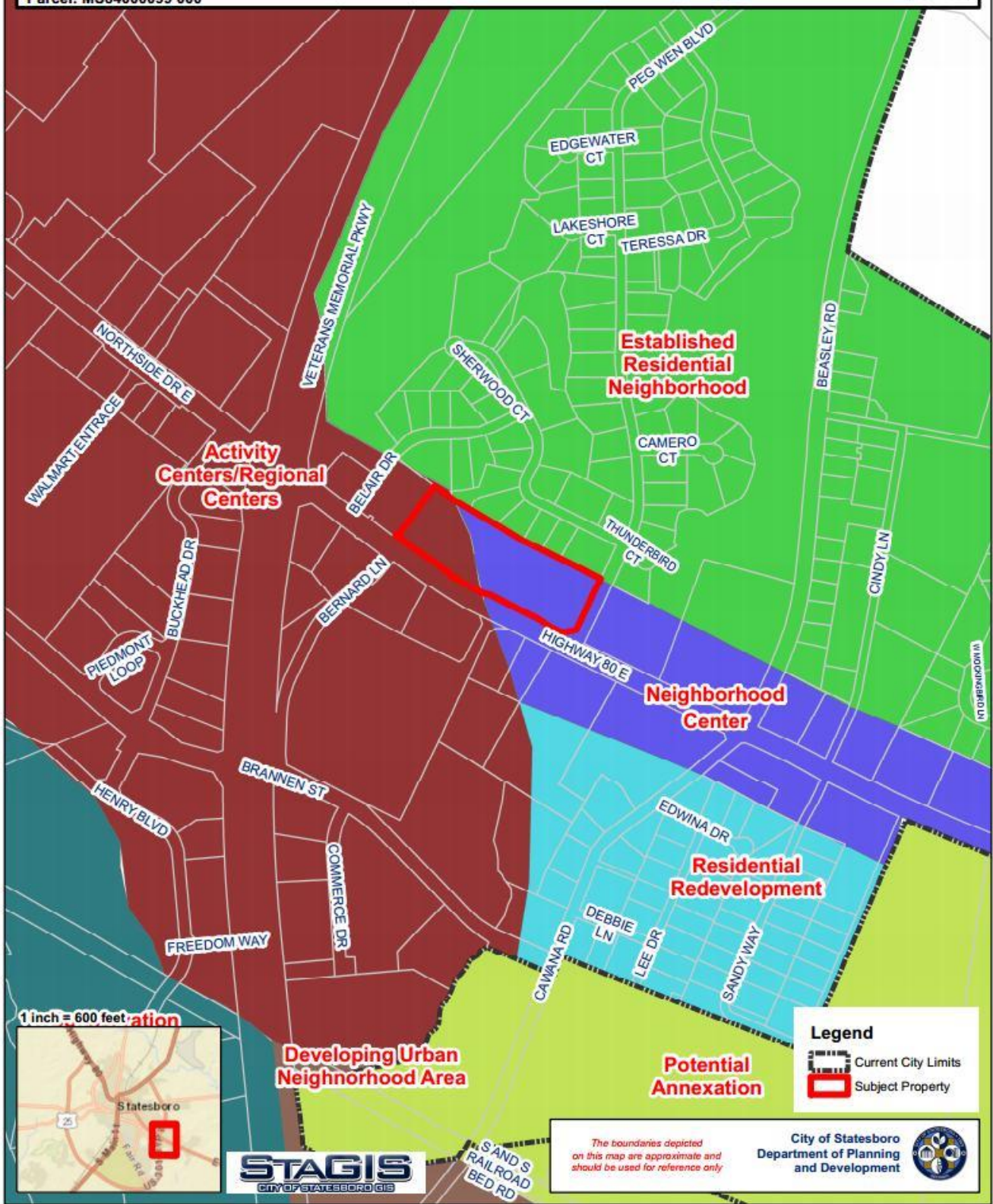
Current Zoning Map



Case # SE 22-12-03

Hwy 80 East
Parcel: MS84000099 000

Future Landuse Map



1 inch = 600 feet



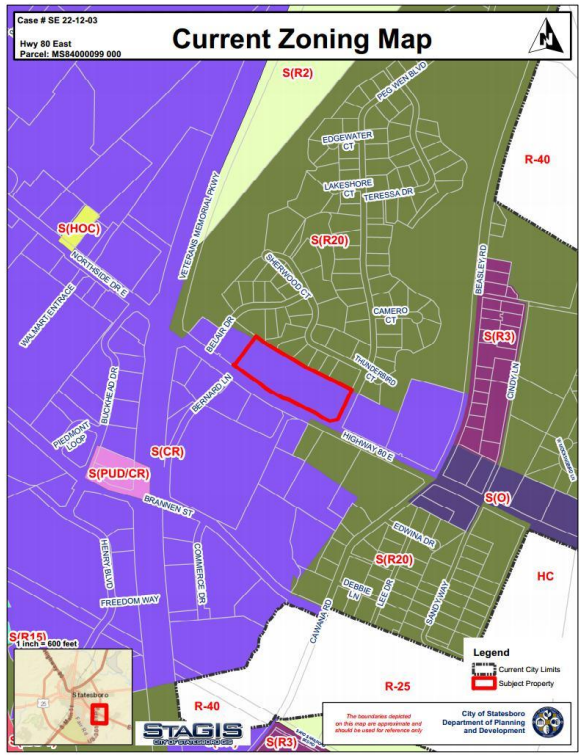
Legend

- Current City Limits
- Subject Property

The boundaries depicted on this map are approximate and should be used for reference only

City of Statesboro
Department of Planning
and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-20 (Single-Family Residential)	Single-Family Home
Northeast	Location Area #2: R-20 (Single-Family Residential)	Single-Family Home
East	Location Area #3: CR (Commercial Retail)	Vacant Lot
Northwest	Location Area #4: R-20 (Single-Family Residential)	Single-Family Home
Southeast	Location Area #5: CR (Commercial Retail)	Retail Store
South	Location Area #6: CR (Commercial Retail)	Retail Store
Southwest	Location Area #7: CR (Commercial Retail)	Retail Store
West	Location Area #8: CR (Commercial Retail)	Retail Store

SUBJECT SITE

The subject site is an undeveloped lot located on 7.27 acres. Surrounding properties include commercial retail uses and single-family residential houses. The applicant's request is to locate a vehicle service operator to allow for oil changes and standard maintenance services. In addition, the applicant seeks to develop additional commercial uses on the site, not related to the vehicle service. Proposed uses include restaurant, which are already appropriately zoned for development.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the "Activity Center/Regional Center" as well as the "Neighborhood Center" character areas, which is characterized by auto-oriented design and large surface parking lots. This area will evolve into pedestrian-oriented shopping, office, and entertainment places that may also accommodate high-density residential development.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has available water and sewer facilities.

CONDITIONAL ZONING STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* permits the grant of conditional zoning upon a finding by the governing body that the requested use is "of the same general character" as those uses permitted within the district without the grant of a special exception and requires that "in determining the compatibility of the conditional use with adjacent properties and the overall community, the Mayor and City Council (will) consider the same criteria and guidelines [as for] determinations of amendments, as well as the following factors".

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council "in determining the compatibility" of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.

- In accordance with state requirements, the project would require submission to the Georgia Soil and Water Conservation Commission to ensure erosion controls are in place, and the site would be required to meet the City Drainage Ordinance.

(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.

- The overall development of the site must keep in mind the intersection of Highway 80 East and Peg Wen Blvd. The applicant should determine the need of any traffic calming measures which may make the site development more reasonable.

(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.

- Preliminary plans show the general break out of the property as well as the general parking provided is sufficient.

(D) Public facilities and utilities are capable of adequately serving the proposed use.

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.

- No adverse effect is expected on surrounding commercial properties. The development will likely provide additional traffic to the surrounding developments, which could cause some concern for the adjacent residential houses to the North. The applicant would be required to ensure buffering in accordance with the existing buffering standards of the Ordinance.

(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.

- There is a preliminary site plan included in the document.

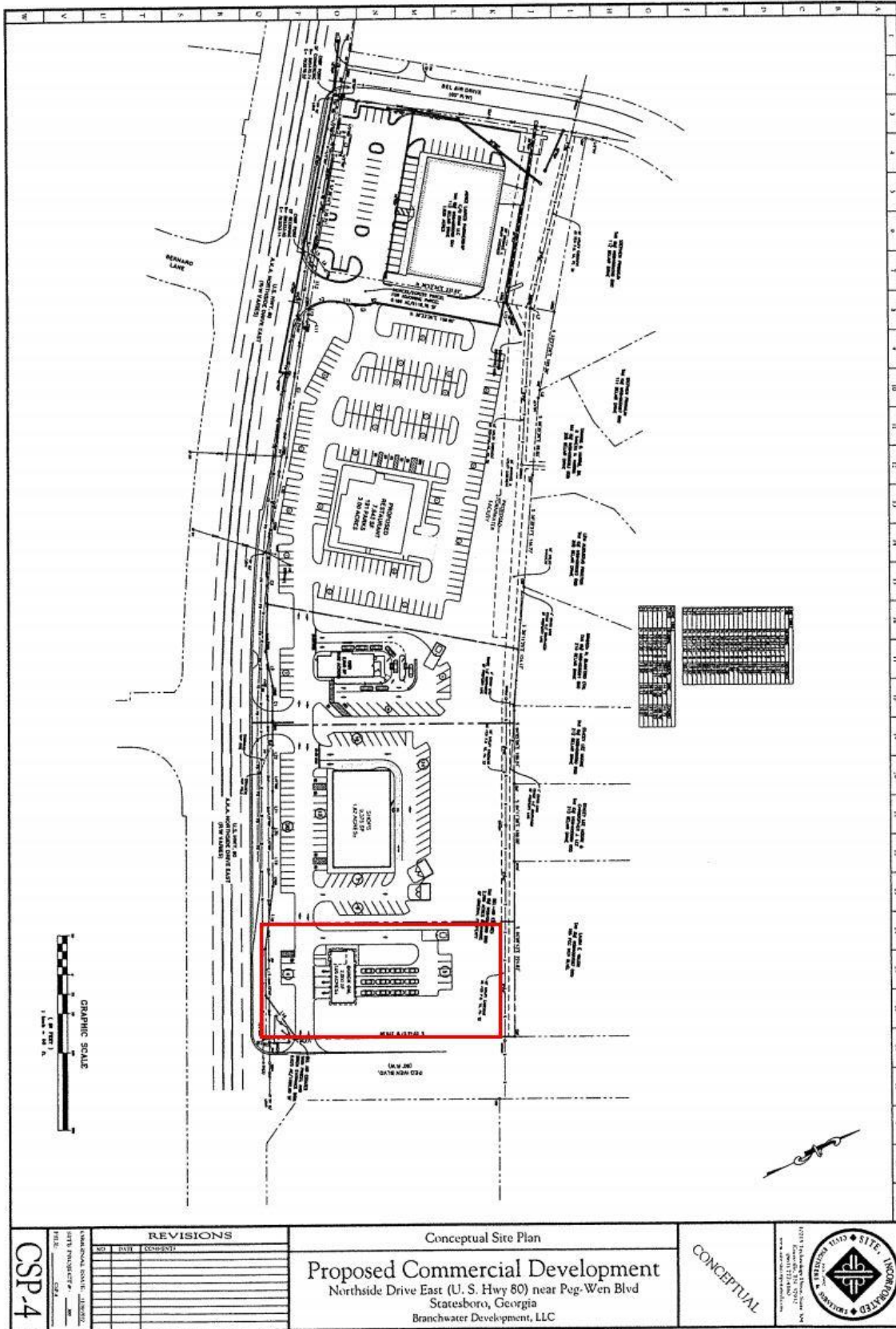
(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

- Any significant future changes to this proposal must first be reviewed and approved by Staff.

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is generally consistent with the subject site's character area ("Activity Center/Regional Center") based on the use, as stated in the *2019 – 2029 Comprehensive Master Plan*.

Exhibit One



Subject Property



Southern Property



Western Property



Southwestern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 22-12-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
2. Subdivision of this parcel should provide allowance for general automobile services for all associated parcels in the event of location alterations for this development.

At the regularly scheduled of the Planning Commission meeting on January 3, 2022, the Commission recommended approval of the Special Exception and conditions with a 6-0 vote.

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 M. 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 and Leah Harden, City Clerk

From: Justin Williams, Planning & Housing Administrator

Date: January 9, 2023

RE: January 17, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Zoning Map Amendment*

Recommendation: Planning Commission recommends Approval of the Zoning Map Amendment Requested by RZ 22-12-04.

Background: CFN Rentals requests a Zoning Map Amendment in order to amend a PUD (Planned Unit Development), and add an additional unit on a property located at Grove Circle/Stockyard Road.

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (RZ 22-12-04)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 22-12-04
ZONING MAP AMENDMENT REQUEST
GROVE CIRCLE/STOCKYARD ROAD

LOCATION:	Grove Circle/Stockyard Road
EXISTING ZONING:	PUD (Planned Unit Development)
ACRES:	13.79 acres
PARCEL TAX MAP #:	MS30000025001
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Residential Neighborhood
PROPOSED USE:	Residential Neighborhood



PETITIONER CFN Rentals
ADDRESS 1201 Brampton Avenue, Statesboro, GA 30458

REPRESENTATIVE Joey Maxwell
ADDRESS 40 Joe Kennedy Boulevard, Statesboro, GA 30458

PROPOSAL

The applicant is requesting a Zoning Map Amendment to modify the current PUD (Planned Unit Development) zoning district, in order to add an additional triplex to the site on 13.79 acres.

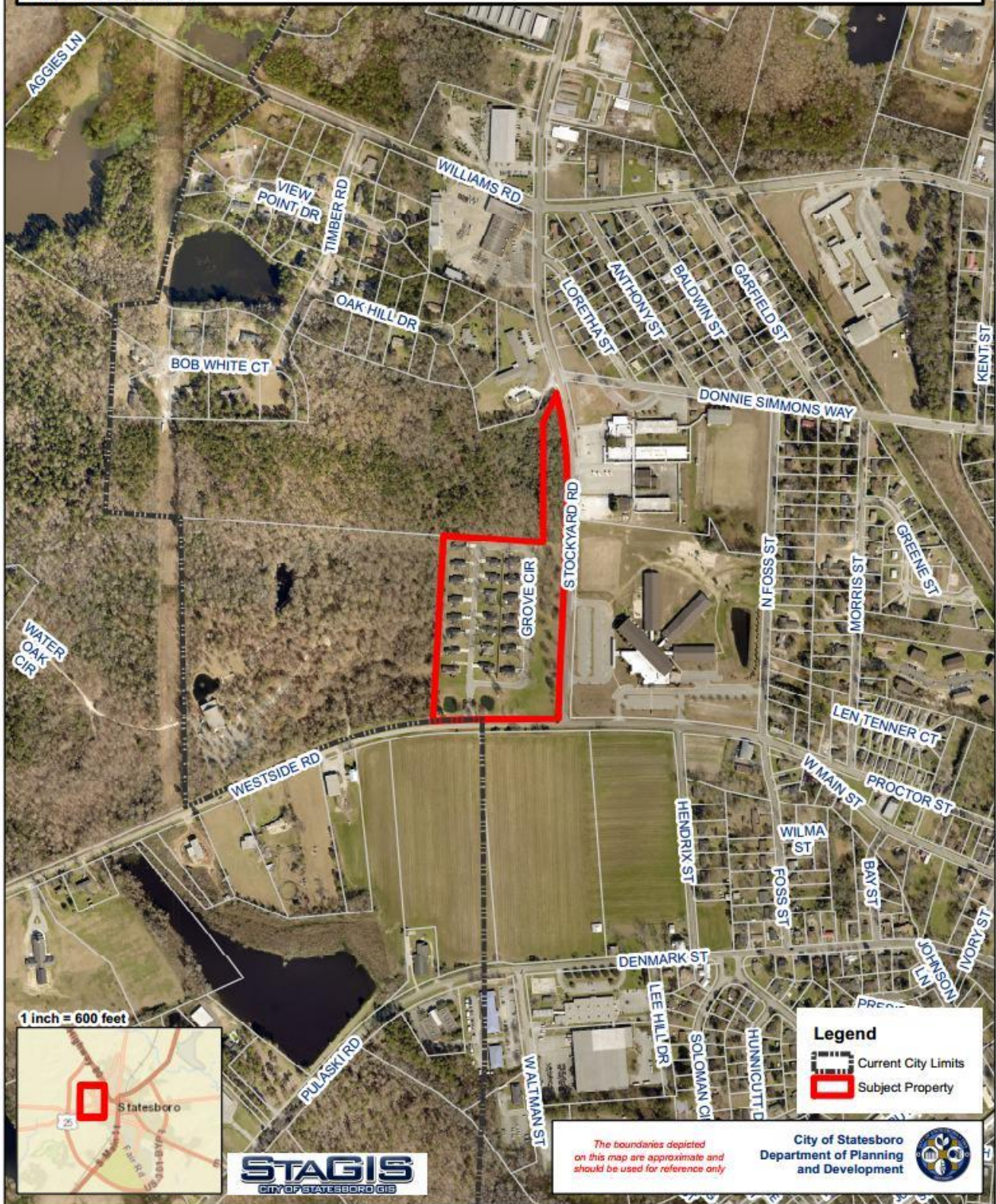
PLANNING COMMISSION RECOMMENDATION

RZ 22-12-04 - CONDITIONAL APPROVAL

Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

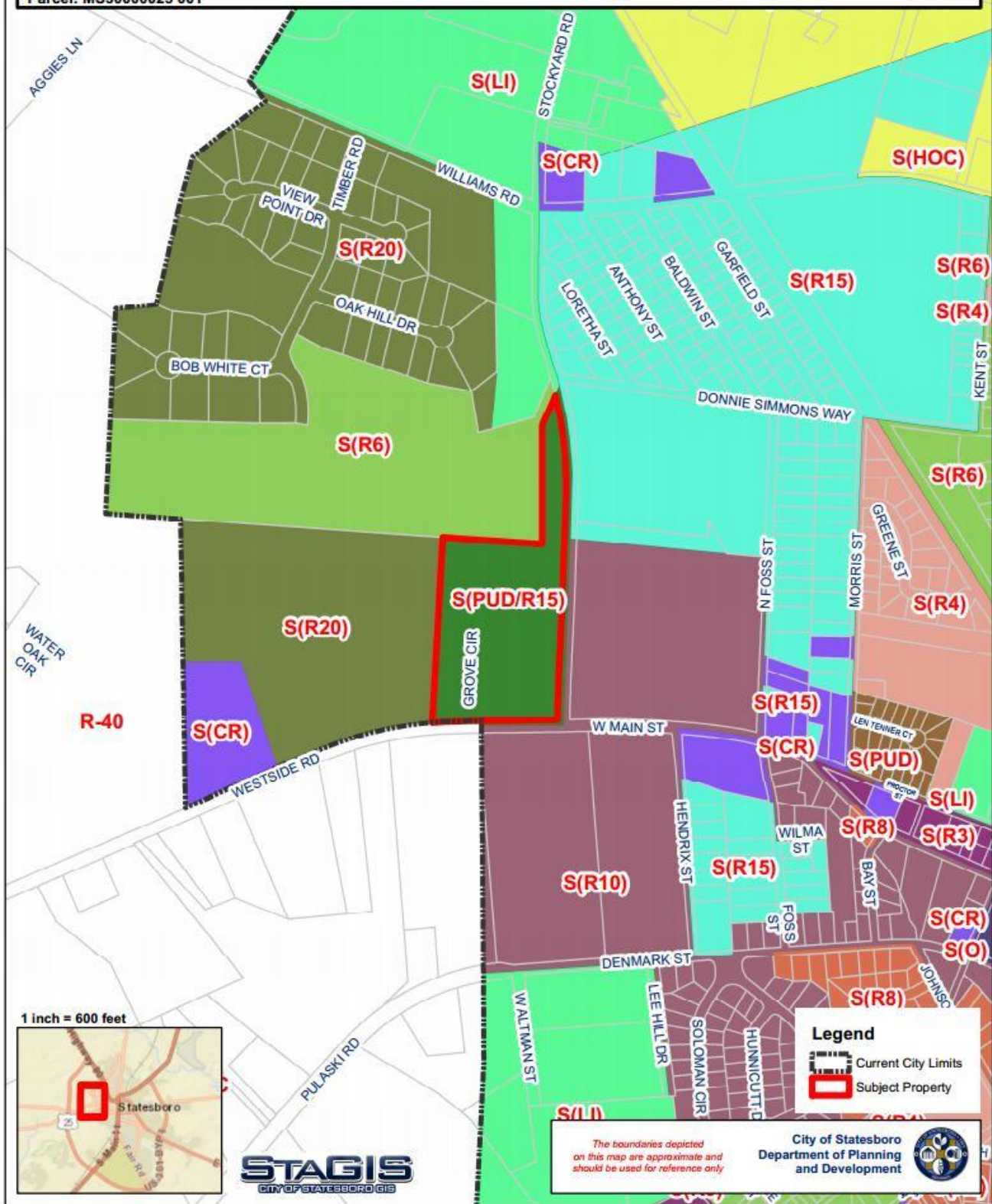
Location Map



Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

Current Zoning Map



1 inch = 600 feet



STAGIS
CITY OF STATESBORO GIS

Legend

- Current City Limits
- Subject Property

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning
and Development



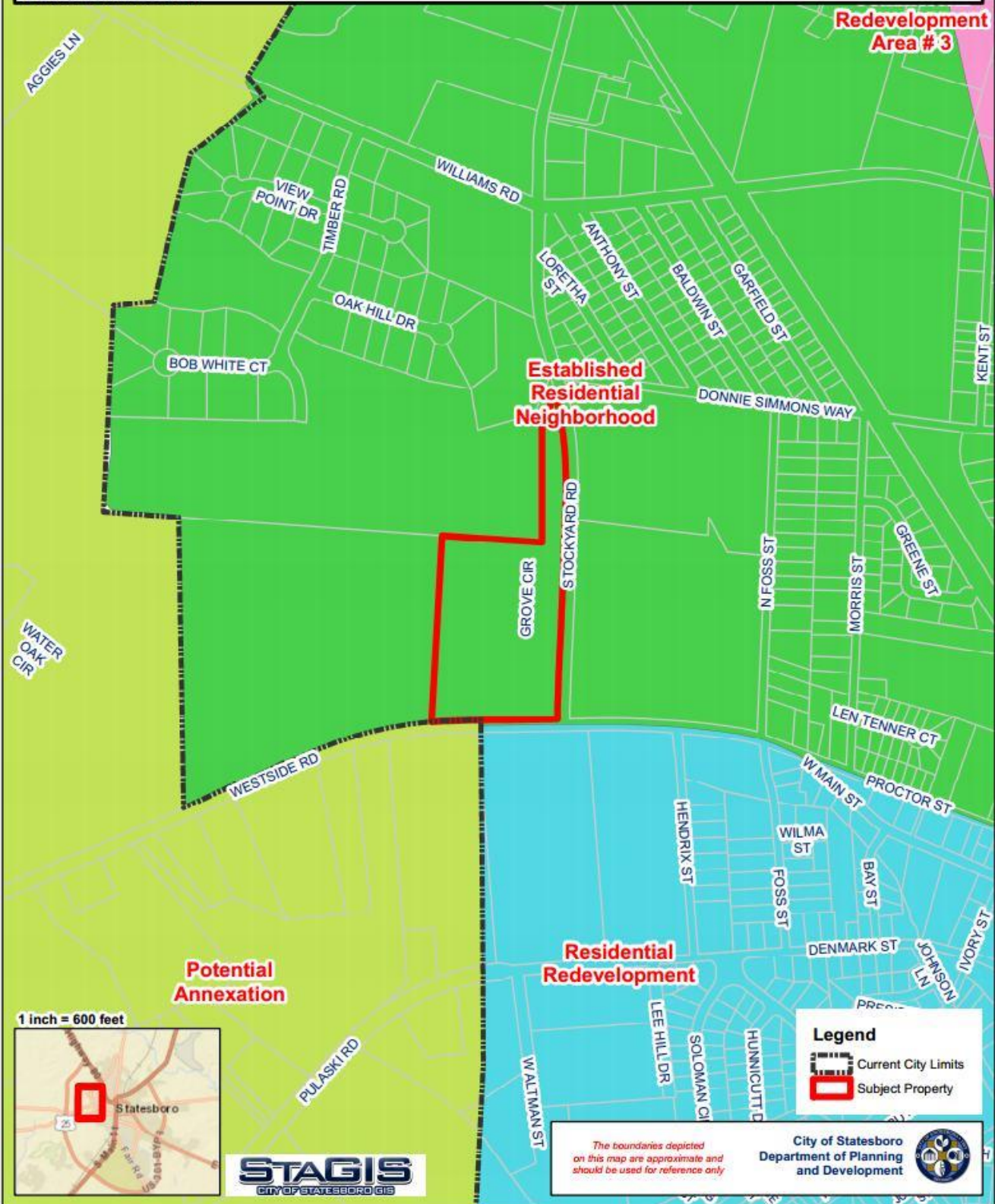
Case # RZ 22-12-04

Stockyard Rd
Parcel: MS30000025 001

Future Landuse Map



Redevelopment
Area # 3



Potential
Annexation

1 inch = 600 feet

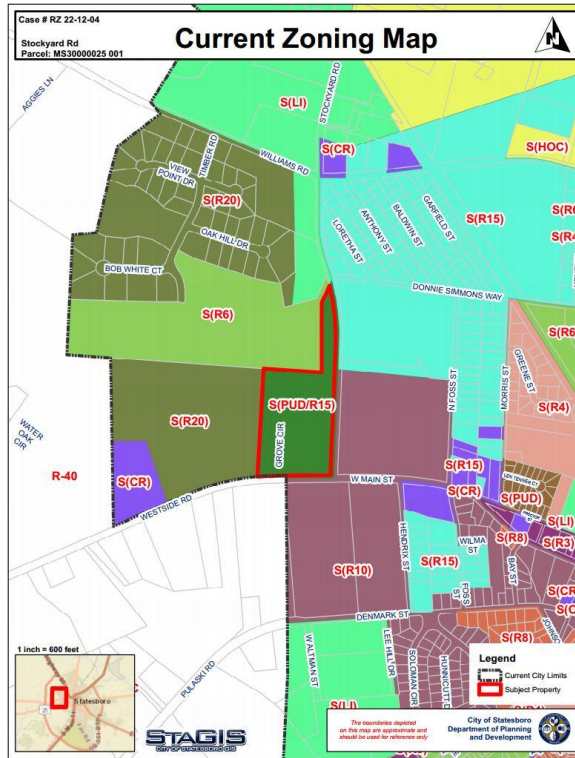


Legend

- Current City Limits
- Subject Property

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning and Development



SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: LI (Light Industrial)/ R20 (Single Family Residential)	Undeveloped Land
Northeast	Location Area #2: R15 (Single Family Residential)	Food Bank
Northwest	Location Area #3: R20 (Single Family Residential)	Single Family Residence
East	Location Area #4: R10 (Single Family Residential)	School
West	Location Area #5: R20 (Single Family Residential)	Event Space
Southwest	Location Area #6: R40 (Single Family Residential) (County Zoning)	Agricultural Land
Southeast	Location Area #7: R10 (Single Family Residential)	Agricultural Land
South	Location Area #8: R10 (Single Family Residential)	Agricultural Land

SUBJECT SITE

The subject site is a residential neighborhood on a 13.79 acre site, on Stockyard Road. The property has historically been a residential neighborhood. The location is currently being cleared for construction, and is adjacent to Julia P. Bryant Elementary School. The original PUD for this area only included single-family homes in what is now Grove Circle. The considered site area is for the development in the northernmost part of the parcel. The amendment to the PUD reduces the number of entryways included in the original plan and adds an additional unit to the end of the property while adjusting the existing property lines in the area.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site primarily in the “Established Residential Neighborhood” area, which is considered to be the traditional residential neighborhoods in the established area and feature connected street grids linked with downtown.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a flood zone.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by City water and Sewer.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The mayor and city council in exercising its zoning power, shall be governed by the following standards in making its determination and balancing the promotions of the public health, safety, morality [morals] and general welfare against the right of unrestricted use of property:

- 1. Existing uses and zoning or [of] property nearby.**
 - The surrounding lots consists of single-family homes, a vacant school, an active school, and a nursing facility.
- 2. The extent to which property values are diminished by the particular zoning restrictions.**
 - Although an appraisal has not been conducted on the property, it is Staff’s opinion that the proposal will likely increase the overall value of property in the area.
- 3. The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - The property is currently wooded with an easement that allows water/sewer service to the remainder of the PUD.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The development would serve the public and the university by increasing the stock of housing within the City limits.
- 5. The suitability of the subject property for the zoned purposes.**
 - The project is near a single-family neighborhood which is adjacent to the old Julia P Bryant School. At the December City Council meeting, the City

did approve the development of 69 single-family units to the immediate west of the property.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.

- The entirety of the property has been mostly built out and not vacant. This small strip being affected by the amendment has not been built at this time.

7. The extent the proposed change would impact the following:

- Population density in the area.
 - The population density would increase as a result of a new residential development in the area.
- Community facilities.
 - There will be a small impact in the use of City Sewer and Water.
- Living conditions in the area.
 - Additional development could benefit the area by increasing the housing stock.
- Traffic patterns and congestion.
 - The applicant has implemented measures to ensure that the site has sufficient access to Stockyard Road, without having to exclusively back into the street. It is unlikely to cause significant issue with traffic flow on this street.
- Environmental aspects.
 - There are no wetlands on the property. Care should be taken to ensure some trees remain on the lot in the final development of the property.
- Existing and future land use patterns.
 - Generally the area is surrounded by a mix of schools and residential developments.
- Property values in the adjacent areas.
 - Additional development would drive the cost of surrounding property higher.

8. Consistency with other governmental land use, transportation, and development plans for the community.

- The proposed residential use of the property is inconsistent with the *City of Statesboro 2019 – 2029 Comprehensive Master Plan* in the “Established Residential Neighborhood,” but the constraints on the land prevent more traditional development for single-family housing.

Subject Property



Northern Property



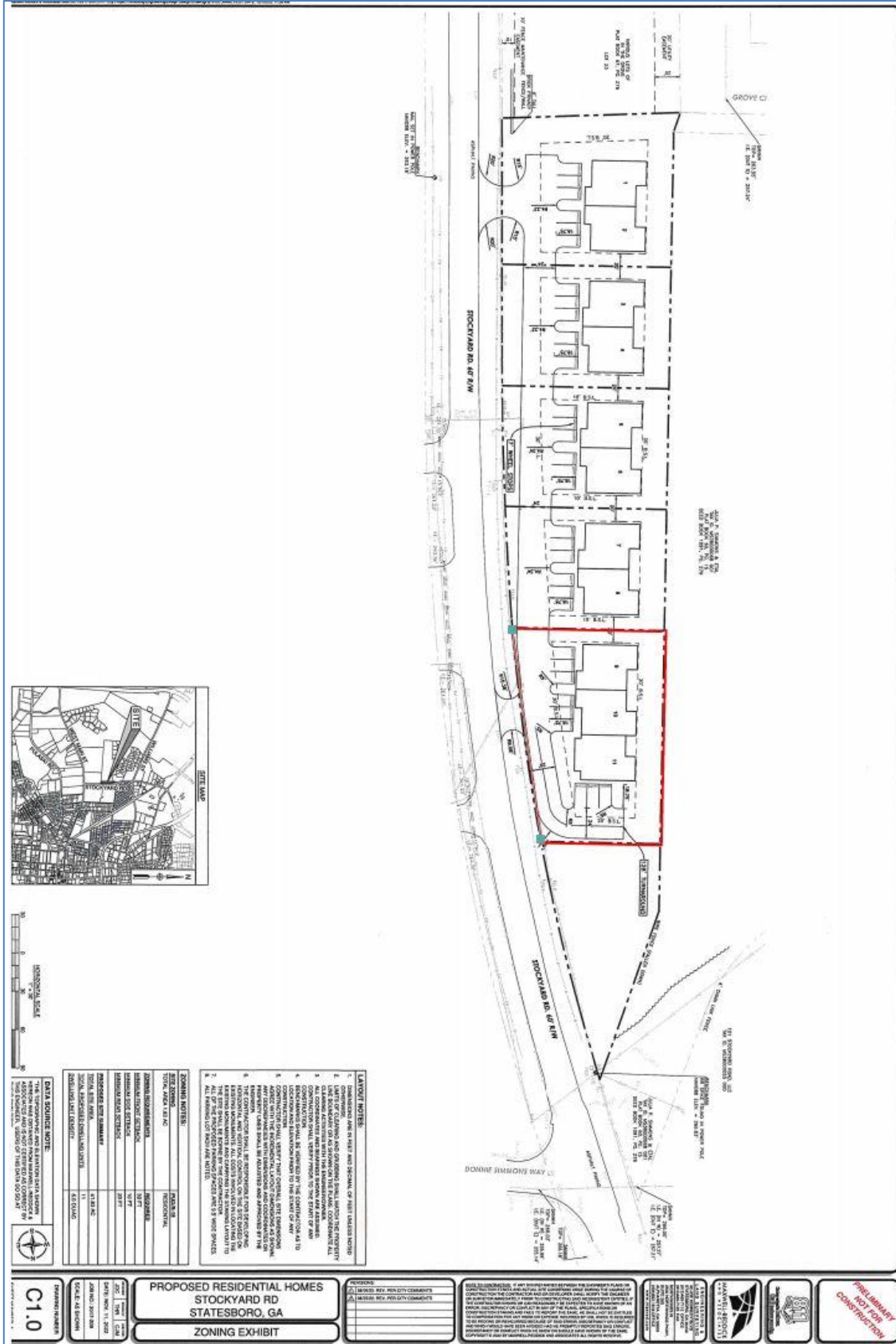
Eastern Property



Southeastern Property



Exhibit One



- ### LAYOUT NOTES:
1. CONSTRUCTION AND FINISHES SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 2. LIGHTING FIXTURES AND DIMENSIONS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 5. CONTINGENT UPON ALL NECESSARY PERMITS, THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF STOCKYARD RD. AND THE STATE OF GEORGIA.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF STOCKYARD RD. ZONING ORDINANCE.

ZONING NOTES:

ZONE NAME	RESIDENTIAL
TYPE	RESIDENTIAL
MINIMUM LOT AREA	5,000 SQ. FT.
MINIMUM FRONT SETBACK	5 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.
MINIMUM LOT WIDTH	25 FT.
MINIMUM LOT DEPTH	50 FT.
MINIMUM LOT AREA	1,250 SQ. FT.
MINIMUM FRONT SETBACK	5 FT.
MINIMUM SIDE SETBACK	5 FT.
MINIMUM REAR SETBACK	5 FT.
MINIMUM LOT WIDTH	25 FT.
MINIMUM LOT DEPTH	50 FT.
MINIMUM LOT AREA	1,250 SQ. FT.

DATA SOURCE NOTE:

THE INFORMATION AND MATERIALS SHOWN ON THIS MAP WERE OBTAINED FROM THE CITY OF STOCKYARD RD. AND THE STATE OF GEORGIA. THE CITY OF STOCKYARD RD. AND THE STATE OF GEORGIA ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP. THE CITY OF STOCKYARD RD. AND THE STATE OF GEORGIA ARE NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING FROM THE USE OF THIS MAP.

C1.0	PROPOSED RESIDENTIAL HOMES STOCKYARD RD STATESBORO, GA ZONING EXHIBIT	PRELIMINARY NOT FOR CONSTRUCTION		<p>THIS MAP IS A PRELIMINARY ZONING EXHIBIT AND DOES NOT CONSTITUTE A FINAL ZONING MAP. THE CITY OF STOCKYARD RD. RESERVES THE RIGHT TO MODIFY OR AMEND THIS MAP AT ANY TIME WITHOUT NOTICE. THE CITY OF STOCKYARD RD. IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES ARISING FROM THE USE OF THIS MAP.</p>
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STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 22-02-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this Zoning Map Amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. Although tree canopy requirements have been met by the already developed Grove Circle, the applicant must plant appropriately sized trees where available under the guidance of the Streets & Parks Superintendent.

At the regularly scheduled meeting of the Planning Commission on January 3, 2022, the Commission recommended approval of the Zoning Map Amendment and conditions with a 6-0 vote.

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: January 9, 2023

RE: January 17, 2023 City Council Agenda Items

Policy Issue: *First Reading and consideration of proposed amendment to Section 2-85 of the Statesboro Code of Ordinances regarding membership of the Statesboro Business Commission.*

Recommendation: N/A

Background: Mayor and Council voted to move an amendment expanding commission membership from seven to nine and removing the Chamber of Commerce member nomination option forward to First Reading at the December 20, 2022 meeting.

Budget Impact: None

Council Person and District: All

Attachments: Proposed ordinance revision

Ordinance 2023-01:

Sec. 2-85. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the Statesboro Business Commission. The Statesboro Business Commission shall consist of seven (7) members who shall be authorized representatives of an entity holding an occupational tax certificate with the City of Statesboro. The initial term of office of four designated members shall be two years with the initial terms of the other three members being one year, beginning on January 1st and ending at the stroke of midnight on December 31st. Successor members shall be appointed by the Mayor and City Council for a term of two years. Statesboro-Bulloch Chamber of Commerce shall have option of recommending to Mayor and Council one qualified person from their membership to one of the one year initial terms and any successive appointments for that position. Vacancies on the Statesboro Business Commission occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the Mayor and City Council. The Mayor and City Council shall have the authority to remove any member of the Statesboro Business Commission by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

Sec. 2-85. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the Statesboro Business Commission. The Statesboro Business Commission shall consist of ~~seven (7)~~ **nine (9)** members who shall be authorized representatives of an entity holding an occupational tax certificate with the City of Statesboro. The initial term of office of four designated members shall be two years with the initial terms of the other three members being one year, beginning on January 1st and ending at the stroke of midnight on December 31st. Successor members shall be appointed by the Mayor and City Council for a term of two years. ~~Statesboro-Bulloch Chamber of Commerce shall have option of recommending to Mayor and Council one qualified person from their membership to one of the one year initial terms and any successive appointments for that position.~~ Vacancies on the Statesboro Business Commission occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the Mayor and City Council. The Mayor and City Council shall have the authority to remove any member of the Statesboro Business Commission by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

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

From: John Washington, Director – Public Works and Engineering, City Engineer

Date: January 3, 2023

RE: Georgia Department of Transportation (GDOT) Agreement for
Lighting Maintenance SR 73/US 25 at SR 67 – PI#0016464

Policy: Streets Maintenance

Recommendation:

Staff recommends approval of and execution of Resolution for maintenance of the lighting on GDOT Right-of-Way and authorization for the Mayor to execute the lighting maintenance agreement.

Background:

GDOT shall install lighting at the intersection of SR 73/US 25/S. Main St. at SR 67/Fair Road in the City of Statesboro for the proposed roundabout. This will require the execution of the attached Resolution and agreement between the City of Statesboro and the Georgia Department of Transportation.

This agreement is required by GDOT as part of the request by Georgia Power Co. for the installation of new street lighting located at SR 73/US 25/S. Main St. at SR 67/Fair Road which is also part of the Downtown Tax Allocation District.

City staff seeks approval to submit this resolution and agreement for execution by the Mayor. The funds to support this maintenance agreement are in the Public Works Department, Streets Division General Fund.

Budget Impact: General Fund for Street and Traffic Lights

Council Person and District: Councilmember Paulette Chavers, District 2; Councilmember Venus Mack, District 3

Attachments: GDOT Agreement
Resolution

AGREEMENT
BETWEEN
GEORGIA DEPARTMENT OF TRANSPORTATION
AND
CITY OF STATESBORO

This Agreement is made and entered into this _____ day of _____, 20___, by and between the GEORGIA DEPARTMENT OF TRANSPORTATION, an agency of the State of Georgia, hereinafter called the **DEPARTMENT**, and the CITY OF STATESBORO, GEORGIA acting by and through its City Council, hereinafter called the **CITY**.

WHEREAS, the CITY has represented to the DEPARTMENT a desire to obtain roundabout lighting as part of the **SR 73/US 25 @ SR 67** project, said lighting to be installed under P.I. No. 0016464, Bulloch County;

WHEREAS, the CITY has represented to the DEPARTMENT a desire to participate in: 1) Providing the Energy and 2) the Operation and Maintenance of said lighting system at the aforesaid location, and the DEPARTMENT has relied upon such representation; and

WHEREAS, the DEPARTMENT has indicated a willingness to fund the materials and installation for the said lighting system at the aforesaid location, with funds of the DEPARTMENT, funds apportioned to the DEPARTMENT by the Federal Highway Administration under Title 23, United States Code, Section 104, or a combination of funds from any of the above sources.

NOW, THEREFORE, in consideration of the mutual promises made and of the benefits to flow from one to the other, the DEPARTMENT and the CITY hereby agree each with the other as follows:

1. The DEPARTMENT or its assigns shall cause the installation of all materials and equipment necessary for roundabout lighting as part of the **SR 73/US 25 @ SR 67** project, said lighting to be installed under P.I. No. 0016464, Bulloch County as shown on Attachment "A" attached hereto and made a part hereof.

2. Upon completion of installation of said lighting system, and acceptance by the DEPARTMENT, the CITY shall assume full responsibility for the operation, the repair and the maintenance of the entire lighting system, including but not limited to repairs of any damages, replacement of lamps, ballasts, luminaires, lighting structures, associated equipment, conduit, wiring and service equipment, and the requirements of the Georgia Utility Facility Protection Act. The CITY further agrees to provide and pay for all the energy required for the operation of said lighting system.

3. The DEPARTMENT shall retain ownership of all materials and various components of the entire lighting system. The CITY, in its operation and maintenance of the lighting system, shall not in any way alter the type or location of any of the various components which make up the entire lighting system without prior written approval from the DEPARTMENT.

4. This Agreement is considered as continuing for a period of fifty (50) years from the date of execution of this Agreement. The DEPARTMENT reserves the right to terminate this Agreement, at any time for just cause, upon thirty (30) days written notice to the CITY.

5. It is understood by the CITY that the DEPARTMENT has relied upon the CITY'S representation of providing for the energy, maintenance, and operation of the lighting represented by this Agreement; therefore, if the CITY elects to de-energize or fails to properly maintain or to repair the lighting system during the term of this Agreement, the CITY shall reimburse the DEPARTMENT the materials cost for the lighting system. If the CITY elects to de-energize or fails to properly maintain any individual unit within the lighting system, the CITY shall reimburse the DEPARTMENT for the material cost for the individual unit which will include all costs for the pole, luminaires, foundations, and associated wiring. The DEPARTMENT will provide the CITY with a statement of material costs upon completion of the installation.

The covenants herein contained shall, except as otherwise provided accrue to the benefit of and be binding upon the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement the day and year first above written.

RECOMMENDED:

CITY OF STATESBORO

BY: _____
Mayor

(SEAL)

GA DEPARTMENT OF TRANSPORTATION

WITNESS

BY _____
Commissioner

Notary Public

(SEAL)

This Agreement approved by the City Council at a meeting held at

this _____ day of _____,

20__.

ATTEST:

Treasurer

City Clerk

Attachment "A"



Project Location Map

**SR 73/US 25 @ SR 67
City of Statesboro (Bulloch County)
P.I. No. 0016464**

RESOLUTION 2023 - 02:

A Resolution authorizing the Mayor to execute a Georgia Department of Transportation (GDOT) Agreement for Lighting for the PI #0016464 Proposed Roundabout at SR67 (Fair Rd.) @ SR73 (S. Main St.)

THAT WHEREAS, City Council approved on June 16, 2020 commitment provide funding for the maintenance and lighting of intersection improvements and certification of right-of-way on behalf of the subject project. These letters are required by GDOT to advance this project in their system; and,

WHEREAS, the Mayor and City Council provides funding for lighting of road improvement projects within the City of Statesboro for the benefit of the citizenry; and,

WHEREAS, City submits application in order to receive funding assistance for said project; and,

WHEREAS, GDOT shall be responsible for the design and installation, including all costs of materials for the system; and,

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

Section 1. The Mayor and City Council authorize funding for and submittal of Lighting Agreement to GDOT for this project.

Section 2. The City Council hereby authorizes the Mayor to execute the Lighting Agreement and all other documents required by GDOT related to this agreement.

Adopted this 17th day of January, 2023.

STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: January 3, 2023

RE: Grant Acceptance

POLICY ISSUE: Acceptance of Grant

RECOMMENDATION: That Council accept a recently awarded grant from the Criminal Justice Coordinating Committee (CJCC) in the amount \$5,000 for the purchase of Naloxone (Narcan).

BACKGROUND: On December 20, 2022 Council reviewed a police department request to apply for a grant from the CJCC for the purchase of updated Naloxone kits. That grant was awarded in the amount \$5,000. We are seeking Council approval to accept the grant.

BUDGET IMPACT: There are no requirements for matching funds. This is a reimbursable grant, so funds have to be expended and then reimbursed from the grant.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

CITY OF STATESBORO

COUNCIL

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



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: Jason Boyles
Assistant City Manager

From: Steve Hotchkiss
Public Utilities Director

Date: 1-17-2023

RE: Water/Sewer Agreement, HS Bulloch Holdings LLC. (Rushing Tract 712 Elmer Phillips Drive)

Policy Issue: Contract/Agreement

Recommendation: Consideration of a motion to approve a Water/Sewer Agreement for HS Bulloch Holdings LLC. for 39.05 acres located at 712 Elmer Phillips Drive (also fronting Hwy 67), Property Tax Number 093 000036 000 and 000018 000108.

Background: On January 10, 2022 the City entered into a memorandum of understanding (“MOU”) with North Point Real Estate, Inc., as purchaser of the above referenced property. The City agreed to provide water and sewer service to the property, and acknowledged adequacy to serve 72,000 sf of commercial space and 298 dwelling units. The Developer has agreed that all costs, including construction, land, legal and engineering, in connection with the addition and/or installation of all water and sewer infrastructure shall be borne by the Developer. In addition the Developer has elected to pay Aid to Construction fees in advance in the amount of \$121,600.00, all other tap and user fees will be paid for during the permitting process.

This property is outside of the Statesboro incorporated city limits, adjacent to the new Optim Orthopedics. It will be served by water and sewer utilities recently extending into this area. The water/sewer agreement includes language requiring the property to annex into Statesboro at such time it becomes contiguous with the Statesboro city limits. This is consistent with agreements for other properties outside of the Statesboro city limits requesting City water and sewer service.

Budget Impact: Increased revenue from tap fees and utility sales.

Council Person and District: All

Attachments: Water/Sewer Agreement

WATER/SEWER AGREEMENT

GEORGIA, BULLOCH COUNTY

THIS AGREEMENT is entered into as of the 17 day of January , 2023 by and between the **MAYOR AND CITY COUNCIL OF STATESBORO**, a municipal corporation, its assigns and successors, hereinafter referred to as “City” and **HS BULLOCH HOLDINGS, LLC**, a Georgia limited liability company, its assigns and successors, hereinafter referred to as “Developer”, the developer of the project known as Rushing Tract, containing 39.05 acres at 712 Elmer Phillips Drive and GA Hwy 67, Property Tax Number 093 000036 000 and 000018 000108.

WHEREAS, on January 10, 2022 the City entered into a memorandum of understanding (“MOU”) with North Point Real Estate, Inc., as purchaser under a Real Estate Purchase and Sale Agreement regarding the Rushing Tract, and

WHEREAS, pursuant to the MOU, the City agreed to provide water and sewer service to the Rushing Tract, and acknowledged adequacy to serve 72,000 sf of commercial space and 298 dwelling units; and

Whereas, the City subsequently was informed that North Point was granted approval by the County to develop 400 dwelling units, and acknowledged in a letter dated March 2, 2022, to James Polk, Director of Planning and Zoning for Bulloch County, that it would provide water and sewer service for 72,000 sf of commercial space and 400 dwelling units for North Point to the above referenced parcels; and

WHEREAS, North Point subsequently assigned its contract to purchase the Rushing Tract to Ottawa Farm Properties, II (“Owner”) and Owner has purchased the property; and

WHEREAS, Owner has entered into an option to sell the tract to Developer, and Developer intends to develop the Rushing Tract in accordance with zoning recently approved by Bulloch County; and

WHEREAS, the parties have agreed to enter into this agreement in regard to extending and making additions to the City's water and/or sanitary sewer systems and also to the construction of water distribution and/or sanitary sewer collection and disposal systems to serve the property known as Rushing Tract, located at 712 Elmer Phillips Drive and GA Hwy 67, and

WHEREAS, the engineering design for said water and sanitary sewer systems will be accomplished by competent, professional engineers registered in the State of Georgia;

NOW THEREFORE, the City and Developer covenant and agree as follows:

-1-

City shall approve the designation of the engineer who shall be responsible for the engineering design and inspection in connection with the installation of said water and sanitary sewer systems. The Developer shall be responsible for providing resident inspection during construction and for insuring the engineer's conformance to area planning, adequacy of design, and conformance to City requirements regarding location, size and depth of lines, capacity and arrangements of lift stations and quality of construction. The Developer shall provide to the City a statement from the project engineer certifying that the materials and workmanship including pipes, bedding, thrust blocks, valves, fire hydrants, manholes, lift station equipment and other related materials and work meet the approved specifications and plans. Upon request of the City, the certification shall be substantiated by

material affidavits from suppliers and by applicable test results for inflow/infiltration, exfiltration, deflection, pressure, leaks, bacteria, compaction and other tests required by the City. All construction, engineering and inspection costs in connection with these systems shall be borne by the Developer. The City will provide only the sewage treatment facility and the water supply facility adequate to provide service to 72,000 sf of commercial space and 400 dwelling units.

-2-

The Developer will pay a five hundred (\$500.00) dollar non-refundable fee to the City of Statesboro to cover the costs for the City's Consulting Engineers to review plans for compliance with the City's Long-Range Water and Sewer Master Plan. This fee will also cover the costs for said Engineer to update the City's Water and Sewer Master Plan as per the development and to update the City's water/sewer location maps to include this extension of mains. The Developer covenants and agrees to reimburse the City for additional inspection time on unfamiliar contractors until such time as the contractor is approved by the City.

-3-

Both parties covenant and agree that if the project is located outside the limits of the City and is contiguous to the City Limits, that in order to receive utility service from the City, the Developer will agree for the development to be annexed into the City Limits and will formally request annexation by the 100% method, prior to the submittal of any subdivision plat or site plan. The Developer agrees to comply with all City of Statesboro Codes, Ordinances and Regulations applicable to Development and agrees that all inspections and

code enforcement shall be conducted by the City of Statesboro and that a City building permit is required. The Developer agrees to submit construction plans to the City for review and to pay all City building permit fees and inspection fees prior to beginning any construction.

-4-

Both parties agree that if the project is located outside the City Limits but is not contiguous to the City Limits, in order to receive utility services from the City of Statesboro, the Developer will agree for his development to be annexed into the City and will formally request annexation by the 100% method at such time as the development becomes contiguous to the City Limits. The developer requesting water and sewer service for non-contiguous property agrees and covenants with the City that restrictive covenants which are to run with the property will be placed on the property which would require any entity the property is conveyed to, to agree to 100% annexation of the property when it becomes contiguous.

-5-

Both parties covenant and agree that if the project is located outside the City Limits, but is not contiguous to the City Limits, in order to receive utilities from the City, the Developer will agree to comply with the more restrictive development related regulations of the following City or County Ordinances: Drainage Control Ordinance, Sign Ordinance and portions of the Zoning Ordinances which regulate parking, density, building coverage and building set-backs.

-6-

The Developer shall hold the City harmless and indemnify City against any damages due to work associated with the tie on of existing water or sanitary sewer lines.

-7-

Both parties covenant and agree that upon completion of the systems and all related facilities, including all associated water and sewage fees being fully paid for by the Developer (except the sewage treatment facility and the water supply facility) and after the submission of "as built" drawings (one electronic copy in a format acceptable to the City and two blueprint plans), the City will, subject to approval of the Director of Public Utilities, accept title thereto and assume responsibility for maintenance and operation of those portions located within public easements or rights of way. The acceptance shall include all rights, title and interest that the Developer has in the water and sanitary sewer systems servicing the said project and also all easements and/or rights of way required for the purpose of maintenance thereof. Developer agrees to execute any further documentation, such as a Bill of Sale and/or Easement, upon request of the City as may be necessary to transfer title to the systems. The Developer shall bear the costs for the proper recording of all water and sewer easements. Those portions of the facilities not so conveyed by the Developer such as single use lines, shall remain the responsibility of the Developer or its assigns as to the ownership and maintenance.

-8-

The Developer warrants the water and sanitary sewer systems to include all parts, piping and pumping devices that make up the water or sewer system against defects and improper installation for a period of one (1) year from the date the City accepts the system.

During the one (1) year warranty any repairs to the system will be made at the expense of the Developer and any street repairs necessitated for the maintenance and repair of the water system and/or sanitary sewer systems will also be at the expense of the Developer.

-9-

Both parties covenant and agree that all costs, including construction, land, legal and engineering, in connection with the addition and/or installation of the system shall be borne by the Developer. It shall be the Developer's responsibility to obtain all the necessary regulatory permits and approvals. It is understood and agreed by and between the parties that the City's sole responsibility will be to provide the sewage treatment facility, the water supply facility and any water and sewer mains that may already be in place.

-10-

Developer acknowledges that there is an Aid to Construction fee (ATC) for each gallon of sewage accepted by the City from Developer for treatment. This fee shall be imposed in accordance with the current City rates in effect and shall be paid by Developer to the City upon execution of this Agreement. The current rate is \$1.60 per gallon per day of sewage accepted by the City for treatment. The City calculates that 76,000 gallons per day of sewage from the Project will be treated by the City. The Developer, therefore, tenders the amount of \$121,600.00 to the City in payment of this fee. If it becomes apparent that the amount of sewage to be treated by the City will exceed the amount set forth above, Developer shall immediately tender such payment of the ATC fees to the City as is required. It shall be the responsibility of the City to correctly calculate the gallons of sewage from the Project to be treated by the City. The City's calculations shall be consistent with the City's schedule of

contributory load factors. The ATC fee is payable upon execution of the agreement. If the Developer or its assigns later develops less than 72,000 sf of commercial space and 400 dwelling units and as a result of that reduction, it becomes apparent that the amount of sewage to be treated by the City will be less than the amount set forth above, then the Developer, or its assigns as then then-current owner of the property, shall receive a credit against sanitary sewer connection fees charged by City as they are due, for the amount of such overpayment,

-11-

It is understood and agreed by and between the parties that there shall be a sanitary sewer connection fee and a separate water connection fee in accordance with the current City rates in effect. The connection fees shall be paid upon issuance of a building permit.

-12-

Developer acknowledges that the City shall be the sole provider of water for consumption or irrigation and covenants and agrees not to obtain a private well or gain water from any source other than the City.

-13-

This agreement may not be transferred or assigned in whole or of any part by Developer without prior written consent of the City and any violation of this agreement shall terminate the City's obligation hereunder; provided, however, that City agrees to approve the transfer or assignment of this agreement to a subsequent owner of the Rushing tract, provided that the assignee or transferee assumes and agrees to pay or abide by all obligations of the Developer hereunder.

This agreement is to be governed by Georgia Law and it is understood and agreed by and between the parties that all provisions of both state and federal law now or hereafter in effect relating to water and sewage service, while laws may be applicable to the City, shall be applicable to this Agreement.

IN WITNESS WHEREOF all parties have set their hands and seals on this ____ day of _____, 2023.

MAYOR AND CITY COUNCIL OF STATESBORO

BY: _____

ATTEST: _____

Signed, sealed and delivered in the presence of:

Witness

Notary Public

DEVELOPER
HS BULLOCH HOLDINGS, LLC

BY: _____
Manager

Signed, sealed and delivered in the presence of:

Witness

Notary Public

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, Asst. City Manager

From: John Washington, Director of Public Works and Engineering, City Engineer

Date: January 17, 2023

RE: Recommendation for Approval of Stormwater Master Planning: Task Order 7

Policy Issue: Purchasing

Recommendation:

Staff recommends approval of proposed Task Order #7 from Goodwyn, Mills, and Cawood (GMC) in the amount of \$131,250.00 as part of their Stormwater Masterplanning Professional Services Agreement. Task Order 7 includes - Streambank Restoration design, Stakeholder outreach and EPD's Healthy Water Initiative (HWI) Action Plan, planning, preliminary design for the stream restoration, water quality analysis data management, and project management as needed.

Background:

Under the ongoing Stormwater Master Planning contract, GMC prepared a Federal Clean Water Act, Section 319(h) grant application under approval of council from March 1, 2022. The City of Statesboro was one of the recipients awarded a grant in the amount of \$376,315.00 for the purpose of implementing streambank restorations to the Tributary to Little Lotts Creek between East Grady Street and East Jones Avenue. As part of this project GMC will provide the City the referenced services.

Budget Impact:

The Federal Clean Water Act, Section 319(h) grant requires a matching contribution of 40%, or \$232,250.00 and budgeted as STM-46. This CIP funded by operating income will be used to cover this match and any other cost associated with this project.

Council Person and District: Councilmember Paulette Chavers, District 2

Attachments: Task Order #7

CC: Darren Prather, Director of Central Services

TASK ORDER NO. 07

To the PROFESSIONAL SERVICES AGREEMENT Stream Restoration & GI/LID Retrofits in Little Lotts Creek Watershed

Continuation of work completed under Task Order No. 04 “Preliminary Stream Restoration Assessment and Update for the City of Statesboro Stormwater Masterplan” & No. 05 “Summary of Nine Elements Document for the City of Statesboro Stormwater Masterplan”

This Task Order, made and entered into by and between the Mayor and City Council of Statesboro, GA, hereinafter called the "CITY" and Goodwyn Mills and Cawood, LLC, hereinafter called the "CONSULTANT", shall be incorporated into and become a part of the PROFESSIONAL SERVICES AGREEMENT (the "AGREEMENT") entered into by the parties hereto on October 4, 2016, and assigned from Ecological Planning Group, LLC., (EPG), by the CITY upon acquisition of EPG by the CONSULTANT on October 1, 2018.

A. PURPOSE/BACKGROUND

This Task Order authorizes and directs the CONSULTANT to proceed with assisting the CITY with engineering design for a demonstration stream restoration and green infrastructure/low impact development (GI/LID) demonstration project along the Willie McTell Trail from E. Grady Street to E. Jones Avenue. This project is funded through a Section 319(h) Grant from Georgia EPD. As part of the grant funding source and associated requirements for reporting and documenting water quality benefits, the CONSULTANT will lead the grant administration and reporting activities, as well as interpreting and summarizing the water quality results. Lastly, the CONSULTANT will draft and finalize a Healthy Watersheds Initiative (HWI) Action Plan, based on the CITY's "Summary of Nine Elements" document that was prepared under Task Order No. 06 and additional stakeholder feedback through the group that met as part of that project.

B. CONSULTANT'S SCOPE OF SERVICES

The Scope of Services, dated December 7, 2022, is specifically described herein.

Task 1. Stakeholder Engagement & Healthy Waters Initiative Action Plan

The CONSULTANT will facilitate four meetings with stakeholder group from Summary of Nine Elements planning process to review project progress and solicit feedback on BMP implementation and outreach plans, and to develop a Healthy Waters Initiative (HWI) Action Plan. The CONSULTANT will update the CITY's existing "Summary of Nine Elements" document into an action plan that addresses goals of U.S. EPA's Healthy Waters Initiative (HWI). The CONSULTANT will present the draft HWI Action Plan at one of the meetings to solicit feedback and discuss comments. Based on one round of comments, the CONSULTANT will finalize the HWI Action Plan and submit it to Georgia EPD for approval. If Georgia EPD has any comments, the CONSULTANT will address those and update the document.

Deliverables:

- Meeting documentation, including agendas, presentations, minutes, hand-outs, attendance sheets
- Draft HWI Action Plan
- Final HWI Action Plan

Task 2: Engineering Design and Permitting for Stream Restoration and Green Infrastructure Demonstration Project

The CONSULTANT will provide detailed topographic survey of existing conditions within the proposed project area, including necessary stream features; design and permit the proposed stream restoration/stabilization project and GI/LID BMP; and provide limited construction administration during construction of the proposed project.

The expectation is to design a 1,050 linear foot stream restoration project from E. Grady Street to E. Jones Avenue, and approximately 1,200 square feet of a bioretention/bioswale system along the McTell Trail. At this time, permitting is expected to include a USACE NWP27, Land Disturbing Activity (LDA) Permit with Erosion Sedimentation and Pollution Control Plan (ESPCP), and a GA EPD Buffer Variance Permit. It is not expected that NFIP permitting through the local floodplain administrator (and/or FEMA) shall be necessary for the proposed project.

Deliverables:

- Topographic Survey with utility locate via Call 811
- Plans:
 - 30% Conceptual Design Plans
 - 60% Preliminary Design Plans
 - 100% Final Design Plans with Stream Restoration and Bioretention Technical Specifications
 - Plan set shall include, but is not limited to, the following: Cover Sheet, Notes Sheet(s), Typical Cross Section Detail, Structure Detail Sheets, Plan and Profile Sheets, including existing topographic and utility mapping, current and proposed stream centerlines, locations of in-stream structures, and ESPCP.
 - Engineer's opinion of probable cost
 - Vegetation Plan (*for stream restoration project*) that includes a generic planting plan that notes planting zones and types/quantities of native vegetation by zone
- Permitting:
 - USACE NWP27
 - LDA Permit with ESPCP
 - GA EPD Buffer Variance permitting
- Limited Procurement Activities and Construction Administration:
 - Pre-bid meeting attendance
 - Respond to RFIs from prospective bidders and then contractor (after award)
 - Preconstruction meeting attendance
 - Biweekly site inspections (**assumes 3-month construction period*) that includes an observation report with photos
 - Final site inspection with punch list after construction is complete

Items Not Included in Scope:

- Coordination for permissions and easements with local property owners
- Permitting associated with footbridge project from Statesboro Convention and Visitors Bureau
- Private utility locate
- Geotechnical survey/analysis

- NOI, NOT, NPDES stormwater monitoring/inspections
- Bidding and Procurement Activities
 - Prepare contract documents/bid manual
 - Advertise project
 - Issue Addendums (if necessary)
 - Bid opening attendance
 - Bid review
- Other Construction Administration Activities
 - Review/process payment applications
 - *See note of frequency and duration of site inspections in Deliverable list above*
- As-built survey
- Post-construction monitoring of vegetation and site condition

The CONSULTANT can assist the CITY with any of the items in the list above as an hourly service in accordance with the rate schedule provided in the most recent Task Order (TOF No. 06) or can provide a lump sum fee.

Task 3: Water Quality Data Analysis/Summary

The CONSULTANT will interpret and summarize water quality data and estimate pollutant load reductions for reports to Georgia EPD. This will include a comparison of pre- and post-BMP construction water quality data collected from Little Lotts Creek watershed monitoring sites during the project period. The CONSULTANT will estimate load reductions using Pollutant Load Estimation Tool (PLET) online dashboard model or other acceptable models to develop load reduction model outputs on each BMP for sediment, phosphorus and nitrogen.

Deliverables:

- Spreadsheet with monitoring data results and summary statistics
- Model outputs showing sediment, phosphorus, and nitrogen load reductions

Task 4: Grant Administration/Reporting Technical Assistance

The CONSULTANT will assist CITY with grant administration/coordination with Georgia EPD. The CONSULTANT will lead grant reporting efforts by preparing and submitting quarterly invoices (grant reimbursements), quarterly reports, annual reports, and a final closeout report to Georgia EPD.

- The CITY will be responsible for coordinating distribution and collection of timesheets and providing copies of project invoices on a quarterly basis to include in reporting and invoices submitted to Georgia EPD.

Deliverables:

- Quarterly (and fiscal year annual) status reports and associated invoices
- Final invoice and closeout report

Task 5: Coordination of Pedestrian Bridge Layout at Statesboro Convention & Visitors Bureau

The CONSULTANT will assist CITY to review placement and layout of the Statesboro Convention & Visitors Bureau’s (CVB) pedestrian bridge project that is planned to connect the McTell Trail to the Statesboro Mainstreet Farmers Market so that it does not negatively impact the City’s plans for the 319(h) Grant project. It is expected that the bridge project will be constructed

prior to the stream restoration project, so initial coordination will be required. The CONSULTANT will participate in calls (virtual and phone) and conduct a field assessment of stream channel dimensions and condition to determine the best plan for stream stabilization in the segment between E. Grady Street and railroad crossing. The CONSULTANT will also review plans and schematics shared by the CITY, and provide feedback on potential impacts to planned stream restoration approach.

Deliverables:

- Participation in calls with City and CVB
- Email outlining findings of field assessment, proposed approach for stream stabilization techniques, and recommendation for target channel width.

Schedule

The Section 319(h) Grant will effectively start on September 1, 2022, and continue for a duration of three years. Specific tasks will follow the “Project Schedule” outlined in the CITY’s Contract with GADNR-EPD.

Overall, engineering design is expected to be completed within nine months from the CONSULTANT’s NTP, so that construction can begin shortly after the 12-month pre-BMP monitoring period is completed. For the grant reporting task, quarterly reports are due to GADNR-EPD every January 15th, April 15th, July 15th, and October 15th, and the October 15th quarterly report will also include a federal fiscal year annual report. The final closeout report is to be submitted within 60 days of the end of the grant period, which is currently listed as August 31, 2025.

C. CONSULTANT’S COMPENSATION

As consideration for providing the services enumerated within Item B (above) of this Task Order, the CITY shall pay the CONSULTANT in accordance with the AGREEMENT. This AGREEMENT authorizes the total fee for all three tasks to be \$131,250.

Task 1. Stakeholder Engagement & Healthy Waters Initiative Action Plan

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$15,250.

Task 2: Engineering Design and Permitting for Stream Restoration and Green Infrastructure Demonstration Project

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$94,250 and includes:

- \$15,000 for surveying
- \$57,750 for engineering design and limited construction administration services
- \$8,000 for a USACE NWP27
- \$6,000 for a LDA Permit with ESPCP
- \$7,500 for a GA EPD Buffer Variance Permit

Task 3. Water Quality Data Analysis/Summary

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$2,750.

Task 4: Grant Administration/Reporting Technical Assistance

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$16,000.

Task 5. Coordination of Pedestrian Bridge Layout at Statesboro Convention & Visitors Bureau

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$3,000.

IN WITNESS WHEREOF, the parties hereto have executed this Task Order on this, the ____ day of _____, 2022.

City of Statesboro, GA

By: _____
Signature
Jonathan M. McCollar, Mayor

Date

Goodwyn Mills Cawood, LLC

By: _____
Signature
Ed DiTommaso,
Vice President, Environmental Department

Date

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, P.L.S., P.E., Director of Public Works and Engineering

Date: 1/9/2023

RE: Replacement of Streets Division 2001 John Deere 450h Bulldozer

Policy Issue: Purchasing

Recommendation:

Staff recommends and requests approval to purchase a new Caterpillar D3 LGP Dozer for the Streets Division in the amount of \$202,602.00 from Yancey Bros. CAT.

Background:

The purchase of a new 2023 Caterpillar D3 Dozer will replace a 2001 John Deere 450h dozer in the Streets Division at Public Works, which is currently at the end of its life cycle. This equipment is routinely used for various street maintenance and improvement projects throughout the city and is the only dozer in Public Works. Upon receipt of the new dozer the 2001 John Deere 450h dozer will be presented to city council for consideration of surplus and disposal.

The new CAT D3 dozer purchase will be using Sourcewell Contract # 032119-CAT with funds from the 2019 SPLOST Fund. This item is CIP# STS-112-R in the FY2023 CIP and the purchase is under the \$250,000 budget appropriated for this item. Yancey Bros. operates a branch facility in Bulloch County.

Budget Impact:

Reduce Maintenance Cost

Council Person and District:

All (citywide)

Attachments:

Yancey Bros. Sourcewell Pricing Quote
CAT D3 Dozer Specification Sheet



TO: City of Statesboro
FROM: Zach Tatum, Machine Sales Rep, Cell: 912-237-0830
DATE: 12-27-22
SUBJECT: CAT D3 LGP DOZER CAB AC/HEAT

Yancey Bros. Co. appreciates the opportunity to quote your equipment needs. See the below quotation per your request. Please let me know if you have any other questions.

1. New Caterpillar D3 CAB A/C Dozer;
2. Equipped with Enclosed Cab w/ Heat, AC, 26in Steel Tracks, Slope Assist Grade Control, 126.7in blade, and all other standard options.

Warranty: Standard 12mth/unlimited hour premier warranty
Extended Warranty: 48mth/4000-hour premier warranty
Travel Time and Mileage Warranty to include year 2, 3, & 4

List Price:	\$251,739
Sourcewell Contract #032119-CAT Discount	23%
Total Discount	(\$57,900)
Price To Customer Before Add On	\$193,839
Delivery Freight	\$600
Extended Warranty	\$2686
Travel Time and Mileage Warranty	\$5477
Sourcewell Contract Sales Price	\$202,602

This quotation is for your information only and is not to be considered binding until both parties have executed a signed Equipment Order Form. Sale and lease pricing, terms and conditions will be governed by the Agreement.

Sincerely,

Zach Tatum
Machine Sales Representative
912-237-0830

D3

TRACK-TYPE TRACTOR



Net Power (2,200 rpm)

SAE J1349, ISO 9249, 80/1269/EEC 77.6 kW (104 hp)

Operating Weight

D3 9362 kg (20,640 lb)

D3 LGP 9693 kg (21,369 lb)

Cat® C3.6 Engine meets U.S. EPA Tier 4 Final/Japan 2014 (Tier 4 Final)/Korea Tier 4 Final/EU Stage V emission standards.



The new **Cat® D3** succeeds the renowned D5K2 with superior performance and the broadest choice of technology features to help you get the most from your dozer. Nimble and responsive, it has power for dozing and finesse for grading. Fully hydrostatic transmission gives you seamless acceleration, so you can get the job done quickly.

THE NEW CAT® D3

PERFORMANCE AND
TECHNOLOGY



D3 77.6 kW/104 hp 9362 kg/20,640 lb

D5K2 77.6 kW/104 hp 9214 kg/20,313 lb

NEW NAMES, SAME WORLD-CLASS PERFORMANCE

The update from D5K2 to D3 is part of an effort to make all Cat dozer model names simpler. Over the next couple of years, the Cat dozer range will be renamed from smallest to largest – D3 to D11 – with one model per size class and no more letter modifiers like “N,” “K,” “T.”

While the number may be different, the D3 gives you all the advantages of the D5K2 and so much more. The D3 delivers more technology, better visibility and more performance, helping you make the most of your equipment investment.

SETTING THE STANDARD

FROM FIRST PASS
TO FINISH GRADE



IMPROVED VISIBILITY

The angle of the hood was increased to enhance the peripheral vision for the operator. This new sloped hood allows for better assessment of the work in front of the blade and job site awareness. Better visibility can equal less operator fatigue and more confidence in your work.

GRADE TECHNOLOGY

GRADE with 3D and Slope Assist™ help achieve the best quality grading results, while new technologies make machine operation easier and more efficient.

UP TO 10% IMPROVED FUEL ECONOMY

- + Lowers operating costs to the customer
- + Lowest fuel consumption in this size class
- + Still same great performance you've come to expect
- + Up to 20% improvement and no performance sacrifice with ECO mode active
- + Engine efficiency enhancements

OPERATOR STATION

THE COMFORT AND CONTROL FOR A PRODUCTIVE SHIFT



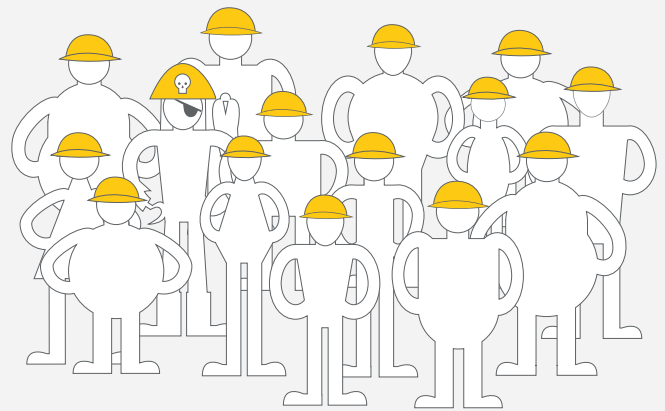
EASY OPERATION

The hydrostatic transmission provides infinite speed control – just choose the speed and go. The load sensing system automatically optimizes ground speed based on load, for the greatest productivity and fuel efficiency.

WORK SPACE

Regardless of operator stature, step into a spacious and comfortable cab that resets the industry standard. An optional heated and ventilated seat, along with heated joystick controls make the operator comfortable no matter what the conditions are outside. The seat height adjustment is now easier to access, and armrests can be quickly adjusted to operator's preference – no tools required!

A CAB EVERY BODY CAN LOVE

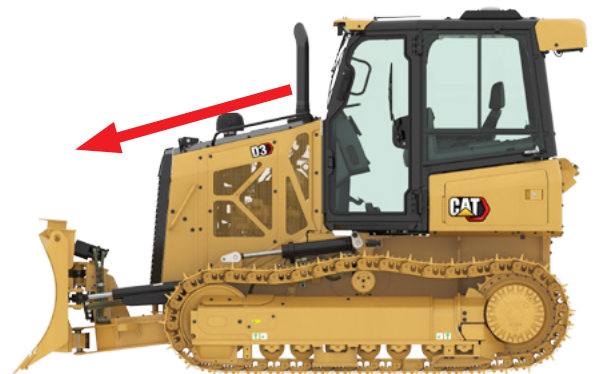


6 Seat Adjustments



UNBEATABLE VIEW

The best seat in the house just got an upgrade by way of improved visibility. The new, redesigned, sloped hood line allows the operator a wider peripheral view for better job site awareness and ease of operation.



BIGGER, BETTER DISPLAY WITH CAMERA

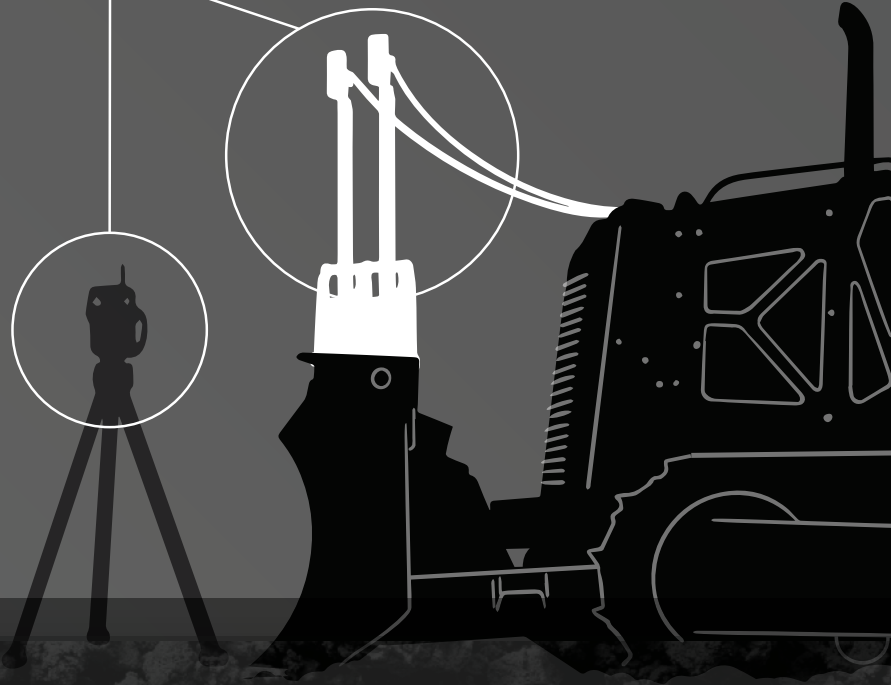
This new and improved optional 10 inch (254 mm) touchscreen, color display is easy to use, with a great view of machine settings, rearview camera and Slope Indicate/Slope Assist screens. The large reversing camera gives the operator better visibility to the job site as well as less fatigue at the end of the day.

Additionally, the Key Features button gives the operator an overview of machine features, along with some helpful operating tips.

CAT[®] GRADE

2D

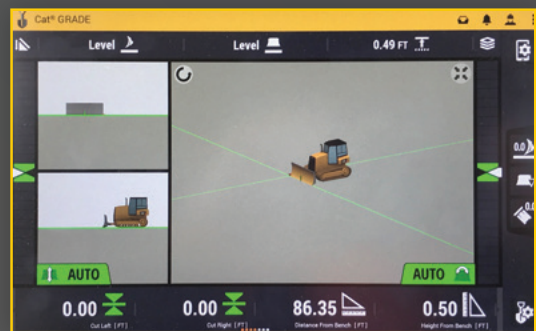
- Cat Grade with Slope Assist
- Cat Grade with Laser



SCALABLE SOLUTIONS

3D

- Integrated GNSS
- Blade-mounted GNSS
- Blade-mounted Universal Total Station



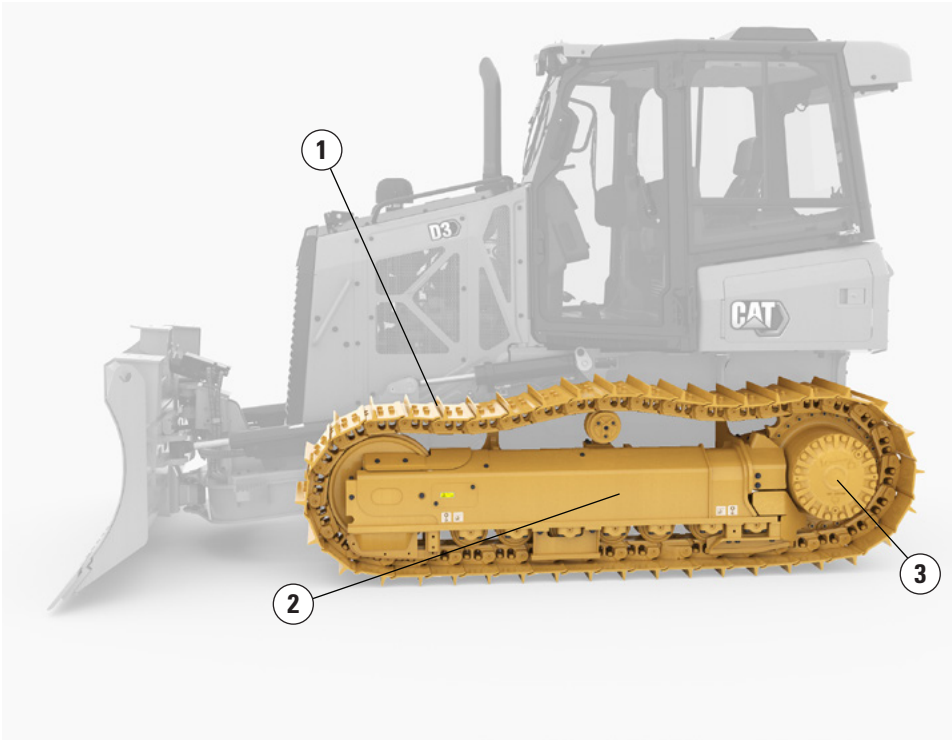
VALUE TO YOU

- Optional integrated, 10-inch (254 mm) color touch screen display
- Stable Blade and Slope Indicate are standard
- Capability to scale up technology, and the flexibility to adapt different technology based on job site demands
- Partnership and support from your Cat or SITECH® dealer

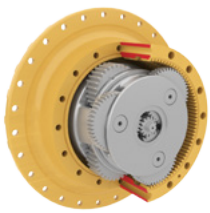
DURABILITY

UNMATCHED POWER WITHOUT COMPRISING MACHINE LONGEVITY

The Small Dozer final drive provides a large, double reduction planetary gear set that allows the machine to push heavy loads. The undercarriage has a longer life, less down time and is standard on all Cat Dozers. A one piece mainframe/track roller frame design gives the machine the strength to carry pushing loads.



1. Two Track offerings: Sealed and Lubricated Track (SALT)/Abrasion
2. Track Roller Frame
3. Final Drive



FINAL DRIVE

- + Large planetary gear set
- + Heavy pushing load spread over multiple gears
- + Longer life and less down time
- + Standard on all Cat dozers



SALT

- + Cost effective
- + Eliminates internal pin and bushing wear
- + Long life
- + Universal applications



ABRASION

- + Longer undercarriage wear life
- + No link assembly maintenance
- + No downtime for bushing turns
- + Less cost per hour by using full link life without a bushing turn
- + For high-abrasion applications



PUSH MORE. GRADE MORE.
POWER YOU CONTROL.

AUTOMATIC TRACTION CONTROL

Reduces track slippage with no operator interaction resulting in less ground disturbance and less passes.

POWER TURN

Power to each track allows the dozer to carry heavy loads around turns.

COUNTER-ROTATION

Quick and easy spot turns, along with the ability to control dozer direction during heavy side loads.

SMOOTH CONTROLS

Controls with low operator effort provides predictable maneuverability.

VERSATILITY

SOLUTIONS TO SUIT YOUR UNIQUE APPLICATIONS AND WORK

We offer a full line-up of specialty dozer attachments and purpose built machine configurations for unique applications.

Configure your machine to the application.

FORESTRY

- + Sweeps
- + Screens
- + Hinged radiator grill
- + External Precleaner

PLUS

- + Fire plow – fire suppression
- + Ship hold – bulk material handling operations



WINCH

- + Retrieval – great performance, easy to install
- + High performance – maximum line speed and pull

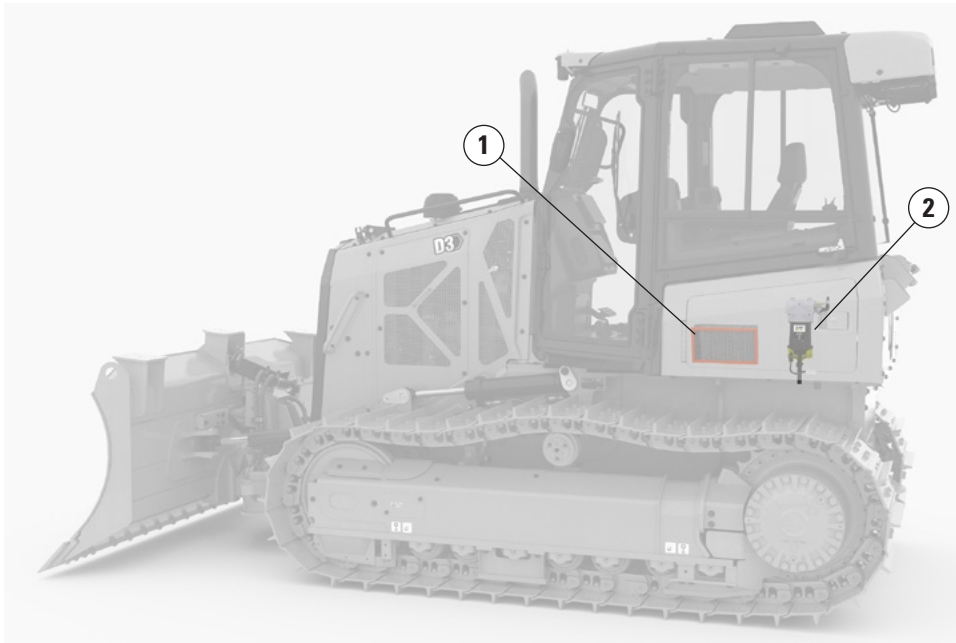
RIPPER

- + Parallelogram linkage
- + 3 shank

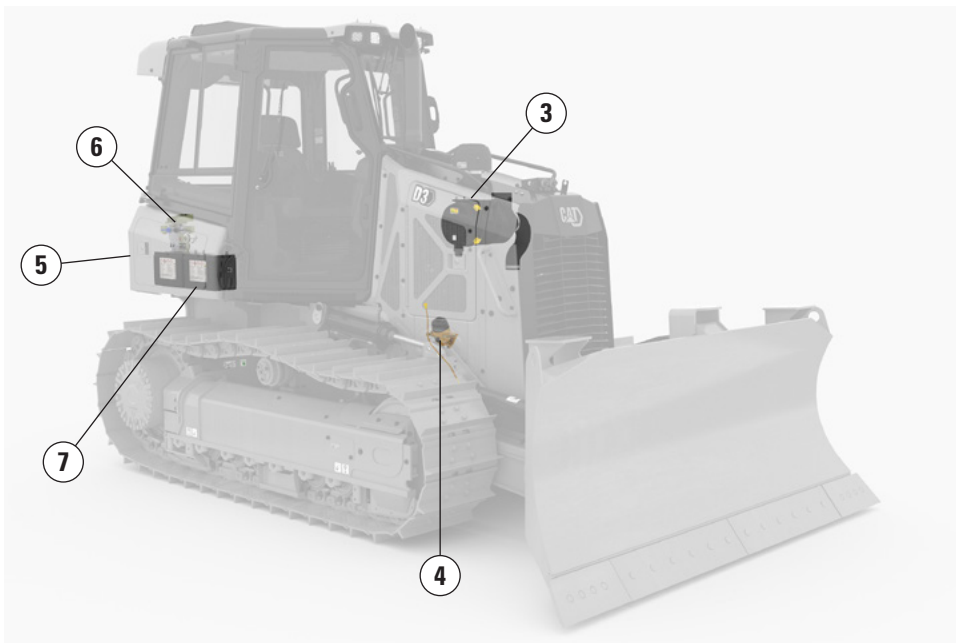


MAINTENANCE

MAKING UPKEEP MANAGEABLE



The Next Generation Small Dozers are easier than ever to service with ground level access to daily maintenance areas. Additionally, there are new options available to further simplify service with the turbine-type precleaner, reversing fan, and hinged radiator grill.



1. Cab air filter
2. Fuel filter
3. Engine air filter
4. Engine oil filter
5. Master disconnect switch
6. Hydraulic oil filter
7. Batteries

CAT DEALER SUPPORT

The Cat Dealer support network is truly the best in the business. They are there to support customers with the parts and service that optimize machine performance and life.

CAT LINK TECHNOLOGY

TAKES THE GUESSWORK OUT OF MANAGING YOUR EQUIPMENT

CAT LINK telematics technology helps take the complexity out of managing your job sites – by gathering data generated by your equipment, materials, and people – and serving it up to you in customizable formats.

CAT PRODUCT LINK™

Product Link™ collects data automatically and accurately from your assets – any type and any brand. Information such as location, hours, fuel usage, productivity, idle time, maintenance alerts, diagnostic codes, and machine health can be viewed online through web and mobile applications.



VISIONLINK®

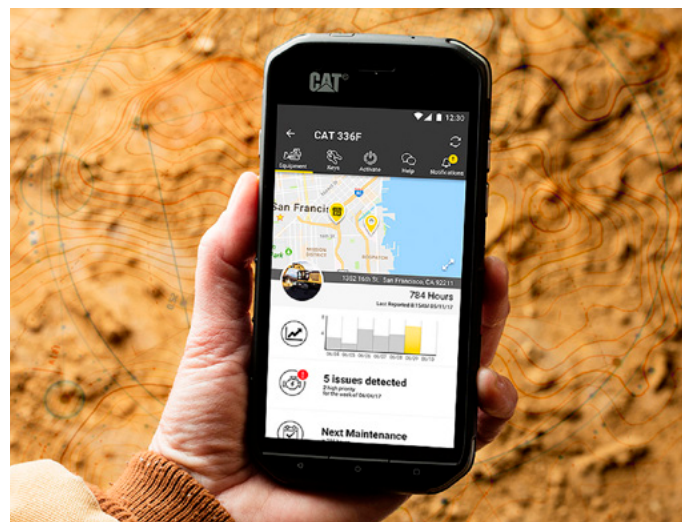
Access information anytime, anywhere with VisionLink® – and use it to make informed decisions that boost productivity, lower costs, simplify maintenance, and improve safety and security on your job site. With different subscription level options, your Cat dealer can help you configure exactly what you need to connect your fleet and manage your business, without paying for extras you don't want. Subscriptions are available with cellular or satellite reporting or both.



REMOTE SERVICES

The Cat App helps you manage your assets – at any time – right from your smart device. See fleet location and hours, get critical required maintenance alerts, and even request service from your local Cat dealer.

- + **Remote Flash** – get software updates to one or more machines remotely. You just need a designated person close to the machine to initiate/confirm the update.
- + **Remote Grade** lets you wirelessly manage site plans via Trimble Connect Services.
- + **Operator ID** lets you track machine operation by individual operator using the main display and Product Link.



TECHNICAL SPECIFICATIONS

See cat.com for complete specifications.

ENGINE	
Engine Model	Cat C3.6
Emissions	U.S. EPA Tier 4 Final, Japan 2014 (Tier 4 Final), Korea Tier 4 Final, EU Stage V
Build Number	12A
Power Train	Hydrostatic
Net Power* – 2,200 rpm	
SAE J1349	77.6 kW 104 hp
ISO 9249, 80/1269/EEC	77.6 kW 104 hp
Displacement	3.6 L 220 in ³
*Net power is tested per ISO 9249:2007 and SAE J1349:2011 and as advertised is the power available at the flywheel when the engine is equipped with fan, air intake system, exhaust system and alternator.	
All non-road Tier 4 Final, Stage V, Japan 2014 (Tier 4 Final) and Korea Tier 4 Final diesel engines are required to use only Ultra Low Sulfur Diesel (ULSD) fuels containing 15 ppm EPA/10 ppm EU (mg/kg) sulfur or less. Biodiesel blends up to B20 (20% blend by volume) are acceptable when blended with 15 ppm (mg/kg) sulfur or less ULSD. B20 should meet ASTM D7467 specification (biodiesel blend stock should meet Cat biodiesel spec, ASTM D6751 or EN 14214). Cat DEO-ULS™ or oils that meet the Cat ECF-3, API CJ-4, and ACEA E9 specification are required. Consult your OMM for further machine specific fuel recommendations.	
Diesel Exhaust Fluid (DEF) used in Cat Selective Catalytic Reduction (SCR) systems must meet the requirements outlined in the International Organization for Standardization (ISO) standard 22241.	
The air conditioning system on this machine contains the fluorinated greenhouse gas refrigerant R134a (Global Warming Potential = 1430). The system contains 1.8 kg of refrigerant which has a CO ₂ equivalent of 2.574 metric tonnes.	

SERVICE REFILL CAPACITIES		
Fuel Tank	195 L	51.5 gal
Crankcase and Filter	10.5 L	2.8 gal
Final Drives (each side)	10 L	2.6 gal
Final Drives, LGP (each side)	10 L	2.6 gal
Cooling System	19 L	5.0 gal
Transmission/Hydraulic Tank	90 L	23.8 gal
Diesel Exhaust Fluid (DEF) Tank	19 L	4.9 gal

	OPERATING WEIGHT	GROUND PRESSURE
Standard	9362 kg 20,640 lb	38.9 kPa 5.7 psi
LGP	9693 kg 21,369 lb	31.2 kPa 4.5 psi
LGP (762 mm/30 in)	9893 kg 21,810 lb	27.2 kPa 3.9 psi
For machine with ripper, add 554 kg/1,222 lb.		
Specifications shown are for machine equipped with dozer blade, EROPS cab, back up alarm, operator, coolant, lubricants and full fuel tank.		

BLADES	CAPACITY	WIDTH
Standard	2.19 m ³ 2.86 yd ³	2782 mm 109.5 in
Intermediate	2.09 m ³ 2.73 yd ³	2921 mm 115 in
LGP	2.34 m ³ 3.06 yd ³	3220 mm 126.7 in

DIMENSIONS*	STANDARD	LGP	LGP (762 MM/30 IN)
Track Gauge	1600 mm (63.0 in)	1750 mm (67.9 in)	1860 mm (73 in)
Width of Tractor (standard shoe)	2110 mm (83 in)	2360 mm (92.9 in)	2630 mm (103.5 in)
Tractor Height	2769 mm (109 in)	2769 mm (109 in)	2769 mm (109 in)
Overall Length (with blade)	4337 mm (170.7 in)	4309 mm (169.6 in)	4309 mm (169.6 in)
Length of Basic Tractor (without blade)	3270 mm (128.7 in)	3270 mm (128.7 in)	3270 mm (128.7 in)
Ground Clearance	332 mm (13 in)	332 mm (13 in)	332 mm (13 in)
With the Following Attachments, Add to Basic Tractor Length:			
Ripper	1177 mm (46.3 in)	1177 mm (46.3 in)	1177 mm (46.3 in)
*Abrasion Undercarriage			

Configurations and features may vary by region. Please consult your Cat dealer for availability in your area.

STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

POWER TRAIN	STANDARD	OPTIONAL
Air cleaner with precleaner, automatic dust ejection and underhood intake	•	
Air cleaner with external precleaner		•
Aluminum bar plate cooling system (radiator, power train)	•	
Automatic traction control	•	
Cat C3.6 diesel engine	•	
Drive, auxiliary	•	
Dual path, closed loop, hydrostatic transmission	•	
Electric fuel pump	•	
Fuel/water separator	•	
Installation, winch		•
Turbocharged aftercooled	•	
ELECTRICAL	STANDARD	OPTIONAL
Alarm, backup	•	
Alternator, 150 amp, heavy duty	•	
Batteries, heavy duty, maintenance free, 1,000 CCA	•	
Diagnostic connector	•	
Four integrated front halogen lights, two rear halogen	•	
Four integrated front LED lights, two rear LED		•
Horn, electric	•	
Starter, electric, 12 V, heavy duty	•	
UNDERCARRIAGE	STANDARD	OPTIONAL
SALT undercarriage (40 section)	•	
Abrasion undercarriage (36 section)		•
Track Pairs		
Track, 510 mm (20 in)		•
Track, 660 mm (26 in)		•
Track, 762 mm (30 in)		•
Carrier rollers	•	
Guards, front/rear guiding	•	
Seven roller track frame	•	
Track adjusters, hydraulic	•	
Track rollers, lifetime lubricated	•	

HYDRAULIC	STANDARD	OPTIONAL
Hydraulic pump and oil	•	
Four valve for use with ripper		•
Four valve for use with winch		•
Single lever, three function control	•	
Three valve hydraulics	•	
CAT TECHNOLOGY	STANDARD	OPTIONAL
Cat GRADE with Slope Assist		•
Cat GRADE with 3D		•
Cat Product Link PLE643/PLE743 Cellular	•	
Cat Product Link PLE683/PLE783 Cellular/Satellite		•
Full-color 10 in (254 mm) touchscreen grade display		•
Power Pitch		•
Slope Indicate	•	
Stable blade	•	
ATTACHMENTS	STANDARD	OPTIONAL
Rigid drawbar	•	
Drawbar, towing		•
Front pull device	•	
Machine security system		•
Mounting, winch		•
Ripper, parallelogram, includes three shanks and teeth		•
Winch, hydraulic, high performance		•
Winch, hydraulic, retrieval		•
OTHER	STANDARD	OPTIONAL
Heater, engine, coolant 120 V/240 V		•
Starting aid, ether		•

Not all features are available in all regions. Please check with your local Cat dealer for specific offering availability in your area.

For additional information, refer to the Technical Specifications brochure available at www.cat.com or your Cat dealer.

STANDARD & OPTIONAL EQUIPMENT

Standard and optional equipment may vary. Consult your Cat dealer for details.

OPERATOR ENVIRONMENT	STANDARD	OPTIONAL
Armrests, adjustable	•	
Cab, with air conditioning		•
Cab, polycarbonate windows and air conditioning		•
Coat hook	•	
Controls, seat mounted, fore/aft adjustment	•	
Cup holders	•	
Eco Mode	•	
Electronic Monitoring system with gauge: <ul style="list-style-type: none"> – Chassis slope indication – Diesel exhaust fluid (DEF) – Engine coolant temperature – Fuel level – Hydraulic oil temperature 	•	
Electronic security system	•	
Engine air cleaner service indicator	•	
Engine RPM and gear display	•	
Floor mat, rubber, heavy duty	•	
Foot pads, dash	•	
Hour meter, electronic	•	
Independent forward/reverse speed settings	•	
Mirror, rearview, inside	•	
Power port, 12 volt	•	
Radio, AM/FM Bluetooth®		•
ROPS/FOPS canopy	•	
Seat, air suspended, cloth or vinyl	•	
Seat, air suspension, choice of: <ul style="list-style-type: none"> – Vinyl, heated seat with heated controls – Cloth, heated seat with heated controls – Cloth, heated and ventilated seat with heated controls 		•
Seatbelt, hi-vis retractable 76 mm (3")	•	
Seatbelt buckling indicator/reminder	•	
Single pedal combining decel and brake functions	•	
Sound suppression		•
Speed recall	•	
Storage compartment	•	
Throttle switch, rotary	•	
Travel speed limiter, electronic	•	

Not all features are available in all regions. Please check with your local Cat dealer for specific offering availability in your area.

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For more complete information on Cat products, dealer services and industry solutions, visit us on the web at www.cat.com

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