



May 06, 2025 9:00 am

1. Call to Order by Mayor Jonathan McColiar
2. Invocation and Pledge of Allegiance by Councilmember Tangie Johnson
3. Recognitions/Public Presentations
 - A) Presentation of a Proclamation recognizing the month of May as Mental Health Awareness month.
 - B) Presentation of a Proclamation recognizing Love's Childcare Services for their 35 years of dedicated service in the City of Statesboro.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 04-15-2025 Work Session Minutes
 - b) 04-15-2025 Council Minutes
 - c) 04-15-2025 Executive Session Minutes
6. Public hearing and consideration of a motion to approve and application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13 (a):
PSH Stadium
Owners: Darin Van Tassel & Netra Van Tassel
Located: 2704 Old Register Road
License Type: Event Venue
7. Consideration of a motion to approve **Resolution 2025-07**: A Resolution to adopt the Third Amendment to the Fiscal Year 2025 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated.
8. Consideration of a motion to approve **Resolution 2025-08**: A Resolution reestablishing the Downtown Statesboro Incentives Program.
9. Consideration of a motion to approve the application submitted by Evolve LLC for funding under the Security Enhancement Incentive Program in the amount of \$7,000.00 subject to the fulfillment of all eligibility requirements.

10. Consideration of a motion to approve award of contract to Chandler Roofing in the not to exceed amount of \$65,000.00 for roof replacement at the Statesboro Municipal Court. The project will be funded from 2019 SPLOST funds.
11. Consideration of a motion to approve a sole source purchase agreement with OptiRTC, Inc., in the amount of \$284,836.00 for Lake Sal infrastructure stormwater flood control hardware per project engineer's recommendation. This project is funded from 2013 SPLOST.
12. Other Business from City Council
13. City Managers Comments
14. Public Comments (General)
15. 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)
16. Consideration of a Motion to Adjourn

A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

Mental Health Awareness Month

WHEREAS: mental health is an essential element to everyone's overall health and wellbeing which impacts children, youth, adults, seniors, and families in Statesboro, and;

WHEREAS: while all people experience stress and difficulty in their lives, one in five adults in America faces extreme mental health challenges each year; and

WHEREAS: over 10% of adults have serious mental health conditions that impact their daily life; and

WHEREAS: suicide is the second leading cause of death for people aged 10 – 34; and

WHEREAS: 60% of adults don't get treatments for their mental illness due to high costs or lack of providers; and

WHEREAS: stigma surrounding mental health can cause fewer people to seek out treatments and create harmful social isolation; and

NOW, THEREFORE I, Jonathan McCollar, Mayor of the City of Statesboro do hereby proclaim the month of May 2025 as

Mental Health Awareness Month

And call upon all citizens, community agencies, faith groups, medical facilities, elected leaders, and businesses to:

1. Educate themselves and others about mental health conditions, treatment, and resources in our community.
2. Challenge stigma surrounding mental health.
3. See to help if they struggle with mental health and encourage others to do the same.
4. Create safe and supportive environments to encourage open conversations about mental health.

IN WITNESS WHEREOF, I, have hereunto set my hand and caused the Seal of the City to be affixed this 6th day of May 2025.

Jonathan McCollar, Mayor

A PROCLAMATION BY THE MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

Recognizing Love's Childcare Services For 35 Years of Business

WHEREAS: childcare businesses in our community provide essential services to families, enabling parents to work while ensuring the safety, well-being, and development of our children; and

WHEREAS: the dedicated staff of childcare businesses are passionate, caring, and dedicated to providing a nurturing, learning environment for our children, helping them to develop socially, emotionally, and intellectually; and; and

WHEREAS: the City of Statesboro recognizes the invaluable contributions of childcare providers in our community; and

WHEREAS: the City of Statesboro is committed to promoting high-quality early childcare education and childcare; and

WHEREAS: it is fitting that we recognize and celebrate the contributions of childcare businesses and their staff; and

WHEREAS: Love's Childcare Services has provided these crucial services to the citizens of Statesboro and the surrounding community for over three decades.

NOW, THEREFORE, I, Jonathan McCollar recognize and celebrate Love's Childcare Services for 35 years of dedicated service in the City of Statesboro.

IN WITNESS WHEREOF, I, have hereunto set my hand and caused the Seal of the City to be affixed this 6th day of May 2025.

Jonathan McCollar, Mayor



CITY OF STATESBORO
WORK SESSION MINUTES
APRIL 15, 2025

Mayor & Council Work Session

50 East Main Street

4:00 PM

A Work Session of the Statesboro City Council was held on April 15, 2025, at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present were Mayor Jonathan McCollar, and Council Members: Tangie Johnson, John Riggs, and Shari Barr. Also present were City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles, and Public Affairs Manager Layne Phillips. Absent was Councilmembers Paulette Chavers and Ginny Hendley.

1. Presentation by Roxie Remley Art Students

Georgina Osuna Diaz, Lead Art Teacher for the Art Adventures after school program at the Roxie Remley center next door to City Hall, expressed their love for the parks and trails in Statesboro. Georgina introduced several students Ella, Ben, Dillion and Rex to Mayor and Council. Ella spoke about what they envision for the park while Ben, Dillon, and Rex showed images of what the park looks like currently. Ella spoke about things that could be done to improve the park by adding playground equipment such as swings and a climbing structure as well as replacing the seating. Georgina stated they utilize the portion of the Willie McTell trail located behind Vyve, as it is close to our center and an easy place for parents to pick up their kids. Now, this after school program is focused on art education but we also go outside to enjoy the fresh air. Georgina stated that there is a table out there that needs replacement as it has been rusted out for some time. Lastly, Georgina shared artwork the students have been working on expressing their ideas of what the park should look like.

City Manager Charles Penny appreciated them bringing this to our attention and stated the City will make an inventory of the items that need to be updated and replaced along the trail and take care of it.

2. The Evolution of the Community Dashboard

Candace Bodkins spoke to Mayor and Council about the community dashboard. The dashboard would highlight some of the areas in the City and the County that we are doing well and areas that we may need to improve. When we talk to individuals about the things they like about their community or things they look for in places they want to live there are certain characteristics people often talk about such as good schools, safe neighborhoods, opportunities for recreation, etc. The idea of the dashboard came about, because people love dashboards they present a lot of data and can tell us about things we are interested in, what's happening at a specific point in time. Help us create a common focus on things that we think are important and how we might discuss those items. The dashboard is a process creating shared understanding about our strengths and weaknesses as a community. We met with people all over the community, to get the key areas of concern, what are constraints, limitations, etc. We talked to the hospital, the school board, Georgia Southern, we talked to anyone that does something related to supporting the community. From this we got areas of priority and facilitated several community conversations spread out across the county including Brooklet, Portal and Statesboro. We asked the community what are some things you like about living in Statesboro and Bulloch County, and with the

change coming what is most important to you. We created indicators around these key areas of education, literacy, economic opportunity, health and wellbeing, public safety and community vibrancy. Candace showed Mayor and Council some examples around literacy including 3rd grade reading proficiency across the various elementary schools. Portal has a big spike in the middle, we had the conversation of what was happening in Portal. People believed that the fact that they got a new principal was helping turn around those scores. Another part of this is that if something is working in Portal thinking about replicating these ideas in other schools. Trying to help people understand what these scores mean and not just in the particular reading area and what community resources are available if someone's children needs help in reading. Asset Limited, Income Constrained, Employed, ALICE, these are folks that are full time employed that are above the federal poverty line and don't qualify for a lot of programs, but still don't make enough money to make ends meet, not saving and often times going without things such as routine medical visit, car maintenance, etc. This cuts across all sorts of racial lines, age, ethnicities, and religion that fall in our ALICE rate. We can look at the other counties around us and see how we compare in our region and in the state. Mayor and Council looked at the ALICE graph and discussed the city's poverty and ALICE rate and discussed how we compared to surrounding counties. Everything is publicly available and it will be updated yearly. The dashboard is a way to stay informed and build specific IQ of what we see as a community. The dashboard gives us this common language to begin conversations about issues that cut across the City, County, School board, Georgia Southern. Further discussion between Mayor & Council was had with Candace about the dashboard.

City Manager Charles Penny stated a press release was done about the City being recognized as being in the top 20 being considered for All American Cities of destination. Charles Penny wanted to take time to acknowledge Candace Bodkins and her team for all her teams' hard work so we could be in the top 20. Candace was asked to come back for further discussion. Mayor suggested doing something specific for this for the entire community.

3. Ribbon Cutting for the Youth Council Project on McTell Trail – 4:45 p.m.

The meeting was adjourned at 4:43 pm.

The Mayor, City Council and City Staff walked to the Dog Park area on the Willie McTell Trail for the Statesboro Youth Council's Grant Placement Project Ribbon Cutting.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



CITY OF STATESBORO
COUNCIL MINUTES
APRIL 15, 2025

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McColiar 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 McColiar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

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

3. Recognitions/Public Presentations

A) Presentation by the Statesboro Youth Council

LaSara Mitchell, Statesboro Village Builders Coordinator stated that the Statesboro Youth Council has had an eventful year so far. Today they will introduce themselves and share with you the journeys they have been on since the beginning of the year.

Junior Mayor Jamersyn Hughes shared with the Mayor and City Council about his experience with the place-making grant project on the Wille McTell trail the Statesboro Youth Council just completed. He shared about some challenges they face throughout the project such as hurricanes, snow, and scheduling conflicts. These challenges gave them an opportunity to come up with solutions such as employing effective communications, timeline adjustments, and updates to the clean-up plans. The Statesboro Youth Council adapted to changing circumstances to achieve their goals. This project included the replacement of damaged benches, paver and flower planter installments, and a life-size chessboard. Junior Mayor Huges shared that feedback from the public has been positive and he thanked, Dr. LaSara Mitchell for her guidance, and the Mayor and City Council in securing the Placement Grant. He also recognized GMA for their support as well as the Statesboro Public Works and other departments for their contributions in this project.

Grace Huff-Colbert and Eden Chavers shared about their experience at the Georgia Municipal Association (GMA) Youth Forum event in Atlanta. They talked about the sessions they attended and what a valuable experience it was making new connections, exploring new opportunities, and discovering ways to engage with the community.

Alan Beasley and Junior Mayor Jamersyn Hughes shared about the trip to Washington D.C. The trip was an enriching experience filled with historical landmarks, cultural insights, and memorable activities. They arrived in Williamsburg, Virginia on Sunday April 6, 2025. On Monday April 7th the group visited many places including the Franklin D Roosevelt Memorial, Jefferson Memorial, and Martin Luther King Jr, Memorial. On Tuesday April 8th they went on a guided tour of the Capital Building and explored a variety of places such as the Supreme Court, The White House, the National Museum of African American History, and the Culture and National Archives. In the evening, they toured the World War II Memorial. Vietnam Veterans Memorial, the Lincoln Memorial. The last day Wednesday April 9th began

with a visit to Arlington National Cemetery where they also witnessed the ceremony of the Tomb of the Unknown Soldier. In conclusion, this trip was a combination of education, cultural enrichment, and moments of reflection. It was a chance to connect with our history and heritage of the United States. It also gives a greater understanding of who we are and how our actions contribute to the great nation of the United States, our State and City.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 04-01-2025 Council Minutes

B) Consideration of a motion to approve the surplus of outdated electronics in the Statesboro Police Department.

C) Consideration of a motion to approve the surplus of two vehicles and three trailers from the Statesboro Police Department inventory.

A motion was made to approve the consent agenda.

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

6. Public hearing and consideration of a motion to approve: APPLICATION RZ 24-10-02: Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a duplex on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).

A motion was made to open the public hearing.

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

Planning and Development Director Kathy Field presented the request for a rezone in order to construct a duplex on a vacant lot on Garfield Street and Donnie Simmons Way. Staff recommends denial of this application due to the lack of compatible structures in the immediate area. At the regularly scheduled meeting of the Planning Commission on April 1, 2025, the Commission recommended approval of the request with a 5-0 vote. One of the reasons the Planning Commission went against staff recommendation was because of Bill Gross's project down the street. Staff's stance on this application is that it is basically a Ramble Road East Main Street situation by being inconsistent with the rest of the street being single family.

No one spoke for or against the rezoning request.

A motion was made to close the public hearing.

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

Mayor Pro Tem Shari Barr stated it's her understanding that the subject property is on the corner of Garfield and Donnie Simmons which is not far from the new apartments. No neighbors showed up here tonight complaining but I tend to go with staff.

Councilmember Paulette Chavers stated she doesn't know how she feels about a duplex sitting right in the middle of single family homes. It is like the situation, we had before and if we allow this other duplexes can come in neighborhoods.

A motion was made to deny **APPLICATION RZ 24-10-02.**

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

7. Public hearing and consideration of a motion to approve the first reading of Ordinance 2025-01: An Ordinance amending the Unified Development Code.

A motion was made to open the public hearing.

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

Planning and Development Director Kathy Field presented key changes to the UDC including allowing tiny homes in medium and high density residential developments with a special use permit, reducing non-residential space in PUD's

or 100 acres from 20% to 10%, sprinkler system requirements in townhome and apartment buildings with more than two units, allowing outdoor dining to count as amenity space for restaurants, and the removal of outdated mobile home language and correcting scrivener's errors.

Steve Rushing a local attorney representing Horizon Home Builders spoke in opposition of the addition of Section 2.5.9 sprinkler requirements for townhomes due to the additional cost to developers. Mr. Rushing asked that Council give further consideration with respect to the townhome aspect of this section.

Haydon Rollins with Hussey Gay Bell agreed with Mr. Rushing stating this addition would incur a significant cost burden to homebuilders.

David Lamar Pierce stated they are implementing many safety requirements in all single-family attached dwelling units. The gray area is about apartment complexes and single family attached dwelling units, and they are two completely different housing projects.

Marcus Toole with Habitat for Humanity also voiced his concerns with the increased cost to homebuilders requiring sprinkler systems.

A motion was made to close the public hearing.

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

Mayor Pro Tem Shari Barr asked for clarification on how this addition might affect developments in progress now.

Planning Director Kathy Field stated that this would affect those development in progress.

Assistant City Manager Jason Boyles stated that this would be applied however council determines to apply it going forward. It could be done conditionally by making it applicable to new developments rather than midstream.

Mayor McCollar stated he would like for staff to have more conversations with local developers to get feedback from them and then follow up with us so we have an idea of what we have in store.

City Manager Charles Penny asked Fire Chief Tim Grams to come forward to share about this addition.

Fire Chief Tim Grams explained that the intent of this addition is to be proactive. So many of the new townhomes are rentals and are being utilized essentially as apartments rather than single-family homes.

At 6:08 pm, Councilmember Ginny Hendley left the meeting.

After council discussion, direction was given to have presentation at the next work session in May to review and discuss the proposed ordinance revisions. No action was taken on this item.

- 8. Consideration of a motion to approve: APPLICATION SUB 25-03-02: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).**

A motion was made to approve: **APPLICATION SUB 25-03-02**: Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

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

9. Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a)

Boro the Hatchet Axe Throwing
19 East Vine St.
Owner: Michael McKellar Jr.
License Type: Bar

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

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 Boro the Hatchet Axe Throwing located at 19 East Vine St. Owner: Michael McKellar Jr. License Type: Bar .

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

10. Public Hearing & Consideration of a Motion to approve application for an alcohol license in accordance with The City of Statesboro alcohol ordinance Sec. 6-13 (a)

Antoinette's Café Kitchen

193 West Main St.

Owner: Nikira Boggs

License Type: Low Volume (Package Sales - Beer and Wine Only)

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

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 Antoinette's Café Kitchen located at 193 West Main St. Owner: Nikira Boggs, License Type: Low Volume (Package Sales - Beer and Wine Only).

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

11. Consideration of a motion to approve a contract with Needham's Traffic Signal LLC in the amount of \$33,790.00 to perform traffic signal improvements at the Chandler Road/Georgia Avenue intersection. The project, ENG-139, is funded from 2023 TSPLOST funds.

A motion was made to approve a contract with Needham's Traffic Signal LLC in the amount of \$33,790.00 to perform traffic signal improvements at the Chandler Road/Georgia Avenue intersection. The project, ENG-139, is funded from 2023 TSPLOST funds.

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

12. Consideration of a motion to approve a Purchase Agreement for property acquisition at 45 West Main Street for the construction of a parking lot for the West Main Street Streetscape Improvement project, ENG-92. Funding is provided from 2018 TSPLOST funds.

A motion was made to approve a Purchase Agreement for property acquisition at 45 West Main Street for the construction of a parking lot for the West Main Street Streetscape Improvement project, ENG-92. Funding is provided from 2018 TSPLOST funds.

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

13. Consideration of a motion to approve a Purchase Agreement for right of way acquisition on North Zetterower Avenue and a drainage easement between North Zetterower Avenue and Northside Drive East for the North Zetterower Avenue sidewalk project, ENG-122j. Funding is provided from the 2018 TSPLOST fund.

A motion was made to approve a Purchase Agreement for right of way acquisition on North Zetterower Avenue and a drainage easement between North Zetterower Avenue and Northside Drive East for the North Zetterower Avenue sidewalk project, ENG-122j. Funding is provided from the 2018 TSPLOST fund.

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

14. Other Business from City Council

Mayor Pro Tem Shari Barr reminded everyone about the upcoming Downtown Live Concert this Thursday April 17 with the “Breakfast Club” food trucks will open at six and the band will begin at seven. Ms. Barr also shared about the 26th annual Art Fest taking place on April 26th at Sweetheart Circle on the Georgia Southern campus.

15. City Managers Comments

City Manager Charles Penny shared a few things from the FYI Packet. One was a letter the Mayor sent to the Governor Brian Kemp and the Speaker of the House, Jon Burns expressing appreciation for what they’ve done for our community. The next item is the Budget Work Session is scheduled for Tuesday May 13th at 2:00 pm.

There has been a lot of news media about the Vault and the community has done amazing responding to the circumstances that was beyond our control. The City asked for a plan from the owners of Vault and they in turn used that as an opportunity to tell their residents that the city has ordered that they vacate the building. That was not the case. But, even at that our community responded in amazing ways to help people find places to live. We continue to work with those folks and we still expect a plan from the Vault for how they intend to address the deficiencies that were identified by a structural engineer not hired by the city but was fulfilling their ethical and legal obligation to inform us of the deficiencies they found.

Recognized Candice Bodkins from Georgia Southern University. We are pleased to be a finalist for All American City recognition. Some of us will need to go to Denver Colorado in late June for a competition. We will have 10 minutes to make our case to be recognized as an All American City. Bodkins is the one who took the different projects and things the city is doing and committed it to writing to submit for consideration by the National Civic League. We have a lot of work to do between now and the end of June to get ready for the presentation.

16. Public Comments (General):

Don Devine thanked Mayor and Council for opportunity to speak and for listening to what he had to say.

**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).**

At 6:33 pm a motion was made to enter into Executive Session to discuss “Real Estate” in accordance with O.C.G.A 50-14-3(b).

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

At 6:39 pm a motion was made to exit executive session.

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

Mayor Jonathan McCollar called the regular meeting back to order.

A motion was made to approve a sales agreement for real estate with staff recommendations.

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

18. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 6:39 p.m.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

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



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: April 29, 2025

RE: PSH Stadium Development, LLC

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

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

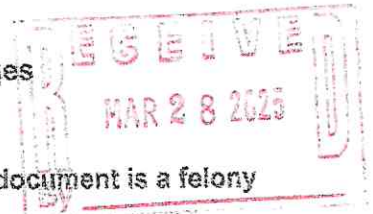
Recommendation: Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

Budget Impact: None

Council Person and District: Ginny Hendley, District 3

Attachments: Application and Department Approvals

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



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

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

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

Date application was received by tax/license office: _____

1. Business Trade Name: N/A

D/B/A Name

2. Applicant's Name: PSH Stadium Development, LLC

Name of partnership, llc, corporation, or individual

3. Business Physical Address: 100 Tormenta Way
Statesboro GA 30458

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

5. Local business phone number: 912-871-1000 Option 6

Corporate office phone number: 912-871-1000 Option 6

6. Name of Manager: Michael Blackmon

Person responsible for alcohol licensing issues

7. Phone number for manager: _____

8. Email address for manager: Accounting@clubhousestatesboro.com

9. Address of manager: 22 W. Main St., Statesboro, GA 30458

10. Purpose of application is:

New Business ☒ New Owner ☐

Previous owner's name: N/A

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

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

11. Indicate where the business will be located:

☐ Above ground

☒ Street or ground floor level

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

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

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

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

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

Name & address of partnership, LLC, or LLP: PSH Stadium Development
LLC, 2704 Old Register Rd., Statesboro, GA 30458

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

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

15. Members of LLC and/or partners:

Full Legal Name: Darin H. Van Tassell Phone #: _____

Home Address: _____
Statesboro, GA 30458

Full Legal Name: Netra R. Van Tassell Phone #: _____

Home Address: _____
Statesboro, GA 30458

Full Legal Name: Tormenta FC, LLC Phone #: 912-891-1000

Home Address: 2704 Old Register Rd.
Statesboro, GA 30458

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

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

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

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers: N/A

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Attach additional pages if necessary

18. Stockholders: (if different than officer names) N/A

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

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

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

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

N/A

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Name: _____ Phone #: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

Previous address: _____

Dates lived there: _____

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

PSH Stadium Development, LLC
2704 Old Register Rd., Statesboro, GA 30458

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

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

N/A

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

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

N/A

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

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

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

N/A

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

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

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

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

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

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

No

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

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

Calculation of Basic License Fee

For Calendar Year: 2025

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

Total Due: \$ 2800



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/31/2024

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

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

PRODUCER Lee Hill & Johnston Insurors 212 Savannah Ave Statesboro, GA 30458	CONTACT NAME: W. John Lee	FAX (A/C, No): (912) 764 - 8980	
	PHONE (A/C, No, Ext): (912) 764 - 9896	E-MAIL ADDRESS: cservice@lhjins.com	
INSURED PSH Stadium Development, LLC 2704 Old Register Rd Statesboro, GA 30458	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Cincinnati Specialty Underwrit		13037
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CSU0202365	01/18/2025	01/18/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER

CANCELLATION

City of Statesboro 54 E Main St Statesboro, GA 30458	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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PSH Stadium Development
Darin Van Tassel/Netra Van Tassell
2704 Old Register Way

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	04-01-2025
Fire Department	Noel Small	Approved	04-28-2025
Police Department	Jared Akins	Approved	4/28/25
Legal	Cain Smith	Approved	4/30/25

CITY OF STATESBORO

COUNCIL

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



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

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

To: Mr. Charles Penny, City Manager

From: Cindy S. West, Director of Finance

Date: April 29, 2025

RE: Third Budget Amendment

Enclosed is the Third Budget Amendment for Fiscal Year 2025. The amendment is to budget for revenues received through the year not anticipated such as Increased Building Permits, Insurance Licenses, and Convenience Fees in the General Fund. Reimbursement from the developer for the CDBG Grant – EIP, GDOT Grant for Akins Boulevard, and increased revenue for the Water Fund and FEMA reimbursement for the Solid Waste Fund. It also appropriates the amounts shown in each fund as expenditures or expenses for unexpected, but approved purchases throughout the year. I recommend the approval of the proposed budget amendment.

RESOLUTION 2025-07: A RESOLUTION TO ADOPT THE THIRD AMENDMENT TO THE FISCAL YEAR 2025 BUDGET FOR EACH FUND OF THE CITY OF STATESBORO, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING APPROPRIATED

THAT WHEREAS, sound governmental operations require a Budget in order to plan the financing of services for the residents of the City of Statesboro; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced Budget for the City's fiscal year, which runs from July 1st to June 30th of each year; and

WHEREAS, the Mayor and City Council have reviewed a proposed Third Amendment to the Budget from the City Manager that includes some revenues/financing sources and expenditures/expenses not anticipated in the original Budget, and carries forward funding and appropriations for some projects and equipment budgeted in the previous fiscal year, but not purchased by fiscal year-end; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses and any transfers; and

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

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

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

Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget amendment for each fund in the amounts shown anticipated are hereby adopted; and that the several amounts shown in the budget amendment for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments and agencies named in each fund, as amendments to the existing Budget previously adopted.

Section 3. That the "legal level of control" as defined in OCGA 36-81-2 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further budget amendment approved by the Mayor and City Council.

Section 4. That all appropriations shall lapse at the end of the fiscal year.

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

Adopted this 6th day of May, 2025.

CITY OF STATESBORO, GEORGIA

By: Jonathan M. McCollar, Mayor

Attest: Leah Harden, City Clerk

ATTACHMENT #1

FY 2025 THIRD BUDGET AMENDMENT

100 General Fund:

- Increase Revenues for Building Permits by \$285,000
- Increase Revenues for Insurance Licenses by \$35,000
- Increase Revenues for Convenience Fee by \$40,000
- Decrease Expenditures in Governing Body for Payment to Blue Mile Foundation by \$22,800
- Increase Expenditures in Finance Department for Insurance other than Benefits by \$2,550
- Increase Expenditures in Finance Department for Bank Card Charges by \$75,000
- Increase Expenditures in Police Operations Department for Insurance other than Benefits by \$18,530
- Increase Expenditures in Police Patrol Department for Insurance other than Benefits by \$30,360
- Increase Expenditures in Streets Department for Insurance other than Benefits by \$28,175
- Increase Expenditures in Parks Department for Insurance other than Benefits by \$10,300
- Increase Expenditures in Village Builder Department for Contract Labor/Services by \$22,800

Net effect on Fund is: Increase in Fund Balance by \$195,085

210 Confiscated Assets Fund:

- No Changes

Net effect on Fund is: None

213 Opioid Settlement Fund:

- No Changes

Net effect on Fund is: None

221 CDBG Fund:

- No Changes

Net effect on Fund is: None

224 US Department of Justice Grant:

- Increase Revenues for Cash Confiscation by \$15,480
- Increase Expenditures for Small Tools & Equipment by \$9,950
- Increase Expenditures for Education & Training by \$9,000

Net effect on Fund is: Decrease in Fund Balance by \$ 3,470

230 ARPA Fund:

- Increase Expenditures for Bank Charges by \$5
- Increase Expenditures for Contract Labor/Services by \$250,000

Net effect on Fund is: Decrease in Fund Balance by \$250,005

250 Multiple Grants Fund:

- No Changes
- **Net effect on Fund is: None**

270 Statesboro Fire Service Fund:

- No Changes

Net effect on Fund is: None

271 South Main TAD Fund:

- Increase Expenditures for Contract Labor/Services by \$159,500

Net effect on Fund is: Decrease in Fund Balance by \$159,500

272 Old Register TAD Fund:

- Increase Expenditures for Bonds Interest Expense by \$40,000

Net effect on Fund is: Decrease in Fund Balance by \$40,000

275 Hotel/Motel Fund:

- Increase Revenues for Hotel/Motel Taxes by \$190,000
- Increase Expenditures for Payment to SCVB by \$95,000
- Increase Expenditures for Payment to DSDA by \$37,810
- Increase Expenditures for Payment to Arts by \$47,690
- Increase Expenditures for Transfer to General Fund by \$9,500

Net effect on Fund is: None

286 Technology Fee Fund:

- No Changes

Net effect on Fund is: None

323 2013 SPLOST Fund:

- Increase Expenditures for GBD-3 Furniture & Fixtures by \$5,250

Net effect on Fund is: Decrease in Fund Balance by \$5,250

324 2018 TSPLOST Fund:

- Increase Revenues for Interest by \$120,000
- Increase Revenues for LMIG Grant GDOT Traffic Projects by \$366,515

Net effect on Fund is: Increase in Fund Balance by \$486,515

325 2019 SPLOST

- Increase Expenditures for PD-41 SPD SWAT Vehicle by \$6,255
- Increase Expenditures for FD-73R Engine Replacement by \$2,174,820
- Increase Expenditures for FD-85 Fire Station by \$431,690
- Increase Expenditures for SWD Inert Landfill Expansion by \$445,000

Net effect on Fund is: Decrease in Fund Balance by \$3,057,765

326 2023 TSPLOST

- Increase Revenues for Interest Revenue by \$295,000

Net effect on Fund is: Increase in Fund Balance by \$295,000

341 CDBG Grant Fund

- Increase Revenues for Proceeds from Developer by \$741,000
- Increase Expenditures for Reimbursement to DCA by \$741,000

Net effect on Fund is: None.

344 LMIG – Akins Boulevard

- Increase Revenues for GDOT Grant Traffic Projects by \$400,145
- Increase Expenditures for ENG-138 Akins Blvd. by \$400,145

Net effect on Fund is: None

350 Capital Improvements Program Fund:

- No Changes

Net effect on Fund is: None

505 Water and Sewer Fund:

- Increase Revenues for Developer Contributions by \$10,115
- Increase Revenues for Water Tap Fees by \$490,000
- Increase Revenues for Sewer Tap Fees by \$418,000
- Increase Revenues for ATC Fees by \$622,000
- Increase Expenditures in Water/Sewer Department for Contract Labor/Services by \$69,500
- Increase Expenditures in Water/Sewer Department for Software/Applications by \$56,800
- Increase Expenditures in Water/Sewer Department for Insurance other than Benefits by \$21,925

Net effect on Fund is: Increase in Cash of \$1,391,890

507 Storm Water Fund:

- Increase Expenditures for Insurance other than Benefits by \$8,960

Net effect on Fund is: Decrease in Cash of \$8,960

515 Natural Gas Fund:

- No Changes

Net effect on Fund is: None

541 Solid Waste Collection Fund:

Commercial Division

- Increase Expenditures for Insurance other than Benefits by \$7,170

Residential Division

- Increase Expenditures for Insurance other than Benefits by \$16,170

Rolloff Division

- Increase Expenditures for Insurance other than Benefits by \$2,005

Yardwaste Division

- Increase Expenditures for Insurance other than Benefits by \$4,645

Net effect on Fund is: Decrease in Cash of \$29,990

542 Solid Waste Disposal Fund:

- Increase in Revenues for FEMA Reimbursement by \$1,760,000
- Increase in Revenues for Sale of Scrap Material by \$2,785
- Increase in Revenues for Sanitation Contract Tipping Fees by \$127,945
- Increase in Revenues for Individuals Tipping Fees by \$157,755
- Increase in Revenues for Proceeds from Insurance by \$10,925
- Increase in Revenues for Miscellaneous Income by \$170
- Increase in Revenues for Sale of Asset by \$6,750
- Increase Expenditures for Contract Labor/Services by \$1,760,000
- Increase Expenditures for Repair & Maintenance Labor/Sublet by \$57,200

Net effect on Fund is: Increase in Cash of \$249,130

601 Health Insurance Fund:

- No Changes

Net effect on Fund is: None

602 Fleet Management Fund:

- Increase in Revenues for Sublet by \$35,765
- Increase in Revenues for Miscellaneous Income by \$30
- Increase in Revenues for Sale of Assets by \$1,025
- Increase Expenditures for Insurance other than Benefits by \$8,440
- Increase Expenditures in Other Services by \$35,000

Net effect on Fund is: Decrease in Cash of \$6,620

604 Wellness Fund:

- No Changes

Net effect on Fund is: None

605 Central Service Fund:

- Increase in Revenues for Proceeds from Insurance by \$105,000
- Increase Expenditures for Insurance other than Benefits by \$29,820
- Increase Expenditures in IT Department for Communication Devices/Service by \$7,600
- Increase Expenditures in IT Department for VOIP Equipment by \$11,750
- Increase Expenditures in Government Building Department for Repair & Maintenance-Building and Grounds by \$38,000

Net effect on Fund is: Increase in Cash of \$17,830

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: April 29, 2025

RE: Downtown Statesboro Incentive Program

Policy: Business and Housing Economic Incentives

Recommendation:

Staff recommends approval of Consideration of a motion to approve Resolution 2025 – 08 : A resolution to continue the Downtown Statesboro Incentive Program.

Background:

The Downtown Incentive Program was renewed in January 2022 and is scheduled to expire May 2025. To continue fostering growth, housing, business development, and revitalization within the DSDA's jurisdiction, staff is recommending a renewal of this program.

Both the Downtown Statesboro Development Authority and city staff are in agreement to support the extension of the program for an additional three years.

Budget Impact: Continued waiver of applicable fees up to \$25,000 per project

Council Person and District: All

Attachment: Resolution

RESOLUTION 2025-08: A RESOLUTION REESTABLISHING THE DOWNTOWN STATESBORO INCENTIVES PROGRAM

WHEREAS, the Downtown Statesboro Development Authority has demonstrated to the Mayor and City Council of Statesboro significant potential and value of investing in the the growth and development of Downtown Statesboro can boost economic activity, enrich community life, and enhance the city’s appeal as a cultural and social hub; and,

WHEREAS, the Downtown Statesboro Development Authority proposes that development incentives be renewed by the City of Statesboro to encourage growth, housing, business development, and revitalization within the jurisdiction of the Downtown Statesboro Development Authority; and,

WHEREAS, the City of Statesboro adopted the recommended incentive program on October 19, 2010; and renewed and amended said program on July 9, 2011, July 3, 2012, February 2, 2016, January 15, 2019, and January 15, 2022; and,

WHEREAS, the Downtown Statesboro Development Authority finds that the incentive program adopted on said dates contributed significantly toward new growth, development, and revitalization in both residential and commercial sectors of the economy within the boundaries of the Downtown Statesboro Incentive Program; and,

WHEREAS, the term of the Downtown Statesboro Incentive Program expires on May 17, 2025; and,

WHEREAS, the Downtown Statesboro Development Authority finds that sufficient need for growth and revitalization still exists in the downtown area; and,

WHEREAS, the Downtown Statesboro Development Authority finds that the extension of the Downtown Incentive Program is essential to continued growth and development of the downtown district;

NOW THEREFORE, BE IT RESOLVED, by the Mayor and City Council of Statesboro, Georgia that the Downtown Statesboro Incentives Program be renewed to continue encouragement of development of additional business and housing opportunities within the boundaries of the Downtown Statesboro Development Authority and hereby adopts the following as the Downtown Incentive Program:

- Section 1. The boundaries of the Downtown Statesboro Incentives Program shall be as follows: starting at the intersection of Tillman Road and South College Street, then heading northeast on Tillman Road to South Zetterower Avenue, then heading north on South Zetterower Avenue to Northside Drive East, then heading west on Northside Drive East to North College Street, then heading south on North College Street to West Main Street, then heading west on West Main Street to Martin Luther King, Jr Boulevard, then heading south on Martin Luther King, Jr Boulevard to West Grady Street, then heading east on West Grady Street to South College Street, then heading south on South College Street and ending at Tillman Road. The application of incentives shall apply to all properties fronting on either side of the roads named within this boundary description.
- Section 2. The following fees and taxes shall be waived for all new businesses which locate within the Downtown Statesboro Incentive Program boundaries, which begin operation after the adoption of this Resolution:
- a. Occupational Taxes and Administrative Fees for the initial year of operation; and,
 - b. Building Permit Fees up to \$1,000 per project in total fees (not including inspections); and,

- c. Fees for the initial connection of Natural Gas connection services; and,
- d. Initial tap fees, including but not limited to, water, sewer, fire and irrigation taps, up to \$25,000 per project; and,
- e. Alcohol license fees for the initial year of operation; and,
- f. Waiver of fees shall not include fees associated with Land Disturbance Activity Permit Application (also known as a Grading Permit) fees, building inspections, or Aid to Construction fees.

Section 3. The following fees shall be waived for the renovation, rehabilitation, or construction of residential structures, to include loft structures and single family residences within the Downtown Incentive Program boundaries:

- a. Demolition Permit fees; and,
- b. Building Permit fees up to \$1,000 per project in total fees (not including inspections); and,
- c. Fees for the initial connection on Natural Gas services; and,
- d. Initial tap fees, including but not limited to water, sewer, fire and irrigation taps, up to \$25,000 per project; and,
- e. Waiver of fees shall not include fees associated with Land Disturbing Activity Permit Application (also known as a Grading Permit) fees, building inspections, or Aid to Construction fees.

Section 4. Applicable fees, taxes, and other cost that are not expressly waived or reduced herein shall be applied as directed within the latest Schedule of Fees as adopted by the Statesboro City Council.

Section 5. The Downtown Incentive Program shall expire three (3) years from the date of adoption of this Resolution.

Section 6. To further aid in the economic recovery, redevelopment, and sustainability of the Downtown Statesboro Incentive Program, projects meeting the objectives, visions, and goals of the Downtown Statesboro Master Plan and the Statesboro Comprehensive Plan, may be considered for additional incentives by the Statesboro Mayor and City Council. A request for the waiver of additional fees, and the justification for such additional waiver, shall be submitted on a per project basis to the Downtown Statesboro Development Authority and the City of Statesboro Director of Planning & Development for review and subsequent presentation for consideration by the Mayor and City Council.

Section 7. This resolution shall become and remain effective from and after its date of adoption.

Adopted this 6th day of May, 2025.

By: Jonathan McCollar, Mayor

Attest: Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: April 29, 2025

Re: Security Enhancement Incentive Program Application

Policy Issue: Consideration of a motion to approve the application submitted by Evolve LLC for funding under the Security Enhancement Incentive Program in amount of \$7,000.00 subject to the fulfillment of all eligibility requirements.

Recommendation: Approval

Background: The attached documents includes the signed guidelines and an application for the Security Enhancement Incentive Program along with recommendations from the Statesboro Police Department.

Budget Impact: ARPA

Council Person and District: District 2

Attachments: Signed Program Guidelines and Application; Quotation



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Olympia Gaines, Assistant to the City Manager

cc: Chief Mike Broadhead, SPD

From: Captain Jared Akins, SPD

Re: Application of Envolve LLC

Subject Property: Morris Heights Apartments, 24 Morris Street, Statesboro, Ga 30458

Date: 4/29/25

Mrs. Gaines:

Pursuant to the application process for funding under the City's Security Enhancement Incentive Program (SEIP), I received an initial application and quote from Envolve LLC operating Morris Heights Apartments at 24 Morris Street, Statesboro, Ga. The quote provides for additional security cameras covering current blind spots in the existing camera system.

From a law enforcement standpoint, this application is consistent with the Program's goals. Morris Heights Apartments has seen multiple acts of violence over decades and is a high-level consumer of police services for quality-of-life crimes. The property has made efforts to better control these activities by installing cameras and tag readers, with this quote covering a significant extension to that existing system. Per the City Clerk, City property taxes for Morris Heights are paid up as are City utilities.

The quote obtained by Envolve extends the existing camera system and would therefore qualify for SEIP funding. The quote was as follows (note that this is my interpretation of the specifications provided):

- Lockdown Protection, Inc proposes to add additional cameras to address the buildings' rear areas and to better cover the common areas and parking lots. The quote, dated 3/13/25, covers equipment, labor, and installation and totals \$13,983.05.

Obtaining identical quotes for camera systems is almost impossible, as each business uses its own engineers to determine the appropriate number and type of cameras which can adequately cover



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

the property's footprint. That said, the bid from Lockdown Protection, Inc. appears appropriate for the scope of work.

Please feel free to contact me with any questions. All application documents and the quote are attached to this memo.

Recommendation: Approval of the reimbursement by the City of Statesboro under the Security Enhancement Incentive Program upon completion of the work by Lockdown Protection, Inc.

Overview

Security Enhancement Incentive Program

The Security Enhancement Incentive Program provides funding to assist property owners with the installation of security enhancement systems, such as security camera systems or access control systems, on their property where it is practical and appropriate. The program is intended to help owners of multi-family or rental housing units identified in densely populated areas that are rented and not owned and are experiencing relatively high incidences of crime. Fences, gates, and other barriers would be part of the access control systems to restrict access to only that of residents and their guests. The program also assists with the registration of security camera systems with the Statesboro Police Department (SPD). This incentive program is intended to help deter crime and assist law enforcement with investigations.

Eligibility Criteria

1. The applicant must be the owner of a multi-family or a rental housing unit within the City limits of Statesboro.
2. The applicant must obtain and submit three quotes from a business with a valid business license that is engaged in the installation of security camera systems or access control systems. Incentive approvals will not exceed the lowest quote. Upon approval of the application, the property owner will be notified by Statesboro Police Department staff and instructed to contact the vendor with the lowest quote. The vendor will be required to obtain, if any, the necessary permits prior to the property owner scheduling the work.
3. The City has no obligation or responsibility for the performance of the vendor or for any damages caused to the owner's property.
4. Upon completion, the vendor will notify SPD that the security camera system or access control system has been installed. The vendor will also verify that the system is operational. A picture of the installation must be included in the verification. After verification, the vendor will send the City an invoice for payment. Payment will not exceed more than 50% of the total cost and no more than \$20,000. The remaining sum is due from the property owner.
5. The property owner will be responsible for any costs associated with regular monitoring and maintenance of the security camera system or the access control system.
6. The system must be kept in operation for at least three years.

Ineligible:

- Systems installed prior to the program's approval by City Council is not eligible for this incentive.

Private Security Camera System Criteria

Those seeking an application for an incentive for the installation of security camera system must attest that the security camera system purchased:

- Is located only on the owner's property and on the exterior of the property owner's building or private property and are oriented toward a public right-of-way or space(s), so as not to infringe on anyone's private property;
- Is waterproof and outdoor-rated;
- Operates with high-definition video;
- Includes night vision capability;
- Store footage for a minimum of 7 days either locally or provide cloud-based storage;
- The system must be registered with the Statesboro Police Department's (SPD) Fusus Registry or another available Statesboro Police Department (SPD) video sharing program.

Initial: ES

- SPD will only access the security camera system for legitimate criminal justice purposes. The video itself belongs to and is the property of the property owner, except that SPD may clip sections of the video to be used as evidence in specific criminal investigations.

Access Control Systems Criteria

Those seeking an application for grant incentive for the installation of access control systems will work with the Statesboro Police Department to determine if the installation of this system is applicable and feasible.

Submission Requirements

Property owners of multi-family or rental housing units can apply for an incentive for the installation of a security camera system or an access control system for property within the City limits of Statesboro. The amount of the grant incentive will not exceed more than 50% of the total cost and no more than \$20,000. Application is limited to only one security enhancement system per property. Applications must be submitted to the Statesboro Police Department. Applications can be found on the Statesboro Police Department website at <http://statesboropd.com/>. Manual applications can be accepted at 25 West Grady Street, Statesboro, Georgia 30458.

Award Notifications

Within 14 business days after the determination, the Statesboro Police Department will inform all applicants of the final grant decision. Payments will be issued to the vendor that provided the lowest price within 45 business days of the decision. No payments will be received until the equipment has been installed and tested to ensure that it is functioning properly. The video sharing service run by the Statesboro Police Department requires that security camera equipment be registered. Systems built before the Statesboro City Council approval of this program won't be eligible for compensation. The program is funded based on the availability of funds.

I certify by signing this application that I am the legal owner of the property and I agree that the City of Statesboro, Georgia and the Statesboro Police Department are not responsible for any actions taken by the vendor, company, or company agent awarded to perform the work and that the City of Statesboro nor the Statesboro Police Department is not liable for any damages or liability incurred by either the vendor, company, company agent, and/or applicant. The applicant understands that the City of Statesboro and the Statesboro Police Department are not guaranteeing the work of any vendor, company or company agent, nor insuring the vendor, company, company agent, and/or applicant against a loss of any kind, nor indemnifying the vendor, company, company agent, and/or applicants. The applicant is aware that until he/she receives a written letter of approval from the Statesboro Police Department funding is not guaranteed. The applicant has read the Security Camera Incentive Program guidelines discussing the eligibility requirements for the security camera grant incentive and hereby agrees to be bound by all terms and conditions contained therein. Any installation work performed prior to receiving a written letter of approval from the Statesboro Police Department is performed at the applicant's own risk and cost, and is not to be funded.

Property Owner Signature: Edward Smart Date: 4/21/2025

Initial: ES



**STATESBORO POLICE DEPARTMENT
SECURITY ENHANCEMENT INCENTIVE PROGRAM APPLICATION**

Please complete this application and submit to:

Statesboro Police Department
Attn: Security Enhancement Incentive Program
25 West Grady Street
Statesboro, Ga 30458
<http://statesboropd.com/>

Include the following:

- This application form, completed and signed
- Proof of property ownership
- Minimum of three (3) verifiable quotes obtained from a vendor or company

Section I: General Information

Property Owner: Envolve LLC Date: 4/21/2025
Address: 4121 Carmichael Road, Suite 200, Montgomery, AL 36106
Telephone: (334) 954-4458
Email Address: edward.smart@envolvellc.com

I certify by signing this application that I am the legal owner of the property and I agree that the City of Statesboro, Georgia and the Statesboro Police Department are not responsible for any actions taken by the vendor, company, or company agent awarded to perform the work and that the City of Statesboro nor the Statesboro Police Department is not liable for any damages or liability incurred by either the vendor, company, company agent, and/or applicant. The applicant understands that the City of Statesboro and the Statesboro Police Department are not guaranteeing the work of any vendor, company or company agent, nor insuring the vendor, company, company agent, and/or applicant against a loss of any kind, nor indemnifying the vendor, company, company agent, and/or applicants. The applicant is aware that until he/she receives a written letter of approval from the Statesboro Police Department funding is not guaranteed. The applicant has read the Security Camera Incentive Program guidelines discussing the eligibility requirements for the security camera grant incentive. Any installation work performed prior to receiving a written letter of approval from the Statesboro Police Department is performed at the applicant's own risk and cost, and is not to be funded.

Property Owner Signature Edward Smart Date 4/21/2025

Note: Your City of Statesboro bills (sanitation, utility, etc.) and your property taxes must be paid to participate in the enhancement incentive program. The City will verify that all bills have been paid.

The Statesboro Police Department will review the price quotations for the reasonableness of the cost.

Section II: Reserved for Statesboro Police Department

Checklist:

- Verify Property Owner and Address
- Proof of Property Ownership
- Verify City Bills are current
- Three Minimum Estimates/Quotations

Fiscal Year: 2025
Date Reviewed: 4/29/25
Approval Amount: \$7,000.00

Lowest Bid Contractor: lockdown Protection Total Paid Contract: \$7,000.00

***Security Enhancement Incentive payments will be made directly to the vendor or company when the installation is completed and verified. The incentive payment will not exceed more than 50% of the total cost and no more than \$20,000.**



LOCKDOWNPROTECTION, INC

BRINGING TOMORROWS TECHNOLOGY,
TO PROTECT YOU TODAY

- SECURITY CAMERAS
- ACCESS CONTROL
- NETWORKING

WWW.LOCKDOWNPROTECTION.COM



CLIENT INFO

MORRIS HEIGHTS APT

24 MORRIS ST, STATEBORO, GA 30458

Phone

MORRIS HEIGHTS APT

Email

ON FILE

Contact info: ED SMART

QUOTE

QUOTE No. 47-2025 (opt 2)

YEAR

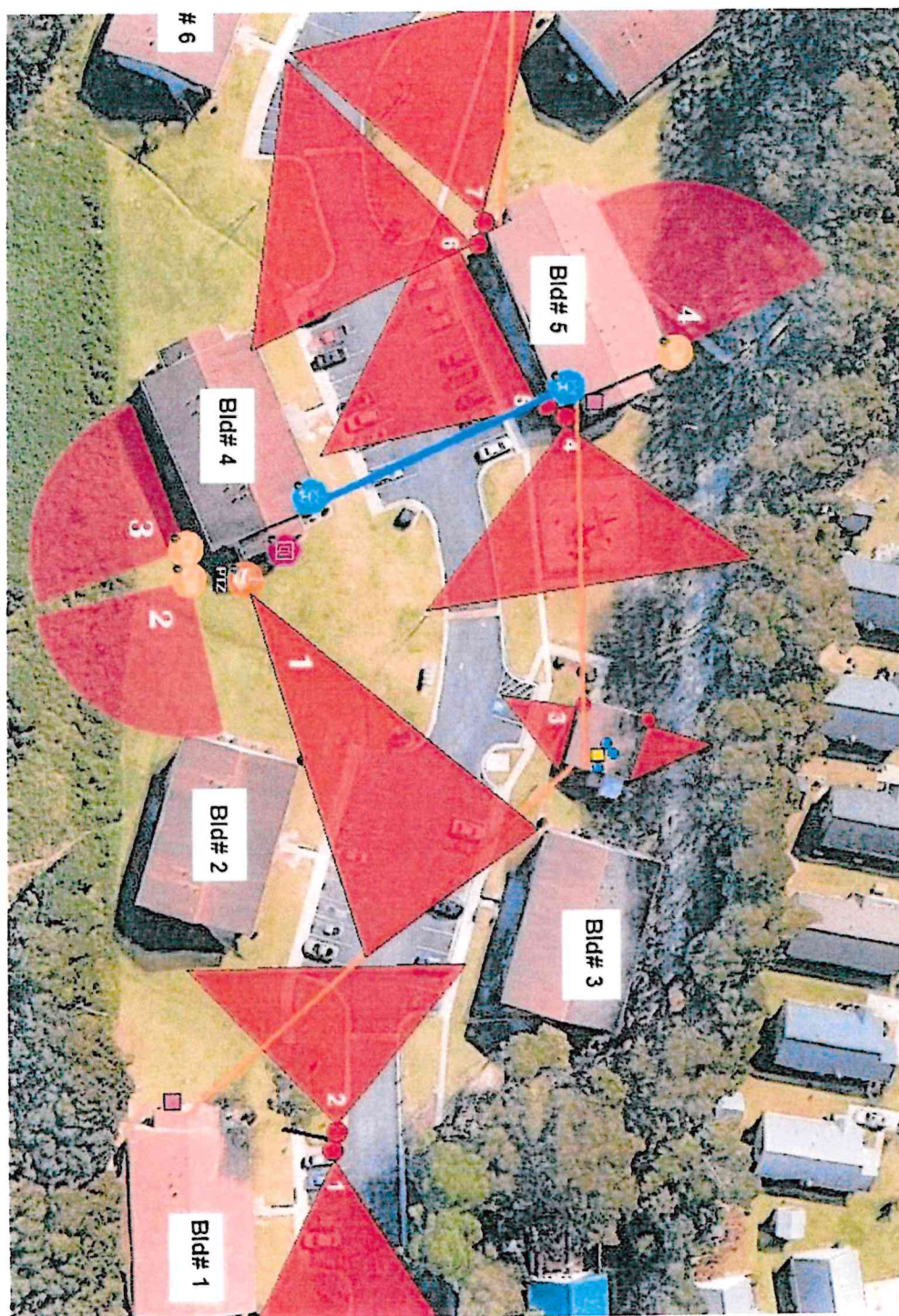
DATE: 3/13/2025

2025

NO.	DESCRIPTION	QUANTITY
1	TUR-TP-MED4M28C-1Y 4MP VIBRANT VIEW FULL COLOR TURRETT IP CAMERA NDAA	4
2	TUR- WALL MOUNT TP-VDWJ TURRET WALL MOUNT WITH JUNCTION BOX	4
3	TUR-IP-PTZ TP-MPC4AV25 4MP PTZ (25X OPT ZOOM)	1
4	MD NEMA MEDIUM NEMA BOX	1
5	UBNT 4CH POE UBNT LITE 4CH POE SWITCH GIG	2
6	UBNT PTP 5GHZ UBNT 5GHZ POINT TO POINT WIRELESS SYSTEM (USED TO SEND DATA WIRELESSLY)	1
7	TOUGH WIRE (500FT) 500FT CATE 5E TOUGH WIRE SHIELDED AND WEATHER PROOF	1
8	CONDUIT -PVC 1/2 OR 3/4 CONDUIT STICK WITH CONNECTORS (90-BOXES-CONNECTORS)	20
9	UBNT 4CH POE UBNT LITE 4CH POE SWITCH GIG	2

LDP WILL INSTALL ADDITIONAL CAMERAS ON THE PROPERTY (BEHIND
BLD #7, 6, 4 AND OVERVIEW FRONT OF #30)

TOTAL WITH TAXES		\$13,983.05
DEPOSIT	50%	\$6,991.52
FINAL	50%	\$6,991.52



City of Statesboro



To: Jason Boyles
Assistant City Manager

From: Darren Prather, Central Services Director

Date: 4/28/2025

RE: Municipal Courthouse Roof Replacement Bid

Policy Issue: Purchasing

Recommendation:

The City of Statesboro requested sealed bids for the replacement of the roof on the Municipal Courthouse located at 22 West Grady Street. Staff recommends the contract be awarded to Chandler Roofing in the amount of, not to exceed \$65,000.00 (Bid amount of \$58,000.00 with added funds to cover potential unseen damage) as they submitted the sole bid for this project. This opportunity was advertised as required by the City of Statesboro's ordinance.

Background:

Wind damage to the Municipal Court Building was caused by Hurricane Helene. After placing temporary tarp coverage in place, our insurance carrier, Travelers, conducted an assessment upon the City filing a damage claim pertaining to this event. After our \$10,000.00 deductible was applied, the City was issued \$30,293.98 to apply to the roofing repairs for this facility. Depreciation of the current roof was factored as well by Travelers. It is expected our net cost will not exceed an amount of \$34,706.02 (\$65,000.00 - \$30,293.98).

Council Person and District: All

Attachments: None

CITY OF STATESBORO



COUNCIL

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

Jonathan McCollar, Mayor
Charles Penny, City Manager Leah
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: Marcos Trejo, P.E., Assistant Director of Public Works

Date: 4/8/2025

RE: Recommendation for Approval of Opti Continuous Monitoring and Adaptive Control Contract for Lake Sal STM-36

Policy Issue: Purchasing

Recommendation:

Staff recommends approval of proposed Opti Continuous Monitoring and Adaptive Control system installation, implementation and subscription in the amount of \$284,836.00 from Opti by Aliaxis (Opti) as part of their Stormwater STM-36 proposal. This contract includes modification of the existing outfall structure to accept the Opti hardware, installing a solar power source, bringing the system on line, training, and a year subscription for the continuous monitoring and adaptive control system (CMAC) to be installed at part of the Lake Sal project.

Background:

STM-36 is an active CIP to eliminate the ongoing flooding at the inlet of Lake Sal and around the emergency overflow. This project is in the design and construction of the conceptual solution from task order #6, approved by Council on October 4th 2022. In order to start construction sooner, this project will be separated into two phases. The installation of the CMAC was separated from the original project to expedite the start of construction, since the other components of the plan still have to be permitted by EPD and the Corps of Engineers. The Opti system is an automated system that will monitor weather forecast and automatically lower the lake levels to create flood storage capacity in the lake. This will help keep the areas adjacent to the lake from flooding.

Budget Impact:

The amount for hardware contract, by Opti, of \$284,836.00 is below the budgeted amount of \$1,000,000.00 design and construction. The project is to be paid for through 2013 SPLOST funds under STM-36 Lake Sal Drainage Improvement CIP.

Council Person and District: Councilman Tangie Johnson in District 1

Attachments: Contract Document

CC: Darren Prather, Director of Central Services

4/8/2025
Marcos Trejo
City of Statesboro
50 East Main Street
Statesboro, GA 30458

Subject: Proposal for Lake Sal Project in Statesboro, GA

Marcos,

We are pleased to provide this proposal for the implementation of Opti's Continuous Monitoring and Adaptive Control (CMAC) solution at Lake Sal, located in Statesboro, GA. This proposal outlines a solution designed to enhance the performance of the existing stormwater infrastructure, increase system resilience, and support regulatory compliance through proactive, data-driven water level management.

Through this implementation, the City of Statesboro will unlock up to 19.5 acre-feet of adaptive storage ahead of storm events¹—achieving the equivalent of a new regional detention facility without acquiring additional land or impacting wetlands. This approach has been shown to reduce peak pond water levels by 0.9 feet during the 25-year storm and 1.4 feet during the 100-year storm¹, helping to mitigate flooding of roadways and private property throughout the watershed.

Compared to traditional detention projects that, as of 2023, were estimated to cost \$700,000 to deliver 1.5 acre-feet of storage¹, the CMAC system delivers more than 10 times the storage volume for less than half the cost of traditional stormwater management.

We look forward to working with you. If you have any questions, please feel free to contact me directly at 844.678.4782 ext. 715 or email mvajdic@optirtc.com.

Sincerely,

A handwritten signature in black ink that reads "Matt Vajdic". The signature is written in a cursive, flowing style.

Matt Vajdic
OptiRTC

Enclosed Appendices:
Appendix A – Scope of Work

¹ Source: Task 06 Memo – Lake Sal Drainage Improvements, Dec 2023

PROBLEM STATEMENT

The City of Statesboro has experienced recurring flooding around Lake Sal during storm events smaller than the 100-year storm, prompting the need for a more effective and proactive flood mitigation strategy. While traditional stormwater infrastructure improvements—such as upstream detention—were initially considered, these approaches may not be economically feasible or capable of fully addressing the flood risk.

To identify more adaptive and cost-effective solutions, the City and their consultant, GMC, evaluated the use of Opti's Continuous Monitoring and Adaptive Control (CMAC) technology. GMC's modeling indicates that by enabling automated drawdown of the lake ahead of forecasted storms, CMAC can significantly reduce the likelihood of flooding during common storm events.

Lake Sal drains approximately 600 acres and discharges through an existing outlet structure equipped with a manual valve on its north side. The lake flows into Belcher Branch, which continues to Mill Creek and ultimately the Ogeechee River. This existing infrastructure provides a strong foundation for implementing a smart, automated system to enhance flood resilience and operational efficiency.

PROPOSED SOLUTION

To support the City of Statesboro's flood mitigation goals, Opti is proposing the implementation of its Continuous Monitoring and Adaptive Control (CMAC) solution at Lake Sal. The proposed system will automate drawdown of the lake in advance of forecasted storm events, creating additional storage capacity to reduce the likelihood of flooding in the surrounding area.

The full implementation includes three integrated components:

- Opti Software Platform – a cloud-based hub for real-time data visualization, performance tracking, and system management
- Active Control Retrofit – retrofit of the existing Outlet Control Structure with an actuated valve assembly for remote and automated operation
- Sensor Integration – installation of water level and precipitation sensors to inform predictive control decisions and support performance analytics

By transforming Lake Sal into a dynamic stormwater asset, the City will gain access to reliable remote data, improved operational efficiency, and a proactive flood mitigation system. This approach allows the City to make better use of existing infrastructure, avoid the need for costly capital expansion, and lay the foundation for future data-driven watershed management efforts.

DELIVERY AND EXECUTION

As the inventor and industry leader in CMAC applications for stormwater management, Opti possesses the broadest and deepest subject matter expertise in the industry. Opti manages over 170 commercial deployments and over 110 million gallons of stormwater storage. Opti is committed to public safety and achieving outstanding environmental outcomes. In order to achieve the highest quality, reliability, and performance of our solutions, Opti has developed standard delivery methodologies and a Certified Hardware Program with ongoing investment in testing and training to give our customers and partners peace of mind.

PRICE PROPOSAL

Task	Description	Total Price
Construction		
1.0	PROJECT MANAGEMENT	\$25,350
2.0	PRODUCT IMPLEMENTATION	\$49,500.00
3.0	HARDWARE INSTALLATION & COMMISSIONING	\$153,930
Annual		
4.0	OPTI SOFTWARE SUBSCRIPTION (ONE YEAR)	\$13,200
5.0	O&M MANAGED SERVICES (ONE YEAR)	\$7,000
Subtotal		\$248,980
Construction Contingency (excludes Task 2.0, 4.0 & 5.0)		\$35,856
Total		\$284,836

Notes:

- This proposal is valid for 60 days from the date of proposal. After 60 days, Opti reserves the right to confirm requirements with the Company and adjust any elements of this proposal based upon additional information.
- The above prices do not include services and scope not specifically described in this proposal.
- Software subscription start dates (and renewal dates) will begin on the 1st of the month following commissioning.
- This proposal is contingent on the Company's acceptance of the terms and conditions found at <https://docs.optirtc.com/legal-and-security/hardware-and-services-terms/> and <https://docs.optirtc.com/legal-and-security/optirtc-software-license-and-services-agreement/>
- Opti will only support hardware that has achieved certification within Opti's Certified Hardware Program. Certified hardware is rigorously tested to meet Opti's highest standards of quality, reliability and performance.
- Operations and Maintenance (O&M) Managed Services is optional and included herein.

INVOICING SCHEDULE

Invoice Amount	Timing
\$228,780.00	Tasks 1.0, 2.0 and 3.0 invoiced monthly on percent complete
\$20,200.00	Task 4.0 & 5.0 invoiced upon site commissioning

Appendix A – Scope of Work

This Scope of Work is applicable to the following “Site”:

- Lake Sal (Lat: 32.47585410095051; Long: -81.78689852710448)

The following parties are referred to as:

- GMC “Design Team”
- City of Statesboro, GA “Company” or “Customer”
- OptiRTC and Subcontractors “Contractor” or “Project Team”

1.0: PROJECT MANAGEMENT

OptiRTC (“Opti”) will provide Project Management services for ongoing coordination with the Customer’s project manager as needed. Coordination with the Customer will include communication of project milestones and delivery schedules, organizing a project kickoff call and virtual biweekly project meetings, preparing meeting minutes, and responding to Customer inquiries. Opti will designate a project manager to coordinate with the selected Project Team to deliver the Continuous Monitoring and Adaptive Control (CMAC) solution, including product implementation and full installation of the stormwater pond retrofit proposed herein.

2.0: PRODUCT IMPLEMENTATION

Opti’s Product Implementation services include Software System Implementation and Site Optimization.

2.1 Software System Implementation

2.1.1 Control Panel Provisioning

- Opti will provision the Control Panel, including the deployment of local control logic and QA/QC hardware integrations prior to equipment delivery.
- The Opti Control Panel, Platform, and Software will be configured to achieve the site goals as defined by the Opti Control Configuration Report. A draft Configuration Report is submitted to the Design Team or Company for review and signature prior to site commissioning.

2.1.2 Opti Dashboards

- Opti will create site-specific Opti dashboards. The Company’s Administrator will be invited to the [Opti Management Portal](#) where they will be able to assign and manage additional Administrators, Remote Operator or View Only Role permissions. Opti will configure the real-time display information and graphs on the site-specific Opti dashboard. Each dashboard will include the following information (dashboard components are referred to as “pods”):
 - System Control Pod, providing remote control of the operation mode and valve state
 - System Status Pod, providing information about the current and recent cellular data connectivity and operation mode
 - Storm Status Pod, providing information about upcoming precipitation events
 - Forecast graph looking forward 48 hours
 - Time-series plots, showing the following:

- Current water level and relevant thresholds
- Current stored volume and relevant thresholds
- Target valve state
- Solar charge and battery voltage

2.1.3 System Alerts

- Opti will coordinate with the Company to implement email-based alerts for project stakeholders that the Company's Administrator has invited to the Opti platform. Alerting can be provided for available datastreams and may include:
 - Continuous periods of offline status
 - Facility overflow
 - Level sensor reading out of plausible range
 - Precipitation event over a given threshold and duration (based on rain gauge information), water level targets over a set threshold.

Summary of Task 2.1 Deliverables

- Site-specific web-based Opti dashboard

2.2 Site Optimization

The Site Optimization period begins at the beginning of the software subscription (see Task 4.0 below) and when the Company is authorized to place the site(s) in Automatic Mode. The purpose of Site Optimization is to confirm software and hardware functionality and CMAC logic decisions, based on data collected from a minimum of three (3) qualifying rain events. A qualifying event is defined as:

1. Forecasted event meeting probability and volume threshold (PoP & QPF) per configuration report, and;
2. Observed increase and decrease in water level, and;
3. Automatic control enabled throughout the entire rain event.

Unless otherwise agreed to by Opti and the Company, If the site(s) is not placed in Automatic Mode within one (1) month of commissioning, Opti and the Company will agree to a change order to complete Site Optimization.

For qualifying rain events, the following parameters will be evaluated:

1. Weather Forecast - Review recorded rain events, and evaluate the settings of the storm forecast probability and volume threshold (PoP & QPF) against performance and logic decisions. Compare data against the rain gauge specified in the Opti Control Configuration Report.
2. Inflow Model - Based on recorded rain events, calibrate the runoff coefficient to improve the expected inflow volume estimates anticipated by the site.
3. CMAC - The software logic of Opti's Control Platform is reviewed and verified against the configuration as defined in the Opti Control Configuration Report.

During this period, changes in configuration may be proposed and Opti may recommend reverting site operation to manual control mode. Any recommendations in configuration will be discussed and reviewed with the Company prior to implementation.

Opti will schedule one (1) optimization meeting to summarize optimization objectives, review configuration changes made since the draft configuration report, and seek approval from the Company on any additional recommendations identified by Opti. After the optimization meeting, at least three (3) additional qualifying storm events will be evaluated to monitor the impact of any implemented changes. The Site Optimization Period concludes following the (six) 6 qualifying events (as needed) and the delivery of the following materials:

- Final Configuration Report - Documents all site configuration changes and recommendations through the Opti Optimization Period.
- Optimization Report - Provides summary of metrics used to evaluate weather forecast, inflow model, CMAC performance and highlight any configuration changes. Includes a walkthrough of CMAC logic of a qualified rain event.

If the Company seeks to conduct additional Site Optimization, Opti and the Company can agree to a change order to set new Optimization objectives and explore additional configuration changes.

Summary of Task 2.2 Deliverables

- Final Configuration Report
- Optimization Report

3.0 HARDWARE INSTALLATION & COMMISSIONING

The Contractor will oversee and manage the delivery of a complete CMAC system retrofit (see sheets X-103, C-303, C-901, C-902 and C-903). Materials needed to complete the installation will be procured by Opti and the Project Team.

Prior to hardware installation, the Project Team will schedule a pre-construction kickoff meeting with the Company to review:

- Roles and responsibilities
- Site civil plan sets and installation details
- Schedule and sequence of construction
- Hardware inventory

The following steps summarize a CMAC retrofit and are representative of what the Project Team will perform for the Site included in this proposal.

1. Clear and prepare site for installation, including cofferdam installation, dredge spoils to be placed onsite. Cofferdam will be constructed out of 1-ton sandbags (aka “super sacks” and/or “jumbo bags” – 35"L x 35"W x 43"H) stacked at a minimum of two (2) rows high and two (2) wide at the base with an optional plastic sheeting wrap. The suction hose from the dewatering pump will be placed between the exterior wall of the outlet control structure and the cofferdam. The dewatering hose will be placed directly in the outflow barrel.
2. Locate the final locations of all hardware following the plans. If needed, field locate the hardware using the following guidelines:

- a. Assess distance between proposed locations for level sensor and Opti Control Panel before deciding on final placement of each. The level sensor has a pre-wired cable with a fixed length, and cannot be spliced.
 - b. The Opti Control Panel and support pole should be located a minimum of three (3) feet above the expected maximum water surface elevation to reduce the risk of flooding.
 - c. The level sensor should be located where it can measure the entire water column, preferably attached to the outside of the outlet control structure.
 - d. All junction boxes should be located as high above water level as possible.
3. Trench for rigid conduit runs (following Table 300.5 of the NEC and local codes) per plan electrical connection diagram.
4. Install Opti Control Panel, solar panel assembly, and rain gauge per Opti Control Panel detail and plans.
 - a. Install galvanized steel support pole.
 - b. Mount the Opti Control Panel to the support pole.
 - c. Mount the solar panels, solar battery and rain gauge enclosure to the support pole per Opti Control Panel detail and the manufacturer mounting instructions provided with the solar kit.
 - i. Solar panels should face south without overhead obstruction.
 - ii. Incline angle should be approximately equal to the site's latitude plus 10° to 15°.
 - iii. Solar panels shall be positioned to avoid shading.
 - iv. Mount the rain gauge to the support pole (See sheet C-902).
5. Prepare the outlet structure for installation of the Actuated Flow Control Device assembly, as needed (See Sheet C-901).
 - a. Saw cut front wall to match interior weir wall elevation.
 - b. Trim inlet pipe to be flush with the inner wall of concrete control structure, as needed.
 - c. Core 18" orifice on interior weir wall at existing 8" orifice invert elevation.
 - d. Prepare the ground surface so that the valve rests on one of the following: poured concrete pad (4000 psi), approved concrete blocks, or approved structure fit to bear 600 lb load, as needed.
6. Install Actuated Flow Control Device in accordance with manufacturer specifications and Opti Actuated Valve Detail. The actuator, valve, and valve stem extension will be delivered on a

palette, pre-assembled.

- a. The actuator handwheel (crank) should be facing away from the nearest wall for easy access.
 - b. Attach the flange to the valve with connector bolts tightened to specified torque.
 - c. Mount the valve over the cored 18" orifice on the interior weir wall. Secure with bolts and injectable adhesive anchor.
 - d. Mount the valve stem extension with the stem extension mounts.
 - e. Adjust the existing grate as needed to allow the stem extension to protrude through the grate (See Lake Outlet Structure on C-901). If the actuator is removed from the stem during installation, it must be remounted in the same orientation as it was removed. Mark position on valve before removing.
7. Install and mount the stilling well and level sensor per Water Level Sensor Detail.
 8. Perform electrical work and install additional components
 - a. Rigid conduit runs underground from the Opti Control Panel to the actuator. Connect the rigid conduit to the actuator conduit entry ports using flexible conduit; leave an extra three feet of flexible conduit for ease of future maintenance. Use IP68-rated waterproof connections and seals.
 - b. Run electrical conductors from the Opti Control Panel to the actuator, and connect to appropriate terminals, following the Electrical Schedule. Redline the conductor labels on the Electrical Connection Schedule and One-Line Diagram.
 - c. Run pre-wired electrical cable from level sensor to control panel in rigid conduit with IP68 rated connections/seals. Pressure reference device (component of level sensor) to be mounted within the control panel. Notes:
 - d. Connect conductors from level sensor and actuator to designated terminals within the control panel as shown in Electrical Schedule and Wiring Diagram. Use waterproof cord grips for conduit terminations at the Opti Control Panel.

The Project Team is not responsible for damage to the outlet control structure resulting from execution of the proposed work.

Prior to mobilization, the Company shall accommodate the Project Team with access to a staging area on site, for storage of equipment and materials during installation.

After installation of the hardware, the Project Team will perform Commissioning, which includes calibration of the system equipment, and testing the system's connection and response to the Opti Platform.

Summary of Task 3.0 Deliverables

- Construction verification checklist

- Commissioning verification checklist

4.0 OPTI SOFTWARE SUBSCRIPTION

The Opti SaaS Platform subscription is required for the operation of Opti's solutions. The start date for the initial term of the software subscription is defined as the earlier of the first day of the month following site commissioning or the first day of the 3rd month following the delivery of equipment.

Upon the start of the software subscription, Opti will introduce the Company and its affiliates to the Opti Software and Certified Hardware via remote on-boarding. On boarding will include:

- Demonstrations of Opti's web dashboard and configurations,
- Reporting analytics tools, and
- Operations & maintenance (O&M) training

After commissioning and onboarding, the Company and Remote-Control users will be authorized to place the site(s) in Automatic Mode (i.e., when the site(s) is automatically controlled by the Opti Platform). The Company can choose to enable automatic control mode via the site's dashboard.

This proposal includes 1 year for the following software solutions:

- One (1) Opti Plus Site

The Opti Platform license includes 30 user seats (additional seat are available upon request) with access to the following features and tools:

- [Browser-based dashboards](#) with access to real-time and historic rainfall event data with rain event data separation for easy reporting and data analysis;
- Monitoring of real-time levels of stormwater storage;
- Dynamic visualizations and data export tools;
- Operations and maintenance alerting;
- Remote manual control override from within a modern web browser using secure communication, individual user level permissions, and identity-based lock-out functionality (for Administrator and Remote Operator Roles only).
- Opti Plus - Optimized adaptive control to meet multiple objectives such as retention periods, wet weather flow moderation, and multiple water level targets

Software support is limited to:

- Addressing and/or implementing configuration changes to sensor calibrations,
- Software parameters,
- Fail-safes states,
- Alarms,
- User permission management,
- Remote troubleshooting of the Opti Control Panel and Opti Certified Hardware
- Software patches and upgrades.

Opti will only provide software support to the Opti Platform subscription holder and their authorized users. Opti's over-the-air updates ensure continued compliance with current security standards. Opti's cloud services are hosted in geo-redundant Microsoft Azure Data Centers with DDoS protection. For more

information on how Opti provides a reliable and secure stormwater network control system, visit our website at <https://optirtc.com/legal-and-security/security/>.

Opti support will be provided by phone at 1-844-678-4782 extension 2 or via email at support@optirtc.com. As part of Opti support, Opti will provide an initial response to any support inquiry within one (1) business day. Opti's regular support hours are 9 am to 5 pm Eastern time, Monday through Friday.

5.0 OPERATION & MAINTENANCE MANAGED SERVICES

Opti will provide one (1) year of Operation and Maintenance Managed Services (O&M) with Opti's selected O&M Contractor. O&M Managed Services includes two (2) managed routine inspections, typically occurring in the spring and fall, Opti-managed repairs and service calls, and technical support for Opti's Certified Hardware.

Any out of scope services, including unscheduled maintenance, will be approved by the Customer and billed by time and materials. If additional repairs or replacement of equipment is required as a result of findings from a routine inspection, Opti and the Customer will agree to additional scope on a time and materials basis prior to visiting the site on a follow-up visit.

Routine Inspections (two per site per year)

After the completion of each routine inspection (described below), the Customer will receive an Inspection Report, which includes a summary of findings, completed inspection checklist, and photo documentation of site conditions.

Component	Inspection and Maintenance Scope of Work
Water Level Sensor & Stilling Well	<ul style="list-style-type: none"> • Inspect for debris and fouling • Inspect bellows for moisture • Check junction boxes for moisture • Clean with a cotton cloth • Check water level calibration • Complete winterization or de-winterization procedure
Off-Grid Solar Power Kit	<ul style="list-style-type: none"> • Clean solar panels with a cotton cloth • Check battery charge balance (both batteries should have an equal charge) • Remove vegetation immediately blocking the solar panel

Valve and Actuator	<ul style="list-style-type: none"> Inspect for corrosion and degradation of EPDM gasket on valve if accessible Clear valve of debris Clean with a cotton cloth Complete battery backup testing Exercise valve using control panel “Local” mode (0%,25%, 50%, 75%, 100% open) and confirm valve position
Opti Control Panel	<ul style="list-style-type: none"> Check for water intrusion or other environmental factors Tug-test wiring at terminal block
Rain Gauge	<ul style="list-style-type: none"> Clear collection cone of debris, mold, or other obstructions Calibrate annually (fall)

Notes:

- For scope outside of the above descriptions, Opti will provide professional and field services on a Time and Materials basis.

PROJECT TEAM ASSUMPTIONS, LIMITATIONS, AND EXCLUSIONS

Based upon the collective experience of Opti and feedback from our customers and engineering partners, Opti provides the following assumptions, limitations, and exclusions that impact the level of effort and project scope:

- No permits or impact fees are required to complete the outlined work scope;
- Utilities will not interfere with site tasks;
- Only one (1) mobilization and one (1) demobilization will be required to complete Hardware Installation;
- The Contractor reserves the right to modify the start and end dates of the proposed work schedule based on the timeframe of acquiring materials;
- Installation of sediment and erosion control systems are excluded;
- An access road will be cut, cleared and maintained by the Customer to provide unimpeded access to the site;
- Removal of trees and stumps is excluded;
- Geotechnical, Professional Engineer and/or surveying related services are excluded;
- A licensed electrician is not required for wiring the CMAC system;
- The Contractor assumes concrete anchor bolts are being installed in solid cinderblock walls. If required, a metal plate and anchor bolts are included in the cost but may require an extension to the schedule for fabrication;
- The Contractor is not responsible for ensuring the orifice(s) in the outer wall of the outlet control structure discharge at an appropriate rate for drawdown;
- The Contractor assumes solid cinderblock will be core-drilled through, not hollow cinderblock;
- The included cofferdam is not engineer reviewed and/or certified;
- Dewatering outside the cofferdam is excluded;
- The use of a filter bag for dewatering inside the cofferdam is excluded;
- Pond bottom excavation and grading is excluded;
- Excavated material removed from inside the cofferdam area will be disposed of onsite;

- Removal of hazardous materials is not included;
- Restored areas will be watered and maintained by others to obtain permanent site stabilization. Contractor provides no warranty on grass growth, coverage, and performance;
- All tree and branch removal adequate for Opti Solar Kit will be provided by the Company. This task will be done prior to the Contractor mobilization;
- If additional/out-of-scope deficiencies/repairs/maintenance issues are found by the Contractor during site activities, a separate proposal will be submitted to resolve those issues;
- The Contractor is not responsible for the performance of or maintenance required for 3rd party hardware and systems (e.g. SCADA) nor can Opti guarantee the interoperability of 3rd party hardware not certified to integrate with the Opti Platform;
- Support is limited to the OptiPlatform and [Opti Certified Hardware](#). Deviation from Opti requirements and design guidance could result in project delays, incompatibility and/or additional cost on a time & materials basis.