



January 28, 2025 5:30 pm

1. Call to Order by Mayor Jonathan McColiar
2. Invocation and Pledge of Allegiance by Councilmember John Riggs
3. Recognitions/Public Presentations:
 - A) Presentation by Anna Chafin, President and CEO of RISE (Regional Industry Support Enterprise), regarding regional workforce development.
 - B) Recognition of the inaugural cohort of the Emerging Leaders Academy.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 01-07-2025 Council Minutes
 - B) Consideration of a motion to approve the surplus and disposition of a 1996 E-One Aerial Apparatus in the Statesboro Fire Department.
6. Public Hearing and consideration of a motion to approve: **APPLICATION RZ 24-11-01**: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008000).
7. Public hearing and consideration of a motion to approve: **APPLICATION V 24-12-01**: Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).
8. Public hearing and consideration of a motion to approve: **APPLICATION RZ 24-12-02**: Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density MultiHousehold Residential) zoning district on 0.28 acres of property in order to develop multi-household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 000).
9. Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a):
 - A. Reliance2024 Inc
Sandipkumar D. Patel
17412 US Hwy 301 N
License Type: Package Sales (beer and wine only)

10. Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a):
 - A. Antoinette Café Kitchen
Nikira Boggs, Samere Adams
193 West Main St.
License Type: Restaurant
 - B. Huey's of Statesboro
Johny King
232 South Main St.
License Type: Restaurant
 - C. Happy Wok Asian Buffet Inc.
Hao Lin, Kevin Lin
26 Independence Way
License Type: Restaurant
11. Hearing to consider a motion to revoke a massage parlor license for Lisa's Therapeutic Massage located at 609 Brannen Street on the grounds that illegal activity has occurred at the business location. This hearing is being conducted pursuant to City of Statesboro Ordinances 18-141 and 18-143.
12. Consideration of a motion to approve **Resolution 2025-03**: A Resolution to adopt the Third Amendment to the City of Statesboro Schedule of Rates, Fees, and Fines for Fiscal Year 2025.
13. 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.
14. Consideration of a motion to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$60,000.00 to perform a fire services study for the Statesboro Fire Department. This work will be paid from the Statesboro Fire Service Fund Operating Budget.
15. Consideration of a motion to approve a Memorandum of Understanding with Habitat for Humanity and Agape Worship Center regarding the residential development of real property in the Johnson Street area.
16. Consideration of a Motion to approve a Purchase Agreement with Marilyn Avila and Brenda W Meeks in the amount of \$698,340.00 for the purchase of 38.73 acres of land at 431 Lakeview Road for the inert landfill. The project will be paid from Solid Waste Disposal Fund Operating Income and 2019 SPLOST funds.
17. Consideration of a motion to approve an award to purchase a 15 passenger SWAT van to LVD Custom Specialty Vehicles who submitted the lowest responsive bid in the amount of \$146,255.00. If approved, this purchase will be funded by the 2019 SPLOST.

18. Consideration of a motion to award the purchase of a 2025 F250 4x4 Crew Cab for the Parks Division to JC Lewis Ford in the amount of \$50,252.00. If awarded, this purchase will be funded out of the GMA Lease Pool.
19. Other Business from City Council
20. City Managers Comments
21. Public Comments (General)
22. 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)
23. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
JANUARY 07, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Ginny Hendley gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	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 Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

3. Recognitions/Public Presentations

A) Presentation by Kameron Mitchell, Public Affairs Specialist from the Small Business Administration (SBA), Office of Disaster Recovery & Resilience regarding available disaster programs.

Kameron Mitchell was not present.

B) Presentation of the 2024 Georgia Transit Association (GTA) Performance Award granted to the Statesboro Area Transit (SAT) system.

Mayor Jonathan McCollar presented the 2024 Georgia Transit Association Performance Award for the Statesboro Area Transit (SAT) system to Kiara Ahmed, Project Manager for developing SAT, John Washington, Director of Public Works and Engineering, Richard Smiley, Streets and Parks Superintendent and Jimmy Green interim Transportation Director with Coastal Regional Commission.

This award recognizes a Georgia transit system that has demonstrated improvement and outstanding performance, including ridership, customer service, and service expansion. Statesboro Area Transit was chosen to receive this award out of over 120 operating transit systems in Georgia.

4. Public Comments (Agenda Item):

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 12-17-2024 Council Minutes

b) 12-17-2024 Executive Session Minutes

A motion was made to approve the consent agenda.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Paulette Chavers
SECONDER:	Mayor Pro Tem Shari Barr
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

6. Consideration of a motion to approve Resolution 2025-01: A Resolution to fix and publish qualifying fees for the City of Statesboro November 4, 2025 General Election.

A motion was made to approve Resolution 2025-01: A Resolution to fix and publish qualifying fees for the City of Statesboro November 4, 2025 General Election.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

7. Consideration of a motion to approve Resolution 2025-02: A Resolution to add membership in a fund of the Georgia Interlocal Risk Management Agency (GIRMA) fund.

A motion was made to approve Resolution 2025-02: A Resolution to add membership in a fund of the Georgia Interlocal Risk Management Agency (GIRMA) fund.

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

8. Consideration of a motion to amend the contract with Mill Creek Construction in the estimated amount of \$47,740.70 for the FY2024 annual resurfacing project for work based on unit pricing provided by the contractor. This project is paid for by GDOT LMIG funds and TSPLOST funds.

A motion was made to amend the contract with Mill Creek Construction in the estimated amount of \$47,740.70 for the FY2024 annual resurfacing project for work based on unit pricing provided by the contractor. This project is paid for by GDOT LMIG funds and TSPLOST funds.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember Tangie Johnson
SECONDER:	Councilmember John Riggs
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

9. Consideration of a motion to award a contract to Xylem Dewatering Solutions, Inc. for the purchase of a Godwin 4 inch portable, diesel backup pump (Model # CD100S) per the Florida Sheriff's Association cooperative purchasing contract in the amount of \$49,109.34. This item to be purchased with funds approved in the 2025 CIP Budget, item #WWD-37, funded by the 2019 SPLOST.

A motion was made to award a contract to Xylem Dewatering Solutions, Inc. for the purchase of a Godwin 4 inch portable, diesel backup pump (Model # CD100S) per the Florida Sheriff's Association cooperative purchasing contract in the amount of \$49,109.34. This item to be purchased with funds approved in the 2025 CIP Budget, item #WWD-37, funded by the 2019 SPLOST.

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

10. Other Business from City Council

Mayor Pro Tem Shari Barr saluting former Governor and President Jimmy Carter who just passed away at the age of 100 and has been such a model of a statesman public service and how we can live our values.

11. City Managers Comments

City Manager Charles Penny brought to Mayor and Councils attention a memo in the FYI packet with a list of items the City used the ARPA funds. We did not have to send any funds back. Mr. Penny shared that on January 13th smoke testing will be conducted on some of the City's sewer mains. Then on January 9th the City of Brooklet will be hosting a groundbreaking for their new sewer system.

12. Public Comments (General): None

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

There was no need for executive session.

14. Consideration of a Motion to Adjourn

A motion was made to adjourn.

RESULT:	Approved (Unanimous)
MOVER:	Councilmember John Riggs
SECONDER:	Councilmember Tangie Johnson
AYES:	Johnson, Chavers, Hendley, Riggs, Barr
ABSENT:	

The meeting was adjourned at 9:23 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



Timothy E. Grams
Fire Chief

Statesboro Fire Department

*Proudly serving the City of Statesboro and
surrounding communities since 1905!*



Jonathan M. McCollar
Mayor

City Council Agenda Memorandum

To: Charles Penny, City Manager

From: Timothy E. Grams, Fire Chief

Date: 1-15-2025

RE: Surplus and disposition of 1996 E-One Aerial Apparatus (Ladder 2)

Policy Issue: NA

Recommendation: Approve the surplus and disposition of Ladder 2

Background: In September 2024, the City Council approved the purchase of two new aerial apparatus for the Statesboro Fire Department. The department expects to take delivery of one of these new aerial apparatus within the next 60 to 90 days. One of the department's current aerial units, Ladder 2, is no longer in service due to significant motor issues that would require extensive and costly repairs. Given the age of Ladder 2, its current out-of-service status, and the impending arrival of the new apparatus, it is recommended that Ladder 2 be surplus.

Budget Impact: Any money received from the sale of this vehicle will be deposited into the Statesboro Fire Fund.

Council Person and District: NA

Attachments: NA

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: January 10, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment Request*

Recommendation: Planning Commission recommends Denial of the Zoning Map Amendment requested by RZ 24-11-01.

Background: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008 000).

Budget Impact: None

Council Person and District: Johnson (District 1)

Attachments: Development Services Report RZ 24-11-01



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 24-11-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	509 East Main Street
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	0.87 acres
PARCEL TAX MAP #:	MS700000008 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential

PETITIONER Luis Gonzalez

ADDRESS 4937 Statesboro Highway; Sylvania GA, 30458

REPRESENTATIVE Same as Above

ADDRESS Same as Above

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district in order to develop additional units on the property.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-11-01- DENIAL</u>

Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

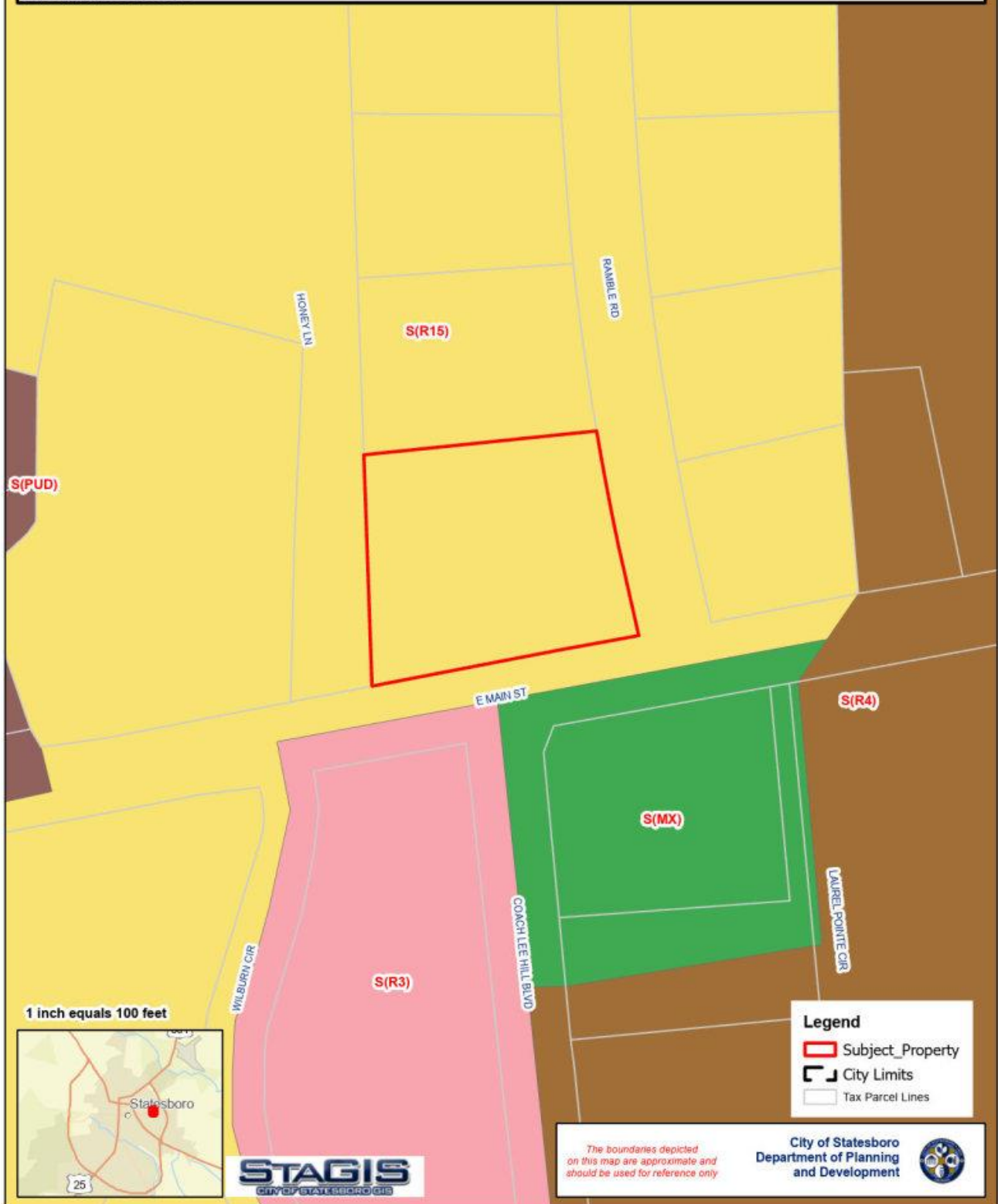
Location Map



Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

Zoning Map



Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

Future Land Use Map



Established Residential
Neighborhood

HONEY LN

RAMBLE RD

E MAIN ST

COACH LEE HILL BLVD

LAUREL POINTE CIR

WILBURN CIR

1 inch equals 100 feet



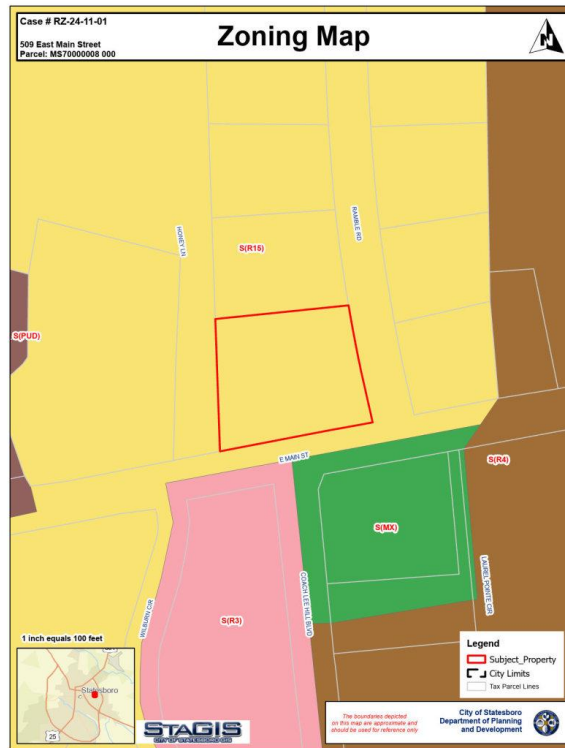
STAGIS
CITY OF STATESBORO GIS

Legend	
Subject_Property	Emerging Business Area
Tax Parcel Lines	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	
Character_Areas	
Activity Centers / Regional Centers	Parks / Conservation
Developing Neighborhood	University District
Downtown District	

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-15 (One-Household Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-15 (One-Household Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-15 (One-Household Residential)	Single-Family Dwelling
East	Location Area #4: R-15 (One-Household Residential)	Single-Family Dwelling
West	Location Area #5: R-15 (One-Household Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium Density Multi-Household Residential)	Multi-Family Dwelling
Southeast	Location Area #7: MX (Mixed-Use)	Service Station
South	Location Area #8: MX (Mixed-Use)	Service Station

SUBJECT SITE

The subject site is an occupied 0.87-acre lot with a house on the site. The applicant intends to develop additional multifamily units on the site and maintain the existing house as a compound.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which generally allows for the development of a number of residential housing types. Specific language determines multifamily in areas “where appropriate.”

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. Adjacent properties to this site, do contain wetlands. Due to the proposed increase in impervious surfaces with this property, it would be required that the owner ensure some detention be provided to allow for appropriate stormwater mitigation as per the UDC. This site would also be required to ensure that pervious pavers are added to the proposed parking lot.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the draft proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

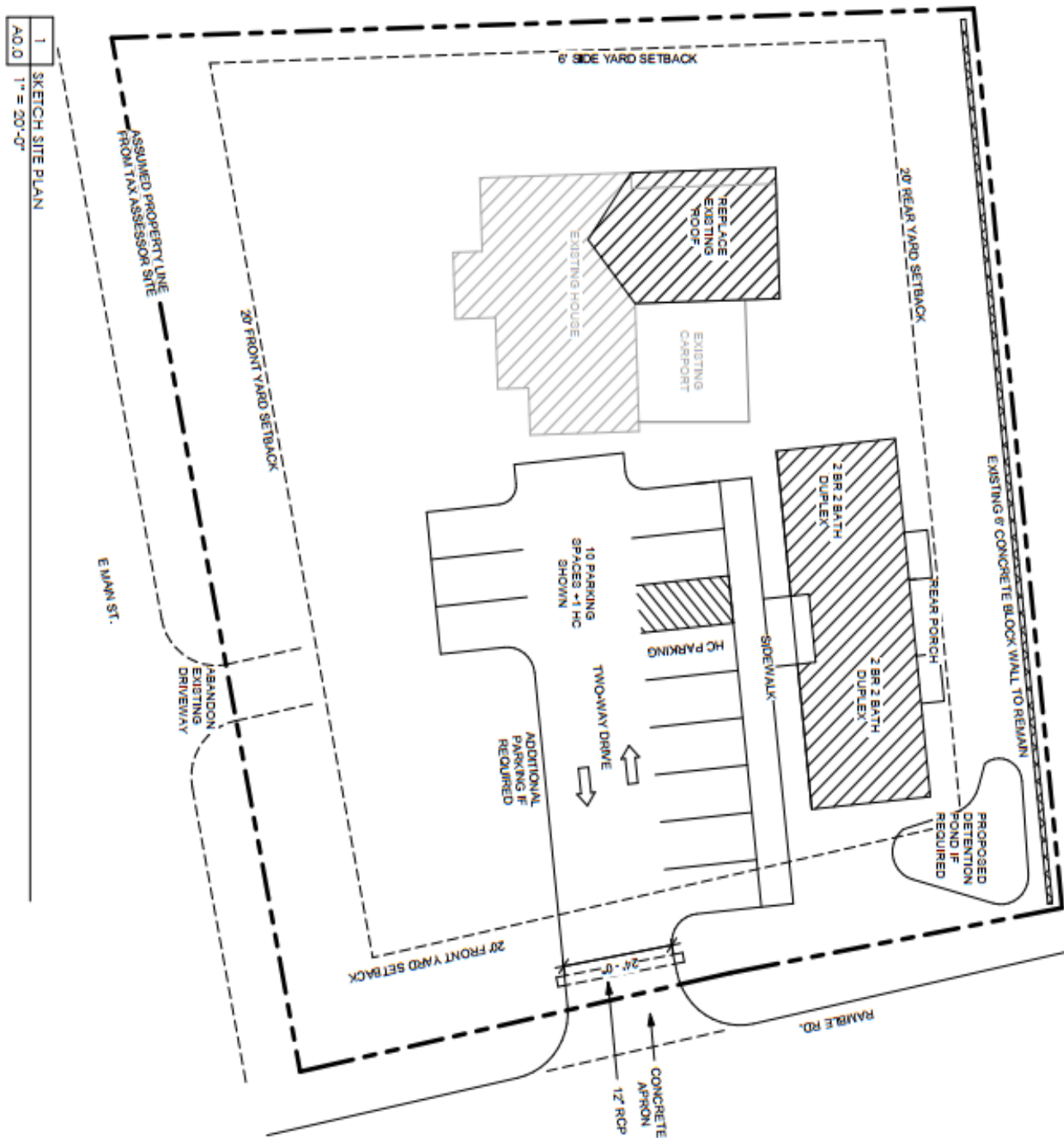
The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact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

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

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - While the comprehensive plan does allow for some medium-density development in the “Established Residential Neighborhood” character area, it is generally in reference to the most appropriate places where there is already a substantial footprint of increased density. All the properties located along Ramble Road are single-family in nature, and increased density is generally found further South and East towards the existing schools in the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is likely that the property will have some traffic impacts primarily on Rumble Road, but this could be exacerbated easily due to the increase exits directly onto East Main Street. After review with the applicant and architect, a reduction in units has been proposed, but this reduction as shown on the non-binding sketch plan does not represent the maximum development as noted by the proposed zoning.

- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property already has a home on the site, and the current zoning district does allow a by-right use for up to one accessory dwelling unit of up to 750 square feet on the property.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site is usable in its current state and could potentially see an increase in density based on the current zoning regulations.
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
 - The development would encroach on an existing single-family neighborhood and could create some issues with traffic serving the existing Ramble Road.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - It is Staff's opinion that the project does not conform to the Comprehensive Plan due to the potential density of the project and associated development area. If approved, specific conditions would need to be placed on the property to restrict the maximum development to what is proposed on the site plan, and this is not a recommended practice.

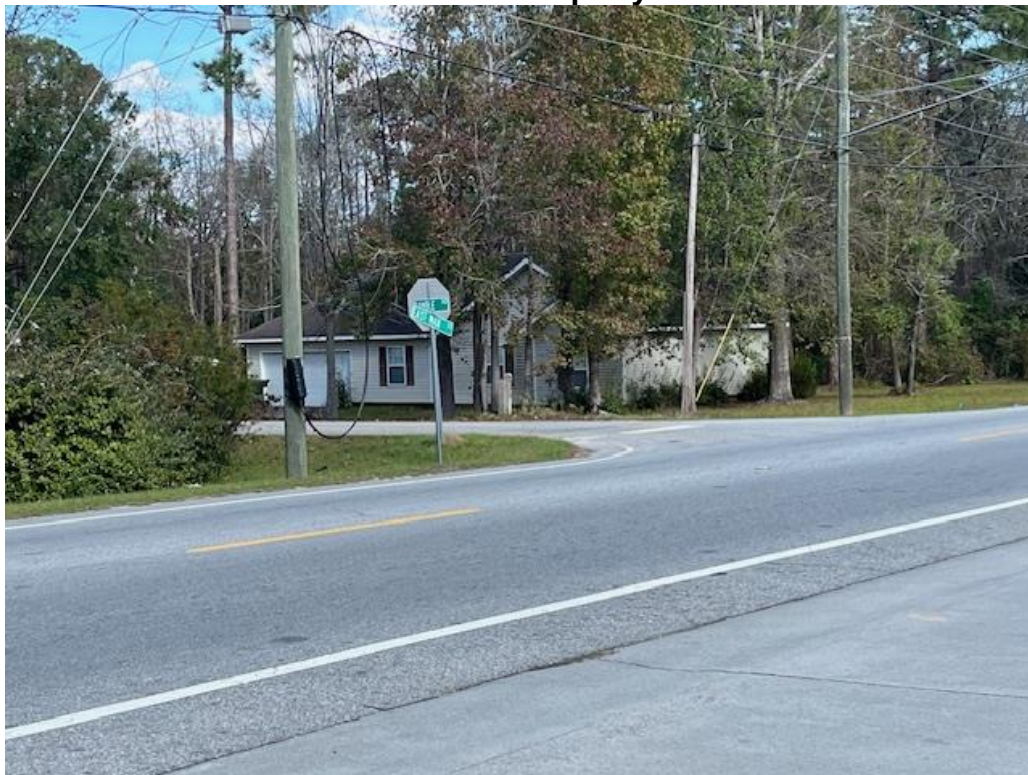
Sketch Plan



Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 24-11-01 due to a lack of compatibility with the surrounding neighborhood.** 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. Cottage courts shall not be an allowed use on this property due to the potential increase in traffic generation, and necessary detention.
3. There must be sufficient buffering on all sides of the site to allow for an increase in screening for the property.

At the regular scheduled meeting of the Planning Commission on December 3, 2024, The Commission recommended denial of the requests with a 6-0 vote.

At the regularly scheduled meeting of the City Council on December 17, 2024, The Council recommended deferral of the project until the meeting scheduled on January 21, 2024.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: January 10, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission recommends approval of the Variance requested by V 24-12-01.

Background: Peak Point Properties, LLC requests a variance from Table 2.2.9-B to remove the 10-foot Maximum Front Yard Setback on a 5.51-acre property located on Stambuk Lane (Tax Parcel #MS63000026 000).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report V 24-12-01



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

V 24-12-01 ZONING VARIANCE REQUEST

LOCATION:	Stambuk Lane
EXISTING ZONING:	MX (Mixed Use)
ACRES:	5.1 acres
PARCEL TAX MAP #:	MS630000026 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Hotel



PETITIONER Peak Point Properties, LLC
ADDRESS 735 Broad Street, Suite 500; Chattanooga TN, 37402

REPRESENTATIVE Cody Rogers
ADDRESS 1211 Merchant Way, Suite 201; Statesboro GA, 30458

PROPOSAL

The applicant requests a variance from Article 2.2.9-B of the Unified Development Code in order to develop a hotel on the property.

STAFF/PLANNING COMMISSION RECOMMENDATION

V 24-12-01 – CONDITIONAL APPROVAL

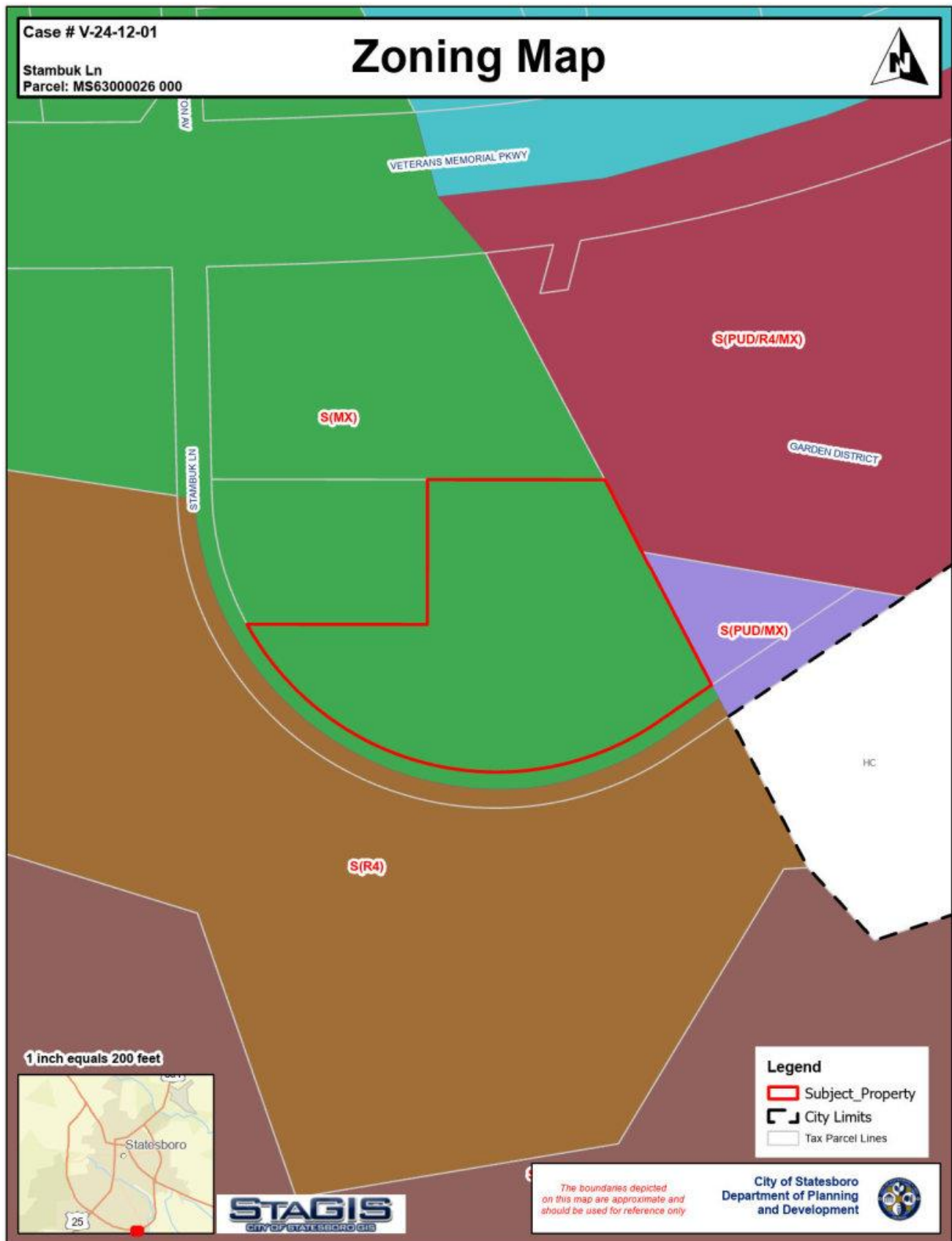
Case # V-24-12-01

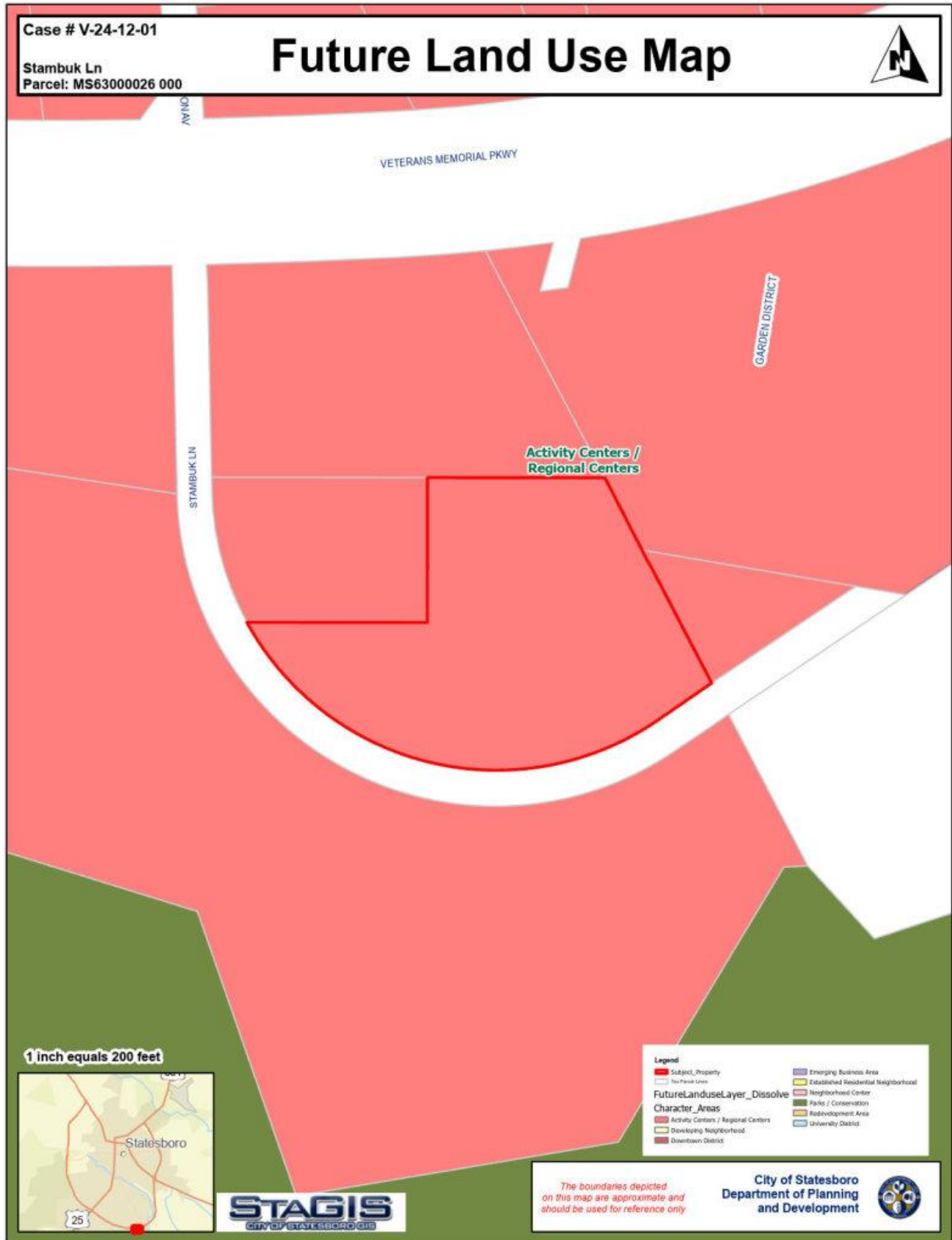
Stambuk Ln

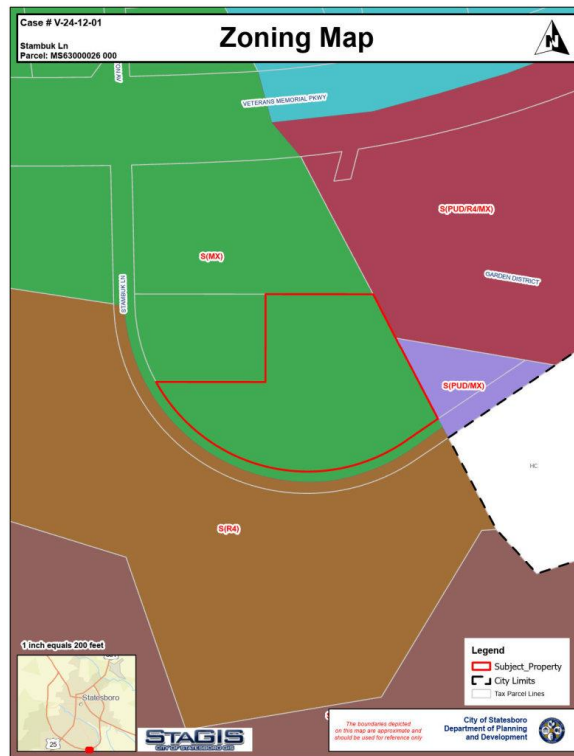
Parcel: MS63000026 000

Location Map









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Vehicle Repair Shop
Northeast	Location Area #2: PUD (Planned Unit Development)	Garden District Apartments
East	Location Area #3: PUD (Planned Unit Development)	Kidovations
Northwest	Location Area #4: MX (Mixed Use)	Vehicle Repair Shop
Southeast	Location Area #5: R-4 (High-Density Residential)	The Connection Apartments
South	Location Area #6: R-4 (High-Density Residential)	The Connection Apartments
Southwest	Location Area #7: R-4 (High-Density Residential)	The Connection Apartments
West	Location Area #8: R-4 (High-Density Residential)	The Connection Apartments

SUBJECT SITE

The subject site is a 5.51-acre wooded lot located on Stambuk Lane directly between an existing car repair shop, Dialysis Center and Daycare. The applicant requests a variance on this site, due to the need for additional parking as a part of the overall hotel development. The applicant expects to develop an additional parcel closer to the existing roadway. The request is specifically related to the setback amendment under consideration for a future Council meeting in order to better serve the development requests throughout the MX District.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the “Activity/Regional Center” character area, which generally calls pedestrian oriented shopping, high-density residential development, office and entertainment.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The existing roadway should allow for a smooth transition of traffic due to the existing light on the intersection of Veterans Memorial Parkway and Stambuk Lane. In addition, the property has sufficient space to prevent significant traffic congestion by providing a second means of egress. It is recommended that the developer verifies the potential traffic impacts utilizing Georgia Department of Transportation (GDOT) metrics, but this item may be resolved during project review.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The required maximum setback would not be in alignment with already existing commercial uses in the area. In addition, the current standard of zoning is being reviewed for amendment due to lack of compatible development throughout the City.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* requires a smaller setback than traditionally utilized in the City of Statesboro. The 10-foot setback would best be utilized on a newly planned multi-commercial development.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**

- The type of business requires extensive parking, and a hotel could not be best served by an extremely small setback.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.

- There would be no public detriment with this development, beyond the substantial loss of tree canopy as proposed by this and future development in the area.

In analyzing all requests, care should be taken to ensure that development 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 consistent with the subject site's character area "Activity/Regional Center" as stated in the *2024 Comprehensive Master Plan* as this is an appropriately scaled commercial use.

Subject Property



Western Property



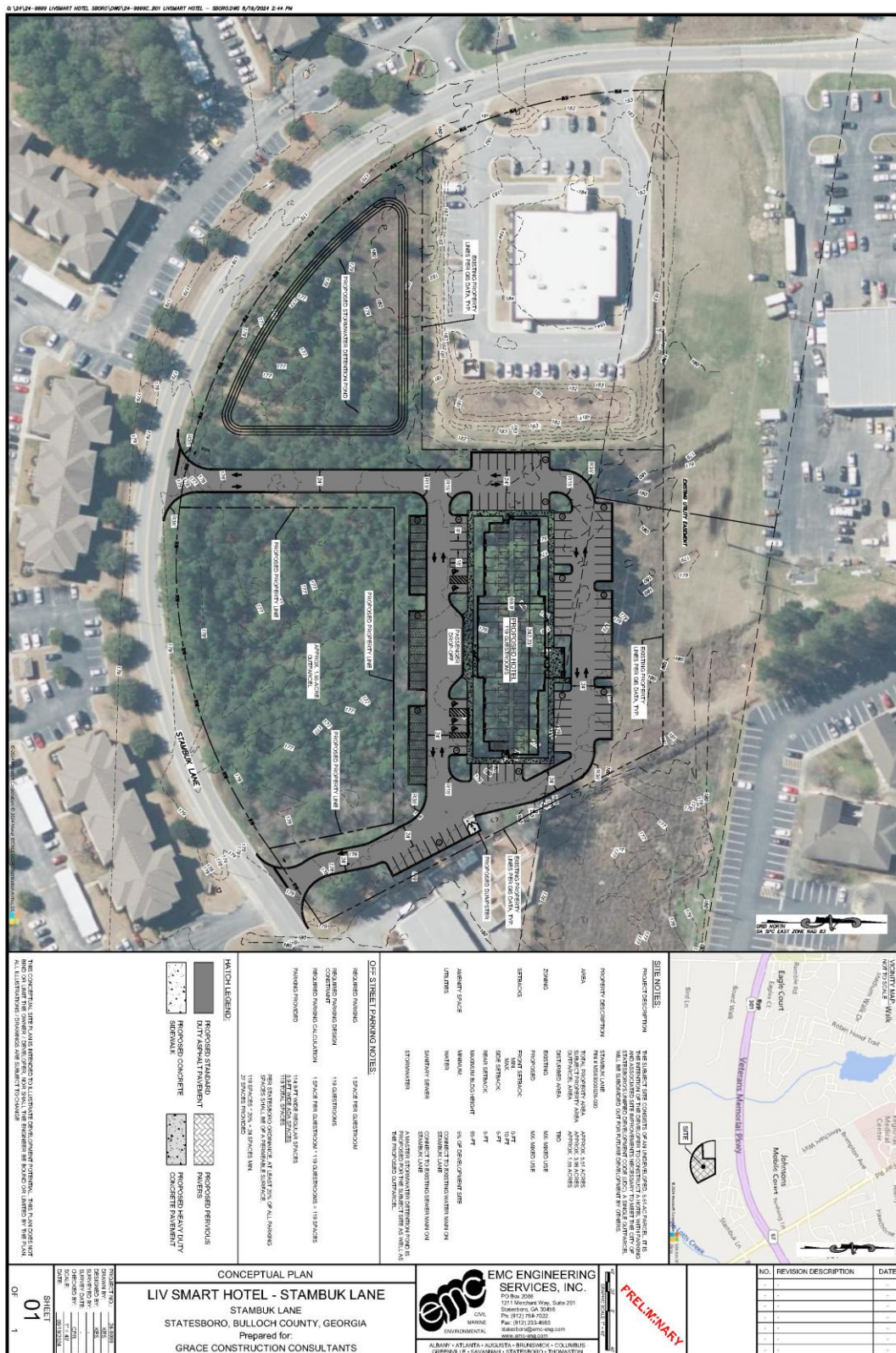
Eastern Property



Southern Property



Sketch Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-12-01**. 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 variance does not grant the right to begin construction. All construction must be reviewed and approved by the City.
- (2) All ingress and egress for the property must utilize GDOT metrics to ensure appropriate site distance on the project.

At the regularly scheduled meeting of the Planning Commission on January 7, 2025, the Commission recommended approval of the request and staff conditions with a 7-0 vote

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: January 10, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends approval of the Zoning Map Amendment requested by RZ 24-12-02.

Background: Black Creek Investments, LLC requests a Zoning Map Amendment from the R-6 (One-Household Residential) to the R-3 (Medium Density Multi-Household Residential) zoning district on 0.28 acres of property in order to develop multi-household units with 4 buildings on a property located at 111 West Inman Street (Tax Parcel # S19 000097 000).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report RZ 24-12-02



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

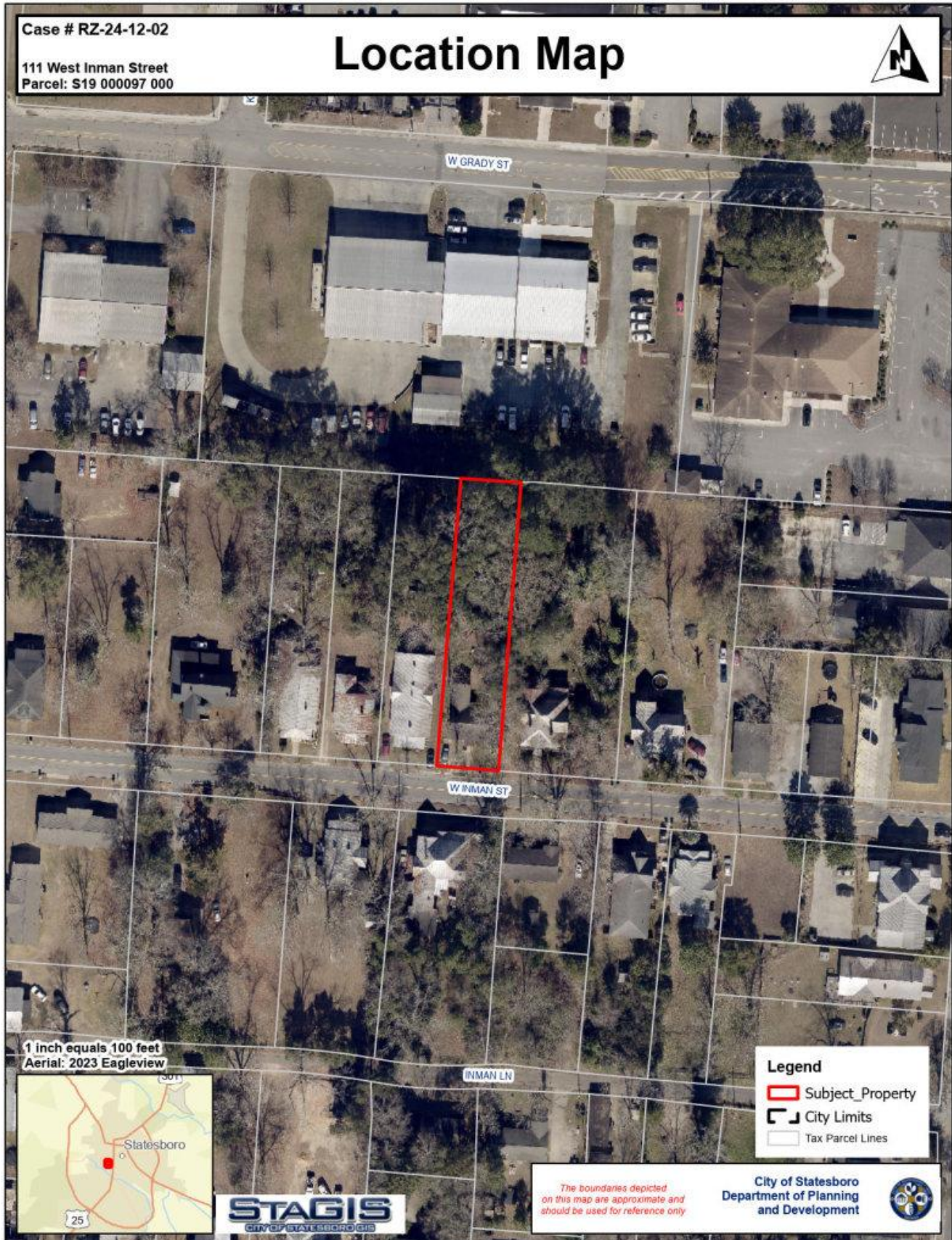
(912) 764-0630
(912) 764-0664 (Fax)

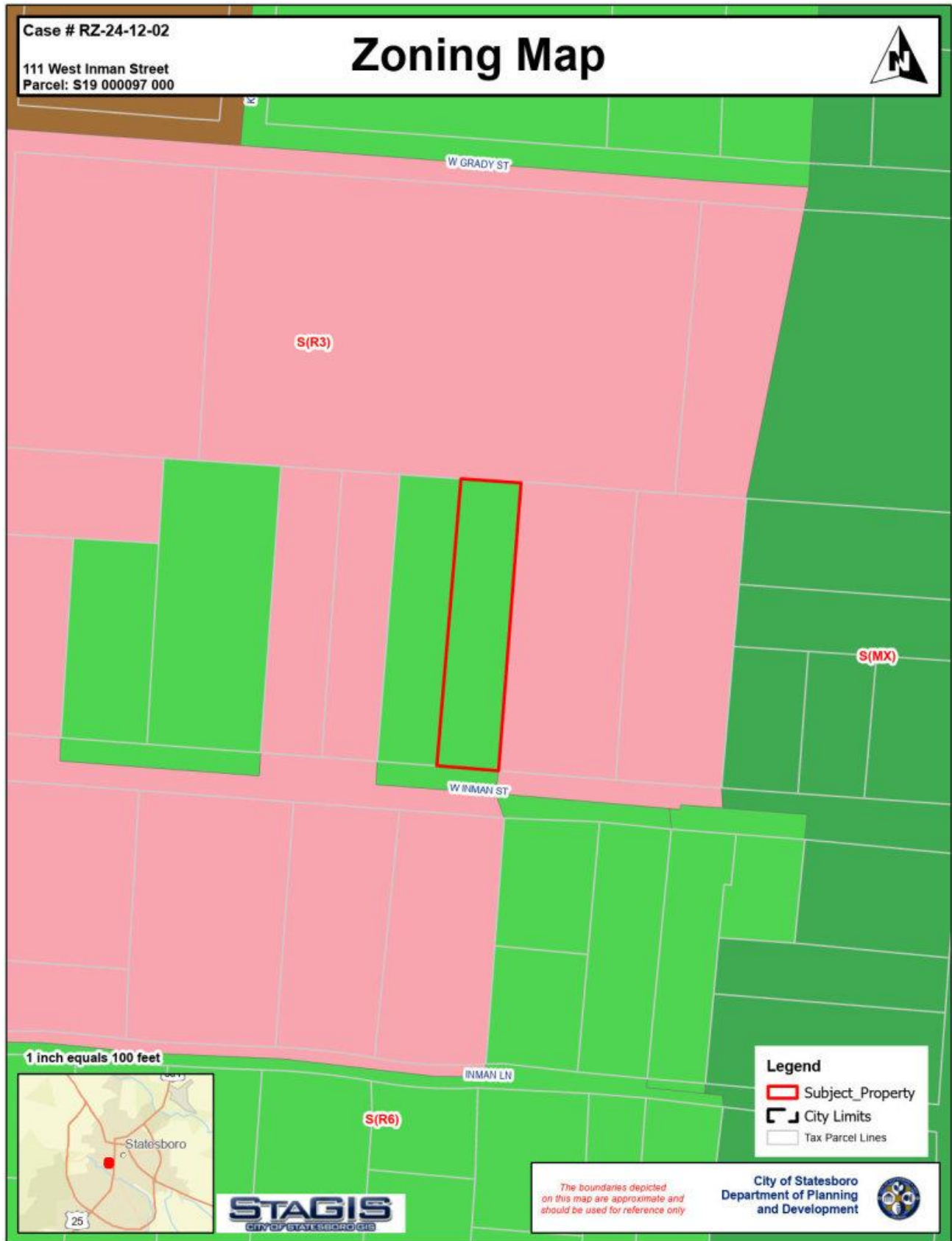
RZ 24-12-02 ZONING MAP AMENDMENT REQUEST	
LOCATION:	111 West Inman Street
EXISTING ZONING:	R-6 (One-Household Residential)
ACRES:	0.87 acres
PARCEL TAX MAP #:	S19 0000097 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential

PETITIONER Black Creek Investments, LLC
ADDRESS 2049 Highway 119 N, Ellabel GA, 31308

REPRESENTATIVE Ryan Poythress (Maxwell-Reddick & Associates)
ADDRESS 40 Joe Kennedy Blvd; Statesboro GA, 30458

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R-6 (One-Household Residential) zoning district to the R-3 (Medium Density Multi-Household Residential) zoning district in order to redevelop the property for small apartment units.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-12-02- CONDITIONAL APPROVAL</u>





Case # RZ-24-12-02

111 West Inman Street
Parcel: S19 000097 000

Future Land Use Map



W GRADY ST

Redevelopment
Area

W INMAN ST

INMAN LN

1 inch equals 100 feet



STAGIS
CITY OF STATESBORO GIS

Legend	
Subject_Property	Emerging Business Area
Thin Parcel Lines	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	
Character_Areas	
Activity Centers / Regional Centers	Parks / Conservation
Developing Neighborhood	Redevelopment Area
Downtown District	University District

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

City of Statesboro
Department of Planning
and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
Northeast	Location Area #2: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
Northwest	Location Area #3: R-3 (Medium-Density Multi-Household Residential)	Statesboro Fire Department
East	Location Area #4: R-3 (Medium-Density Multi-Household Residential)	Single-Family Dwelling
West	Location Area #5: R-6 (One-Household Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium-Density Multi-Household Residential)	Multi-Family Dwelling
Southeast	Location Area #7: MX (Mixed-Use)	Single-Family Dwelling
South	Location Area #8: R-3 (Medium-Density Multi-Household Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site is an occupied 0.28-acre lot with a house on the site. The applicant intends to demolish the home and develop the property in conjunction with an adjacent property in order to develop multifamily apartments.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Redevelopment Area” character area, which generally allows for the development of a number of residential housing types. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. To resolve the stormwater needs caused by increased impervious surfaces on the site, the applicant has proposed underground detention on the site. This site would also be required to ensure that pervious pavers are added to the proposed parking lot.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

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

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

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - While property would be contiguous and in alignment with the surrounding zoning, it would at a glance appear that the actual development is out of alignment with the neighborhood. This is not the case, and the proposed use would be a suitable use.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The properties in the neighborhood already have a mix of both single-family homes and duplex conversions. There are approximately 12 “apartments” on the section of West Inman between South College Street and Institute Street.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property already has a home on the site, and the current zoning district does allow a by-right use for up to one accessory dwelling unit of

up to 750 square feet on the property. This could be placed in the rear of the site, but would not have appropriate access.

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

- The site is within the Urban Redevelopment Area, and has been outlined in the Redevelopment Area of the *Comprehensive Master Plan*. It is believed that the development of additional residential is vital to redevelop this neighborhood.

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

- The development would substantially improve conditions in the neighborhood by removing the already zoned (and not under consideration) 113 West Inman Street.

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

- It is Staff's opinion that the project conforms to the Comprehensive Plan due to the proposed density of the project and associated development area.

CONCEPTUAL LAYOUT 2

113 WEST INMAN STREET

STATESBORO, GA

UNIT 1
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"

UNIT 2
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"

UNIT 3
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"

UNIT 4
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"
 20' 0" x 30' 0" x 10' 0"

NOTES:

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

CONCEPTUAL LAYOUT 2

SHEET NUMBER 2

Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-12-02**. 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.

At the regularly scheduled meeting of the Planning Commission on January 7, 2025, the Commission recommended approval of the request and staff conditions with a 7-0 vote

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: January 21, 2025

RE: Reliance

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-1 3(a)

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

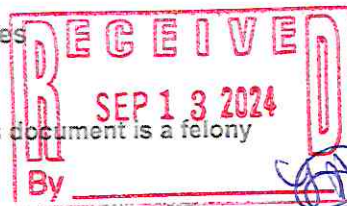
Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Tangie Johnson, District 1

Attachments: Application and Department Approvals

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



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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: Reliance
D/B/A Name

2. Applicant's Name: RELIANCE2024 INC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 17412 US Hwy 301 N, Statesboro GA 30458 USA

4. Business mailing address: 17412 US Hwy 301 N, Statesboro GA 30458 USA

5. Local business phone number: +1 912 314-5269

Corporate office phone number: _____

6. Name of Manager: SANDIPKUMAR D. PATEL
Person responsible for alcohol licensing issues

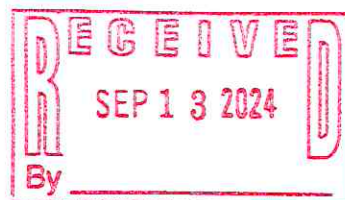
7. Phone number for manager: +1 912 314 5269

8. Email address for manager: reliance2024inc@gmail.com

9. Address of manager: 10 Dayton Dr., Apt 50B, Edison NJ 08820 USA

10. Purpose of application is:

New Business _____ New Owner ☒



Previous owner's name: Luckyraj Inc

If the business name has changed, list previous name: Luckyraj Inc

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

11. Indicate where the business will be located:

☐ Above ground
☒ Street or ground floor level

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

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

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

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

Full Legal Name: -----N.A.----- Phone #: -----

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: -----N.A.-----

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? NO

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

15. Members of LLC and/or partners:

Full Legal Name: SANDIP KUMAR D. PATEL Phone #: [REDACTED]

Home Address: 10 DAYTON DR, APT 503, EDISON NJ 08820 USA

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

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

Name of Corporation: RELIANCE2024 INC

Home Office address: 17412 US Hwy 301 N, Statesboro GA 30458 USA

Mailing address (if different): SAME AS ABOVE

Date & Place of incorporation: 08/05/2024 AT ATLANTA, GA

Do you have a shareholders agreement?: _____

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

Attach additional pages if necessary

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

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

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

17. Officers:

Full Legal Name: SANDIPKUMAR D. PATEL Phone #: [REDACTED]

Home address: 10 DAYTON DR, APT 50B, EDISON NJ 08820 USA

Percentage of stock owned: 100% Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Attach additional pages if necessary

18. Stockholders: (If different than officer names)

Full Legal Name: -----N.A.----- Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

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

Ambema Enterprise Inc. c/o Vaishali M. Patel

50 Conservation Drive, Savannah GA 31419 USA

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

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

Ambema Enterprise Inc. c/o Vaishali M. Patel

50 Conservation Drive, Savannah GA 31419 USA

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

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

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

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

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

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

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

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

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

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

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

No
If yes, please provide details on a separate sheet of paper.

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

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

SANDIPKUMAR D. PATEL

Print full name as signed below

<u>Patel SD</u>	<u>Manager/Owner</u>	<u>09/05/2024</u>
Signature of applicant	Title	Date

Sworn and subscribed before me this 5th day of September, 2024.

[Signature]
Notary Public

10-26-2024
My commission expires



Calculation of Basic License Fee

For Calendar Year: 2024

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

Total Due: \$ 2050

Reliance2024 Inc
Sandipkumar D. Patel
17412 US Hwy 301 N

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	09-13-2024 This location meets all proximity and zoning requirements
Fire Department	Noel Small	Approved	1/15/2025.
Police Department	Jared Akins	Approved	
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: January 21, 2025

RE: Antoinette Café Kitchen

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-1 3(a)

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

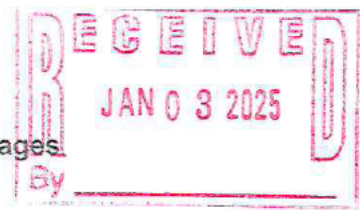
Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Paulette Chavers, District 2

Attachments: Application and Department Approvals

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



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

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

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

Date application was received by tax/license office: 1/3/2025

1. Business Trade Name: Antoinette cafe kitchen
D/B/A Name

2. Applicant's Name: Nikira Boggs, Samere Adams
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 193 west main Street
Statesboro GA 30458

4. Business mailing address: 193 W main Street
Statesboro GA 30458

5. Local business phone number: 912-225-0074

Corporate office phone number: 912-225-0074

6. Name of Manager: Nikira Boggs
Person responsible for alcohol licensing issues

7. Phone number for manager: [REDACTED]

8. Email address for manager: [REDACTED]

9. Address of manager: 1567 Riggs Mill Ct Statesboro GA 30458

10. Purpose of application is:

New Business ☒ New Owner ☐

Previous owner's name: _____

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

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

11. Indicate where the business will be located:

- _____ Above ground
_____ Street or ground floor level

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

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

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

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

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: Nikira Boggs, Samre Bey ^{Adams}

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

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

15. Members of LLC and/or partners:

Full Legal Name: Samuel Adams Phone #: [REDACTED]

Home Address: 1344 Rabbit Run
Statesboro GA 30458

Full Legal Name: Nikira Boggs Phone #: [REDACTED]

Home Address: 1507 Riggs Mill Ct
Statesboro GA 30458

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

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

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

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

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

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

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

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

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ **Phone #:** _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Nikira Boggs
1567 Riggs Mill Ct Statesboro GA 30958

21. Is the commercial space where the business is to be located rented or leased? NO

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nikira Boggs
Print full name as signed below

N. Boggs
Signature of applicant

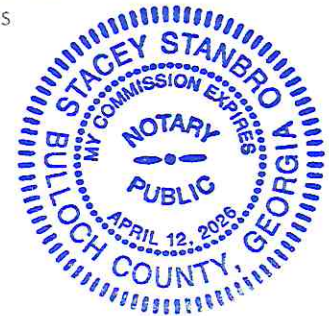
Owner
Title

1/3/2025
Date

Sworn and subscribed before me this 3 day of Jan, 20 25

Stacy Stanbro
Notary Public

4/12/26
My commission expires



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

Nikira Boggs
Print full name as signed below

N. Boggs
Signature of applicant

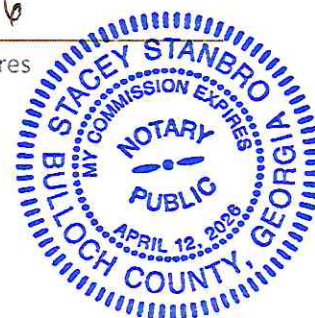
owner
Title

1/3/2025
Date

Sworn to and subscribed before me this 3 day of Jan, 2025.

Stacey Stanbro
Notary Public

2/12/26
My commission expires



Calculation of Basic License Fee

For Calendar Year: 2025

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

Total Due: \$ 3,300

Antoinette Cafe Kitchen
Nikira Boggs, Samere Adams
193 West Main St.

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	01-07-2025
Fire Department	Jon Patterson	Approved	1-14-2025
Police Department	Jared Akins	Approved	1/10/25
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: January 21, 2025

RE: Huey's of Statesboro

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-1 3(a)

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

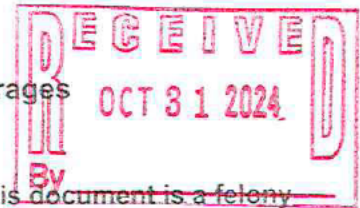
Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Paulette Chavers, District 2

Attachments: Application and Department Approvals

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



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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: Huey's of Statesboro
D/B/A Name

2. Applicant's Name: Huey's of Statesboro, LLC
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 232 S. Main St.
Statesboro, GA 30458

4. Business mailing address: 232 S. Main St.
Statesboro, GA 30458

5. Local business phone number: 912-515-7366

Corporate office phone number: 912-484-3366

6. Name of Manager: Johnny King
Person responsible for alcohol licensing issues

7. Phone number for manager: 912-515-7366

8. Email address for manager: [REDACTED]

9. Address of manager: 172 Railroad St. Cobbtown 30420

10. Purpose of application is:

New Business X New Owner _____

Previous owner's name: _____

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

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

11. Indicate where the business will be located:

☐ Above ground
☒ Street or ground floor level

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

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

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

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

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: Huey's of Statesboro, LLC
232 S. Main St. Statesboro, GA 30458

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

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

15. Members of LLC and/or partners:

Full Legal Name: Lewis Robert Isaacson Phone #: [REDACTED]

Home Address: 109 E. 48th St.

Savannah, GA 31405

Full Legal Name: Thomas Patterson Phone #: [REDACTED]

Home Address: 1510 Cambridge Rd.

Statesboro, GA 30461

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? _____

(Attach additional pages if necessary)

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

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

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

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

Shiv Shakti Statesboro Hotel, LLC
230 S. Main St. Statesboro GA 30458

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

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

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

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

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

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

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

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

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

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

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

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

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

NO

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

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

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

Jonny Mosley-King

Print full name as signed below

[Signature]

Signature of applicant

Dir. of operations

Title

10/31/24

Date

Sworn and subscribed before me this 31st day of October, 2024.

[Signature]

Notary Public



01/04/26

My commission expires

Calculation of Basic License Fee

For Calendar Year: 2024

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

Total Due: \$ 3100

Huey's of Statesboro
Johny King
232 S. Main St.

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	11-3-2024
Fire Department			
Police Department	Jared Akins	Approved	1/10/25
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: January 21, 2025

RE: Happy Wok Asian Buffet Inc.

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6 Sec 6-1 3(a)

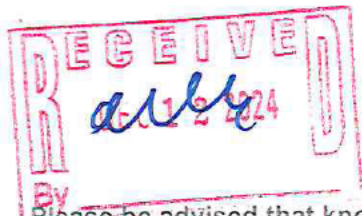
(a) No new alcoholic beverage license to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer, or malt beverages within the corporate limits of the City of Statesboro shall be issued to a new owner or new location until the application has been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

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

Budget Impact: None

Council Person and District: Shari Barr, District 5

Attachments: Application and Department Approvals



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



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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: Happy Wok Asian Buffet

D/B/A Name

2. Applicant's Name: Happy Wok Asian Buffet Inc

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 26 independence way
Statesboro Ga 30458

4. Business mailing address: 7 Chatham Square #403
New York. NY 10038

5. Local business phone number: 212-925-9400

Corporate office phone number: 917-415-0997

6. Name of Manager: William Pun

Person responsible for alcohol licensing issues

7. Phone number for manager: [REDACTED]

8. Email address for manager: secure@mui and associates.com

9. Address of manager: 7 Chatham Square #403 New York, NY 10038

10. Purpose of application is:

New Business ☒ New Owner ☐

Previous owner's name: N/A

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

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

11. Indicate where the business will be located:

☐ Above ground

☒ Street or ground floor level

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

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

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

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

Full Legal Name: _____ Phone #: _____

Home Address: N/A

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

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

Name & address of partnership, LLC, or LLP: N/A

Do you have an operating or partnership agreement for the LLC, LLC, or partnership? N/A

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

15. Members of LLC and/or partners:

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Full Legal Name: _____ Phone #: _____

Home Address: _____

Has each member/partner completed a financial affidavit to attach to this application? _____

(Attach additional pages if necessary)

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

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

Name of Corporation: Happy Wok Asian Buffet INC

Home Office address: 26 Independence way
Statesboro GA 30458-5917

Mailing address (if different): 7 Clatham Square #403

Date & Place of incorporation: 8/9/2024 GA

Do you have a shareholders agreement?: NO

If not, what documents establish the ownership rights of the shareholders? By laws & corporate Restaurants

17. Officers:

Full Legal Name: Hao Lin Phone #: [REDACTED]

Home address: 728 Brookwood Dr
Statesboro GA 30458

Percentage of stock owned: 80% Office held: _____

Full Legal Name: Kevin Lin Phone #: [REDACTED]

Home address: 728 Brookwood Dr
Statesboro GA 30461

Percentage of stock owned: 20% Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Attach additional pages if necessary

18. Stockholders: (if different than officer names)

Same as above

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

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

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

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

at the address more than 5 yrs

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

Haslin 7
728 Brookwood Dr Statesboro GA 30461

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

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

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

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

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

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

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

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

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

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

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

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

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

No
If yes, please provide details on a separate sheet of paper.

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

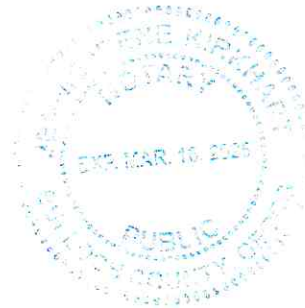
I, Hao Lin, solemnly swear, subject to the penalties O.C.G.A. sec 16-10-20 as provided above which I have read and understood, that all information required in this application for license to sell alcoholic beverages and supporting documents is true and correct to the best of my knowledge and I fully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

Hao Lin
Print full name as signed below

<u>Hao Lin</u>	<u>owner</u>	<u>12/12/24</u>
Signature of applicant	Title	Date

Sworn and subscribed before me this 9th day of December, 2024.

<u>Jemina Justichant</u>	<u>3-16-2025</u>
Notary Public	My commission expires



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

Hao Lin

Print full name as signed below

Hao Lin

owner

12/12/24

Signature of applicant

Title

Date

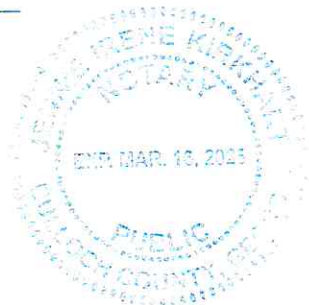
Sworn to and subscribed before me this 9th day of December, 2024.

Jeanne Rene Kirkham

Notary Public

3-16-2025

My commission expires



Calculation of Basic License Fee

For Calendar Year: 2025

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

Total Due: \$_____

Happy Wok Asian Buffet Inc
Hao Lin/Kevin Lin
26 Independence Way

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	12-16-2024
Fire Department	Noel Small	Approved	12-16-2024
Police Department	Jared Akins	Approved	1/14/25
Legal	Cain Smith	Approve	1/14/25

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Ginny Hendley
John C. Riggs
Shari Barr



Jonathan M 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 14, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: Hearing to consider a motion to revoke massage parlor license for Lisa's Therapeutic Massage in accordance with City Ordinances 18-141 and 18-143 due to allegations of illegal acts being performed there.

Recommendation: Revocation

Background: On November 14, 2024 Statesboro Police Department conducted an undercover operation at subject business. Chunying Hou and Jiaxiang Li were both arrested on prostitution related charges.

Budget Impact: None

Council Person and District: Shari Barr, District 5

Attachments: Notice letter sent to business, relevant Code provisions

Sec. 18-141. - Revocation or suspension of license.

Any license issued for a massage establishment may be revoked or suspended by the city after notice and a hearing and upon finding any of the provisions of this article are violated or where any employee of the licensee, including a massagist, is engaged in any conduct which violate any of the state or local laws or ordinances at the licensee's place of business and the licensee has actual or constructive knowledge by due diligence. Such permit may also be revoked by the city after notice and hearing, upon recommendation by the director of the Bulloch County Health Department that the such business is being managed, conducted or maintained without regard to proper sanitation and hygiene. Further, a license or permit granted under this article may be revoked when the holder fails to actively supervise or monitor the conduct of employees, customers or others on the premises to insure compliance with this article.

Sec. 18-143. - Revocation procedures.

Whenever the code enforcement officer finds cause exists to revoke either the license or a massage establishment or permit of a massagist, a written notice of intention to revoke shall be furnished to the holder thereof no later than ten (10) days before a regular or called meeting of the mayor and city council. Such written notice shall list the grounds upon which the revocation is sought. At such hearing, the holder of the license or permit may make such showing as he or she deems proper and after such hearing, the mayor and city council shall determine whether grounds exist for revocation. For purposes of this section, notice shall be deemed delivered when personally served or when served by registered or certified mail, return receipt requested, within three (3) days after the date of deposit in the United States mail.

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari R Barr, District 5



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

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

January 9, 2025

Certified mail: **7018 3090 0001 1296 5572** and hand delivered


Lisa's Therapeutic Massage
609 Brannen St., Suite 7
Statesboro, Georgia 30458

Dear Chunying Hou,

Written notice of intention to revoke the massage parlor license for the above referenced business is hereby given. The matter will be heard by Mayor and Council at their 5:30 pm meeting on January 21, 2025 in the Council Chambers at 50 East Main St. on the grounds that illegal activity has occurred at the business location. This matter is being handled pursuant to City ordinances 18-141 and 18-143. You are, of course welcome to speak in defense of the license at this meeting.

Sincerely,

Cain Smith
City Attorney

 Chunying Hou
Received by

1/9/2025
Date

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Ginny Hendley
John C. 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: Mr. Charles Penny, City Manager

From: Cindy S. West, Finance Director

Date: January 16, 2025

RE: Amendment of FY2025 Schedule of Rates, Fees and Fines

Background: The State of Georgia, with House Bill 1284, increased the minimum fine amount of Passing a School Bus Loading/Unloading Children to \$1000. The City's current minimum fine is \$745. To be in compliance with state law, the City needs to change its minimum fine to \$1000.

Budget Impact: N/A

Council Person and District: All

Attachments: N/A

RESOLUTION 2025-03: A RESOLUTION TO ADOPT THE THIRD AMENDMENT
TO THE CITY OF STATESBORO SCHEDULE OF RATES, FEES, AND FINES FOR
FISCAL YEAR 2025.

THAT WHEREAS, the City Council viewed and approved the City of Statesboro Schedule of Rates, Fees, and Fines that incorporates all departments inclusive for Fiscal Year 2025.

WHEREAS, it is required by the departments to uphold the policy and pricing as laid out within the document as the standard.

WHEREAS, the Mayor and City Council have reviewed a proposed Third Amendment to the Schedule of Rates, Fees, and Fines from the City Manager to update the minimum fine amount of Passing a School Bus Loading/Unloading Children per House Bill 1284.

WHEREAS, the Mayor and City Council wish to adopt this Third Amendment for Fiscal Year 2025;

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

Section 1. That the proposed changes to the Schedule of Rates, Fees and Fines, attached hereto as Attachment #1 and incorporated herein as a part of this Resolution, are hereby adopted as the Third Amendment for the City's Fiscal Year 2025 Schedule of Rates, Fees, and Fines.

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

Adopted this 21st day of January, 2025.

CITY OF STATESBORO, GEORGIA

By: Jonathan M. McCollar, Mayor

Attest: Leah Harden, City Clerk

ATTACHMENT #1

FY 2025 THIRD SCHEDULE OF RATES, FEES AND FINES AMENDMENT

Page 27: 40-6-163 PASSING AN UNLOADING/LOADING SCHOOL BUS: Increase
to \$1000 per House Bill 1284

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
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Jonathan M McCollar, Mayor
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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 13, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: Lease agreement to provide office space to Representative Rick Allen for an additional two years with no rent assessed.

Recommendation: Approval

Background: City has traditionally provided office space in City Hall to our Congressional representative free of charge. This lease would continue the placement of the office in City Hall through Rep Allen's upcoming two-year term in the U.S. House of Representatives.

Budget Impact: None

Council Person and District: All

Attachments: Proposed lease agreement

U.S. House of Representatives

Washington, D.C. 20515

District Office Lease Amendment

(Page 1 of 2 – 119th Congress)

1. **Prior Lease Term.** The undersigned Landlord (“Lessor”) and Member of the U. S. House of Representatives (“Lessee”) agree that they previously entered into a District Office Lease (“Lease”) (along with the District Office Lease Attachment), which covered the period from January 3, 2023 to January 2, 2025 for the lease of office space located at 100 South Church Street in the city, state and ZIP of Dublin, GA 31021.
2. **Extended Term.** If applicable, the above referenced Lease is extended through and including January 2, 2027. (This District Office Lease Amendment (“Amendment”) may not provide for an extension of beyond January 2, 2027, which is the end of the constitutional term of the 119th Congress.
3. **Rent and Any Other Changes.** The monthly rent for the extended term of the Lease shall now be -0-. All other provisions of the existing Lease shall remain unchanged and in full effect, except for the following additional terms, which are modified as indicated in the space below [If no additional terms are to be modified, write the word “NONE” below].

None

4. **District Office Lease Attachment for the 119th Congress.** This District Office Lease Amendment shall have no force and effect unless and until accompanied by an executed District Office Lease Attachment for the 119th Congress and the District Office Lease Attachment for the 119th Congress attached hereto supersedes and replaces any prior District Office Lease Attachment.
5. **Counterparts.** This Amendment may be executed in any number of counterparts and by facsimile copy, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument.
6. **Section Headings.** The section headings of this Lease are for convenience of reference only and shall not be deemed to limit or affect any of the provisions hereof.

[Signature page follows.]

U.S. House of Representatives

Washington, D.C. 20515

District Office Lease Amendment

(Page 2 of 2 – 119th Congress)

IN WITNESS WHEREOF, the parties have duly executed this District Office Lease Amendment as of the later date written below by the Lessor or the Lessee.

CITY OF DUBLIN

Print Name of Lessor/Landlord

REP. RICK W. ALLEN

Print Name of Lessee

By: _____
Lessor Signature

Lessee Signature

Name:

Title:

Date

Date

***This District Office Lease Amendment must be accompanied with an executed
District Office Lease Attachment.***

District Office Lease Attachment - Instructions

The District Office Lease Attachment (“Attachment”) must accompany *every* Lease or Amendment submitted for a Member/Member-elect’s District Office.

THE OFFICE OF ADMINISTRATIVE COUNSEL MUST APPROVE ANY LEASE, AMENDMENT, OR ATTACHMENT PRIOR TO SIGNATURE.

The term of a District Office Lease or Amendment for the 119th Congress may not commence prior to January 3, 2025.

A Member/Member-elect should endeavor to lease space through the last day of a congressional term rather than the last day of a calendar year. For the 119th Congress, leases should end on January 2, 2027, not December 31, 2026.

- The Member/Member-elect is required to personally sign lease documents.
- The Lessor must complete the amenities checklist in Section A (“Lease Amenities”), including both the “required amenities” and “optional amenities” portions.
- Section B (“Additional Lease Terms”) of the Attachment SHALL NOT have any provisions deleted or changed.
- Prior to either party signing a Lease or an Amendment, the Member/Member-elect must submit the proposed Lease or Amendment, accompanied by the Attachment, to the Office of Administrative Counsel (“Administrative Counsel”) via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for review and approval.
- If approved, Administrative Counsel will advise the parties that they can execute the lease documents. If changes are necessary, Administrative Counsel will contact the office of the Member/Member-elect. The Member/Member-elect will work with the lessor to incorporate all necessary edits to the lease documents. The parties must resubmit revised lease documents to Administrative Counsel until Administrative Counsel approves the lease documentation packet.
- After both parties have executed an approved Lease or the Amendment, accompanied by the Attachment, a copy must be submitted to Administrative Counsel via e-mail in PDF form (leases@mail.house.gov) or fax (202-226-0357) for final countersignature and processing.
- Lessor must complete a U.S. House of Representatives Substitute W-9 and ACH Vendor/Miscellaneous Payment Enrollment Form to allow the House Office of Finance to initiate monthly rental payments pursuant to an approved lease. This form should be submitted along with the completed lease packet. Questions regarding the form should be directed to the Office of Finance (VendorEFT@mail.house.gov; 202-226-2277).
- Lessor shall provide a copy of any assignment, estoppel certificate, notice of a bankruptcy or foreclosure, or notice of a sale or transfer of the leased premises to Administrative Counsel via e-mail in PDF form (leases@mail.house.gov).

Phone Number: (478) 277-5002 Email Address: powellj@dublinga.org

District Office Lease Attachment

(Page 2 of 5 – 119th Congress)

SECTION B (Additional Lease Terms)

1. **Incorporated District Office Lease Attachment.** Lessor (Landlord) and Lessee (Member/Member-elect of the U.S. House of Representatives) agree that this District Office Lease Attachment ("Attachment") is incorporated into and made part of the Lease ("Lease") and, if applicable, District Office Lease Amendment ("Amendment") to which it is attached.
2. **Performance.** Lessor expressly acknowledges that neither the U.S. House of Representatives (the "House") nor its Officers are liable for the performance of the Lease. Lessor further expressly acknowledges that payments made by the Chief Administrative Officer of the House (the "CAO") to Lessor to satisfy Lessee's rent obligations under the Lease – which payments are made solely on behalf of Lessee in support of his/her official and representational duties as a Member of the House – shall create no legal obligation or liability on the part of the CAO or the House whatsoever. Lessee shall be solely responsible for the performance of the Lease and Lessor expressly agrees to look solely to Lessee for such performance.
3. **Modifications.** Any amendment to the Lease must be in writing and signed by the Lessor and Lessee. Lessor and Lessee also understand and acknowledge that the Administrative Counsel for the CAO ("Administrative Counsel") must review and give approval of any amendment to the Lease prior to its execution.
4. **Compliance with House Rules and Regulations.** Lessor and Lessee understand and acknowledge that the Lease shall not be valid, and the CAO will not authorize the disbursement of funds to the Lessor, until Administrative Counsel has reviewed the Lease to determine that it complies with the Rules of the House and the Regulations of the Committee on House Administration, and approved the Lease by signing the last page of this Attachment.
5. **Payments.** The Lease is a fixed term lease with monthly installments for which payment is due in arrears on or before the end of each calendar month. In the event of a payment dispute, Lessor agrees to contact the Office of Finance, U.S. House of Representatives, at 202-225-7474 to attempt to resolve the dispute before contacting Lessee.
6. **Void Provisions.** Any provision in the Lease purporting to require the payment of a security deposit shall have no force or effect. Furthermore, any provision in the Lease purporting to vary the dollar amount of the rent specified in the Lease by any cost of living clause, operating expense clause, pro rata expense clause, escalation clause, or any other adjustment or measure during the term of the Lease shall have no force or effect.
7. **Certain Charges.** The parties agree that any charge for default, early termination or cancellation of the Lease which results from actions taken by or on behalf of the Lessee shall be the sole responsibility of the Lessee and shall not be paid by the CAO on behalf of the Lessee.
8. **Death, Resignation or Removal.** In the event Lessee dies, resigns or is removed from office during the term of the Lease, the Clerk of the House may, at his or her sole option, either: (a) terminate the Lease by giving thirty (30) days' prior written notice to Lessor; or (b) assume the obligation of the Lease and continue to occupy the premises for a period not to exceed sixty (60) days following the certification of the election of the Lessee's successor. In the event the Clerk elects to terminate the Lease, the commencement date of such thirty (30) day termination notice

U.S. House of Representatives
Washington, D.C. 20515

District Office Lease Attachment

(Page 3 of 5 – 119th Congress)

shall be the date such notice is delivered to the Lessor or, if mailed, the date on which such notice is postmarked.

9. **Term.** The term of the Lease may not exceed the constitutional term of the Congress to which the Lessee has been elected. The Lease may be signed by the Member-elect before taking office. Should the Member-elect not take office to serve as a Member of the 119th Congress, the Lease will be considered null and void.
10. **Early Termination.** If either Lessor or Lessee terminates the Lease under the terms of the Lease, the terminating party agrees to promptly file a copy of any termination notice with the Office of Finance, U.S. House of Representatives, Attn: Kellie Wilson, via e-mail at FCLeasePayments@mail.house.gov, and with the Administrative Counsel by e-mail at leases@mail.house.gov.
11. **Assignments.** Lessor shall provide thirty (30) days prior written notice to Lessee before assigning any of its rights, interests or obligations under the Lease, in whole or in part, by operation of law or otherwise. Lessor shall promptly file a copy of any such assignment notice with Administrative Counsel by e-mail at leases@mail.house.gov. Lessee and the House shall not be responsible for any misdirected payments resulting from Lessor's failure to file an assignment notice in accordance with this section.
12. **Sale or Transfer of Leased Premises.** Lessor shall provide thirty (30) days prior written notice to Lessee in the event (a) of any sale to a third party of any part of the leased premises, or (b) Lessor transfers or otherwise disposes of any of the leased premises, and provide documentation evidencing such sale or transfer in such notice. Lessor shall promptly file a copy of any such sale or transfer notice with Administrative Counsel by e-mail at leases@mail.house.gov.
13. **Bankruptcy and Foreclosure.** In the event (a) Lessor is placed in bankruptcy proceedings (whether voluntarily or involuntarily), (b) the leased premises is foreclosed upon, or (c) of any similar occurrence, Lessor agrees to promptly notify Lessee in writing. Lessor shall also promptly file a copy of any such notice via e-mail with the Office of Finance, U.S. House of Representatives, Attn: Kellie Wilson, via e-mail at FCLeasePayments@mail.house.gov, and with Administrative Counsel by e-mail at leases@mail.house.gov.
14. **Estoppel Certificates.** Lessee agrees to sign an estoppel certificate relating to the leased premises (usually used in instances when the Lessor is selling or refinancing the building) upon the request of the Lessor. Such an estoppel certificate shall require the review of Administrative Counsel, prior to Lessee signing the estoppel certificate. Lessor shall promptly provide a copy of any such estoppel certificate to Administrative Counsel by e-mail at leases@mail.house.gov.
15. **Maintenance of Common Areas.** Lessor agrees to maintain in good order, at its sole expense, all public and common areas of the building including, but not limited to, all sidewalks, parking areas, lobbies, elevators, escalators, entryways, exits, alleys and other like areas.
16. **Maintenance of Structural Components.** Lessor also agrees to maintain in good order, repair or replace as needed, at its sole expense, all structural and other components of the premises including, but not limited to, roofs, ceilings, walls (interior and exterior), floors, windows, doors, foundations, fixtures, and all mechanical, plumbing, electrical and air conditioning/heating

District Office Lease Attachment

(Page 4 of 5 – 119th Congress)

systems or equipment (including window air conditioning units provided by the Lessor) serving the premises.

17. **Lessor Liability for Failure to Maintain.** Lessor shall be liable for any damage, either to persons or property, sustained by Lessee or any of his or her employees or guests, caused by Lessor's failure to fulfill its obligations under Sections 15 and 16.
18. **Initial Alterations.** Lessor shall make any initial alterations to the leased premises, as requested by Lessee and subject to Lessor's consent, which shall not be unreasonably withheld. The cost of such initial alterations shall be included in the annual rental rate.
19. **Federal Tort Claims Act.** Lessor agrees that the Federal Tort Claims Act, 28 U.S.C. §§ 2671-80, satisfies any and all obligations on the part of the Lessee to purchase private liability insurance. Lessee shall not be required to provide any certificates of insurance to Lessor.
20. **Limitation of Liability.** Lessor agrees that neither Lessee nor the House nor any of the House's officers or employees will indemnify or hold harmless Lessor against any liability of Lessor to any third party that may arise during or as a result of the Lease or Lessee's tenancy.
21. **Compliance with Laws.** Lessor shall be solely responsible for complying with all applicable permitting and zoning ordinances or requirements, and with all local and state building codes, safety codes and handicap accessibility codes (including the Americans with Disabilities Act), both in the common areas of the building and the leased space of the Lessee.
22. **Electronic Funds Transfer.** Lessor agrees to accept monthly rent payments by Electronic Funds Transfer and agrees to provide the Office of Finance, U.S. House of Representatives, with all banking information necessary to facilitate such payments.
23. **Refunds.** Lessor shall promptly refund to the CAO, without formal demand, any payment made to the Lessor by the CAO for any period for which rent is not owed because the Lease has ended or been terminated.
24. **Conflict.** Should any provision of this Attachment be inconsistent with any provision of the attached Lease or attached Amendment, the provisions of this Attachment shall control, and those inconsistent provisions of the Lease or the Amendment shall have no force and effect to the extent of such inconsistency.
25. **Construction.** Unless the clear meaning requires otherwise, words of feminine, masculine or neuter gender include all other genders and, wherever appropriate, words in the singular include the plural and vice versa.
26. **Fair Market Value.** The Lease or Amendment is entered into at fair market value as the result of a bona fide, arms-length, marketplace transaction. The Lessor and Lessee certify that the parties are not relatives nor have had, or continue to have, a professional or legal relationship (except as a landlord and tenant).
27. **District Certification.** The Lessee certifies that the office space that is the subject of the Lease is located within the district the Lessee was elected to represent unless otherwise authorized by Regulations of the Committee on House Administration.

U.S. House of Representatives
Washington, D.C. 20515

District Office Lease Attachment

(Page 5 of 5 – 119th Congress)

28. **Counterparts.** This Attachment may be executed in any number of counterparts and by facsimile copy, each of which shall be deemed to be an original but all of which together shall be deemed to be one and the same instrument.
29. **Section Headings.** The section headings of this Attachment are for convenience of reference only and shall not be deemed to limit or affect any of the provisions hereof.

IN WITNESS WHEREOF, the parties have duly executed this District Office Lease Attachment as of the later date written below by the Lessor or the Lessee.

CITY OF DUBLIN

Print Name of Lessor/Landlord

REP. RICK W. ALLEN

Print Name of Lessee

By: _____
Lessor Signature

Lessee Signature

Title: _____

Date

Date

From the Member's Office, who is the point of contact for questions?

Name _____ Phone _____ E-mail _____ @mail.house.gov

This District Office Lease Attachment and the attached Lease or Amendment have been reviewed and are approved, pursuant to Regulations of the Committee on House Administration.

Signed _____ Date _____
(Administrative Counsel)

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

To: Charles Penny, City Manager

From: Jason Boyles, Assistant City Manager

Date: January 16, 2025

Re: Fire Services Study

Policy Issue: Statesboro Fire Service Fund

Recommendation:

Consideration of a motion to approve a contract with Goodwin Mills Cawood (GMC) in the amount of \$60,000.00 to perform a fire services study of the Statesboro Fire Department.

Background:

City staff solicited Requests for Qualifications (RFQ) to conduct a financial study of the Statesboro Fire Department (SFD). The RFQ's were advertised for 30 days and listed on the Georgia Procurement Registry. Two vendors submitted proposals and after interviews of both consultants staff recommended GMC.

The scope of work by GMC will include the following: 1) Data Gathering and Evaluation of SFD operations; 2) Determination of Cost of Services and Level of Service Provided; 3) Analysis of Call Data and Correlation to Property Data; and, 4) Determination of Revenue Source(s) and Analysis of Suitability for a Fire Service Fee. Additionally, their work will also include study of current taxable and non-taxable properties, property uses and risk classes, current and future station locations, capital equipment, and long-range plans. This phase of work is anticipated to take approximately 6 months.

GMC has performed studies for several fire departments in Georgia, including the implementation of successful fire service fee programs. Such work includes Garden City and McDuffie County. Their work with the Thomson-McDuffie Fire Department resulted in a successfully implemented fire service fee to improve delivery of fire services. McDuffie County has provided recommendation of GMC for this work.

Budget Impact: Fees for study will be paid from the Fire Fund Operating Budget.

Council Person and District: All, Citywide

PROFESSIONAL SERVICES AGREEMENT

THIS Agreement, entered into effective as of the ____ day of _____, 2025, by and between the City of Statesboro, Georgia (the "CITY") and Goodwyn Mills Cawood, LLC (the "CONSULTANT" or "GMC") (collectively the "Parties").

WITNESSETH THAT:

WHEREAS, the CITY desires to engage the CONSULTANT to provide the technical and professional services described in Exhibit A: Scope of Services (the "Scope of Services"), which is attached hereto and incorporated herein by reference, regarding the preparation of a Municipal Fire Service Fee Study; and

WHEREAS, the CONSULTANT desires to provide the described services to the CITY;

NOW, THEREFORE, the Parties agree as follows:

ARTICLE I – ENGAGEMENT OF THE CONSULTANT

The CITY engages the CONSULTANT to provide, and the CONSULTANT agrees to provide, the services set forth in the Scope of Services in a professional and proper manner and in accordance with this Agreement.

ARTICLE II – SCOPE OF SERVICES

The CONSULTANT shall provide the professional, administrative, technical, and planning services to the CITY described in the Scope of Services (the "Project"). The Scope of Services may be amended only upon written agreement of the Parties.

ARTICLE III – TIME OF PERFORMANCE

The services to be provided pursuant to this Agreement shall commence upon issuance of a Notice to Proceed by the CITY and will continue until all tasks in the Scope of Services have been completed or termination of this Agreement as provided herein.

The Project will proceed in accordance with the written schedule attached hereto as Exhibit C, which is incorporated herein by reference, and shall be completed within six (6) months from issuance of the Notice to Proceed, subject to written amendment of this Agreement.

This Agreement shall terminate upon final closeout and approval by the CITY of the Project described in the Scope of Services.

ARTICLE IV – GENERAL PROVISIONS

- A. Personnel: The CONSULTANT employs professional personnel capable of providing the Scope of Services in a satisfactory and proper manner or will secure the services of such personnel required to provide such services.
- B. Office Space: The CONSULTANT shall provide and maintain office space and facilities necessary to provide all services pursuant to this Agreement at no expense to the CITY.
- C. Subcontracting: None of the services to be provided by the CONSULTANT pursuant to this Agreement shall be subcontracted without prior written amendment of this Agreement. Any services subcontracted by the CONSULTANT shall be subject to each provision of this Agreement.

- D. Access to Materials: The CITY shall make available to the CONSULTANT any maps, documents, planning materials, or any other information in its possession or otherwise readily available, which have a direct bearing on the Project, at no expense to the CONSULTANT.

ARTICLE V – COMPENSATION AND METHOD OF PAYMENT

For services provided and expenses incurred pursuant to this Agreement, the CITY shall pay the CONSULTANT a total amount not to exceed \$60,000. This amount is based on the fees and direct costs itemized in Exhibit B: Fees and Expenses, which is attached hereto and incorporated herein by reference.

Payment by the CITY shall be made upon presentation of written monthly invoices by the CONSULTANT to the CITY certifying the services provided and expenses incurred the preceding calendar month based on progress to date; provided however, that the total of said monthly invoices for the Project shall not exceed \$60,000.

The CITY and the CONSULTANT may, by written agreement, extend or shorten the term of this Agreement, change the Scope of Services, and/or increase or decrease the total amount to be paid by the CITY to the CONSULTANT.

ARTICLE VI – REPORTING AND RECORDKEEPING REQUIREMENTS

The CONSULTANT shall provide to the CITY a monthly status report of progress through the preceding calendar month with each monthly invoice.

The CONSULTANT will maintain accounts and records, including personnel, property, and financial records, adequate to identify and account for all costs pertaining to the Agreement and such other records as may be deemed necessary by the CITY to assure proper accounting for all Project funds. These records will be made available for audit purposes to the CITY or any authorized representatives of the CITY and will be retained by the CONSULTANT for three years after the expiration of this Agreement unless permission to destroy them is granted by the CITY.

All of the reports, information, and data prepared or assembled by the CONSULTANT under this Agreement shall be the property of the CITY. The CONSULTANT shall not make such information available to any individual or organization without the prior written approval of the CITY unless required by law.

No report, maps, or other documents produced in whole or in part under this Agreement shall be the subject of an application for copyright by or on behalf of the CONSULTANT.

ARTICLE VII – CITY’S RESPONSIBILITIES

The CITY shall:

- A. provide the CONSULTANT with complete information concerning the requirements of the Project;
- B. hold promptly all required meetings, serve all required notices, and pay for all costs incidental thereto, as expenses not included in this Agreement; and
- C. designate, in writing, a person to act as CITY’s representative (the “City Project Manager”) with respect to the services to be provided under this Agreement.

The City Project Manager shall have complete authority to transmit instructions and to receive information with respect to the Project.

ARTICLE VIII – TERMINATION

Termination for Cause. If, through any cause, the COUNSULTANT shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if the CONSULTANT shall violate any of the covenants, agreements, or stipulations of this Agreement, the CITY shall have the right to terminate this Agreement by giving written notice to the CONSULTANT of such termination and specifying the effective date thereof, at least five (5) business days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the CONSULTANT pursuant to this Agreement will, at the option of the CITY, become the City of Statesboro's property. The CONSULTANT shall be entitled to receive just and equitable compensation for services satisfactorily provided.

Termination Without Cause. The CITY may terminate this Agreement without cause at any time by giving at least ten (10) business days' notice in writing to the CONSULTANT. If the Agreement is terminated without cause, CONSULTANT will be paid for the services provided and expenses incurred up to the termination date. Written notice of termination may be given to the CONSULTANT by email delivered to the CONSULTANT's e-mail address of ed.ditommaso@gmcnetwork.com. The CONSULTANT shall not provide any further services upon receipt of such termination notice.

ARTICLE IX – NOTICE

Any notice required or permitted by law or this Agreement to be given to the parties in writing may be given by sending same via registered or certified U.S. Mail, postage prepaid, and addressed as follows:

To the CITY:	City of Statesboro 50 East Main Street Statesboro, GA 30458 Attn: City Manager
To the CONSULTANT:	Goodwyn Mills Cawood, LLC 114 Barnard Street, Suite 114-2B Savannah, GA 31401 Attn: Ed DiTommaso

Alternatively, unless otherwise required by law, any notice required or permitted by law or this Agreement to be given to the parties in writing may be given by sending same via e-mail (which, for purposes of this provision, shall be considered "written" notice) to the following e-mail addresses:

To the CITY:	jason.boyles@statesboroga.gov
To the CONSULTANT:	ed.ditommaso@gmcnetwork.com

Each party shall be obligated to notify the other party if the above mailing or e-mail addresses change, and neither party shall be required to send notice to an address different from those above unless that party has been so notified.

To the CITY: jason.boyles@statesboroga.gov

To the CONSULTANT: ed.ditommaso@gmcnetwork.com

Each party shall be obligated to notify the other party if the above mailing or e-mail addresses change, and neither party shall be required to send notice to an address different from those above unless that party has been so notified.

ARTICLE X – CHANGES IN SCOPE

The CITY may, from time to time, request changes in the Scope of Services, including additional or decreased services. Such changes, including any increase or decrease in the amount of CONSULTANT'S compensation, to which the Parties mutually agree shall be incorporated in written amendments to this Agreement.

ARTICLE XI – ENTIRE AGREEMENT

This Agreement represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Parties.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duty authorized officers effective the day and the year first written above.

CITY OF STATESBORO, GEORGIA

By:

Witness:

Name

Name

Title

Title

GOODWYN MILLS CAWOOD, LLC.

By:


Witness:



Name

Vice President, Environmental

Title



Name

SENIOR ENGINEER

Title

Municipal Fire Service Fee Exhibit A – Scope of Services

The GMC Project Team will implement the following services in support of a future Statesboro Fire Fee.

PHASE I: FIRE SERVICES FUNDING FEASIBILITY

Task 1. Evaluate Data Pertaining to Fire Services. GMC will attend a Kick-Off Meeting with City staff to discuss the scope and schedule of this project and to outline additional data needs. Prior to the kickoff meeting, GMC requests any of the following information from the City for review:

- A detailed description of the Statesboro Fire Department (SFD)'s Fire Services including: Current Staffing Levels, Locations and Mutual Aid Agreements, Insurance Services Office (ISO) Rating information, level of service assessment and future needs, equipment needs and capital plan, any other pertinent information
- A five-year budget that includes operations, staffing, equipment, and capital
- GIS information for tax parcels including ownership, property address, land use, mailing address, building square footage, and other relevant tables.
- Three to Five years of fire call data.

The GMC Project Team will evaluate existing City documents, ad valorem tax information, fire call data, existing aid agreements, reports, levels of service, budget allocations, projected long-term capital needs, and other data pertaining to the provision of fire services.

Review and Evaluate Outstanding Issues. Based on the information provided by the City, GMC staff will assist the City with development of program goals for the SFD and a future LOS policy. GMC staff will research, identify, and evaluate outstanding funding issues as they relate to provision of current and future fire services. This information will be needed to develop recommendations regarding viable funding options for fire services, the best apportionment methodology, and to assist the City in identifying policy decisions necessary to implement a fire fee.

Task 2. Determine Full Costs of Service. The GMC team will evaluate the full COS for fire service delivery using the City's most current financial information including direct and indirect costs. This will include an evaluation of the current and future COS based on the City's desired LOS. The future COS will be projected over a ten-year period beginning in FY 2025. It will include the costs of operations as well as capital needs including amortized costs related to major equipment purchases and capital projects. The GMC Project Team will attend project coordination meetings with City staff including, but not limited to management, financial, and SFD staff, to interactively review and finalize the budget projections.

Task 3. Analyze Call Data and Correlate with Property Data. The GMC Project Team staff will evaluate three (3) to five (5) years of the City's fire incident reports and correlate the fixed property uses on the reports to comparable property uses on the tax rolls. We will analyze all property use categories within the City to determine which parcels may receive a special benefit from the provision of fire services. As part of this analysis, we will identify the various classifications of properties, i.e. single family residential, multi-family residential, commercial,

industrial, institutional, public, etc., as well as their taxable status. Our staff will review the percentage of call volume, and the cost of service delivery related to those calls for each classification of property. Furthermore, we will quantify the cost benefit of fire services received by tax-exempt properties as a part of the cost apportionment process. It is also important to consider that some types of buildings/uses require special equipment, which has an associated cost, and the SFD must be prepared to provide fire services to these properties, even if the need never actually arises to suppress a fire. GMC will meet with City staff to review the fire incident reports and discuss the preliminary results of this analysis to ensure that they are consistent with the experience of the SFD.

As part of this task, GMC will develop a database using information from the tax assessor's parcel data to assist with revenue projections based on different billing scenarios.

Task 4. Develop Fire Fee Methodology. Utilizing the data developed previously, the GMC Project Team will develop a fair, reasonable and equitable method of apportionment and accurate classification of parcels using the current tax data and fire incident data reports. Fire incident data reports are essential for establishing recommendations for a rate structure that corresponds to the services received and benefit experienced by the various property classes even if the benefit is indirect or immeasurable. GMC will assess the potential methodologies for legal sufficiency and compatibility with the recommended fee collection method to determine which is the most appropriate for the City of Statesboro.

In Georgia, fire fees have generally been assessed one of three ways:

1) Assessed Value. Fees are based on the assessed value of the structure for which the service is provided. In this instance, properties with no structure do not subscribe for fire services. In addition, the annual fire fee revenue is less stable because it can fluctuate based on property values, making it more difficult for long-range planning.

2) Square Footage. Fees are charged based on an approximation of the cost to provide service to the property or other recipient of the service. The rationale behind this particular method is that the larger the structure, the more resources will be required to respond to a fire. There are other building and site features that may also impact the cost of providing fire services, such as the flammability of the materials used to build the structure or stored within the structure. The more site/building parameters considered in the rate methodology, the more closely the fee will approximate the actual cost of providing the service.

3) Needed Fire Flow. Some communities establish fire fees based on the needed fire flow that is required to respond to a fire using facility specific data for that site. Needed fire flow, as described in ISO's Manual, "Guide for Determining Needed Fire Flow," Edition 05-2008; is calculated by assessing numerous variables including: building square footage, building material, material storage, proximity and connection to other buildings, fire rated design, and the availability of sprinkler systems. Use of this methodology requires detailed Pre-Fire Plan information that is not normally available in property tax data and must be collected by the SFD in a format that is searchable by GMC project team staff, such as an excel file. It should also be noted that this method takes considerable staff time to maintain since fees

need to be recalculated each time occupancy changes, which is why few communities have used this approach.

Identify Service Delivery Issues. GMC staff will identify and analyze any potential service delivery issues that may affect the selected methodology. For example, is there a higher LOS provided to a certain area of the City or a particular class of customers? Are there services provided to areas outside the City limits of Statesboro, and how does that LOS or COS differ? Can a risk multiplier be used to recognize the additional burden different types of uses place on the department? In order to ensure fairness and equity in the future fire fee methodology, it will be necessary to consider these issues during formation of our recommendations.

Credit Policy Recommendations. The existence of on-site fire protection/suppression facilities and/or emergency management programs which mitigate the response burden imposed on SFD should be taken into account when establishing the fire assessment fee charge for that property. We recommend that this reduction should be in the form of a credit on the fire fee, and we will make recommendations for a credit policy to address privately owned and maintained fire protection / suppression facilities, systems, or emergency management programs that mitigate the fire risk associated with the property and reduce the cost associated with provision of fire protection services by the City to that property. The full credit manual would be developed during Phase II if the City elects to move forward with implementation of the fee.

Present Results to City: The GMC Project Team will prepare a draft feasibility report that identifies the methodology, benefited properties, rates, and alternatives for funding fire services. The report shall also include a cost-benefit analysis, revenue generation projections, and the steps and timetable for implementing the fire fee within the City of Statesboro. The GMC Project Team will present the draft report to City staff for input. Based on feedback, GMC will revise the report as necessary, produce a final report, and present the results to the Mayor and Council. At this time, or a future meeting, this City can make the decision on whether to move forward with Phase II.

We recommend that the presentation to City Council be preceded by a workshop or retreat with City Council where they can ask questions regarding the study in a more informal setting. It is at this work session, that the GMC would review the projections, which will allow the City Council to see the estimated revenue that could be generated through a fire fee. This would then be followed up by a formal presentation at a formal City Council meeting. The GMC Project Team will not begin Phase II until authorized to do so by the City Council.

**City of Statesboro Municipal Fire Fee Study
Exhibit B – Fees and Expenses**

ITEM		FEE
PHASE I		
Task 1: Data Gathering and Evaluation of Fire Department Data		\$ 10,100
Task 2: Determine Full Costs of Services and Levels of Service		\$ 14,500
Task 3: Analyze Call Data and Correlate with Property Data		\$ 29,500
Task 4: Develop a Fire Fee Methodology		\$ 5,900
Total		\$ 60,000

City of Statesboro Municipal Fire Fee Study
Exhibit C – Project Schedule

City of Statesboro Municipal Fire Fee Study

Project Schedule

2025

	Feb	Mar	Apr	May	Jun
PHASE I					
Project Administration					
NTP and Project Kick-off Meeting					
Final Project Scope and Schedule					
Project Management and Coordination					
Task 1: Data Gathering and Evaluation of Fire Department Data					
Collect and Organize Data from Various Sources					
Review and Evaluate Outstanding Issues					
Task 2: Determine Full Costs of Services and Levels of Service					
Evaluate Current and Future COS					
Task 3: Analyze Call Data and Correlate with Property Data					
Review 3 to 5 Years Call Data					
Review Taxable and Tax Exempt Properties					
Task 4: Develop a Fire Fee Methodology					
Recommend Best Fit for Statesboro					
Fire Fee Report					
Draft Feasibility Report					



Deliverable

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Ginny Hendley
John C. Riggs
Shari Barr



Jonathan M 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 14, 2025

RE: January 21, 2025 City Council Agenda Items

Policy Issue: Consideration of MOU with Habitat for Humanity and Agape Worship Center regarding the residential redevelopment of real property in the Johnson St area.

Recommendation: Approval

Background: City is applying for a CHIP (Community Home Investment Program) grant for construction of new housing. It has been advised that an MOU such as this will aid in the application process.

Budget Impact: None

Council Person and District: Paulette Chavers District 2

Attachments: Proposed MOU

MEMORANDUM OF UNDERSTANDING (MOU)

Between

CITY OF STATESBORO,

**HABITAT FOR HUMANITY OF BULLOCH COUNTY, and
AGAPE WORSHIP CENTER**

This is an agreement between the City of Statesboro hereinafter called City, Habitat for Humanity of Bulloch County, hereafter called Habitat, and Agape Worship Center, hereinafter called Agape.

I. PURPOSE & SCOPE

The purpose of this MOU is to clearly identify the roles and responsibilities of each party as they relate to the residential redevelopment of certain real property in the City.

II. BACKGROUND

WHEREAS, Agape owns certain real property along and near Pine Street that it desires to redevelop for residential use,

WHEREAS, the City desires to apply for a Community HOME Investment Program (CHIP) grant through the Georgia Department of Community Affairs in order to provide financing for affordable housing initiatives in the City, and

WHEREAS, Habitat is experienced in all facets of affordable housing redevelopment and desires to assist the City and Agape in the provision of affordable housing.

III. CITY DUTIES UNDER THIS MOU

City shall apply for the CHIP grant. It is a condition precedent to all other terms contained herein that said grant be awarded. City shall provide this funding for construction of six homes by Habitat and three more to be contracted with other contractors. City shall also receive all ultimate proceeds from the sale of the new homes and deposit such in a revolving fund for future affordable housing initiatives. City will waive any lien obligations for Agape on subject property.

IV. AGAPE DUTIES UNDER THIS MOU

Agape shall provide an in-kind contribution to the project by donating the subject real property subject to the reimbursement provisions contained in Section V below.

V. HABITAT DUTIES UNDER THIS MOU

Habitat shall construct six of the nine contemplated homes to their building standards. Habitat shall further sell all nine properties in accordance with their eligibility requirements and screen all applicants to ensure compliance with said regulations. Habitat agrees to reimburse Agape \$11,111.11 upon sale of each of the nine contemplated homes.

So Agreed this 21st day of January, 2025

City of Statesboro

Habitat, Inc.

Jonathan McCollar, Mayor

Kathy Jenkins, Director

Agape Worship Center

Donald Chavers, Pastor

CITY OF STATESBORO



COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

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

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

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

From: John Washington, Director – Public Works and Engineering

Date: January 10, 2025

RE: Recommendation of Payment for Acquisition of Land
Avila/Meeks Tax Parcel ID MS57000003 000

Policy Issue: Acquisition of Undeveloped Real Property

Recommendation:

Staff recommends approval of the attached purchase agreement and payment of \$698,340.00 (per appraised per acre amount) for purchase of 38.73 acres of property to expand the inert landfill.

Background:

WSP (formerly Golder Associates, Inc.) has been working with the City of Statesboro since 1993 at the Lakeview Road landfill. As the engineer of record, WSP supports City staff through monitoring of the closed municipal solid waste landfill, operation of the existing transfer station and operation of the inert landfill at the Lakeview Road Landfill site.

The existing inert landfill at the Lakeview Road Landfill has a remaining capacity timeline of approximately 5 to 7 years. However, the projected community growth rate will shorten this timeline considerably. Further, the current site does not have sufficient soil to provide cover materials required to operate the inert landfill. The City has no additional property to expand operations or to borrow cover material from and now must import soils as cover material.

WSP has previously performed a landfill siting study and investigated options for operations beyond the current permitted and available inert landfill. Initial options included siting a new inert landfill in a more central geographic location in the County. However, the final recommendation is to expand the inert landfill by acquiring adjacent property and seeking necessary permits for the available expansion. In fact, WSP begun preliminary engineering work in anticipation of moving forward with this process, which will provide capacity life of the inert landfill of approximately 20 years.

Budget Impact:

Expenses will be paid from Solid Waste Disposal Fund Operating Income and 2019 SPLOST funds.

Council Person and District:

District 1, Councilmember Tangie Johnson

Attachment: Purchase Agreement

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (hereinafter "Agreement"), made and entered into this day of January, 2025, by and between THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA Party of the First Part, hereinafter called Buyer, and MARILYN AVILA & BRENDA W MEEKS, owners of 431 Lakeview Road 30458 party of the second part, hereinafter called Seller, regarding fee simple acquisition of the Subject Property as defined below

WITNESSETH:

ARTICLE I SUBJECT PROPERTY

Buyer desires to acquire the following property from Seller for purposes of landfill expansion:

Legal Description – Parcel 1

All that certain tract or parcel of land lying and being in the 1209th GMD of Bulloch County, Georgia containing 38.73 Acres and being more particularly described as follows:

Beginning at the centerline intersection of Lakeview Road and Old Hardy Place Road;
thence along the center of Old Hardy Place Road a distance of 118.47' to a 5/8" rebar found;

thence S 11°08'27"; W a distance of 210.57'; to a concrete monument found;

thence S 79°07'33"; E a distance of 77.70'; to a concrete monument found on the westerly right-of-way of Lakeview Road;

thence S 14°11'08"; W a distance of 854.45'; along the westerly right-of-way of Lakeview Road to a point;

thence S 13°53'15"; W a distance of 126.26'; along the westerly right-of-way of Lakeview

Road to a 5/8" rebar set;

thence N 82°28'41"; W a distance of 2167.06'; to a concrete monument found;

thence S 00°09'37"; E a distance of 218.69'; to a concrete monument found;

thence S 00°09'37"; E a distance of 230.80'; to an angle iron found;

thence S 02°59'02"; W a distance of 748.48'; to a 5/8" rebar set being the TRUE POINT OF BEGINNING;

thence S 02°59'02"; W a distance of 169.95"; to a 5/8" rebar found;

thence S 02°59'02"; W a distance of 30.15'; to a 5/8" rebar found;

thence N 88°51';23"; W a distance of 699.83'; to a 5/8" rebar set;

thence N 55°33'00"; W a distance of 500.15'; to an iron pipe found;

thence S 76°02';13"; W a distance of 983.08'; to a 5/8" rebar found;

thence N 55°25'33"; W a distance of 868.95'; to a concrete monument found;

thence N 28°30'51"; E a distance of 738.07'; to an iron pipe found;

thence S 80°52'56"; E a distance of 1350.00'; to a 5/8" rebar set;

thence S 25°19'32"; E a distance of 744.53'; to a 5/8" rebar set;

thence S 55°33';00"; E a distance of 180.00'; to a 5/8" rebar set;

thence S 88°51'23"; E a distance of 640.00'; to a 5/8" rebar set;

which is the TRUE POINT OF BEGINNING,
having an area of 38.73 Acres.

ARTICLE II

TERMS

Seller shall convey a fee simple interest in Subject Property for consideration consisting of Six Hundred Ninety Eight Thousand Three Hundred Forty (\$698,340.00) dollars. Buyer further acknowledges that this sale was prompted by threat of condemnation

IN WITNESS WHEREOF, Buyer and Seller, by and through their authorized representatives, have hereunto executed, signed, and delivered this Agreement in duplicate the day, month, and year first above written, each of the said parties keeping one of the copies hereof.

MAYOR AND CITY COUNCIL
OF STATESBORO, GEORGIA

By:

JONATHAN MCCOLLAR,
CITY MAYOR

Attest:

LEAH HARDEN, CITY
CLERK

By: Marilyn W. Avila
Marilyn Avila



State of NC County of Wake
Signed and sworn to before me this day by
Marilyn Avila

1-9-2025 Date

Notary Public

Printed Name
My commission expires: Sept 26 2027

BY: _____
Brenda W Meeks

SIGNED in the presence of:

State of _____ County of _____
Signed and sworn to before me this day by

Date

Notary Public

Printed Name
My commission expires: _____

thence N 28°30'51"; E a distance of 738.07'; to an iron pipe found;

thence S 80°52'56"; E a distance of 1350.00'; to a 5/8" rebar set;

thence S 25°19'32"; E a distance of 744.53'; to a 5/8" rebar set;

thence S 55°33';00"; E a distance of 180.00'; to a 5/8" rebar set;

thence S 88°51'23"; E a distance of 640.00'; to a 5/8" rebar set;

which is the TRUE POINT OF BEGINNING,
having an area of 38.73 Acres.

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Seller shall convey a fee simple interest in Subject Property for consideration consisting of Six Hundred Ninety Eight Thousand Three Hundred Forty (\$698,340.00) dollars. Buyer further acknowledges that this sale was prompted by threat of condemnation

IN WITNESS WHEREOF, Buyer and Seller, by and through their authorized representatives, have hereunto executed, signed, and delivered this Agreement in duplicate the day, month, and year first above written, each of the said parties keeping one of the copies hereof.

MAYOR AND CITY COUNCIL OF STATESBORO,
GEORGIA

By: _____
JONATHAN MCCOLLAR, CITY MAYOR

Attest: _____
LEAH HARDEN, CITY CLERK

(Seal)

By: _____
Marilyn Avila

BY: Brenda W. Meeks
Brenda W Meeks

SIGNED in the presence of:

[Signature]
Notary Public



CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari R Barr, District 5



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

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

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

From: Darren Prather, Director – Central Services

Date: January 13, 2025

RE: Recommendation: Bid Award Swat Response Vehicle

Policy Issue: Purchasing

Recommendation:

Staff recommends the City of Statesboro award the purchase of a 15 passenger SWAT response vehicle for the Statesboro Police Department to LVD Custom Specialty Vehicles in the amount of \$146,255.00.. If approved, these purchases would be funded under the 2019 SPLOST.

Dealership	Bid Amount
1. LVD Custom Specialty Vehicles	\$146,255.00
2. Quality Vans & Specialty Vehicles	\$149,850.00

Background:

The City of Statesboro issued an invitation to bid for a 15 passenger SWAT Response Vehicle to numerous dealerships and advertised for over two weeks. LVD Custom Specialty Vehicles form Burlington, WI responded with the lowest bid, which included a \$5,090.00 delivery fee.

Budget Impact: 2019 SPLOST
Council Person and District: All
Attachments: None

CITY OF STATESBORO

COUNCIL

Tangie Johnson, District 1
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50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

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

From: Darren Prather, Director – Central Services

Date: January 13, 2025

RE: Recommendation: F-250 Truck for Parks Division

Policy Issue: Purchasing

Recommendation:

Staff recommends City of Statesboro award the purchase of a 2025 F250 4X4 Crew Cab for the Parks Division to JC Lewis Ford in the amount of \$50,252.00. If approved, this purchase would be funded out of the GMA Lease Pool.

Dealership	Bid Amount
1. JC Lewis Ford	\$50,252.00

Background:

The City of Statesboro issued an invitation to bid for a 2025 F250 4X4 Crew Cab for the Parks Division to numerous dealerships and advertised for over two weeks. JC Lewis Ford of Statesboro, was the only dealership to respond and therefore is recommended for the contract award.

Budget Impact:	GMA Lease Pool
Council Person and District:	All
Attachments:	None