



February 20, 2024 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Phil Boyum
3. Recognitions/Public Presentations
 - A) Presentation by Richard Deal with Lanier, Deal, and Proctor on how the City financially ended Fiscal Year 2023.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 02-06-2024 Council Minutes
 - B) Consideration of a motion to approve the City of Statesboro Fiscal Year 2023 audit.
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 24-01-01**: Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district of approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road.
7. Public Hearing and Consideration of a Motion to Approve: **APPLICATION CUV 24-01-02**: Niki H Grant requests a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses, specifically a personal care home at 402 Marvin Avenue.
8. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SE 24-01-03**: Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue.
9. Public Hearing and Consideration of a Motion to Approve: **APPLICATION RZ 24-01-04**: AMCS Development, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 19.49 acres of property in order to develop a 192 unit multifamily apartment complex utilizing Low Income Housing Tax Credits on Mathews Road.
10. Consideration of a Motion to Approve **Resolution 2024-03**: A Resolution Approving Award of Contract to Coastal Regional Commission for Grant Administration Services for the 2024 Community Development Block Grant.

11. Consideration of a motion to approve **Resolution 2024-04**: A Resolution to award a contract to Cranston LLC to provide engineering services for the 2024 Community Development Block Grant.
12. Consideration of a motion to approve proposed Task Order #8 in the amount of \$198,655.00 with Goodwyn, Mills, and Cawood (GMC), as part of their Stormwater Masterplanning Professional Services Agreement, for professional services related to a flood control project in Northlake subdivision. The project will be paid from 2013 SPLOST funds.
13. Other Business from City Council
14. City Managers Comments
15. Public Comments (General)
16. 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)
17. Consideration of a Motion to Adjourn

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
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: February 14, 2024

RE: End of Fiscal Year 2023 Audit Presentation

Background: The City of Statesboro is required to have an independent financial audit at the end of each Fiscal Year. Richard Deal, with Lanier, Deal and Proctor, will give an update on how the City financially ended Fiscal Year 2023.

Budget Impact: N/A

Council Person and District: All

Attachments: N/A



CITY OF STATESBORO
COUNCIL MINUTES
FEBRUARY 06, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Pro Tem Shari Barr called the meeting to order

2. Invocation and Pledge

Mayor Pro Tem Shari Barr gave the Invocation and led the Pledge of Allegiance.

ATTENDANCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Absent	
Phil Boyum	Councilmember	Present	9:09 am
Paulette Chavers	Councilmember	Absent	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Absent	
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 Presentation:

a) Presentation of a Proclamation recognizing February 16, 2024 as Arbor Day in the City of Statesboro and recognition of the City's participation in the Tree City USA program.

Mayor Pro Tem Shari R. Barr read the proclamation recognizing February 16, 2024 as Arbor Day in the City of Statesboro and presented it to the Statesboro Tree Board.

Bulloch County Chief Ranger Paul Kitchens and Ranger Garret Anderson with the Georgia Forestry Commission recognized the City of Statesboro's 31st year of participation in the Tree City USA program and presented a flag to City Council and the Tree Board.

Tree Board Chair, Shawn Diddy invited Mayor, Council, and the community to join the Tree Board at 4 pm Friday February 16th in Renaissance Park for the planting of a tree for Arbor Day.

Streets and Parks Superintendent Richard Smiley, presented a plaque to Henry Clay recognizing and thanking him for his 40 years of service to the Statesboro Tree Board.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 01-16-2024 Work Session Minutes

b) 01-16-2024 Council Minutes

c) 01-16-2024 Executive Session Minutes

A motion was made to approve the consent agenda.

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

6. Public hearing and 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) Orchid**
1525 Fair Road Unit 104
License Type: Restaurant

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a) issued to **a) Orchid** located at 1525 Fair Road Unit 104 for License Type: Restaurant.

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

b) Oak 45
45 East Main Street
License Type: Bar

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to open the public hearing.

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

A motion was made to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a) issued to Oak 45 located at 45 East Main Street for License Type: Bar

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

7. Consideration of a motion to approve a proximity waiver pursuant to the City of Statesboro alcohol ordinance Sec. 6-5 (o) in order to consider the issuance of a pub license to the Pour House located at 25 West Main Street.

City Attorney Cain Smith explained that a distance waiver could be issued for a restaurant, pub, or low volume establishment before the consideration of the alcohol license.

Councilmember Phil Boyum asked which facility is causing the proximity waiver request.

The proximity issue was with a “store front” church next door to the establishment. The church is no longer there and does not pose a proximity issue any longer.

Councilmember Phil Boyum stated the reason he asked is because the church was located in a commercial building which should not count against any business wanting to go in that area. He continued to say the church is not a stand-alone dedicated property for a church; one day it’s a church the next day it’s a boutique or barber shop. Those need to be excluded from these exemptions.

City Manager Charles Penny stated at the last work session one of the items discussed was about proximity exemptions in the central business district and will be brought back for further discussion at the next work session in February.

No action was taken on this item as the proximity issue no longer exists.

8. Public hearing and 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) The Pour House**
- 25 West Main Street**
- License Type: Pub**

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a) issue to The Pour House located at 25 West Main Street for License Type: Pub.

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

9. Consideration of a motion to approve the award of a Department owned firearm to retiring Deputy Chief Rob Bryan.

A motion was made to approve the award of a Department owned firearm to retiring Deputy Chief Rob Bryan.

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

- 10. Consideration of a motion to award the purchase of a new 2023 or newer Ford F-350 4x2 Crew Cab with a landscape body in an amount, not to exceed, \$75,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# PRK-4.**
- 11. Consideration of a motion to award the purchase of a new 2023 or newer Ford F-350 4x2 Crew Cab with a service body in an amount, not to exceed,\$75,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# STS-74.**
- 12. Consideration of a motion to award the purchase of a new 2023 or newer Ford F-350 4x4 Crew Cab with a service body, not to exceed, \$67,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# STS-80.**

A motion was made to approve agenda items 10, 11, and 12; award the purchase of a new 2023 or newer Ford F-350 4x2 Crew Cab with a landscape body in an amount, not to exceed, \$75,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# PRK-4; to award the purchase of a new 2023 or newer Ford F-350 4x2 Crew Cab with a service body in an amount, not to exceed, \$75,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# STS-74 and to award the purchase of a new 2023 or newer Ford F-350 4x4 Crew Cab with a service body, not to exceed, \$67,000.00. If approved, this will be purchased using funds from the GMA Lease Pool under CIP# STS-80.

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

- 13. Consideration of a motion to award a contract to Deere & Company for the purchase of a John Deere 317G Compact Track Loader per Sourcewell cooperative purchasing contract in the amount of \$71,864.06. This item to be purchased with funds approved in the 2023 CIP Budget, item #WTP-23, funded by water/sewer system revenues.**

A motion was made to award a contract to Deere & Company for the purchase of a John Deere 317G Compact Track Loader per Sourcewell cooperative purchasing contract in the amount of \$71,864.06. This item to be purchased with funds approved in the 2023 CIP Budget, item #WTP-23, funded by water/sewer system revenues.

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

14. Other Business from City Council

Mayor Pro Tem Shari Barr announced a Comprehensive Plan meeting is scheduled for Thursday February 8th in the Council Chamber and another one will be held on Tuesday February 13th at the United Methodist Church on Tuesday February 13, 2024 beginning at 4 pm and invites the community to share their thoughts. Also there will be another Family Resource Day on February 24th from 10 am – 3 pm at the Statesboro Convention and Visitors Bureau located on South Main Street.

15. City Managers Comments

City Manager Charles Penny congratulated the Mayor, members of Council, the Youth Commission and city staff for receiving the Visionary City’s award from the Georgia Municipal Association fir the Village Builders initiative. Mr. Penny announced and congratulated Mayor McCollar for his appointment as Chairman of the National League of Cities 2024 University Communities Council. In addition congratulations to Councilmember Paulette Chavers who was elected as the third Vice President of GMA District 12 has been moved up to First Vice President.

16. Public Comments (General):

Eric Peoples introduced himself and his business here in Statesboro called University Safety Solutions of Statesboro which does emergency vehicle upfitting. Mr. Peoples stated he would love to make the City of Statesboro a safer place to work and live.

17. 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).

No executive session was held.

18. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:33 a.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Justin Williams, Planning & Housing Administrator

Date: February 12, 2024

RE: February 20, 2024 City Council Agenda Items

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

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

Background: Blue River Development LLC, requests a Zoning Map Amendment from the R-40 (Single-Family Residential) to the R-4 (High-Density Residential) zoning district of approximately 39.98 acres of property in order to develop a 196 unit duplex/townhome development on the Southern quadrant of Old Register Road (Tax Parcel # 076000001 000).

Budget Impact: None

Council Person and District: Chavers (District 2)

Attachments: Development Services Report (RZ 24-01-01)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**RZ 24-01-01
ZONING MAP AMENDMENT
OLD REGISTER ROAD**

LOCATION:	Old Register Road
EXISTING ZONING:	R40 (Single-Family Residential)
ACRES:	39.98 acres
PARCEL TAX MAP #:	076 000001 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant Land
PROPOSED USE:	Multi-Family Subdivision



PETITIONER Blue River Development, LLC
ADDRESS 3810 Windemere Parkway, Suite 504; Cumming GA, 30041

REPRESENTATIVE Joey Maxwell: Maxwell-Reddick & Associates
ADDRESS 40 Joe Kennedy

PROPOSAL

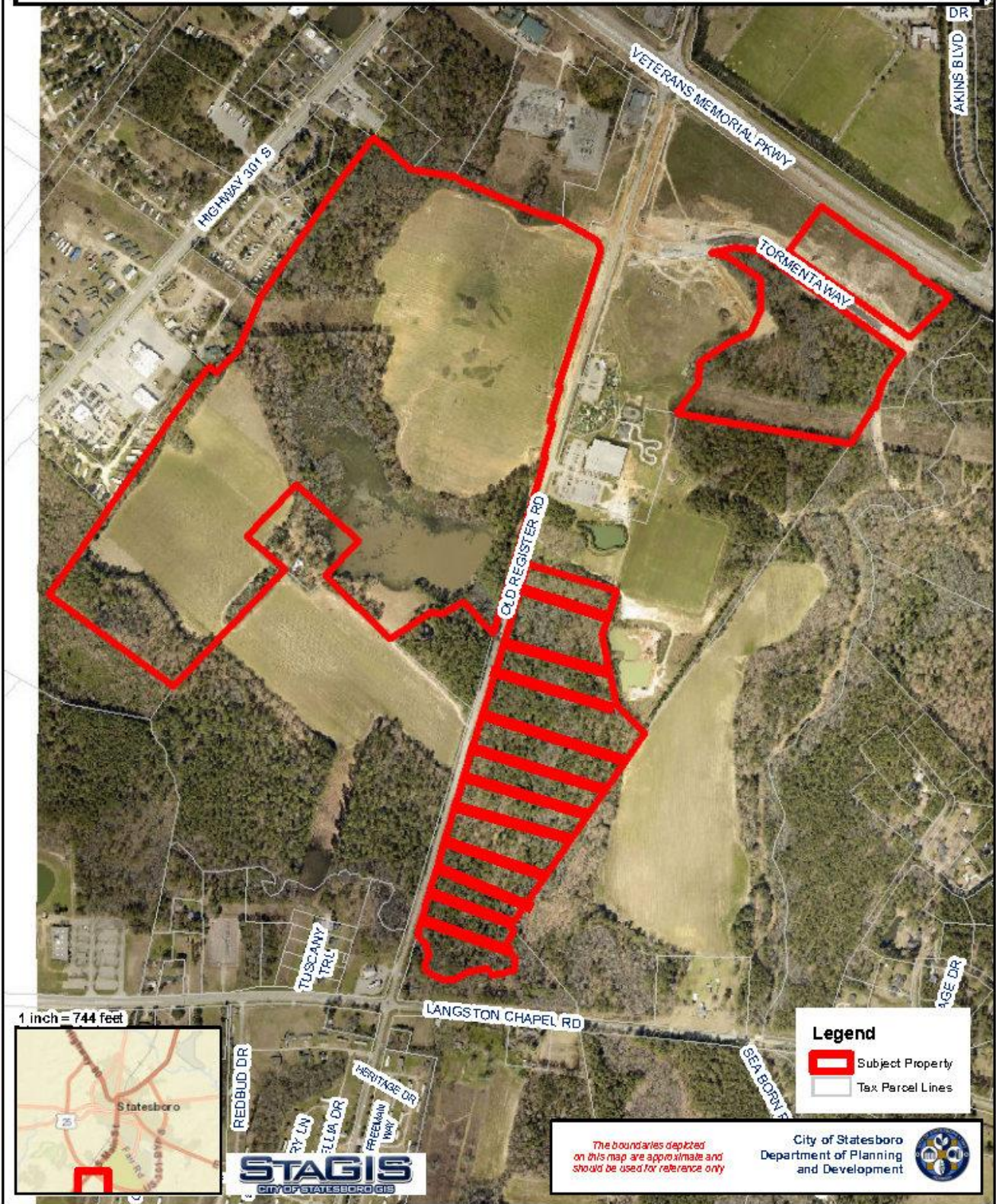
The applicant requests a zoning map amendment on a 39.98 acre portion of a parcel in order to develop a subdivision of duplex townhomes on Old Register Road.

STAFF/PLANNING COMMISSION RECOMMENDATION

RZ 24-01-01 - CONDITIONAL APPROVAL

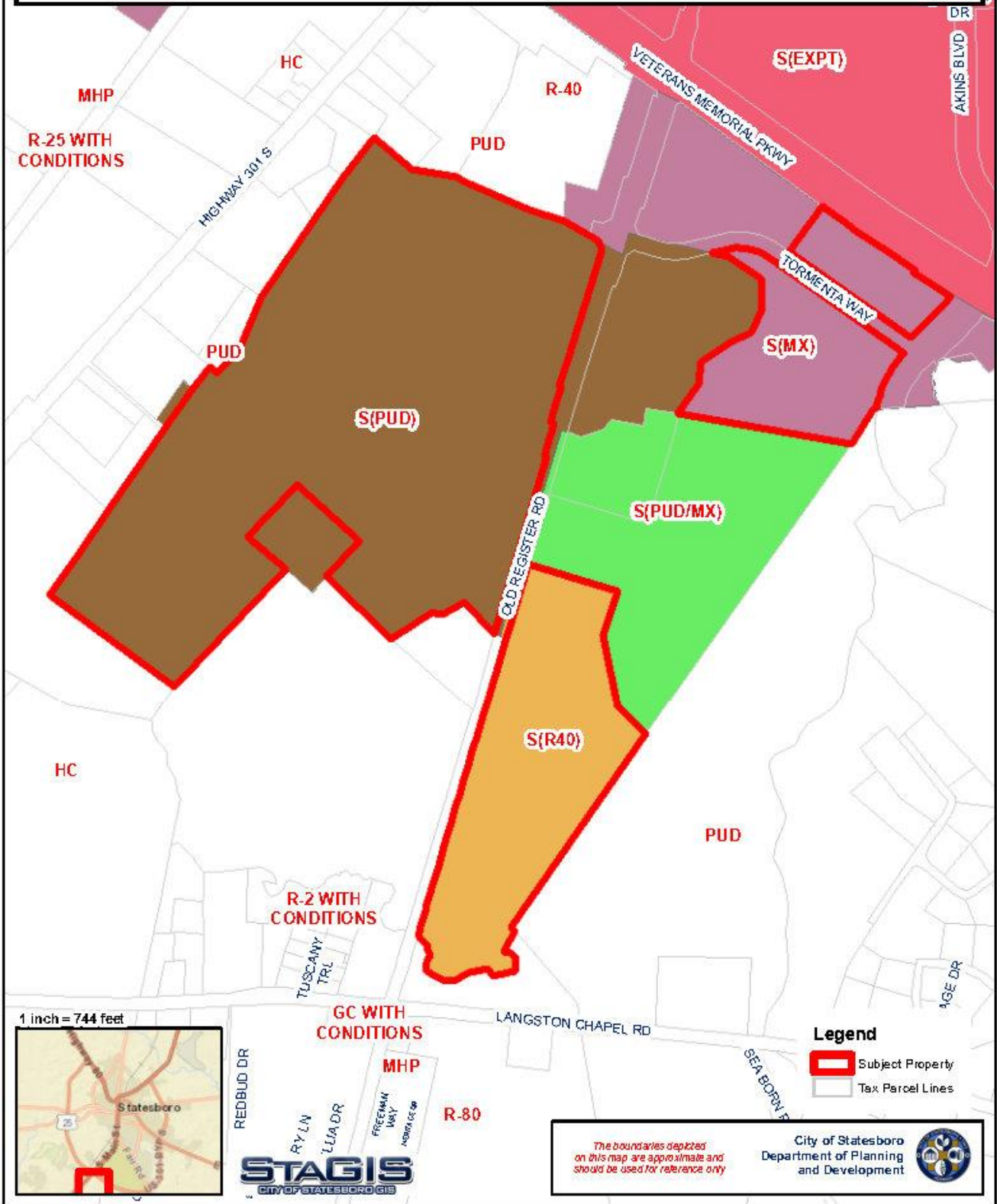
Case # RZ-01-01
Old Register Rd
Parcel: 076 000001 000

Location Map



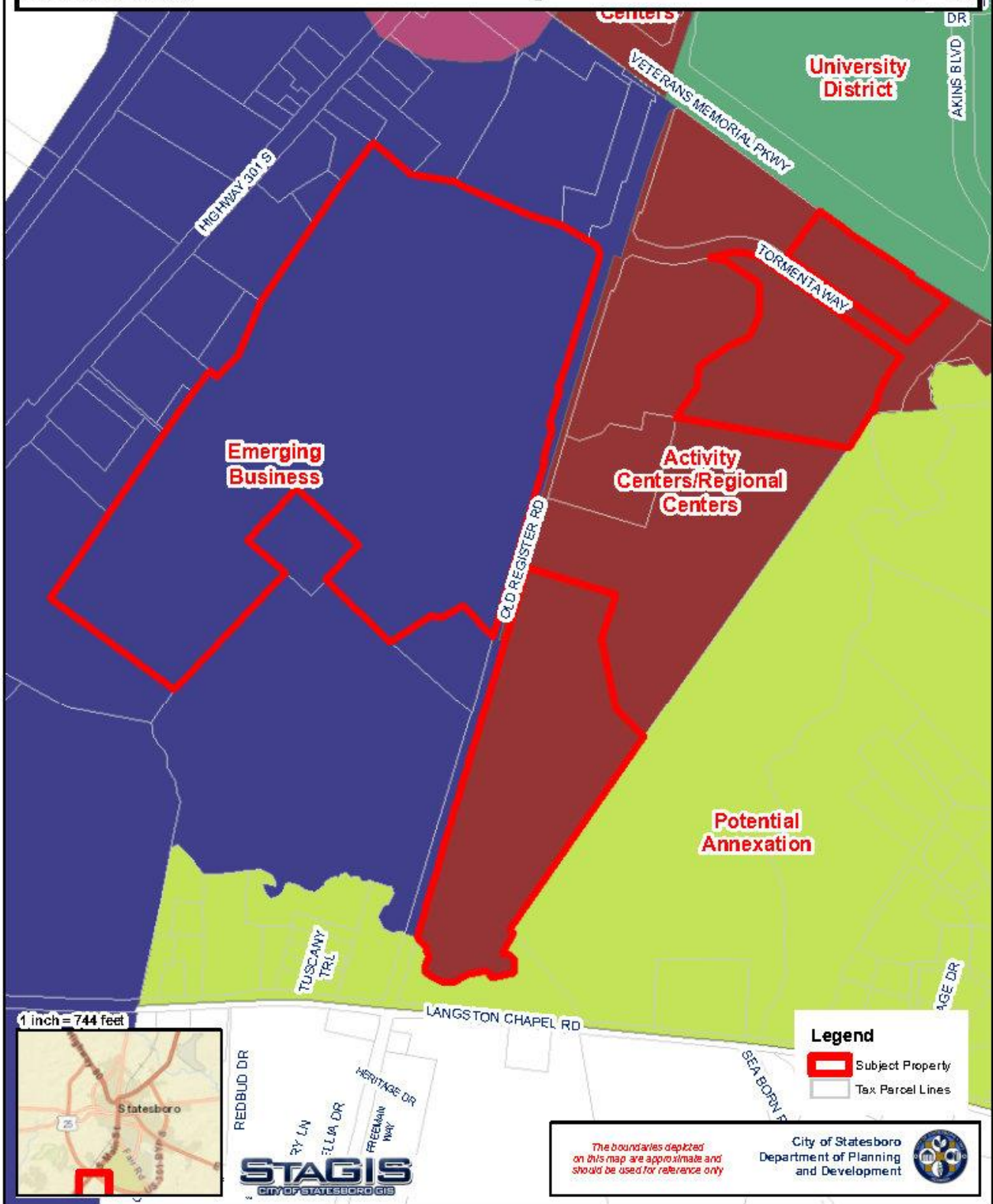
Case # RZ-01-01
Old Register Rd
Parcel: 076 000001 000

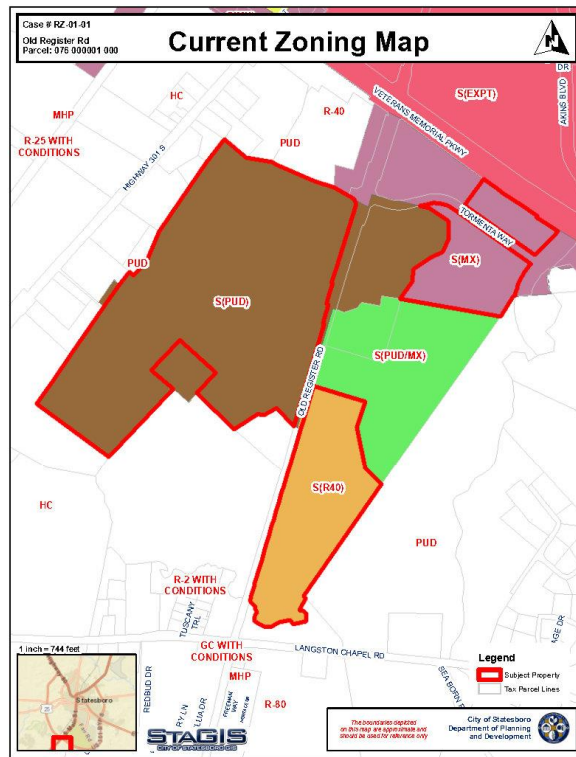
Current Zoning Map



Case # RZ-01-01
Old Register Rd
Parcel: 076 000001 000

Future Development Plan





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 PUD/MX (Planned Unit Development/Mixed Use)	Tormenta Stadium & Fields
Northeast	Location Area #2 PUD/MX (Planned Unit Development/Mixed Use)	Tormenta Stadium & Fields
East	Location Area #3: PUD (Planned Unit Development – County)	Akins Blvd & South Campus
North West	Location Area #4: PUD (Planned Unit Development)	Vacant
Southeast	Location Area #5: GC (General Commercial – County)	Single-Family Dwelling
South	Location Area #6 GC (General Commercial – County)	Single-Family Dwelling
Southwest	Location Area #7: GC (General Commercial – County)	Convenience Store
West	Location Area #8: R-2 (Two-Family Residential – County)	Vacant

SUBJECT SITE

The subject site consists of approximately 39.98 acres of property, which is a part of a larger 187.46 acre parcel located on Old Register Road. Approximately 24.3 acres of the subject property are wetlands and would be minimally disturbed in order to allow for access on the site, while there are 15.68 acres of buildable land. The applicant will be constructing what are considered townhome duplexes, which is a development style not currently seen in Statesboro, but is allowed under the International Building Code.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Activity/Regional Center” character area, which calls for a “Diverse mix of higher density housing types, such as multi-family, town houses, apartments, lofts and condos.”

ENVIRONMENTAL SITE ANALYSIS

The property does contain significant wetlands, and the engineer of record has designed the site to minimize impacts, although accessing the site will require minimal disturbance for the road network.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site may be served by City Utilities and the developer has already been informed of necessary options to complete infrastructure. As this is a collector road, amendments to the plan will need to be made to allow for the installation of sidewalks on Old Register Road, as this section of road has not been improved by the City like the northern section of the Tax Allocation District.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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?**
 - The use is appropriate for the area, and is in keeping with the original intention of the associated Tax Allocation District plan.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is highly unlikely that this development would cause issues with the surrounding properties and their associated development and usability.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property could be developed with its current zoning, but the cost of utility extension and general infrastructure development would not make lower density development cost effective.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
- While the access street, Old Register Road, has had improvements and widening as a result of the Publix development, the increase in density further along the road would require additional expansion. The property is located close to a School, and it will be necessary to evaluate further impacts based on the potential clientele of the development.
- 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 proposed change does not conflict with the existing development of the area, and would be in keeping with the overall development plan for the area.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
- The proposed use is consistent with the subject site's character area ("Activity/Regional Center") as stated in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Northern Property



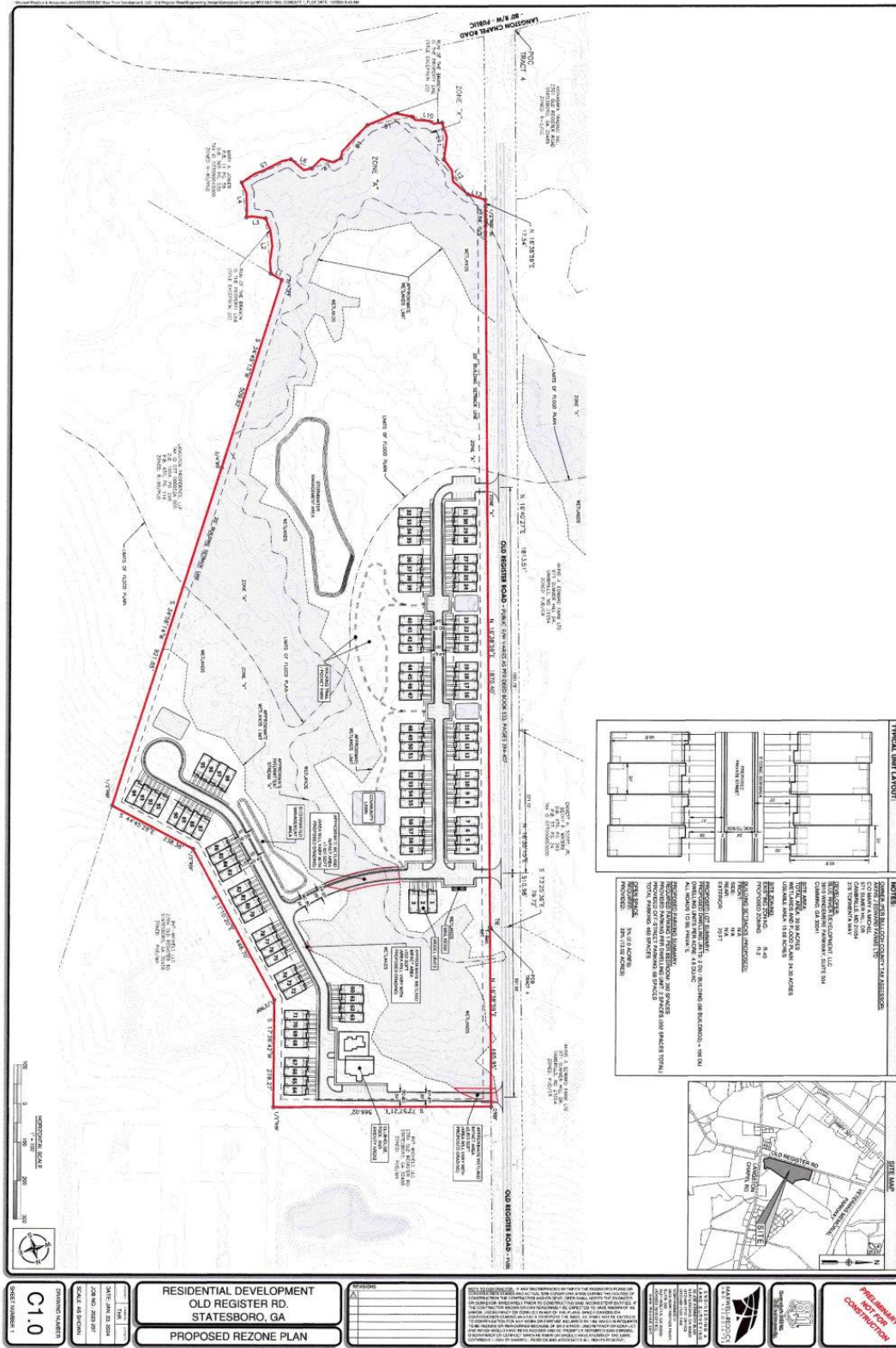
Subject Property (Old Register)



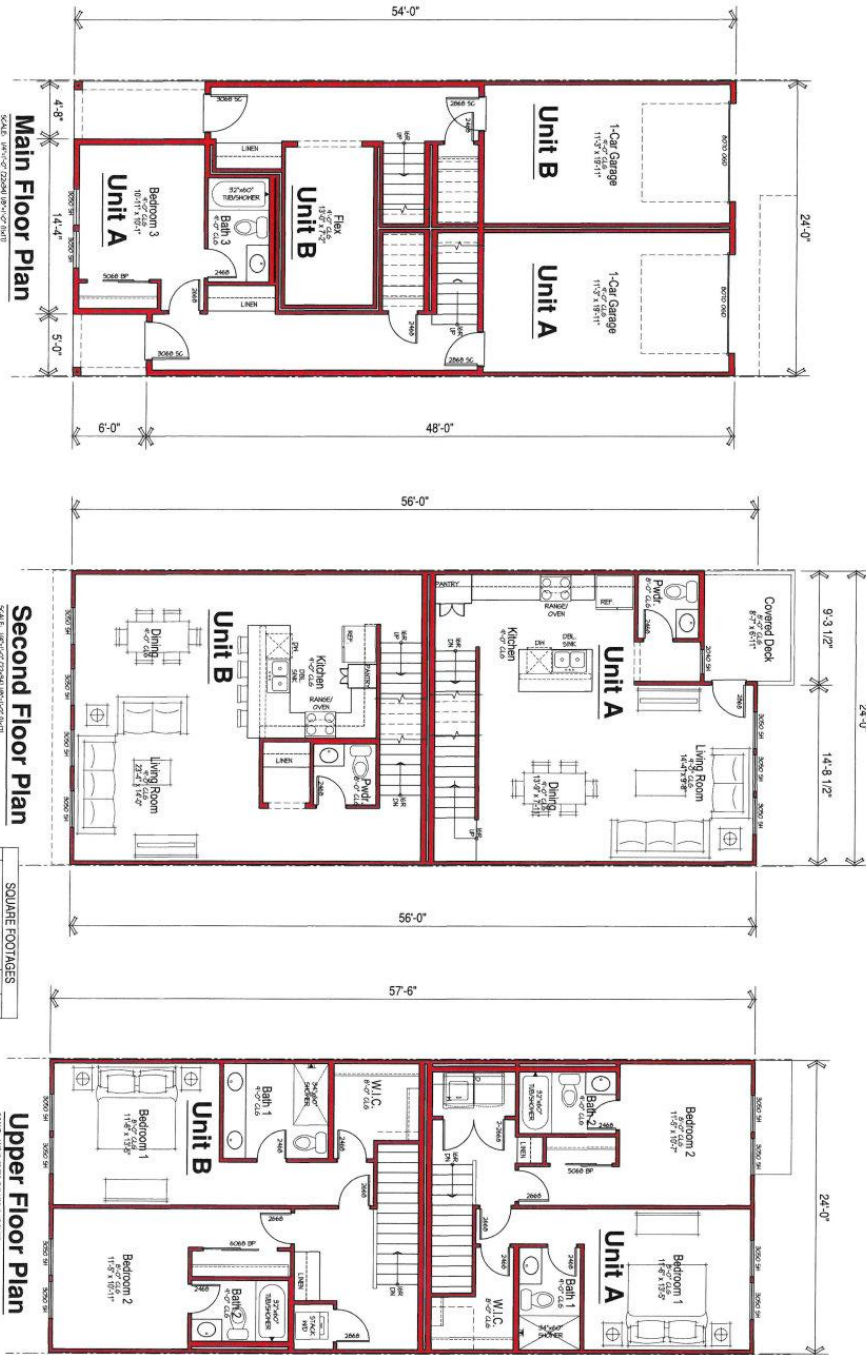
Western Property



Preliminary Site Plan



Proposed Floor Plan



SQUARE FOOTAGES

UNIT	TOTAL GROSS LIVING	TOTAL GROSS LIVING	TOTAL GROSS LIVING
A	2,441	2,441	2,441
B	2,441	2,441	2,441
C	2,441	2,441	2,441
D	2,441	2,441	2,441
E	2,441	2,441	2,441
F	2,441	2,441	2,441
G	2,441	2,441	2,441
H	2,441	2,441	2,441
I	2,441	2,441	2,441
J	2,441	2,441	2,441
K	2,441	2,441	2,441
L	2,441	2,441	2,441
M	2,441	2,441	2,441
N	2,441	2,441	2,441
O	2,441	2,441	2,441
P	2,441	2,441	2,441
Q	2,441	2,441	2,441
R	2,441	2,441	2,441
S	2,441	2,441	2,441
T	2,441	2,441	2,441
U	2,441	2,441	2,441
V	2,441	2,441	2,441
W	2,441	2,441	2,441
X	2,441	2,441	2,441
Y	2,441	2,441	2,441
Z	2,441	2,441	2,441

TRIPSY
RESOURCES

11712 N. Peachtree Way, Suite 200, Atlanta, GA 30328
 Tel: 404.251.1171 | Fax: 404.251.1172 | Email: info@tripsy.com

Stars Way
 Construction, Atlanta, GA
 11712 N. Peachtree Way, Suite 200, Atlanta, GA 30328
 Tel: 404.251.1171 | Fax: 404.251.1172 | Email: info@starsway.com

BSB
 Building Services, Atlanta, GA
 11712 N. Peachtree Way, Suite 200, Atlanta, GA 30328
 Tel: 404.251.1171 | Fax: 404.251.1172 | Email: info@bsb.com

STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-01-01**. 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 Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) Due to the proposed density, a traffic impact analysis will be required before issuance of a Land Disturbance Permit to identify any potential traffic calming measures.
- (3) The developer must install sidewalks on Old Register Road in accordance with Chapter 3: Section 3.2.3 (U) of the Unified Development Code.

At the regularly scheduled meeting of the Planning Commission on February 6, 2024, The Commission recommended approval of the request with staff conditions on a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Justin Williams, Planning & Housing Administrator

Date: February 12, 2024

RE: February 20, 2024 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Conditional Use Variance*

Recommendation: Planning Commission recommends Approval of the Conditional Use Variance requested by CUV 24-01-02.

Background: Niki H Grant requests a Conditional Use Variance in the R-15 (Single-Family Residential) zoning district in order to allow for Institutional Residential uses, specifically a personal care home at 402 Marvin Avenue (Tax Parcel # S44 000008 000).

Budget Impact: None

Council Person and District: Riggs (District 4)

Attachments: Development Services Report (CUV 24-01-02)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**CUV 24-01-02
CONDITIONAL USE VARIANCE REQUEST
402 MARVIN AVENUE**

LOCATION:	402 Marvin Avenue
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	0.34 acres
PARCEL TAX MAP #:	S44 000008 000
COUNCIL DISTRICT:	District 4 (Riggs)
EXISTING USE:	Group Home
PROPOSED USE:	Personal Care Home



PETITIONER Niki H. Grant
ADDRESS 95 Bel Air Drive; Statesboro GA, 30461

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL

The applicant requests a conditional use variance to allow for an Institutional Residential Use, specifically a personal care home.

PLANNING COMMISSION RECOMMENDATION

CUV 24-01-02 - CONDITIONAL APPROVAL

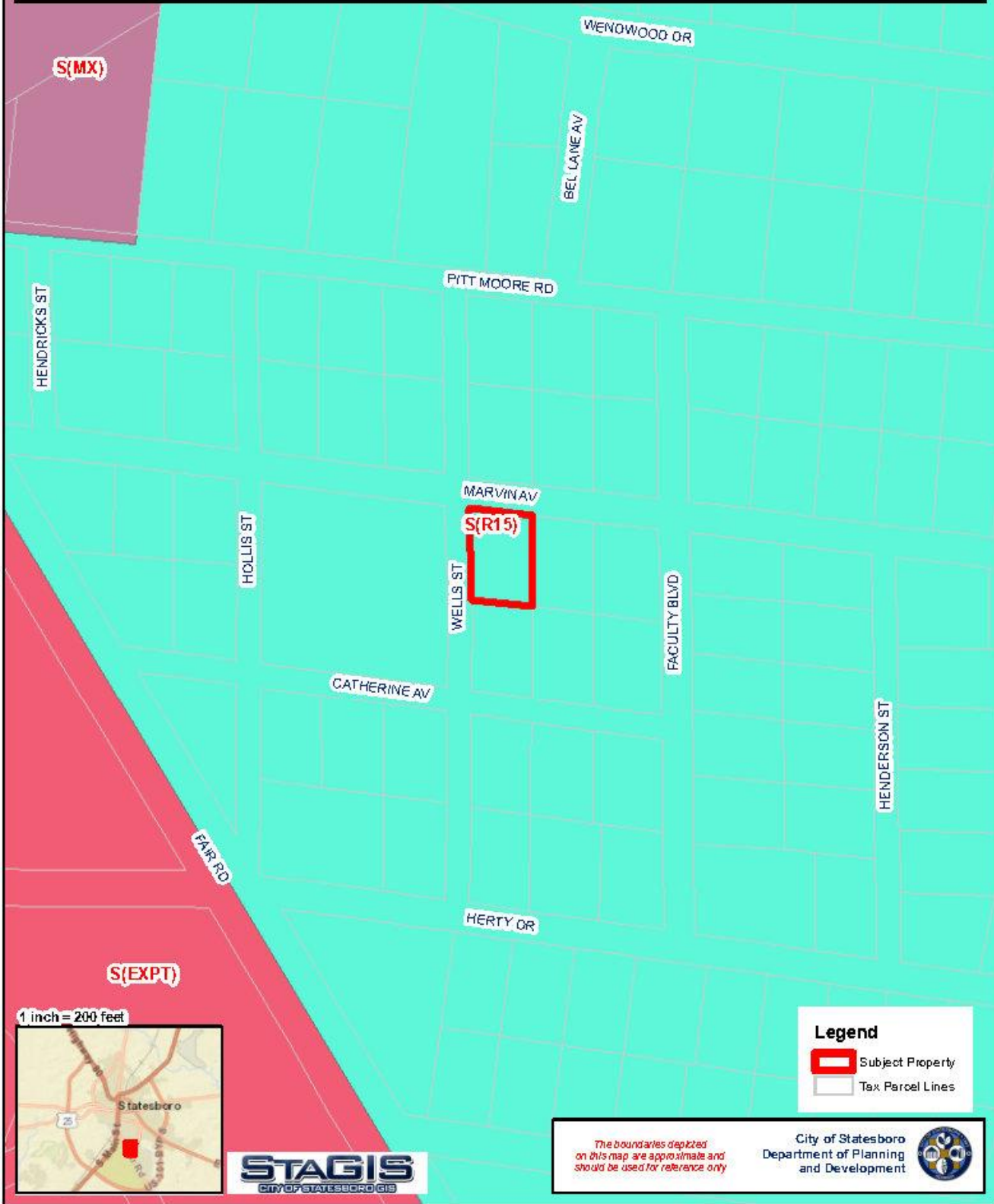
Case # CUV 24-01-02
402 Marvin Ave
Parcel: S44 000008 000

Location Map



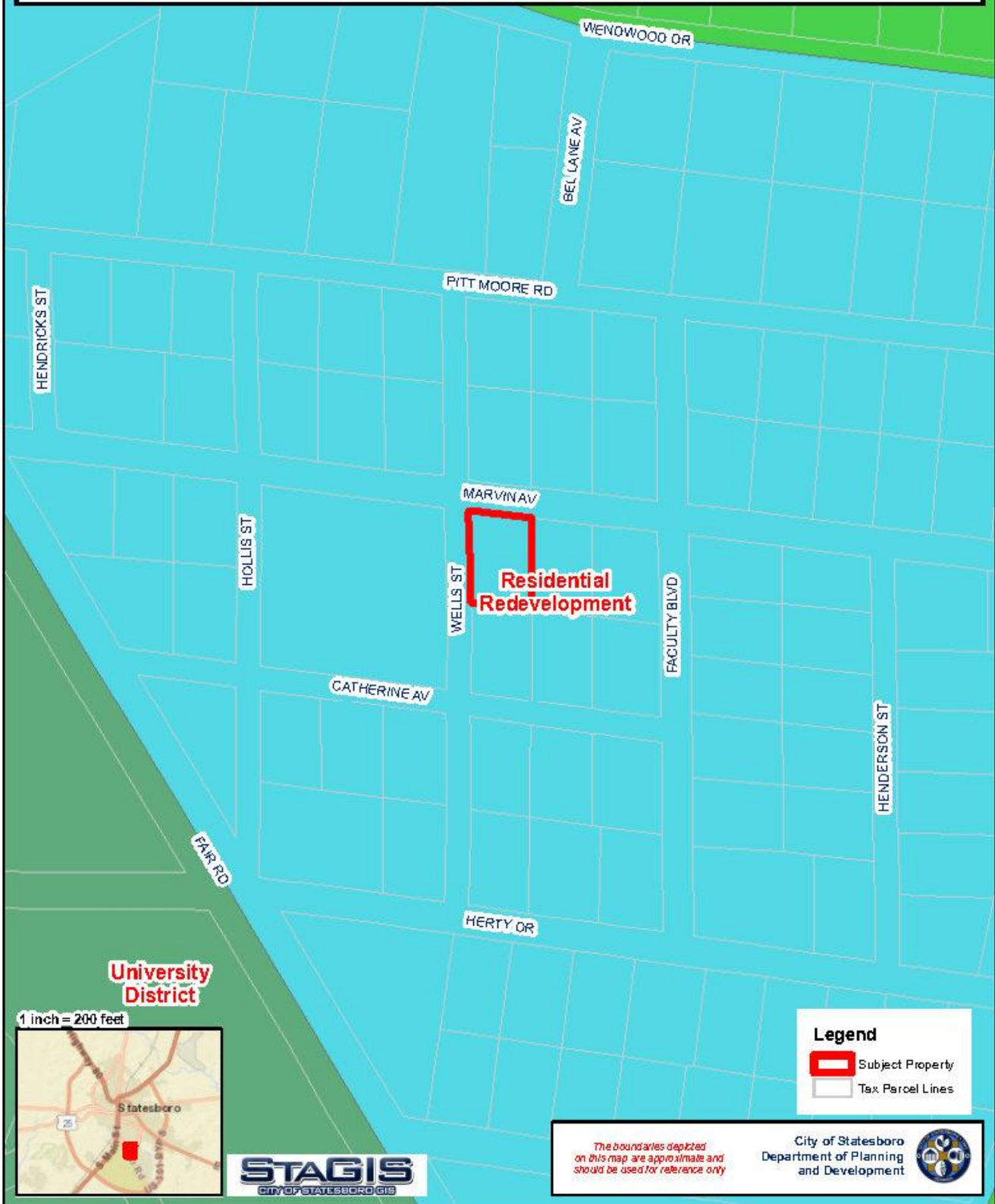
Case # CUV 24-01-02
402 Marvin Ave
Parcel: S44 000008 000

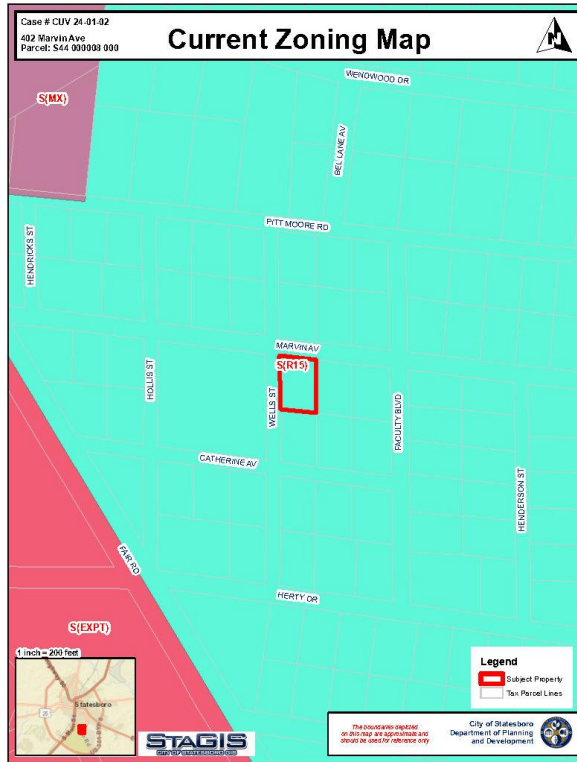
Current Zoning Map



Case # CUV 24-01-02
402 Marvin Ave
Parcel: S44 000003 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
Northwest	Location Area #3: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
East	Location Area #4: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
South	Location Area #5: R-15 (Single-Family Residential)	Park
Southwest	Location Area #6: R-15 (Single-Family Residential)	Park
Southeast	Location Area #7: R-15 (Single-Family Residential)	Single-Family Residential Dwelling
West	Location Area #8: R-15 (Single-Family Residential)	Single-Family Residential Dwelling

SUBJECT SITE

The subject site contains a single family home on 0.34 acres. The property has served as a single-family residence, but has been historically allowed for the use of a youth group home for up to six children under CUV 18-01-01. The applicant intends to utilize the location for a personal care home, which would potentially be a less intense use due to the demographic utilizing services.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which is generally intended for small-lot single-family residential and low density single-family attached housing.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. There are no intended changes to the property.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety. No impact is expected on community facilities or services as a result of this request.

CONDITIONAL ZONING STANDARDS OF REVIEW

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

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

- 1) Existing uses and zoning of property nearby.**
 - The property is surrounded by single-family housing.
- 2) The extent to which property values are diminished by the particular zoning restrictions.**
 - At this time, the building is approved for a similar use, as a group home does fall under Institutional Residential.
- 3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - The proposed use would likely be less intense than some surrounding uses and would be unlikely to cause a general disturbance to the surrounding area.
- 4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The business owner already has a similar use, and could if desired, continue said use.

5) The suitability of the subject property for the zoned purposes.

- The use would be appropriate in this area, as there are many other areas that would have a similar use applied to them.

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

- The property is currently occupied.

7) The extent the proposed change would impact the following: Population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, and property values in adjacent areas.

- It is unlikely that this use would significantly impact the overall area if retaining the original conditions of the previous Conditional Use.

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

- The property is located within the “Residential Redevelopment,” which calls for single-family housing of low density, whether detached or attached.

Subject Property



Northern Property



Eastern Property



Western Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of CUV 24-01-02**. 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 the conditional use variance does not grant the right to conduct renovations to the facility. All renovations must be completed through the building permit application process.
- (2) This conditional use does not grant the rights associated with all institutional residential uses, but primarily grants the right to utilize the property as a personal care home.
- (3) This conditional use does not remove the associated rights and conditions as granted by CUV 18-01-01.

At the regularly scheduled meeting of the Planning Commission on February 6, 2024, The Commission recommended approval of the request with staff conditions on a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Justin Williams, Planning & Housing Administrator

Date: February 12, 2024

RE: February 20, 2024 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Special Exception Request*

Recommendation: The Planning Commission recommends approval of the Conditional Use Variance requested by SE 24-01-03.

Background: Ginny Hendley Requests a Special Exception in the O (Office & Business) zoning district in order to open a retail thrift shop at 217 Savannah Avenue (Tax Parcel# S40 000088A000).

Budget Impact: None

Council Person and District: Boyum (District 1)

Attachments: Development Services Report (SE 24-01-03)



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

P.O. Box 348
 Statesboro, Georgia 30458

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

**SE 24-01-03
 SPECIAL EXCEPTION REQUEST
 217 Savannah Avenue**

LOCATION:	217 Savannah Ave
EXISTING ZONING:	O (Office and Business)
ACRES:	0.33 acres
PARCEL TAX MAP #:	S52 000020 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	N/A
PROPOSED USE:	Retail



PETITIONER Ginny Hendley
ADDRESS 318 Savannah Ave, Statesboro GA 30458

REPRESENTATIVE Same As Above
ADDRESS Same As Above

PROPOSAL

The applicant requests a special exception to locate a retail clothing shop in a building on 0.33 acres in the O (Office & Business) zoning district.

STAFF RECOMMENDATION

SE 24-01-03 CONDITIONAL APPROVAL

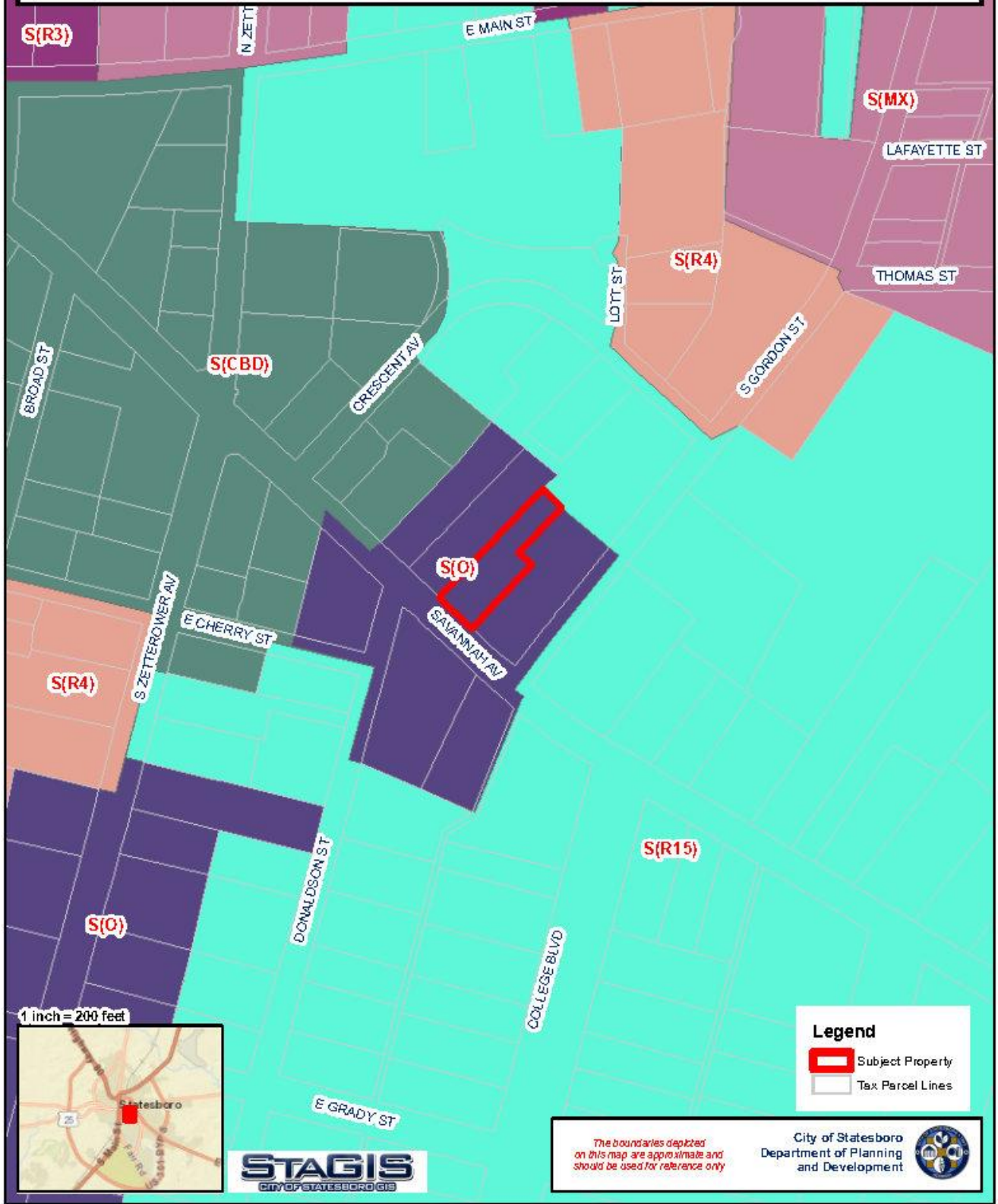
Case # SE 24-01-03
217 Savannah Ave
Parcel: S40 000088A000

Location Map

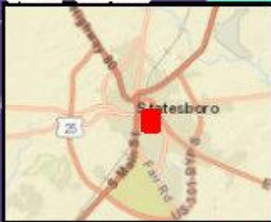


Case # SE 24-01-03
217 Savannah Ave
Parcel: S40 000088A000

Current Zoning Map



1 inch = 200 feet



Legend

- Subject Property
- Tax Parcel Lines

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



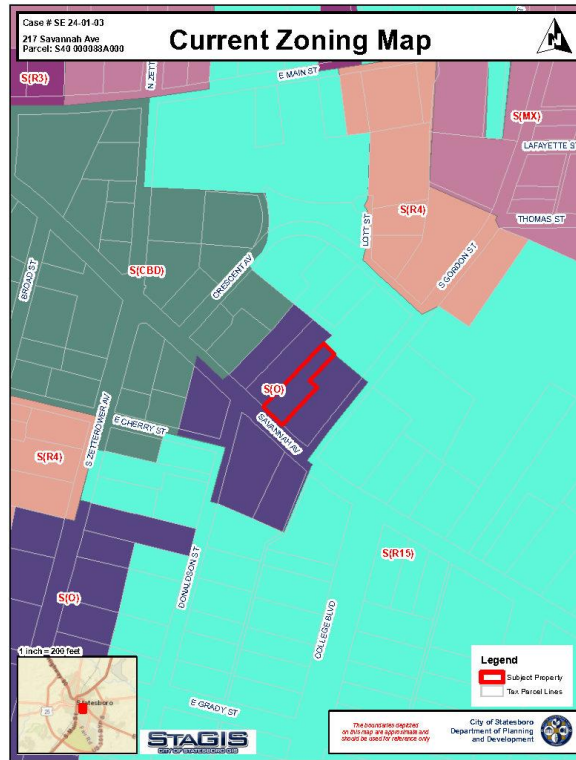
City of Statesboro
Department of Planning
and Development



Case # SE 24-01-03
217 Savannah Ave
Parcel: S40 000088A000

Future Landuse Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
Northeast	Location Area #2: R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
East	Location Area #3: R-15/O (Single-Family Residential/Office and Business)	Residential Conversion/Dental Office
Northwest	Location Area #4: CR (Commercial Retail)	Therapy Office
Southeast	Location Area #5: O (Office & Business)	Day spa/Salon
South	Location Area #6: O (Office & Business))	Eye Doctor
Southwest	Location Area #7: R-15 (Single-Family Residential)	Parking Lot
West	Location Area #8: O (Office & Business)	Insurance Agency

SUBJECT SITE

The subject site contains a converted single-family home on 0.33 acres. The building has historically served as the location of the Branch Law Firm. The site has parking in the rear, and a split entryway in the front of the building. As this property is a part of the O (Office and Business) zoning district, general retail is not an allowed use.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Established Residential Neighborhood” character area, which calls for a mix of small-lot single-family residential development, neighborhood services, neighborhood-scale retail and commercial development. .

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands and is not located in a special flood hazard area. No additional permitting would be required on this project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is currently served by city utilities, sanitation and public safety. No significant impact is expected on community facilities or services as a result of this request.

CONDITIONAL ZONING STANDARDS OF REVIEW

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

Chapter 2: Section 2.7.6(K) of the *Unified Development Code* lists **eight (8) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Special Use Permits, Conditional Use Variances, or Special Exceptions as follows:

- 1) Existing uses and zoning of property nearby.**
 - The property is surrounded by a mix of commercial and office uses as a transition into the Central Business District.
- 2) The extent to which property values are diminished by the particular zoning restrictions.**
 - At this time, the building would otherwise be unused, but the surrounding area has had numerous allowances for this type of use in transitional areas.
- 3) The extent to which the description of property values of the property owner promotes the health, safety, morals or general welfare of the public.**
 - The commercial use would not be a detriment to public welfare in the area, as it already has a mix of uses.
- 4) The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The business owner would not be able to otherwise operate the business without this zoning, although the property would still have some lower intensity office uses available.
- 5) The suitability of the subject property for the zoned purposes.**
- The use would be appropriate in this area, as there are many other areas that would have a similar use applied to them.
- 6) The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property.**
- Records show that the former business operating at this location last renewed their business license in 2018.
- 7) The extent the proposed change would impact the following: Population density in the area, community facilities, living conditions in the area, traffic patterns and congestion, environmental aspects, existing and future land use patterns, and property values in adjacent areas.**
- As the location already serves as an entry point into the downtown, it is unlikely that it will have any significant impact of traffic patterns, utility use, environment, or future land use patterns.
- 8) Consistency with other governmental land use, transportation and development plans for the community.**
- The property is located within the “Established Residential Area,” which does call for both neighborhood scale retail and commercial development.

Subject Property



Western Property



Eastern Property



Southern Property



STAFF RECOMMENDATION

Staff recommends **Approval of SE 24-01-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of the special exception may only allow for the addition of "other retail establishments" as per Section 2.3.2L Comprehensive Tables of the Statesboro Unified Development Code.
- (2) No additional development may take place on the property without approval.

At the regularly scheduled meeting of the Planning Commission on February 6, 2024, The Commission recommended approval of the request with staff conditions on a 6-0 vote.

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Justin Williams, Planning & Housing Administrator

Date: February 12, 2024

RE: February 20, 2024 City Council Agenda Items

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

Recommendation: The Planning Commission made no recommendation for RZ 24-01-04. Staff recommends conditional Approval.

Background: AMCS Development, LLC requests a Zoning Map Amendment from the R-6 (Single-Family Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 19.49 acres of property in order to develop a 192 unit multifamily apartment complex utilizing Low Income Housing Tax Credits on Mathews Road (Tax Parcel # S36 000037000).

Budget Impact: None

Council Person and District: Boyum (District 1)

Attachments: Development Services Report (RZ 24-01-04)



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

RZ 24-01-04 ZONING MAP AMENDMENT MATTHEWS ROAD	
LOCATION:	Matthews Road
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	19.49 acres
PARCEL TAX MAP #:	S36 000037 000
COUNCIL DISTRICT:	District 1 (Boyum)
EXISTING USE:	Vacant Pecan Orchard
PROPOSED USE:	Multi—Family Development

PETITIONER Randy Clack
ADDRESS 2409 Mall Drive, Suite A; North Charleston SC, 29406

REPRESENTATIVE Same As Above
ADDRESS Same As Above

PROPOSAL
The applicant requests a zoning map amendment to a vacant wooded lot in order to develop a Multi-Family Affordable Housing Development.
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>PLANNING COMMISSION: NO RECOMMENDATION</u></p> <p><u>STAFF: CONDITIONAL APPROVAL</u></p>

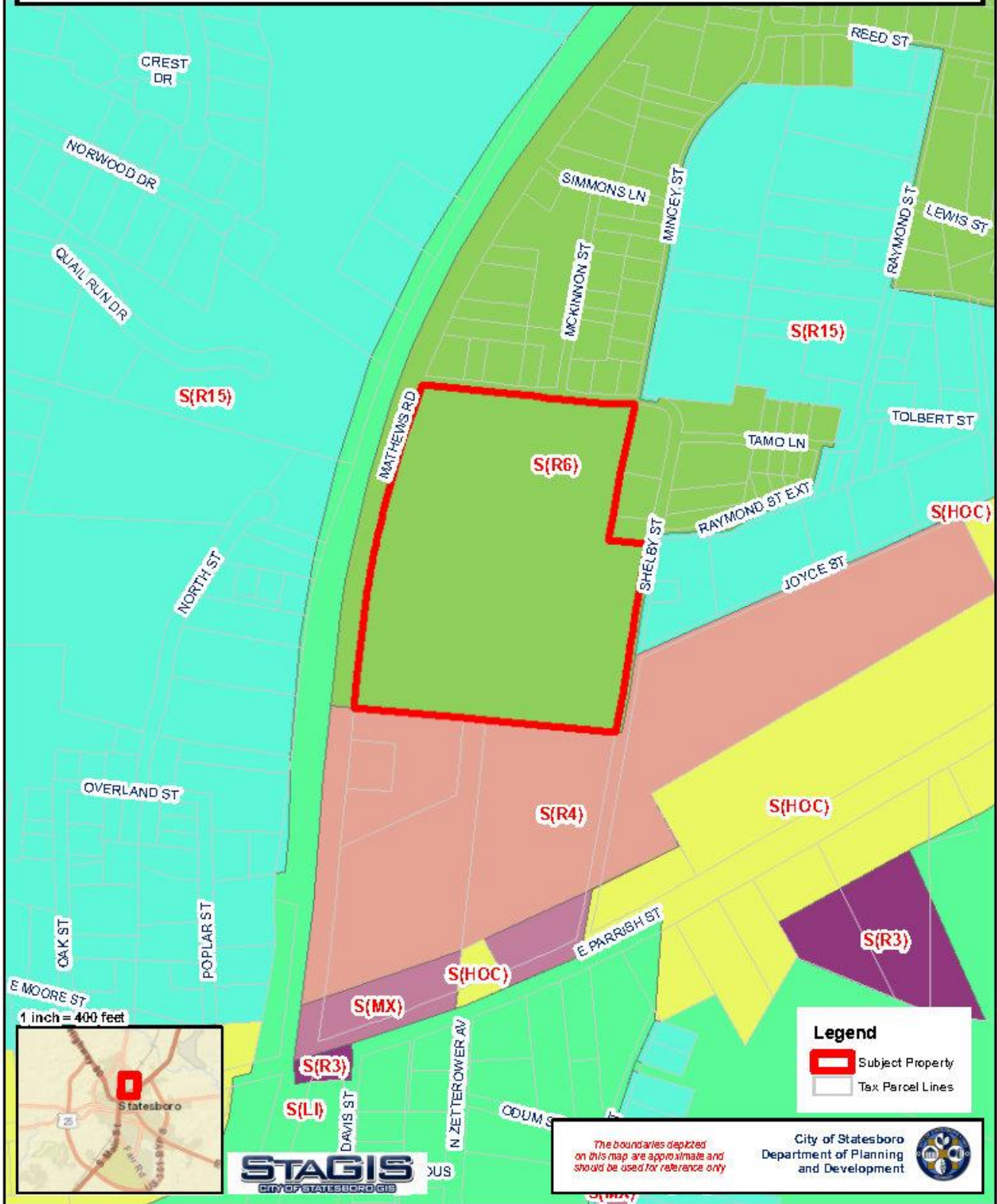
Case # RZ 24-01-04
Mathews Rd
Parcel: S36 000037 000

Location Map



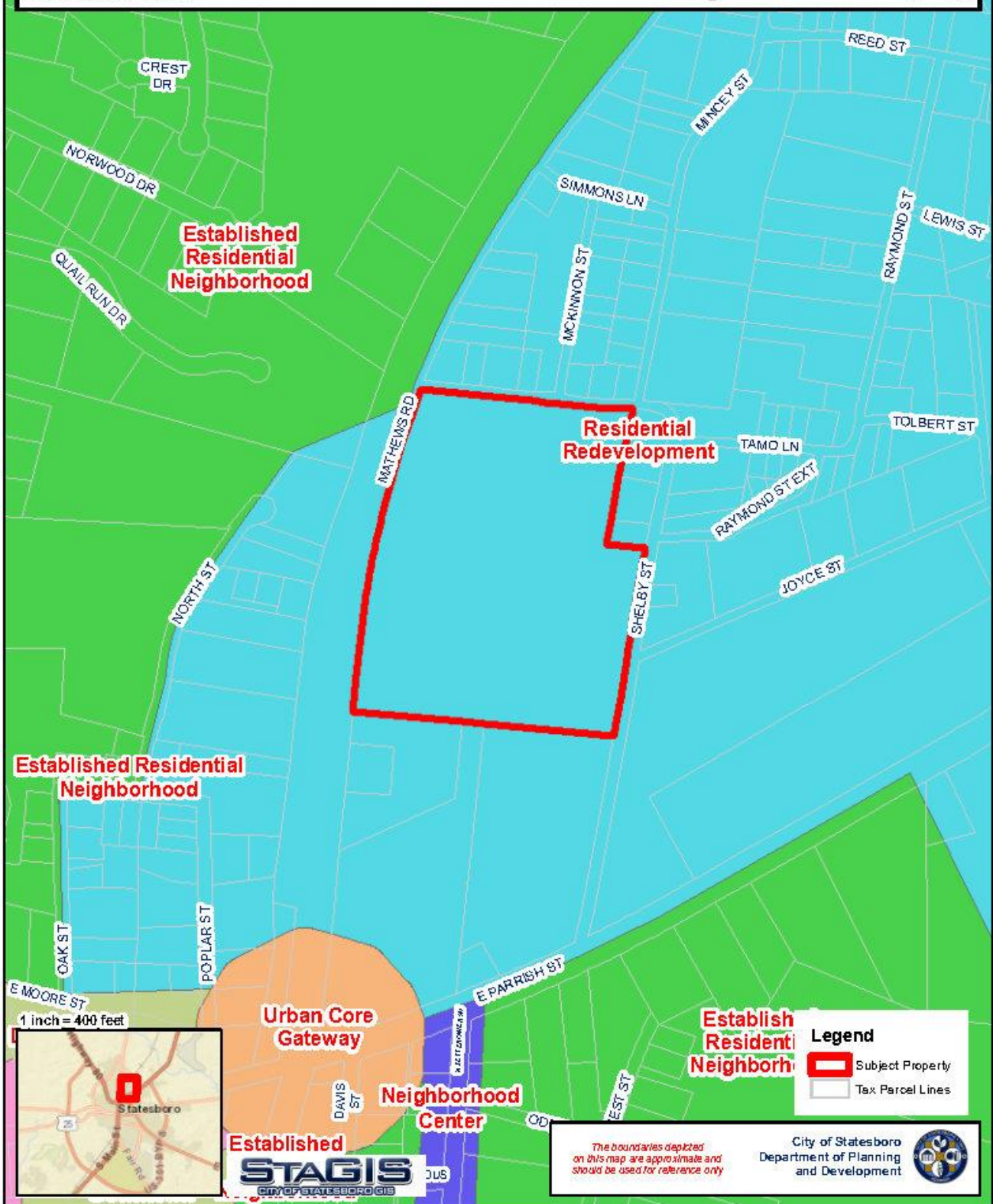
Case # RZ 24-01-04
Mathews Rd
Parcel: S36 000037 000

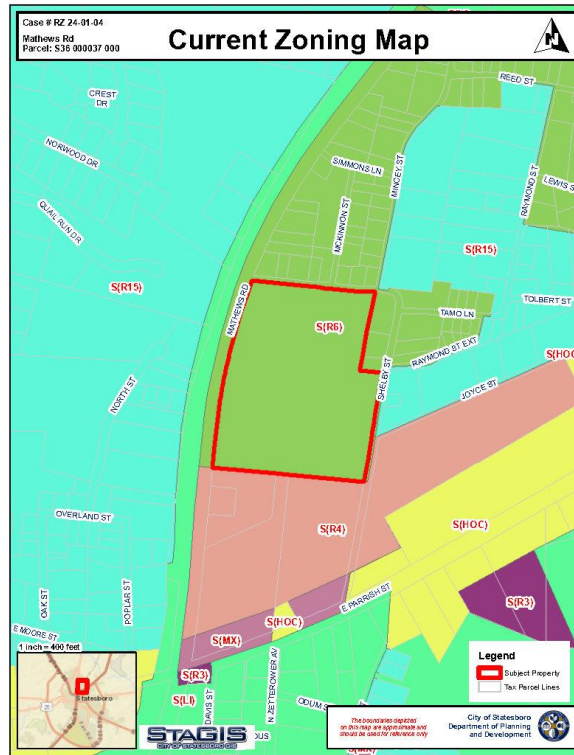
Current Zoning Map



Case # RZ 24-01-04
Mathews Rd
Parcel: S36 000037 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1 R-6 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-6 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #3: R-4/HOC (High-Density Residential/Highway Oriented Commercial)	Whitesville Baptist Community Complex
North West	Location Area #4: R-15 (Single-Family Residential)	Single-Family Dwelling
Southeast	Location Area #5: R-4 (High-Density Residential)	Vacant Land
South	Location Area #6 R-4 (High-Density Residential)	Vacant Land
Southwest	Location Area #7: R-4 (High-Density Residential)	Mechanic Shop
West	Location Area #8: LI (Light Industrial)	Railroad Crossing

SUBJECT SITE

The subject site consists of 19.49 acres of property between Mathews Road and Shelby Street. The surrounding area consists primarily of single-family residential housing accessing the Whitesville Neighborhood, as outlined in the City Urban Redevelopment Plan. This area also has a local church, warehousing facilities and a City Park within a quarter mile. The applicant intends on a two phase project, which would in total consists of approximately 192 units.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site in the “Residential Redevelopment” character area, which generally calls for lower density, single family attached housing and single-family detached housing.

ENVIRONMENTAL SITE ANALYSIS

The property does contain some wetlands, but initial drafts of the site plan avoid significant disturbance of the area.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject site is currently not served by city services including water, and sewer, but these services are available. Public safety does provide service to the area, but there are concerns about a lack of services overall in this area. The increase density will require additional public safety services. This property is located approximately ¼ mile from the Statesboro Transit Line.

ZONING MAP AMENDMENT STANDARDS OF REVIEW

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?**
 - The property is approximately 700 feet from Highway 301 North and is adjacent to both existing commercial properties to the southeast, and industrial property to the south. The primary concern would be the single-family residents to the north along Shelby Street. Significant care should be taken to develop the property to minimize the disturbance this may cause in the area.

- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - The proposed use would cause some disturbance in the area, specifically related to the road network. City Engineering have provided for additional opportunities to help improve the road network in the area.

- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property is currently zoned for single-family residential development, but the depressed nature of the area would make it difficult under current market conditions to create additional single-family development. In addition, the applicant is seeking Low Income Housing Tax Credits which generally seeks to ensure lower cost housing in bulk to offset development cost.
- 4. Will the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?**
 - The general development of the area would be significant to the street network, along Matthews Road as there should be no vehicular traffic generated onto Shelby Street. Additional conditions have been proposed to ensure that these issues can be resolved before the development begins.
- 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 proposed change causes issues of traffic and potential inconvenience due to the density. The associated improvement to the land would increase the surrounding areas property values, and provide affordable housing to the area. There are also proposed improvements slated for the area to both the road network and park.
- 6. Does the zoning proposal conform with the Long Range Land Use Plan of the Municipality?**
 - The proposed use is not consistent with the subject site's character area ("Residential Redevelopment") as stated in the *2019 – 2029 Comprehensive Master Plan*. Although this is an inconsistency, the area to the immediate south already has this zoning classification, and the properties to the East have developments not in conformance. This character area should be reconsidered in the ongoing update to the Comprehensive Plan.

Subject Property



Southern Property



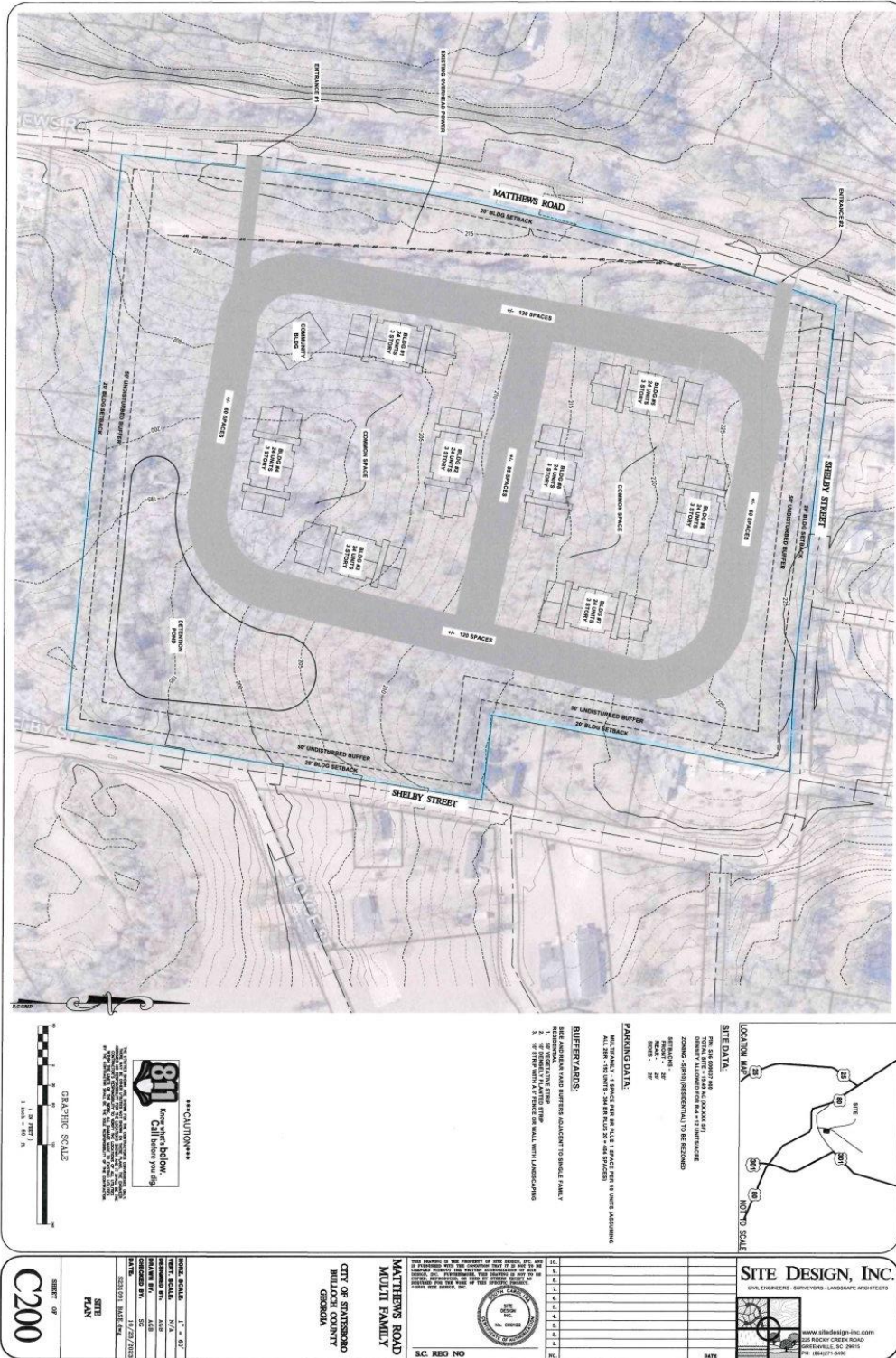
Northern Property



Eastern Property



Preliminary Site Plan



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 24-01-04**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Zoning Map Amendment does not grant the right to develop on the site without approval. All construction must be approved by the City.
- (2) Due to the proposed density, a traffic impact analysis will be required before issuance of a Land Disturbance Permit to identify any potential traffic calming measures.
- (3) The development must provide additional egress from the site in the form of a walking trail onto Shelby Street.
- (4) The applicant must provide up to 10 feet of right of way in order to allow for road widening of Shelby Street.
- (5) Amenity space must be defined uses in accordance with the definitions as outlined in Section 5.2.1 of the Unified Development Code.

At the regularly scheduled meeting of the Planning Commission on February 6, 2024, The Commission did not provide a recommendation due to a failure to pass a motion.

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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: Justin Williams, Planning and Housing Administrator

Date: February 14, 2024

RE: February 20, 2024

Policy Issue: Grant Application

Recommendation: Consideration of approval of a resolution to award a contract to the Coastal Regional Commission to provide administration services for the annual Community Development Block Grant.

Background: In order to apply for grant funding, Staff solicited a Request for Qualifications for grant administration services in accordance with the guidelines and regulations set forth by the Georgia Department of Community Affairs. Due to the lack of competitive bids on both January 23, 2024 and February 14, 2024, Staff recommends the contract services of the Coastal Regional Commission, which are not required to adhere to the bid procedures as outlined by DCA.

Budget Impact: To be paid by CDBG (grant) funds

Council Person and District: All

Attachments: Professional Services Contract & Award Resolution

**Resolution 2024-03: A RESOLUTION REQUESTING AWARD FOR GRANT
ADMINISTRATION SERVICES FOR THE 2024 ANNUAL COMMUNITY DEVELOPMENT
BLOCK GRANT**

THAT WHEREAS, the Georgia Department of Community Affairs has announced the availability of Community Development Block Grant competitive grant funds which may be utilized for the improvement of public infrastructure; and,

WHEREAS, the City of Statesboro, having properly advertised a request for qualifications for grant administration services for the application of the Community Development Block Grant in accordance with regulations set forth by the Georgia Department of Community Affairs; and,

WHEREAS, Regional Commissions are not required to participate in the Competitive Negotiation process, and may directly enter into sub recipient agreements for Administration Services;

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

Section 1. That the City Council hereby authorizes the Mayor to execute a contract with the Coastal Regional Commission for grant administration services for the Annual Community Development Block Grant, subject to the approval of contract documents by the city attorney.

Section 2. That funding is conditioned upon grant approval and receipt of Community Development Block Grant funding.

Section 3. That the fees for grant administration services for the Community Development Block Grant are limited to the maximum amount established in the rules and regulations of the grant award as set forth by the Georgia Department of Community Affairs and shall be paid from grant funds awarded.

Section 4. This Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 20th day of February, 2024. CITY OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk



Planning Contract #371803 **CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN THE
CITY OF STATESBORO
AND THE
COASTAL REGIONAL COMMISSION**

THIS CONTRACT FOR PROFESSIONAL SERVICES (“Agreement”), made and entered into this ____ day of **February 2024**, by and between the **City of Statesboro, Georgia**, hereinafter referred to as “**CLIENT**”, and the **Coastal Regional Commission**, hereinafter referred to as “**CRC**”, each of the aforementioned being referred to collectively as the “**Parties**”.

WITNESSETH THAT:

WHEREAS, the CLIENT has requested that the **CRC** provide planning services to the **CLIENT**; and

WHEREAS, the CRC has professional staff and is agreeable to provide the **CLIENT** with planning services, as requested.

NOW, THEREFORE, it is distinctly understood and mutually agreed by the Parties as follows:

I. RETENTION OF COASTAL REGIONAL COMMISSION

The **CLIENT** and the **CRC**, in consideration of their mutual covenants herein, agree that the **CLIENT** will retain the **CRC** for the performance period as defined under Section IV of the Agreement and that the **CLIENT** will provide payment for those services rendered by the **CRC**, as outlined under Section VII of the Agreement.

II. SCOPE OF SERVICES TO BE PROVIDED BY THE CRC

The **CRC** agrees to provide the following professional services (the “Scope of Services”) to the **CLIENT** for the **CLIENT**’s 2024 CDBG application (“Project”):

Application Development

- a) Provide general advice, guidance, and review for the **CLIENT**’s 2024 CDBG application.

Grant Administration

- a) Compiling and organizing all required information and supporting documents for grant award acceptance.

- b)** Support in the fulfillment of all specific award conditions outlined in the grant award agreement.
- c)** Provide comprehensive review and guidance to ensure all procurement activities meet federal and state laws and regulations.
- d)** Undertake general grant administration duties including Davis Bacon reporting, quarterly reports, drawdowns, and attendance at project team meetings.
- e)** Maintain and organize all Project documents and records. Upon Project completion, provide the CLIENT with a digital copy of all grant records.

III. CLIENT RESPONSIBILITIES

- a)** The CLIENT agrees to furnish and provide to the CRC any items necessary for the completion of services contemplated under Section II of the Agreement. The CRC's performance is directly dependent on cooperation of CLIENT officials and timeliness in submitting materials specified in the Agreement.
- b)** CLIENT will provide full information and access to the applicable projects and files and provide complete copies of all correspondence and documents pertaining to the Project specified in the Scope of Services as amended from time to time in accordance with this Agreement.
- c)** The CLIENT shall review deliverables and may request changes to deliverables within ten (10) business days of receipt of deliverables.
- d)** The CLIENT will designate a person to act as the CLIENT's representative with respect to the work to be performed under this Agreement who shall have complete authority to transmit instructions, receive information, and interpret and define the CLIENT policies and decisions with respect to the services in this Agreement.
- e)** The materials provided to the CRC shall be complete, accurate, and in the format requested. Should information not be provided to the CRC within ten (10) business days of the CRC's written request for the information, the Project completion date may be extended, which in turn may increase the Project cost. Any extension of the completion date or change in the Project cost may only be made in accordance with the modification provisions of Section VIII of this Agreement.
- f)** The CLIENT will bear all advertising costs and will have the discretion to determine the necessity of such costs, related to this Agreement.
- g)** Fully disclose to the CRC all possible conflict of interest situations pertaining to the technical assistance services as specified in the Scope of Services.
- h)** The CRC shall be granted a minimum of four (4) CRC business days to review the

IV. PERIOD OF PERFORMANCE

- a) The Period of Performance commences upon execution by the Parties and concludes on December 31, 2026, unless terminated earlier as provided herein.
- b) Should the CLIENT fail to be successfully awarded a 2024 CDBG grant, the Period of Performance will terminate automatically.
- c) Should the CLIENT be successfully awarded a 2024 CDBG grant, the Period of Performance may be subject to revision by mutual agreement of the Parties to align with the Project's timeline.

V. PERSONNEL

The CRC represents that it has, or will secure, all personnel required to perform the services as specified in the Scope of Services in a competent, professional and timely manner. All personnel employed shall remain employees of the CRC and shall not be considered employees of the CLIENT.

VI. ASSURANCES

The CRC shall comply with Title VI of the Civil Rights Act of 1964 (Pub. L88-352) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States will on the grounds of race, color, sex, age, handicap, political affiliation, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance and will immediately take any measures to achieve this assurance. Section 3 of the Urban Development Act of 1968 will also pertain to this Agreement.

The CRC also certifies that, in accordance with 44 CFR Part 18, no Federal appropriated funds have been paid or will be paid, by or on behalf of either Party, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal award, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract award, loan, or cooperative agreement. If any such funds have been or will be paid as stated herein, the Parties will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

Planning Contract #371803

VII. COMPENSATION

The CLIENT shall compensate the CRC for the services performed in accordance with the Scope of Services as outlined in Section II of this Agreement in the total maximum

amount of \$60,000.00, which will be paid in accordance with Section VII.

- a) No compensation will be invoiced or collected in the event that the CLIENT fails to be successfully awarded a 2024 CDBG grant.
- b) The CRC shall invoice the CLIENT in eight equal installments of \$7,500.00 according to the pay schedule below for the performance of its obligations under this Agreement.

Payment #1	March 31, 2025	\$7,500
Payment #2	June 30, 2025	\$7,500
Payment #3	September 30, 2025	\$7,500
Payment #4	December 31, 2025	\$7,500
Payment #5	March 31, 2026	\$7,500
Payment #6	June 30, 2025	\$7,500
Payment #7	September 30, 2025	\$7,500
Payment #8	December 31, 2025	\$7,500
	TOTAL:	\$60,000

c) Payment of each invoice is due within thirty (30) days from the date the Client receives each invoice.

d) Invoices shall be submitted to:

City of Statesboro
Attention: Kathy Field
50 E. Main Street
Statesboro, GA 30458

e) Payments shall be made to:

Coastal Regional Commission
Attention: Lena Geiger, Finance Director
1181 Coastal Drive SW
Darien, GA 31305

VIII. NONCOMPLIANCE, MODIFICATION, OR TERMINATION

In the event of the CRC and/or the CLIENT's non-compliance with the requirements of this Agreement, the compliant party may terminate this Agreement immediately.

- a) Either party may terminate this Agreement without cause by giving the other party thirty (30) days advance written notice.
- b) If this Agreement is terminated, all finished or unfinished documents prepared by the CRC under this Agreement and already paid for by the CLIENT shall, at the discretion of the CLIENT, become the CLIENT's property.

- c) The CRC shall be entitled to compensation as outlined in Section VII for any work completed as described in Section II up to the date of termination of this Agreement. Additionally, upon termination, the CRC shall be relieved of its responsibilities for the completion of the Project.
- d) All modifications and changes to the Agreement shall be in writing and signed by both Parties. The original Scope of Services, or the Performance Period, may be altered only by a written "Change Order" signed by both Parties. The CRC is not authorized or obligated to undertake any work under a "Change Order" until that "Change Order" is signed by both Parties. Upon issuing a "Change Order", the CLIENT shall assure the CRC that there are sufficient funds to cover the additional cost, if any, of the changes to the original Scope of Services.

IX. OWNERSHIP OF DOCUMENTS

All documents developed by the CRC as a result of this Agreement shall become the property of the CLIENT.

X. CONFIDENTIALITY

Any report, information, data, etc., given to, prepared, or assembled by the CRC under this Agreement will not be made available to any individual or organization without the prior written approval of the CLIENT.

(This space left intentionally blank; signatures on the following page)

Planning Contract #371803

SIGNATURE PAGE

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their authorized representatives.

CITY OF STATESBORO, GA

By: _____
Mayor Jonathan McCollar

Date: _____

By: _____
Leah Harden, City Clerk

Date: _____

COASTAL REGIONAL COMMISSION

By: _____
Allen Burns, Executive Director

Date: _____

By: _____
Ken Lee, Chairman

Date: _____

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5



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

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

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

From: John Washington, Director – Public Works and Engineering

Date: February 13, 2024

RE: Recommendation of Award of Contract

Policy Issue: Community Development Block (CDBG) 2024 Grant Application

Recommendation: Consideration of a motion for approval of a resolution to award a contract to Cranston LLC to provide professional engineering services for the 2024 Community Development Block Grant.

Background: At the January 16, 2024 meeting city council approved staff to apply for an FY2024 Community Development Block Grant. Following that meeting staff solicited a Request for Qualifications for professional engineering services in accordance with the guidelines and regulations set forth by the Georgia Department of Community Affairs. Following receipt of three submittals on January 23, 2024, a City evaluation committee reviewed and evaluated proposals received and have selected Cranston LLC for recommendation of award.

Cranston has successfully performed engineering services for CDBG and other grant projects. In 2022, the City was granted control of the Whitesville Park adjacent to Whitesville Full Gospel Church. As a newly established City Park, staff recommends the application of a multi-activity grant for improvements to the existing park, adjacent roadway Raymond Street Extension, and stormwater system that are needed in the area. Cranston is familiar with the needs in the area and has prepared to develop plan(s) for park improvements.

Budget Impact: The following funding sources will be listed in the grant application: \$200,000 from ARPA funds and \$300,000 from TSPLOST.

Council Person and District: District 1, Phil Boyum

Attachments: CDBG Application Resolution

RESOLUTION 2024 - 04: A RESOLUTION APPROVING AWARD OF CONTRACT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE 2024 COMMUNITY DEVELOPMENT BLOCK GRANT

THAT WHEREAS, the Georgia Department of Community Affairs has announced the availability of 2024 Community Development Block Grant competitive grant funds which may be utilized for the improvement of public infrastructure; and,

WHEREAS, the Mayor and City Council of Statesboro, have determined improvements in the Whitesville community are meritorious of application of a Community Development Block Grant; and,

WHEREAS, City staff have properly advertised a request for qualifications for professional engineering services for the application of the 2024 Community Development Block Grant in accordance with regulations set forth by the Georgia Department of Community Affairs; and,

WHEREAS, a selection committee comprised of qualified City staff having reviewed the submittals received has provided an informed recommendation of award in regard to the evaluation criteria set forth in the advertisement and request for qualifications documents; and,

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

Section 1. That the City Council hereby authorizes the Mayor to execute a contract with Cranston LLC for professional engineering services for the 2024 Community Development Block Grant.

Section 2. That funding is conditioned upon grant approval and receipt of 2024 Community Development Block Grant funding.

Section 3. That the fees for professional engineering services for the 2024 Community Development Block Grant are limited to the maximum amount established in the rules and regulations of the grant award as set forth by the Georgia Department of Community Affairs and shall be paid from grant funds awarded.

Section 4. This Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 20th day of February, 2024.

STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk

CITY OF STATESBORO



COUNCIL

Phil Boyum, District 1
Paulette Chavers, District 2
Ginny Hendley, District 3
John Riggs, District 4
Shari Barr, District 5

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

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

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

From: John Washington, P.E., R.L.S., Director of Public Works and Engineering

Date: February 13, 2024

RE: Recommendation for Approval of Stormwater Master Planning: Task Order 8

Policy Issue: Purchasing

Recommendation:

Staff recommends consideration of a motion to approve proposed Task Order #8 in the amount of \$198,655.00 from Goodwyn, Mills, and Cawood (GMC) as part of their Stormwater Masterplanning Professional Services Agreement. Task Order 8 includes field survey, engineering design, downstream design impact analysis, and preparation of continuous monitoring and adaptive control system (CMAC) specifications.

Background:

As part of the original Stormwater Masterplanning Professional Services Agreement approved by City Council on August 16, 2016, staff negotiated a contract with GMC in October 2022 to design solution to the Lake Sal drainage improvement project. This project proposes to eliminate the ongoing flooding at the inlet and around the emergency overflow of Lake Sal.

Task Order #8 is the design and preparation of construction documents proposed to mitigate flooding for the area from the conceptual solution in Task Order #6. After completion of Task Order #8, the City will have the option to utilize the consultant, GMC, for CMAC installation project management and/or construction project management.

Budget Impact:

The cost for Task Order #8, (\$198,655.00) is within the budget for STM-36 Lake Sal Drainage Improvement CIP. The project is to be paid through 2013 SPLOST funds.

Council Person and District: District 1, Councilman Phil Boyum

Attachments: Cover Letter
Appendix Map
Contract Document

CC: Darren Prather, Director of Central Services



February 13, 2024

Goodwyn Mills Cawood

1612 Newcastle Street
Suite 218
Brunswick, GA 31520

T (912) 226-4612

www.gmcnetwork.com

Marcos Trejo, PE
Assistant Public Works Director
City of Statesboro
50 E. Main Street
Statesboro, GA 30458

Re: GMC Task Order No. 8 – “Phase 1, Drainage Improvements in Basin No. 2 (“Lake Sal”): Engineering Design and Permitting

Dear Marcos,

Goodwyn Mills and Cawood, LLC (GMC) is pleased to present the following proposal for engineering and permitting services to finalize the engineering design plans for the drainage system improvement recommendations that were developed from the assessment and analysis under Task Order No. 06 “Stakeholder Engagement and Drainage Improvements in Basin No. 2 (“Lake Sal”)”. In order to expedite project implementation, it is recommended to pursue as three phases. The 1st phase, which is outlined herein and included with this letter, will be to complete the final design and permitting for all drainage improvements. However, the design will be split into two tracks, as detailed below, so each can be implemented separately as a 2nd and 3rd phase, once their respective designs are complete.

Based on the results from the work completed under Task Order No. 06, GMC identified several areas that are in need of and are best-suited for major drainage system upgrades to manage the 25-year storm and safely pass the 100-year storm in the area around Lake Sal. In order to reduce the magnitude and frequency of flooding in this watershed, the recommended design approach to increase flow capacity and storage includes three major components, which are outlined below and presented in the attached maps:

- (1) Increase pipe and ditch capacity upstream of Lake Sal to avoid roadway flooding when the channels into the lake reach capacity. This will be achieved through installing larger culverts, regrading ditches, and realigning culverts.
- (2) Maintain the normal pool elevation in Lake Sal but lower the emergency spillway elevation to limit the flows backing up at the lake inlet channels.
- (3) Install a Continuous Monitoring and Adaptive Control (CMAC) system on the Lake Sal outlet control structure to create additional storage in Lake Sal before a large rainfall event by automatically drawing down a portion of the lake volume based on weather forecasts.

The CMAC approach was explored because it can deliver the highest level-of-service for flood mitigation, have the quickest installation timeline, and provide tremendous cost savings compared with the alternative of acquiring land to build a new regional stormwater detention system.

Since the larger drainage infrastructure and increased conveyance capacity will result in larger flow rates into and out of Lake Sal, they must be coupled with additional storage in the watershed to avoid shifting the flooding issues to a new area downstream. As a result, the 3rd item presented above must be installed before the first two items. Additionally, the CMAC installation timeline is not dependent on the tasks for permitting, dredging, and



final design on the drainage improvements for increased capacity, so it is recommended to design these elements under separate tracks. Once the solution design is complete for the CMAC system, a 2nd phase can proceed to install the CMAC system, modify the outlet structure, and calibrate the software and controls. Likewise, when the CMAC system is installed and the remaining permitting and design is complete, the City can proceed to procure a contractor to install the drainage improvements for increased capacity as the 3rd and final phase. For Phase III, GMC is available to provide a full-suite of construction administration services, or a partial-level, if the City desires to manage elements in-house.

The current proposal for Phase I includes the following tasks:

- Wetland delineation
- Permitting associated with any wetland/buffer impacts and lake dredging through USACE and GAEPD
- Topographic survey and location of utilities in all areas with proposed drainage improvements.
- Downstream analysis to finalize the design such that it has no negative impact on properties downstream of Lake Sal.
- Design of drainage improvements (construction documents and technical specifications) as two separate tracks to enable the CMAC system installation to not be delayed by any permitting or completion of design plans for drainage conveyance system improvements.
 - Track 1: Drainage Improvements for Increased Storage (CMAC System)
 - Track 2: Drainage Improvements for Increased Conveyance (new lake spillway, all other culvert replacements/additions, and ditch grading)

We appreciate your confidence in GMC and look forward to assisting the City in designing and implementing the drainage improvement projects in the Lake Sal watershed to address current flooding issues. Please contact the undersigned should you have any questions.

Sincerely,

GOODWYN MILLS CAWOOD, LLC.

A handwritten signature in black ink, appearing to read 'Robert A. Brown'.

Robert A. Brown, P.E., Ph.D.
Senior Water Resources Engineer

Attachments:

- Map 1: Proposed drainage improvements at inlets/channels into Lake Sal and at outlet structure and emergency spillway leaving Lake Sal.
- Map 2: Area of proposed culvert upsizing and ditch regrading from Aldred Avenue to Northlake Drive.

Proposed Improvements

Connection to main channel

Proposed concrete spillway
20' wide @ elevation 185'

Modify Existing Outlet Structure:
Add real-time control equipment and valve with
18" orifice at 181', but set maximum pre-storm
drawdown to 182.75'

Proposed Drainage
Easement

Replace 2 existing 36" RCP with
2 - 5 ft x 3 ft box culverts

Extend channel to lake

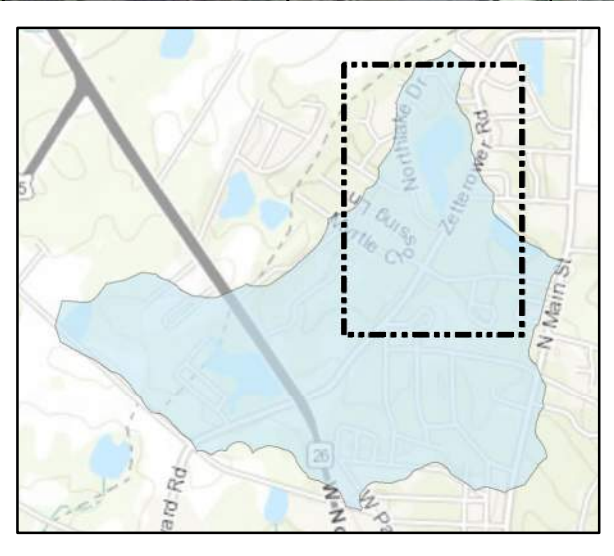
Existing 4 - 18" RCPs

Existing 32" RCP

Install 3 - 30" RCPs

1 Replace 15" RCP with 24" RCP

Basin 2



Proposed Improvements



MYRTLE CROSSING LN

NORTH LAKE DR

ZETTEROWER RD

MYRTLE CROSSING WAY

JEF RD

ZETTEROWER RD

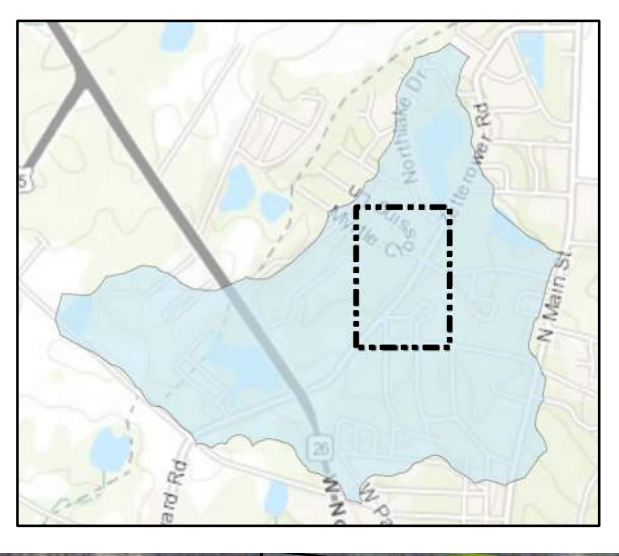
ALDRED AVE

ALDRED AVE

ALDRED AVE

ALDRED HILLS RD

DEBBIE DR



TASK ORDER NO. 08

To the PROFESSIONAL SERVICES AGREEMENT

Phase I, Drainage Improvements in Basin No. 2 (“Lake Sal”): Engineering Design and Permitting

Continuation of work completed under Task Order No. 06 “Stakeholder Engagement and Drainage Improvements in Basin No. 2 (“Lake Sal”)”

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

A. PURPOSE/BACKGROUND

This Task Order authorizes and directs the CONSULTANT to proceed with assisting the CITY with drainage improvements in Drainage Basin No. 2 (“Lake Sal Area”). This drainage basin was the focus of Task Order No. 06, in which a previously developed hydrologic and hydraulic (H&H) watershed model was updated and refined to explore a design solution that incorporated Continuous Monitoring and Adaptive Control (CMAC) on the outlet structure in Lake Sal to discharge flow and increase storage capacity automatically based on rainfall forecasts. This approach was explored because it can deliver the highest level-of-service for flood mitigation, have the quickest installation timeline, and provide tremendous cost savings compared with the alternative of acquiring land to build a new regional stormwater detention system.

The previous task order modeled this approach and pursued an updated conceptual design in order to attain support and participation from the Lake Sal Homeowner’s Association (HOA), as they would need to grant the City a permanent easement and allow the outlet structure of their lake to be modified. Based on the outcomes from the recent work and stakeholder engagement with the HOA, the project is ready to move to the Final Engineering Design and Permitting phase. The scope of services and schedule for this phase is outlined in Section B.

The design and overall implementation of drainage improvements in the Lake Sal drainage basin will be configured in three phases to expedite implementation of the Continuous Monitoring and Adaptive Control (CMAC) system on the Lake Sal Outlet Control Structure:

- I: Final Design and Permitting (*Task Order No. 8*)
- II: Implementation of Continuous Monitoring and Adaptive Control (CMAC) System
- III: Construction Administration for Drainage System Conveyance Improvements

This approach will allow implementation to not be delayed by permitting/dredging/final design on other drainage improvements nor the procurement process of other drainage improvements components. Also, the CMAC system needs to be installed first, before the other pipes are upsized. By separating Phase I & II, this will allow the solution design to be fully developed before the installation is priced. At this stage, since all of the details of the connection to the outlet control structure have not been determined, the installation cost would be on the conservative side.

B. CONSULTANT'S SCOPE OF SERVICES

The Scope of Services, dated February 13, 2024, is specifically described herein.

Task 1. Environmental Services

IA: Waters of the U.S. Delineation & USACE Jurisdictional Determination Update

A delineation of jurisdictional waters of the U.S. including wetlands and streams on the property will be required and will be conducted by an environmental scientist qualified to perform delineations of jurisdictional waters. The jurisdictional boundaries will be flagged according to the three required wetland criteria (vegetation, hydrology, and soils). The scope of work will include all fieldwork necessary to delineate any jurisdictional areas, as well as surveying and mapping. The waters of the U.S. including wetland areas will be surveyed with a mapping grade (sub meter) GPS system. Please note this method of surveying is not considered survey grade. This method of surveying is approved by the USACE and does not require a certified stamp from a Licensed Professional Land Surveyor (PLS). Following delineations, GMC will prepare the USACE wetland data sheets, JD forms, associated mapping, and coordinate a site visit with the USACE.

IB: USACE Permitting

It is currently anticipated that the proposed drainage improvements will meet the requirements for coverage under a Nationwide Permit (NWP). Please note that if impacts exceed 0.5-acres of wetlands and/or stream, an individual permit may be required. If this is the case GMC will submit a separate proposal. Below is a summary of the scope of work that will take place to obtain verification that the activities are covered by a NWP:

- Preparation of the Preconstruction Notification (PCN) for coverage under a NWP
- Completion of the Savannah District Standard Operating Procedure (SOP) impact sheet to determine the required stream and wetland compensatory mitigation for project impacts, if necessary.
- Preliminary review of resources under the jurisdiction of the U.S. Fish and Wildlife Service (USFWS) and State Historic Preservation Office (SHPO)
- Present mitigation options to meet the requirements of compensatory mitigation for the project.

If additional surveys are requested by regulatory agencies (U.S. Fish and Wildlife Service / State Historical Preservation Office) additional fees may be included. This application may include a preliminary analysis of required compensatory mitigation, but this scope of work does not include the acquisition of compensatory mitigation credits for related impacts.

IC: EPD Buffer Variance

It is currently anticipated that the proposed drainage improvements will require a buffer variance from Georgia Environmental Protection Division (EPD). GMC will prepare this permit and coordinate submission to Georgia EPD.

Task 2: Survey Services

The project team will conduct a topographic survey at each of the areas with proposed drainage improvements: (1) new culverts at channels into Lake Sal, (2) culverts and ditches along Zetterower Road from Aldred Avenue to the lake, (3) Lake Sal outlet control structure and new spillway. Survey to include underground utilities and property corners. Additionally, the survey will include additional storm structures and downstream channel cross sections necessary to complete downstream analysis for the area downstream of Lake Sal.

Task 3: Downstream Analysis

The project team will perform an analysis of previously modeled flows that result from the drainage improvements in the Lake Sal area to help ensure that anticipated flow increases do not negatively impact properties downstream of Lake Sal. This effort will focus on the residential duplex located at 15 Pate Place, that borders the downstream channel. The project team will perform surveying to establish stream channel and floodplain cross sections in this area to extend the existing and proposed conditions ICPR model further downstream. Water surface elevations for existing and proposed conditions for the 25-year and 100-year storm events will be modeled for comparison to determine if the drainage improvements may negatively impact homes in this area especially at 15 Pate Place.

Task 4: Engineering Design

4A: Drainage Improvements for Increased Storage [Continuous Monitoring and Adaptive Control (CMAC) for Lake Sal Outlet Structure]

The project team will provide solution design and analysis of the Opti procured hardware and software. This includes the following components and deliverables:

- Opti Certified Hardware design details
- Opti Continuous Monitoring and Adaptive Control (CMAC) construction specifications (as needed)
- Draft Software Configuration (i.e. control objectives and settings)
- Hydrologic and hydraulic (H&H) modeling
- Opti Certified Hardware submittal package

Opti Certified Hardware Design Details & Bill of Materials

The project team will provide the following to be included as part of the site plan set or construction submittals in .dwg or PDF format:

- Standard installation details of Opti's Certified Hardware, including mounting methods, supports, and full specifications for all associated hardware to be included in the site plans or submittals;
- Electrical connection schedule (one-line diagram and terminal block guide for Opti control panel) as to be included in the site plans;
- Bill of Materials

Opti CMAC Construction Specifications

The project team will provide CMAC construction specifications and requirements, including a general description of work, submittals, quality assurance, product overview, installation and commissioning, and software and platform.

Draft Software Configuration Report (i.e., control logic and settings)

The project team will provide a draft Software Configuration report to confirm site functionality and behavior prior to final design. The project team will translate performance objectives into standard Opti software configuration settings. Example performance objectives include: flood mitigation, water quality improvements, hydromodification, water conservation and aesthetic preservation. Prior to the delivery of the Configuration Report, the project team will:

- Validate that parameter settings are compatible with the Opti Platform
- Simulate site configuration to confirm behavior of the site is consistent with Site Goals as defined by the Opti Control Configuration Builder.
- Provide single site simulation report, Draft Software Configuration, and passive SWMM model (as needed).

H&H Modeling

The project team will verify and finalize the following H&H requirements:

- Safe conveyance under failsafe conditions
- Drawdown time
- Regulatory requirements

Opti Certified Hardware Submittal Package

The project team will provide a full certified hardware submittals package including:

- Manufacturer specifications
- Wiring diagrams
- User installation manuals (as applicable)

4B: Drainage Improvements for Increased Conveyance (Upgrades to Emergency Spillway, Pipe, and Ditch Capacity)

Based on the conceptual layouts that were produced during Task Order No. 06, the first phase of design plans that will be prepared will be at a 60% level-of-detail stage (preliminary design plans). The plan set is expected to include: existing conditions, demolition, pavement replacement, storm drainage/grading plan and drainage profiles, construction details, and erosion and sediment (E&S) control notes/plan/details. Total land disturbance is expected to exceed 1.0 acres, so the project team will coordinate Land Disturbing Activity (LDA) Permit submission and approval through Georgia EPD.

The project approach for moving from preliminary to final design plans is as follows:

- GMC to submit 60% Plans
 - City to review submittal and meet with GMC to discuss any comments.
- GMC to revise plans and submit plan set at 90% stage. This level will include: project specifications, bid documents, and an engineer’s opinion of probable cost for final review.
 - City to review submittal and meet with GMC to discuss any comments.
 - *Note: Bid document preparation is based on local-funding source (City)*
- GMC to submit 100% Final Plans, as well as technical specifications, bid documents, and opinion of probable cost to the City.

Schedule

The schedule is presented in the table below.

Task #	Month												
	1	2	3	4	5	6	7	8					
1. Environmental	Delineations						Permitting						
2. Survey Services													
3. Downstream Analysis													
4A. Design – Increased Storage (CMAC)													
4B. Design – Increased Conveyance (pipes/ditches)													

C. CONSULTANT'S COMPENSATION

As consideration for providing the services enumerated within Item B (above) of this Task Order, the CITY shall pay the CONSULTANT in accordance with the AGREEMENT. This AGREEMENT authorizes the total fee for all five tasks to be \$198,655.

Task 1: Environmental Services

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$40,000 and includes:

- \$9,000 for Task 1A
- \$25,000 for Task 1B
- \$6,000 for Task 1C

Task 2: Survey Services

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$22,355.

Task 3: Downstream Analysis

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$12,600.

Task 4A: Engineering Design – Drainage Improvements for Increased Storage (CMAC)

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$44,450 and includes:

- \$9,800 to develop engineering design of the real-time control on the lake outlet structure.
- \$34,650 for design support from Opti.

Task 4B: Engineering Design – Drainage Improvements for Increased Conveyance

The specific method of compensation for this Task is **Lump Sum** as enumerated in the Exhibit B of the AGREEMENT. The Lump Sum amount for this task is \$79,250.


IN WITNESS WHEREOF, the parties hereto have executed this Task Order on this, the ____ day of _____, 2024.

City of Statesboro, GA

By: _____
Signature
Jonathan M. McCollar, Mayor

Date

Goodwyn Mills Cawood, LLC

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

2/13/2024
Date