



CITY OF STATESBORO
COUNCIL MINUTES
MAY 03, 2022

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 Paulette Chavers gave the Invocation and led the Pledge of Allegiance.

ATTENDENCE

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

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

3. Public Comments (Agenda Item):

4. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 04-19-2022 Work Session Minutes

b) 04-19-2022 Council Minutes

A motion was made to approve the consent agenda.

RESULT:

Approved (Unanimous)

MOVER:

Councilmember Venus Mack

SECONDER:

Mayor Pro Tem Shari Barr

AYES:

Boyum, Chavers, Mack, Riggs, Barr

NAYS:

5. Public Hearing and consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

**Jeffery Lee Dawson & Julie Norman Dawson DBA Whiskey Business
1410 Northside Dr E
Statesboro, Ga 30458**

A Motion was made to open the public hearing.

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

Chris Gohagan an attorney with Taulbee, Rushing, Snipes, Marsh & Hodgin representing Jeffery and Julie Dawson and spoke in support of their request for the proposed location reservation.

Jeffery Dawson also spoke in favor of the request.

No one spoke against the request.

A Motion was made to close the public hearing.

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

A Motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

**Jeffery Lee Dawson & Julie Norman Dawson DBA Whiskey Business
1410 Northside Dr E
Statesboro, Ga 30458**

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

6. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

**Shree Dhan Laxmi. LLC DBA EZ Liquors
1525 Fair Rd Ste. 106
Statesboro, Ga 30458**

A motion was made to open the public hearing.

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

Chris Gohagan an attorney with Taulbee, Rushing, Snipes, Marsh & Hodgins representing Shree Dhan Laxmi spoke in favor of the request for the proposed location reservation.

No one spoke against the request.

A Motion was made to close the public hearing.

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

A Motion was made to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

**Shree Dhan Laxmi. LLC DBA EZ Liquors
1525 Fair Rd Ste. 106
Statesboro, Ga 30458**

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

7. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

- A) Downside Investment Group DBA Patriot Liquors
834 Northside Dr E
Statesboro, Ga 30458**
- B) Raymond Driggers DBA Whiskey Warehouse
647 Northside Dr E
Statesboro, Ga 30458**

A motion was made to open the public hearing.

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

Andrew Lavoie an attorney with Bruce, Mathews, & Lavoie law firm represented Patriot Liquors spoke in favor of their request for a location reservation at 834 Northside Dr. E, stating that the building is larger, has easy access, is occupied and kept up, and the applicants own the building.

Danny Merritt spoke in favor of the request for a location reservation for Patriot Liquors location reservation as well.

No one spoke against the location reservation for Patriot Liquors location reservation at 834 Northside Dr. E.

Ray Driggers spoke in favor of a location reservation for Whiskey Warehouse at 647 Northside Drive East.

Emily Kerstiens spoke against the location reservation for Whiskey Warehouse located at 647 Northside Drive East. She stated concerns with it being so close to her neighborhood and she turned in a petition with 24 signatures opposing this location reservation.

A Motion was made to close the public hearing.

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

City Manager Charles Penny stated that a conflict does exist between these two locations as they are within 1000 yards of each other. Both locations are viable for operating a package store and both applicants have met the requirements to be awarded a location reservation by the city. Based on additional factors of general impact of the location on the

surrounding areas and the lack of parking availability the recommendation is to deny both location reservations. If City Council chooses to support this recommendation, it is also recommended that the applicants be allowed to identify another location within 30 days without having to pay another application fee.

Council discussion included concerns about the close proximity of both locations to residential areas as well as Statesboro High School. Another concern discussed was the recovery homes in the area as well.

A Motion was made to accept the City Manager’s recommendation to deny a location reservation for either location and to allow the applicants up to 60 days to identify another location without having to pay another application fee.

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

8. Public Hearing and Consideration of a motion to approve a Package Distilled Spirits Location Reservation in accordance with City of Statesboro Alcohol Ordinance Chapter 6-12(a) and 6-23(h) to:

- A) 815 S Main Street, LLC**
815 S Main St
Statesboro, Ga 30458
- B) The County Line Too, LLC DBA The County Line**
814 S Main St
Statesboro, Ga 30458
- C) Timothy Allen Hunt DBA House of Booze**
801 S Main St
Statesboro, Ga 30458

A motion was made to open the public hearing.

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

Chris Gohagan with Taulbee, Rushing, Snipes, Marsh & Hodgins law firm representing Nick Props and Robbie Bell spoke in favor of the request for the proposed location reservation at 815 South Main Street. He stated both applicants have many years of experience in real estate development within our community. Mr. Gohagan stated these two individuals are ideal applicants to operate this space within our community.

Jeffery Johnson assistant manager at Two Guys Beverage spoke in favor of the request.

Leachay Duffin manager at Two Guys Beverage spoke in favor of the request stating that the applicants for 815 have reached out to them about working together with training and teaching staff members.

Nick Props spoke in favor of the request for this location reservation.

Robbie Bell spoke in favor of the request for this location reservation.

No one spoke against the request for a location reservation at 815 South Main Street.

Andrew Lavoie with Bruce, Mathews, & Lavoie law firm representing the County Line made a presentation and spoke in favor of their location reservation at 814 South Main Street. Mr. Lavoie stated that the applicants own a package store in Candler County and they have a good reputation in the business. He also presented three letters of recommendation for the applicant.

Pam Hodges spoke in favor of the location reservation the County Line stating they have a good reputation in the package store business in Candler County.

Candler County Sherriff John Miles spoke in favor of this location reservation for the County Line stating that the owners run a good business in Candler County.

No one spoke against the request for a location reservation at 814 South Main Street.

Bubba Hunt spoke in favor the location reservation for House of Booze located at 801 South Main Street. He stated he is a local business owner and gives a lot back to the community. He stated he wants to make this a destination location.

No one spoke against the request for a location reservation at 801 South Main Street.

A Motion was made to close the public hearing.

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

City Manager Charles Penny stated that a conflict does exist between all three locations as they are within 1000 yards of each other. All applicants have met the requirements for the operation of a package store. Based upon additional factors of general impact of the location on surrounding areas a recommendation was made to award a location reservation to 801 South Main Street due to the location having a signalized intersection and that the name of the business be changed from the House of Booze as the business would be located on a major thoroughfare and an entrance to Georgia Southern University. Also recommended is that the other applicants are allowed to identify another location within 60 days without having to pay another application fee.

Councilmember Venus Mack stated her concerns of the close proximity of apartment complexes in the area. Although, not University owned a lot of students live in those apartments and I would have to say I'm not in recommendation for either location.

Councilmember Paulette Chavers stated she also has concerns with the proximity of these locations to housing stating we just denied two other locations for the same reason.

Councilmember Phil Boyum stated that the 801 South Main location has the highest student foot traffic being a gateway to Georgia Southern University and putting a liquor store in the footpath of students is not a good idea.

Councilmember John Riggs stated it's not easy making a decision like this, but as I look at it the County Line with its back entrance I really like that, also they have run the County Line for so long with no incidents. If this comes for a vote I will vote for the County Line.

Mayor Pro Tem Shari Barr state she agrees with the other councilmembers that maybe we don't love any of these locations. With Mr. Penny's recommendation of giving the applicants 60 days to identify a new location without having to pay an application fee I see as we don't have to approve any of these three.

After further council discussion a motion was made to deny all three location reservations and to allow the applicants up to 60 days to identify another location without having to pay another application fee.

RESULT:	Approved 4-1
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember John Riggs
AYES:	Chavers, Mack, Riggs, Barr
NAYS:	Councilmember Phil Boyum

9. Consideration of a motion to approve a second amendment to the lease agreement with T-Mobile for City water tower access located on Hill Street.

A motion was made to approve a second amendment to the lease agreement with T-Mobile for City water tower access located on Hill Street.

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

10. Consideration of a motion to approve a 50 year ground lease agreement with Bryant's Landing Statesboro LP of the former Julia P Bryant Elementary School for a Senior Housing Facility Development.

A motion was made to approve a 50 year ground lease agreement with Bryant's Landing Statesboro LP of the former Julia P Bryant Elementary School for a Senior Housing Facility Development.

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

11. Consideration of a motion to award a contract for Grant Administration Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Allen Smith Consulting, subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.

A motion was made to award a contract for Grant Administration Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Allen Smith Consulting, subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.

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

12. Consideration of a motion to approve award a contract for Professional Engineering Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Hussey Gay Bell subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.

A motion was made to approve award a contract for Professional Engineering Services for the Employment Incentive Program grant at Southern Gateway Industrial Park to Hussey Gay Bell subject to award of grant. Funding will be provided by water-sewer enterprise funds and grant funds.

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

13. Other Business from City Council: None

14. City Managers Comments:

City manager Charles Penny stated that a Budget review is set for May 10, 2022 from 3:00 pm – 6:00 pm in the Council Chambers. If additional time is needed after that meeting another Budget review will be held on May 24, 2022 at 3:00 pm in the Council Chambers.

A public meeting has been set for the Fox Lake subdivision on May 9, 2022 at 6:00 pm in the Council Chambers regarding the sewer infrastructure extension into their subdivision.

15. Public Comments (General): None

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

At 10:53 am a motion was made to enter into executive session.

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

At 11:15 am a motion was made to exit Executive Session.

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

A motion was made to approve a Quit claim Deed for the former route of Georgia Avenue through First Presbyterian Church’s property.

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

17. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 11:15 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk