



**May 7, 2024 9:00 am**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Phil Boyum
3. Recognitions/Public Presentations
  - A) Presentation of a proclamation recognizing May 19-25, 2024 as National Public Works Week.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 04-16-2024 Work Session Minutes
    - b) 04-16-2024 Council Minutes
    - c) 04-16-2024 Executive Session Minutes
6. Public hearing and consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a):  
Southern Liquors, LLC  
305 Tormenta Way, Building 3  
Statesboro, Ga 30458  
License Type: Package Sales: Beer, Wine, and Distilled Spirits
7. Public Hearing and First Reading of **Ordinance 2024-03**: An Ordinance amending Chapter 82 of the Statesboro Code of Ordinances, Section 62(d) allowing the use of water utility master meters.
8. Consideration of a motion to waive the formalities under Sec. 2-2-4 and approve **Ordinance 2024-04**: An Ordinance to recodify Chapter 14 Article III Apartment Security.
9. Consideration of a motion to approve **Resolution 2024-12**: A resolution approving application for the 2024 Keep Georgia Beautiful Foundation Sandra Webb Legacy Grant.
10. Consideration of a motion to approve an application submitted by Stadium Walk Homeowners Association, Aries Management LLC, and APLL Investments, LLC for funding under the Security Enhancement Incentive Program in amount of \$17,875.00.

11. Consideration of a motion to approve the award of purchase for a 2024 F-550 4x2 with a dump body to J.C. Lewis Ford in the amount of \$95,790.46. This item is funded in the CIP Fund through the GMA Lease Pool.
12. Consideration of a motion to reject Bid Project #2024 STM-38 for the Donnie Simmons Way Culvert Upgrades Project. S. A. Brown Enterprises submitted a sealed bid in the amount of \$609,599.00. The budgeted amount for this project was \$400,000.00.
13. Other Business from City Council
14. City Managers Comments
15. Public Comments (General)
16. Consideration of a Motion to enter into Executive Session to discuss “Personnel Matters” “Real Estate” and/or “Potential Litigation” in accordance with O.C.G.A 50-14-3(b)
17. Consideration of a Motion to Adjourn

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** John Washington, P.E., RLS, Director of Public Works and Engineering  
Marcos Trejo Jr, P.E., Assistant Director of Public Works

**Date:** April 22, 2024

**RE:** National Public Works Week Proclamation

**Policy Issue:** Advocacy and Outreach of Public Works and Engineering Activities and programs

**Background:** The 2024 National Public works Week is May 19 – 25, 2024. The American Public Works Association uses this time to promote public works as a profession and to educate the public on the importance of public works activities and programs to their daily lives.

**Recommendation:** Recognition of National Public Works Week and the City of Statesboro Public Works and Engineering Employees.

**Budget Impact:**  
None

**Council Person and District:**  
All (Citywide)

**Attachment:**  
2024 NPWW Proclamation

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

## NATIONAL PUBLIC WORKS WEEK PROCLAMATION May 19 – 25, 2024

### “Advancing Quality of Life for All”

**WHEREAS,** public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Statesboro; and,

**WHEREAS,** these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS,** it is in the public interest for the citizens, civic leaders and children in the City of Statesboro to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS,** the year 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

**RESOLVED,** I, Jonathan McCollar, Mayor of the City of Statesboro, do hereby designate the week May 19 – 25, 2024 as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association/Canadian Public Works Association and government agencies in activities, events and ceremonies designed to pay tribute to our public works professionals, engineers, managers and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

**IN WITNESS WHEREOF,** I have hereunto set my hand and caused to be affixed the Seal of the City of Statesboro on this 7<sup>th</sup> day of May in the year 2024.

\_\_\_\_\_  
Jonathan McCollar, Mayor



---

CITY OF STATESBORO  
WORK SESSION MINUTES  
APRIL 16, 2024

---

Mayor & Council Work Session

50 East Main Street

3:30 PM

---

A Work Session of the Statesboro City Council was held on April 16, 2024 at 3:30 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Phil Boyum (via zoom), Paulette Chavers, Ginny Hendly, and Shari Barr. Also present was City Clerk Leah Harden, City Manager Charles Penny, Assistant City Manager Jason Boyles and Senior IT Specialist Alan Schleder. Absent was Councilmember John Riggs.

### **1. Transportation Master Plan**

Glenn Comb with Goodwin Mills and Kaywood presented to the mayor and council an update to the Statesboro Bulloch County Long Range Transportation plan 2024. This is an update to the 2023 plan from 2009. The plan is looking at all types of transportation vehicles, bikes, walking trails and transits. The focus is on transportation functionality and maintaining the character of the community. The plan will build off the local knowledge of Statesboro and Bulloch County, coordinate with the Comprehensive Plan, ensure feasibility and constructability of recommended projects, identify sources, and provide an action plan of implementable solutions. Transportation priorities needs are organized into 6 topics; improve traffic congestion & connectivity, improve roadway operations, improve roadway conditions, expand sidewalks, improve regional mobility & economic development and expand transit options. Currently we are halfway through the planning process. There has been public involvement through public open house workshops, online community surveys, website and social media updates, tech advisory committees, Mayor & council updates as well as the Board of commissioners. Summary of survey results include, less congestion, more bus stops, more sidewalks and bike lanes, better road conditions, better street operations. Community snapshots of existing conditions were reviewed then the universe of projects for the City of Statesboro and Bulloch County, showing project type and priority order based on technical advisory committee and public input. Next steps are to finalize project evaluation criteria, prioritize improvement schedule, identify funding source, host another public open house and then present a draft plan later this year.

### **2. Comprehensive Plan Update**

Simon Hardt, Planning Manager with Coastal Regional Commission presented to Mayor and council an update on the 2024 Comprehensive Plan. We do this to maintain QLE status that allows Statesboro to be eligible for grants from the state. The timeline began in November, with the initial project meetings with City staff, December through February stakeholder meetings were held, a public meeting also being held in December. The plan is 95 pages and addressed 9 character areas, a community work program with 56 action items, a 2024 report of accomplishments, and an addition of broadband and transportation. In March CRC staff started working on draft plan with city staff, April was a review of the draft with city staff and a second public hearing. After the public hearing the plan is transmitted to DCA and begins the 40-day review process which includes public comments. When the 40 day review is completed, final comments will be incorporated to the final plan. Final plan adoption by City Council will take place June 2024.

### **3. Creek on the Blue Mile**

Charles Crowell with Freese & Nichols gave an update for Creek on the Blue Mile Project. The last update was in November and since then we have been working with GDOT on the project design and approval process, and met with stakeholder Creek on the Blue Mile partners. We have updated the flood map to show project benefits. Current FEMA maps are inaccurate because when they were updated years ago, new models weren't ran, old maps were drawn on new maps. Discussion was had regarding the maps and the amount of developable land. Upcoming activities once funding becomes clear the project will advance to 90% completion, also permitting efforts with the US Army Corps of Engineers. April 2024 GDOT process halted, Mr. Penny stated he halted the process due to the 6 million grant funds, we need to make sure we can still use it. Our intent is to come back in the next 60 days to report to council that we have figured it out or if we need to do something else.

Councilmember Paulette Chavers joined the meeting

### **4. COTBM (Creek on the Blue Mile) Committee**

Keely Fennel with the COTBM committee talked about what the community will be getting from the Creek on the Blue Mile. She focused on the 4 acres that the Blue Mile Foundation and the DSDA own between South Main and Fair Road. The eye sore has been removed from that location but nothing can be developed on it because it is in the floodway. Nelson Group helped created a concept, there are going to be 105,000 sq. ft. of new professional, retail and entertainment space. According to the business innovation group at Georgia Southern, it's going to be an 80 million dollar impact to our community.

### **5. Noise Ordinance – Chapter 38 Article IV**

City Manager Charles Penny explained when we did the UDC, Article IV of Chapter 38 was inadvertently removed. On the regular session agenda there is an item to approve the exact Noise Ordinance that was accidentally removed. Due to there being no changes to the language staff recommends waiving formalities required under 2-2-4 and reinstate immediately.

### **6. Master Meter Policy Update**

Assistant Public Utilities Director, Matt Aycock presented to mayor and council a proposed master meter policy update. The update ordinance amendment to allow for multi-meter water services about a master plan update. As of now the ordinance states the city shall not approve any master meters. Due to the growth going on throughout the city in order to allow increased density, staff is proposing a rule change to allow for master meter installation. A master meter is one large meter installed to serve multiple customers instead of installing individual for each customer. For an example the development on Georgia Ave. does not have room for individual meters. The proposed wording is to only allow for buildings exceeding four stories, multiuse and high density. The gallons will be billed off of the master meter but each individual unit within that multi will pay individual base charge. Direction was given to draft a document and bring back to another work session.

The meeting was adjourned at 5:12 pm.

---

Jonathan McCollar, Mayor

---

Leah Harden, City Clerk



CITY OF STATESBORO  
COUNCIL MINUTES  
APRIL 16, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

5:30 PM

**1. Call to Order**

Mayor Jonathan McCollar called the meeting to order

**2. Invocation and Pledge**

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

**ATTENDANCE**

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Phil Boyum	Councilmember	Present Via Zoom	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present Via Zoom	
Shari Barr	Mayor Pro Tem	Present	

Other staff present: City Manager Charles Penny, Assistant City Manager Jason Boyles, Senior IT Specialist Alan Schleder, Attorney Ben Perkins and City Clerk Leah Harden

**3. Recognitions / Public Presentation:**

**A) Presentation of a Proclamation recognizing April 2024 as Fair Housing Month.**

Mayor Jonathan McCollar read the Proclamation recognizing April 2024 as Fair Housing Month and presented it to Ronald Love, President of the Statesboro Board of Realtors.

**B) Presentation of a Certificate to former Councilmember Venus Mack for her Completion of the Robert E. Knox, Jr. Municipal Leadership Institute.**

Mayor Jonathan McCollar presented a Certificate of Completion of the Robert E. Knox, Jr. Municipal Leadership Institute to former Councilmember Venus Mack.

**4. Public Comments (Agenda Item): None**

**5. Consideration of a Motion to approve the Consent Agenda**

**A) Approval of Minutes**

**a) 04-02-2024 Council Minutes**

**b) 04-02-2024 Executive Session Minutes**

**B) Consideration of a motion to approve surplus and disposition of a 1997 Ford F-350 in the Public Utilities Department.**

A motion was made to approve the consent agenda.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**6. Public hearing and consideration of a motion to approve: APPLICATION RZ 24-03-01: Nikira Boggs requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed-Use) zoning district on approximately 0.31 acres of property in order develop a walk-up restaurant at 193 West Main Street (Tax Parcel # S18 000178 000).**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

No one spoke for or against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	



A motion was made to approve with staff conditions **APPLICATION RZ 24-03-01**: Nikira Boggs requests a Zoning Map Amendment from the LI (Light Industrial) zoning district to the MX (Mixed-Use) zoning district on approximately 0.31 acres of property in order develop a walk-up restaurant at 193 West Main Street (Tax Parcel # S18 000178 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**7. Public hearing and consideration of a motion to approve: APPLICATION SUB 24-03-02: Simcoe Investment Group, LLC requests a Preliminary Subdivision PLAT on approximately 26.32 acres of property in order to construct 152 townhome units on Jones Mill Road (Tax Parcel # MS84000002 001).**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Keith Stevens with EMC Engineering representing the applicant spoke in favor of the request. Stephen Rigg who lives in Bel Air Estates stated as a neighborhood they are concerned with the encroachment into the pond as well as the maintenance of the spill will that helps control the water in the pond keeping the water from encroaching on some of the homes near the pond. John Oldmixon who lives across the pond in Bel Air Estates voiced his concern about the lack of the 20 foot buffer and requests the buffer to be in place before construction begins. Sydna Davidson who lives in Bel Air Estates subdivision voiced her concerns with increased traffic issues and inquired about a traffic light at the intersection of Jones Mill Road and the Bypass.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Mayor McCollar asked staff about the buffer situation.

Assistant City Engineer David Moyer stated the buffers are required and if they would have left just some large pine trees that doesn't create much of a buffer. The developers will have to come back and plant an approved species in the plan of something that will grow thicker to create that buffer. Other options would be to do a fence and trees or a lot trees.

Mayor Pro Tem Shari Barr thanked the Bel Air neighborhood folks for coming and stated she been hearing concern from folks that no trees were left on the edges of the development as we hoped. She stated she has learned, sometimes it is not practical leaving those trees but shares in the frustration. She also stated she shares in their concerns about increased traffic

Councilmember Paulette Chavers asked what it would take to get a traffic light.

Assistant City Manager Jason Boyles stated that Georgia Department of Transportation would be the one to make the determination. Staff can submit a request to them and they would then to conduct a traffic study in order to make their decision.

A motion was made to approve with staff conditions **APPLICATION SUB 24-03-02**: Simcoe Investment Group, LLC requests a Preliminary Subdivision PLAT on approximately 26.32 acres of property in order to construct 152 townhome units on Jones Mill Road (Tax Parcel # MS84000002 001).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**8. Public hearing and consideration of a motion to approve:**

**a. APPLICATION RZ 24-03-03: Ogeechee Area Hospice requests a Zoning Map Amendment from the O/R-15 (Office and Business/Single-Family Residential) zoning district to the O (Office & Business) Zoning District on approximately 0.49 acres of property in order develop an expansion to the existing hospice business at 1001 East Inman Street (Tax Parcel # S18 000178 000).**

**b. APPLICATION V 24-03-04: Ogeechee Area Hospice requests a Variance from the setback requirements of Section 2.3.3 – Dimensional Standards of the Unified Development Code, in order to construct a proposed hospice accessory building at 1001 East Inman Street (Tax Parcel # S18 000178 000).**

A motion was made to approve open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Doug Lambert President of Ogeechee Area Hospice spoke in favor of the request.  
 Jeb Stewart with Maxwell Reddick and Associates engineers on the project spoke in favor of the request.  
 No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve with staff conditions **APPLICATION RZ 24-03-03**: Ogeechee Area Hospice requests a Zoning Map Amendment from the O/R-15 (Office and Business/Single-Family Residential) zoning district to the O (Office & Business) Zoning District on approximately 0.49 acres of property in order develop an expansion to the existing hospice business at 1001 East Inman Street (Tax Parcel # S18 000178 000) and **APPLICATION V 24-03-04**: Ogeechee Area Hospice requests a Variance from the setback requirements of Section 2.3.3 – Dimensional Standards of the Unified Development Code, in order to construct a proposed hospice accessory building at 1001 East Inman Street (Tax Parcel # S18 000178 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

- Public hearing and consideration of a motion to approve: APPLICATION RZ 24-03-05: Burbank Pointe, LLC requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on approximately 0.32 acres of property in order develop an infill cottage court 231 East Main Street (Tax Parcel # S39 000054 000).**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Haydon Rollins with HGB representing the applicant spoke in favor of the request.  
 No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve with staff conditions **APPLICATION RZ 24-03-05**: Burbank Pointe, LLC requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-6 (Single-Family Residential) zoning district on approximately 0.32 acres of property in order develop an infill cottage court 231 East Main Street (Tax Parcel # S39 000054 000).

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**10. Consideration of a motion to approve Public hearing and consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance Sec. 6-13 (a):**  
**Azul Tex-Mex Express, LLC**  
**408 South Main Street**  
**Statesboro, Ga 30458**  
**License Type: Restaurant**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Lorena Cisneros the applicant spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

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 Azul Tex-Mex Express, LLC located at 408 South Main Street, Statesboro, Ga 30458 for License Type: Restaurant.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**11. Public hearing and consideration of a motion to approve: Resolution 2024-09: A Resolution to transmit the Statesboro Comprehensive Plan to the Coastal Regional Commission for the 40 day comment and review period.**

A motion was made to open the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to close the public hearing.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve **Resolution 2024-09**: A Resolution to transmit the Statesboro Comprehensive Plan to the Coastal Regional Commission for the 40 day comment and review period.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**12. Consideration of a motion to approve Resolution 2024-10: A Resolution authorizing the destruction of certain municipal records.**

A motion was made to approve Resolution 2024-10: A Resolution authorizing the destruction of certain municipal records.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**13. Consideration of a Motion to approve Resolution 2024-11: A Resolution to re-certify the City of Statesboro as a Georgia Certified City of Ethics.**

A motion was made to approve Resolution 2024-11: A Resolution to re-certify the City of Statesboro as a Georgia Certified City of Ethics.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**14. Consideration of a motion to approve Ordinance 2024-02: recodification of Article IV: Noise of Chapter 38.**

A motion was made to waive the formalities of Sec. 2-2-4 of the Statesboro Code of Ordinances.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Phil Boyum
<b>SECONDER:</b>	Mayor Pro Tem Shari Barr
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

A motion was made to approve Ordinance 2024-02: recodification of Article IV: Noise of Chapter 38.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**15. Consideration of a motion to approve a 50 year ground lease with the Food Bank, Inc. for 3.75 acres located at the intersection of Northside Drive and Miller Street.**

A motion was made to approve a 50 year ground lease with the Food Bank, Inc. for 3.75 acres located at the intersection of Northside Drive and Miller Street.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**16. Consideration of a motion to conditionally approve an application submitted by Centurion Property 111 South, LLC dba South Apartments for funding under the Security Enhancement Incentive Program in the amount of \$19,969.50, subject to the fulfillment of all eligibility requirements.**

A motion was made to conditionally approve an application submitted by Centurion Property 111 South, LLC dba South Apartments for funding under the Security Enhancement Incentive Program in the amount of \$19,969.50, subject to the fulfillment of all eligibility requirements.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**17. Consideration of a motion to approve an award of contract to Hudson and Hubbard Contractors in the amount of \$131,530.00 for the Averitt Center for the Arts façade renovation. If approved, this project will be funded using 2019 SPLOST funds.**

A motion was made to approve an award of contract to Hudson and Hubbard Contractors in the amount of \$131,530.00 for the Averitt Center for the Arts façade renovation. If approved, this project will be funded using 2019 SPLOST funds.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember
<b>SECONDER:</b>	Councilmember
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	



**18. Consideration of a motion to execute a Professional Services Agreement with Hussy, Gay, Bell Engineering, Inc. in the amount not to exceed \$374,100.00 to provide design, bid, and contract administration services for the extension of sanitary sewer and water to the Burkhalter Rd / Railroad Bed Rd area. To be paid for with operating revenues and 2019 SPLOST as approved in CIP Projects WWD-196 & WWD-197.**

A motion was made to execute a Professional Services Agreement with Hussy, Gay, Bell Engineering, Inc. in the amount not to exceed \$374,100.00 to provide design, bid, and contract administration services for the extension of sanitary sewer and water to the Burkhalter Rd / Railroad Bed Rd area. To be paid for with operating revenues and 2019 SPLOST as approved in CIP Projects WWD-196 & WWD-197.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Ginny Hendley
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

**19. Other Business from City Council**

Mayor Pro Tem Shari Barr shared that the Family Resource Day set for May 4<sup>th</sup> has been canceled.

**20. City Managers Comments**

City Manager Charles Penny stated that a budget work session will be held on May 14, 2024 at 2:00pm in the Council Chambers. Then at the first meeting in June we will have a public hearing on that budget with approval of the budget at the second meeting in June. Mr. Penny shared this week we kick off the 2<sup>nd</sup> year of Downtown A-live at 7 pm this Thursday with the Tams. There will be a total of eight concerts this year and invites everyone to come out and enjoy some good music.

Mayor Pro Tem Shari Barr shared that the application process for the Tree Board will be open from April 22 – May 3 for a couple openings. Appointments will be made at the first meeting in May.

Lastly City Manager Charles Penny brought to Mayor and Councils attention that GSU notified the city they are renewing their rental agreements with the city for the Business Innovation Group properties downtown.

**21. Public Comments (General):**

Paul Jarrett asked the Mayor how the lack of a noise ordinance could have possibly affected Greek life from Georgia Southern had they known and taken advantage of the lack of an ordinance.

Mayor McCollar stated the question is absolutely speculator and doesn't know exactly how they could have taken advantage that. Tonight we have administered the noise ordinance and we would like the folks on Greek row to enjoy themselves.

Raymond D Gordon stated that he does not live in Statesboro but owns property here and inquired about applying for the Statesboro Tree Board.

Mayor McCollar asked Mr. Gordon to leave his contact information with the City Clerk and she will follow up with him.

Mike Price owner of Cotton Tire addressed Mayor and Council about issues he is having with the neighboring business customer parking overflow at his business. He inquired about parking regulations in the city and how to mitigate this issue.

Mayor McCollar stated we will get staff on this matter.

**22. Consideration of a Motion to enter into Executive Session to discuss “Real Estate” in accordance with O.C.G.A 50-14-3(b).**

At 6:48 pm a motion was made to enter into Executive Session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember Paulette Chavers
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

At 7:12 pm a motion was made to exit executive session.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

Mayor McCollar called the regular meeting back to order with no action taken in executive session.

**23. Consideration of a Motion to Adjourn**

A motion was made to adjourn.

<b>RESULT:</b>	Approved (Unanimous)
<b>MOVER:</b>	Councilmember Paulette Chavers
<b>SECONDER:</b>	Councilmember Ginny Hendley
<b>AYES:</b>	Boyum, Chavers, Hendley, Riggs, Barr
<b>ABSENT</b>	

The meeting was adjourned at 7:12 pm.

\_\_\_\_\_  
Jonathan McCollar, Mayor

\_\_\_\_\_  
Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, 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:** May 01, 2024

**RE:** Southern Liquor, LLC

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

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

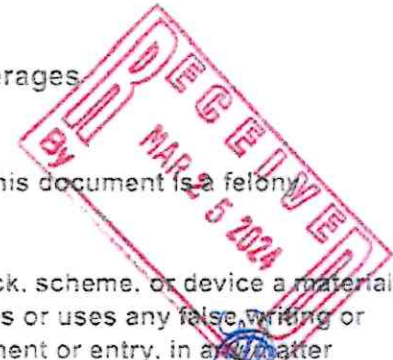
**Recommendation:** Planning and Development, Fire, Police, Legal, Building and Engineering recommended approval.

**Budget Impact:** None

**Council Person and District:** 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: Southern Liquors  
D/B/A Name

2. Applicant's Name: Southern Liquors LLC  
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 305 Tennessee Way Bld. C  
Statesboro GA 30458

4. Business mailing address: 28B West Main St.  
Statesboro GA 30458

5. Local business phone number: (843) 597-8134  
Corporate office phone number: "

6. Name of Manager: David "Michael" Blackman  
Person responsible for alcohol licensing issues

7. Phone number for manager: (843) 597-8134

8. Email address for manager: mblackman16@yahoo.com

9. Address of manager: [REDACTED]

10. Purpose of application is:

New Business  New Owner

Previous owner's name: \_\_\_\_\_

If the business name has changed, list previous name: \_\_\_\_\_

If the business address has changed, list the previous address: \_\_\_\_\_

\_\_\_\_\_

11. Indicate where the business will be located:

- Above ground
- Street or ground floor level

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

12. Type of Business:  Individual  Corporation  Partnership  LLC

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

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

Full Legal Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Home Address: \_\_\_\_\_

\_\_\_\_\_

Have you completed the financial affidavit attached to this application? \_\_\_\_\_

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: Southern Liquor LLC

305 Turnpike Way Bld C. 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? \_\_\_\_\_

\_\_\_\_\_

15. Members of LLC and/or partners:

Full Legal Name: Jeff Andrew Spencer Phone #: (843) 290-9984

Home Address: [REDACTED]

Full Legal Name: David Michael Blackmon Phone #: (843) 597-8134

Home Address: [REDACTED]

Full Legal Name: Jeff Parker Phone #: 843-377-7939

Home Address: [REDACTED]

Craig Simonson - 843-547-0472

Has each member/partner completed a financial affidavit to attach to this application? [REDACTED]

(Attach additional pages if necessary)

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

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

Name of Corporation: \_\_\_\_\_

Home Office address: \_\_\_\_\_

Mailing address (if different): \_\_\_\_\_

Date & Place of incorporation: \_\_\_\_\_

Do you have a shareholders agreement?: \_\_\_\_\_

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

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

305 Truanna Way D. Statesboro GA 30458

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

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

VSB Development LLC, 2704 Old Register Rd  
Statesboro GA 30458

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

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

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

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

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

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

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

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

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

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

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

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

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



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

David M. Blackmor  
Print full name as signed below

*David M. Blackmor*      Owner      3/21/24  
Signature of applicant      Title      Date

Sworn and subscribed before me this 21<sup>st</sup> day of March, 2024.

*Tiffanie YH*  
Notary Public

06/09/25  
My commission expires



Calculation of Basic License Fee

For Calendar Year: \_\_\_\_\_

<u>Classification:</u>	<u>Mark all that apply</u>	<u>License Fee</u>
1. A. Package Sales (Beer & Wine)	<input checked="" type="checkbox"/>	\$1750
B. Package Sales (Distilled Spirits)	<input checked="" type="checkbox"/>	\$5000
Location Reservation	<input type="checkbox"/>	N/A
2. On Premise License Types		
A. Bar	<input type="checkbox"/>	\$4300
B. Bar with Kitchen	<input type="checkbox"/>	\$4300
C. Event Venue	<input type="checkbox"/>	\$2500
D. Low Volume	<input type="checkbox"/>	\$750
E. Pub	<input type="checkbox"/>	\$5600
F. Restaurant	<input 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 type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 6750



**GRAPHIC SCALE**  
1" = 100'

**LEGEND**

PROPOSED LOT	01-15
PROPOSED ROAD	01-15
PROPOSED UTILITY	01-15

**OWNER INFORMATION**

**LAND DEVELOPER:** GATA PACIFIC, LLC  
**PROJECT MANAGER:** BARBARA MAY  
**ENGINEER:** CHUCK MATHIAS  
**DATE:** 12/15/2011  
**PROJECT:** PROPOSED SUBDIVISION

1. THE PROPOSED LOT
2. THE PROPOSED ROAD
3. THE PROPOSED UTILITY
4. THE PROPOSED EASEMENT
5. THE PROPOSED ENCUMBRANCE
6. THE PROPOSED EASEMENT
7. THE PROPOSED EASEMENT
8. THE PROPOSED EASEMENT
9. THE PROPOSED EASEMENT
10. THE PROPOSED EASEMENT
11. THE PROPOSED EASEMENT
12. THE PROPOSED EASEMENT
13. THE PROPOSED EASEMENT
14. THE PROPOSED EASEMENT
15. THE PROPOSED EASEMENT

**ROBERT L. GIBSON, INC.**  
 1000 W. BROADWAY  
 SUITE 100  
 MEMPHIS, TN 38102  
 (901) 527-1000  
 www.rlgibson.com

**STATE OF TENNESSEE**  
 DEPARTMENT OF REVENUE  
 1000 W. BROADWAY  
 SUITE 100  
 MEMPHIS, TN 38102  
 (901) 527-1000  
 www.tn.gov

**STATE OF TENNESSEE**  
 DEPARTMENT OF REVENUE  
 1000 W. BROADWAY  
 SUITE 100  
 MEMPHIS, TN 38102  
 (901) 527-1000  
 www.tn.gov

**REGISTERED PROFESSIONAL ENGINEER**  
 CHUCK MATHIAS  
 LICENSE NO. 12345  
 EXPIRES 12/31/2012

**Southern Liquor LLC**  
**David Michael Blackmom**  
**305 Tormenta Way Bld. C**

*Please enter your recommendations and comments with your full name.*

**Alcohol License Review**

<b>Department</b>	<b>Full Name</b>	<b>Recommendation</b>	<b>Comments</b>
<b>Planning &amp; Development</b>	Jermaine Foster	Approved	03-26-2024
<b>Fire Department</b>	Justin Taylor	Approved	Approval is for the alcohol license to be put on the City Council's agenda only. The issuance of an alcohol license will require a passing fire inspection. 4/25/2024
<b>Police Department</b>	Jared Akins	Approved	4/10/24
<b>Legal</b>	Cain Smith	Approved	

# City of Statesboro Public Utilities Department



**To:** Charles Penny, City Manager  
Jason Boyles, Assistant City Manager  
Leah Harden, City Clerk

**From:** Matt Aycock, Assistant Director of Public Utilities

**Date:** 04/29/2024

**RE:** Master Meter City Council Agenda Item

**Policy Issue:**

Amendment to Statesboro Code of Ordinances Chapter 82 Section 82-62(d) to allow for the use of water “master meters” in a limited capacity.

**Recommendation:**

Staff recommends a First Reading of proposed amendments to the Statesboro Code of Ordinances Chapter 82 Section 82-62(d) to allow for the use of water “master meters” in a limited capacity.

**Background:**

At the April 16, 2024 work session, the Mayor and Council were presented with concerns regarding the ordinance prohibition of master meters on all developments. Historically, Statesboro has primarily experienced development of multi-family apartments with multiple buildings which has been conducive to installation of individual water meters. However, recently we have received an increasing interest in development of mid-rise single structure apartment complexes which will not support individual, multi-meter arrangements.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Proposed redlined amended versions of Section 82-62(d).

---

## Ordinance 2024-03

### Sec. 82-62. Water main tapping charge.

- (a) The charge for making a water tap inside or outside the city shall be the amount set forth in the schedule of fees and charges. Owners of property are responsible for the cost of any labor, materials and associated expenses for the repair of any street which relates to the installation of a tap.
- (b) Upon payment of the tap fee, the city will furnish customers with a three-quarter-inch water meter, meter box and backflow prevention device for all residential units that are individually metered.
- (c) For water taps that are larger than three-fourths of an inch, the city will provide a water meter to the customer after the payment of the tap fee is received. No further water metering devices will be issued by the city in regard to taps that are larger than three-fourths of an inch.
- (d) All multifamily residences, apartments, businesses or commercial units shall be individually metered. The installation of "master meters" shall ~~not be permitted.~~ **only be allowed for single structure developments in excess of two stories in height with a high density zoning application. Individual tap and usage fees shall be accessed on each dwelling unit. Administrative variances may be authorized by the Director of Public Utilities.**

(Code 1987, § 22-41; Ord. of 7-21-87; Ord. of 7-21-90; Ord. No. 2007-20, § 1, 7-17-07; Ord. No. 2010-22, § 1, 11-16-10)

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Paulette Chavers  
Ginny Hendley  
John C. Riggs  
Shari Barr



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

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

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

**From:** Cain Smith, City Attorney

**Date:** April 29, 2024

**RE:** May 7, 2024 City Council Agenda Items

**Policy Issue:** Consideration of recodification of Chapter 14 Article III Apartment Security.

**Recommendation:** Waive formalities under Section 2-2-4 and approve

**Background:** During codification of the UDC, Chapter 14 Article III was inadvertently removed from Chapter 38. Currently the City has no Apartment Security ordinance. Proposed Article is identical to removed Article.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Preexisting Article III

## **Ordinance 2024-04**

### Chapter 14 Buildings and Building Regulations

#### ARTICLE III Apartment Security

##### Section 14-70 Definition and Applicability

As used herein the following words or phrases shall have the following meaning:

*Apartment Complex* means a commonly owned parcel containing more than twenty-five (25) residential units available for short and long term rental or lease located within the municipal limits of Statesboro, Georgia.

This Article shall not apply to Apartment Complexes existing as of August 1, 2023. This Article shall apply to any newly constructed Apartment Complexes, to Apartment Complexes being renovated or modified to the extent that a building permit is required or Apartment Complexes that have changed ownership.

##### Section 14-71 Regulations

- (a) *Camera System*** Every Apartment Complex shall have video cameras located at all vehicular entrances and exits to the Apartment Complex. These systems shall be connected with Fusus or any other data collection system then in use by Statesboro PD. Video footage must be retained and archived for a minimum of seven days and available for inspection by Statesboro PD in the course of investigating criminal behavior.
- (b) *Controlled Access*** Every Apartment Complex containing over 50 residential units shall have controlled, gated access or tag readers at all vehicular entrances and exits with tag reader data retained for no less than thirty (30) days.



# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, District 1  
Paulette Chavers, District 2  
Venus Mack, District 3  
John Riggs, District 4  
Shari Barr, District 5



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

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

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

**From:** John Washington, Director - Public Works and Engineering

**Date:** April 29, 2024

**RE:** Keep Georgia Beautiful Foundation (KGBF)  
Sandra Webb Legacy Grant Community Improvement Grant

**Policy Issue:** City of Statesboro Grant Policy

### **Recommendation:**

Staff request approval to submit an application for the KGBF Planet Stewards Grant. The grant award is eligible for up to \$2,500 with no additional match needed.

### **Background:**

The Legacy Grant is sponsored by the KGBF. The purpose of the Sandra Webb Legacy Grant is to reduce litter, enhance recycling efforts, and encourage beautification in cities across the state of Georgia. It's designed to prioritize assistance for communities with smaller populations that may not have the funds or staff to adequately address these certain programs and projects. If approved for the grant, KSBB will be able to apply and request funding up to \$2,500 to make beautification enhancements to city parks.

### **Budget Impact:**

This grant will not directly impact the general budget.

### **Council Person or District:**

N/A (citywide)

**Attachments:** 2024 KGBF Grant Resolution

**RESOLUTION 2024-12:**

**A RESOLUTION APPROVING THE APPLICATION FOR THE KEEP GEORGIA BEAUTIFUL FOUNDATION (KGBF) SANDRA WEBB LEGACY GRANT**

**THAT WHEREAS**, the Mayor and City Council have found that there is a need to aid in beautification enhancements within the Statesboro, GA city limits to improve city parks; and,

**WHEREAS**, the Mayor and City Council have found that the Keep Georgia Beautiful Foundation Sandra Webb Legacy Grant is desirable in order to provide financial support to the purchase of materials, advertisements, etc. to implement beautification enhancements to existing city parks; and,

**WHEREAS**, city staff will prepare an application to said program in order to obtain a grant award in the amount of \$2,500 to purchase materials needed to help keep the city parks in pristine condition; and,

**WHEREAS**, said program will begin once funds are awarded in June, 2024; and,

**WHEREAS**, funds are given directly from the Keep Georgia Beautiful Foundation and will not directly impact the City of Statesboro's general budget.

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

Section 1. The Mayor and City Council hereby authorize the submittal of an application to the Keep Georgia Beautiful Foundation's Sandra Webb Legacy Grant.

Section 2. The City Manager is hereby authorized to execute all documents related to the application and grant.

Adopted this 7th day of May, 2024

STATESBORO, GEORGIA

---

By: Jonathan McCollar, Mayor

---

Attest: Leah Harden, City Clerk

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Paulette Chavers, District 2  
Ginny Hendley, District 3  
John Riggs, District 4  
Shari 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 30, 2024

**Re:** Security Enhancement Incentive Program Application

**Policy Issue:** Consideration of a motion to approve the application submitted by Stadium Walk Homeowners Association, Aries Management LLC, and APLL Investments, LLC for funding under the Security Enhancement Incentive Program in amount of \$17,875.00.

**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 3

**Attachments:** Signed Program Guidelines and Application



# STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

as other complexes with units owned by multiple individuals (for instance, Park Place and Chandler Heights) may later apply under the program.

The quotes obtained by Waizeneggar and submitted for your consideration are for installing a video surveillance system and would therefore qualify for SEIP funding. The quotes were as follows:

- |   |   |
|---|---|
| 1. Southeast Fire and Burglar (Metter, Ga):   | \$35,750.00 for 6 solar powered cameras |
| 2. FEMAC Security Solutions (Statesboro, Ga): | \$40,050.00 for 6 solar powered cameras |
| 3. CableLink Technology (Lyons, Ga):          | \$19,497.00 for 3 solar powered cameras |

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 the property's footprint. The use of solar powered camera systems is common where access to electrical connections are not possible or prohibitively expensive. In these quotes, the cameras are to be mounted on poles, 3 cameras per pole, presumably covering the entrance to Stadium Walk at Lanier Drive and some other point along the single main drive of the complex. While this again would be an improvement to the current situation of no cameras, given the layout of the complex it would not be possible to cover each section of apartments using only two poles and six cameras. Council will need to assess whether or not the limited coverage obtained is worth the investment in SEIP funds.

Should Council determine that it is willing to fund one owner solely, and should it be willing to fund the installation of a system which does not cover the entirety of the complex, Southeast Fire and Burglar has the lowest competitive bid. I have worked with Southeast Fire and Burglar in the past and networked their systems into Fusus, although none of my previous interactions dealt with their solar powered solutions. I reached out to the Fusus engineer with whom I have communicated most often and his review of the systems proposed indicates that all can be added to the Fusus system.

Please feel free to contact me with any questions. All application documents, an aerial photo of Stadium Walk, and the three quotes are attached to this packet.



# 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 Stadium Walk Homeowners Association, Aries Management LLC, and APLL Investments, LLC for funding under the City of Statesboro's Security Enhancement Incentive Program

Subject Property: Stadium Walk Apartments, 140 Lanier Drive, Statesboro, Ga 30458

Date: 4/9/24

Mrs. Gaines:

Pursuant to the application process for funding under the City's Security Enhancement Incentive Program (SEIP), I received an initial application and three vendor quotes from Bob Waizeneggar, President of the Stadium Walk Homeowner's Association. The quotes were for installation of video surveillance cameras covering portions of Stadium Walk Apartments, located at 140 Lanier Drive, Statesboro, Ga. Stadium Walk consists of multiple individually owned units. Waizeneggar represents himself as the President of the Stadium Walk Homeowners Association as well as owner of Aries Management, LLC and APLL Investments, LLC. These last two entities, per the Bulloch County Tax Assessor's Office, are the owners of multiple units (42 of the approximately 200 units in the complex) and are billed at a Fairfax, Virginia address. Stadium Walk is located within the corporate limits of the City of Statesboro. Per Mrs. Harden the three named entities are current on taxes and per Mrs. Dedge they are not in arrears for City utilities.

From a law enforcement standpoint, this application is consistent in part with the Program's goals. Stadium Walk has seen multiple acts of violent crime within the past six years, has been used as a path of travel by individuals committing crimes, and is located adjacent to both Cowboy's Pub and Grub and the Cambridge apartment complexes. The complex currently has no usable camera system.

Prior to considering the bids obtained, City Council will need to determine whether or not the Program's funding can be disbursed to an individual or corporate owner who only owns approximately 20% of the units in Stadium Walk. While cameras would certainly aid law enforcement, and while it is almost certain the majority of the other owners would never join in funding security improvements to the complex, only Council can determine whether a single owner can be reimbursed for the improvements he/she funds. A determination is important on this issue,

**Note: Your City of Statesboro bills (sanitation, utility, etc.) and your property taxes must be paid to participate in the replacement assistance 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: 2024  
Date Reviewed: 4-25-24  
Approval Amount: \$17,875.00

Lowest Bid Contractor: Southwest Fire and Burglar - \$35,750

Total Paid Contract: \$17,875.00

**\*Grant Incentive payments will be made directly to the vendor or company when the installation is completed and verified. The grant incentive payment will only include the cost of the actual camera and does not include sales tax, installation, accessories, and storage.**



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

**Please complete this application and submit to:**

Statesboro Police Department  
Attn: Security Camera 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: Aries Management, LLC and APLL Investments, LLC  
on behalf of Stadium Walk HOA Date: 04/08/2024

Address: 140 Lanier Drive, Statesboro, GA 30458

Telephone: 703-819-6606

Email Address: bobwaiz@verizon.net

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  Date 04/08/2024

## 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:     *RM*



- 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:  \_\_\_\_\_ Date: 04/29/2024

Bob Waizenegger  
President  
Stadium Walk HOA  
703-819-6606

Initial: BW



P.O. Box 82  
Statesboro, GA 30459  
(912)531-5343

Statesboro Police Department  
25 West Grady St  
Statesboro, GA 30458

Subject: Security Camera Incentive Program Application

To whom it may concern:

My name is Bob Waizenegger, President of the Stadium Walk Homeowners Association as well as owner of Aries Management, LLC and APLL Investments, LLC, which combined represents the single largest portion of ownership within the Stadium Walk community.

I am writing today to submit an application for the Security Camera Incentive Program. My properties, consist of 42 units within the development. A copy of my ownership, as registered with the city and showing all taxes paid, is attached. I've also attached the required copies of security quotes from 3 separate vendors.

Please let me know if there is any other information you require. I can be reached on my cell at your convenience; the number is 703-819-6606.

Thank you in advance,

Bob Waizenegger  
President  
Stadium Walk HOA



# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum, 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:** Jason Boyles, Assistant City Manager

**From:** Darren Prather, Central Services Director

**Date:** April 4, 2024

**RE:** Vehicle Purchase for the Public Works and Engineering Department – Streets and Parks Division

**Policy:** Procurement

**Recommendation:** Staff makes a recommendation to approve a **budget overage amount of \$20,790.46** to acquire a 2024 Ford F-550 4X2 SD Regular Cab 205" WB DRW XL (F5G) and a F-550 Chassis 4X2 SD Regular Cab Dump Truck Bed for the replacement of an older small dump body truck used for transporting mulch, dirt, rock, and various debris from J. C. Lewis Ford Lincoln for **\$95,790.46**.

**Background:** The City of Statesboro requested written quotes to replace a 2004 Ford F-550 6.0L Diesel small dump body which has exceeded its life cycle. The specific request is based on the division's need and use of this vehicle. The replacement vehicle was approved in the FY 2023 Capital Improvements Program (CIP) Funds listed as Project PRK-36 in the amount of \$75,000.00. We requested written quotes and received the following:

<b>J. C. Lewis Ford Lincoln</b> Oxford White 2024 Ford F-550 4X2 SD Regular Cab 205" WB DRW XL (F5G) – \$66,212.46 F-550 Chassis 4X2 SD Regular Cab Dump Truck Bed - \$29,575.00 plus \$3.00 processing fee <b>(TOTAL - \$95,790.46)</b>
<b>O. C. Welch Ford</b> Oxford White 2023 F-550 Chassis 4x4 SD Super Cab 192" WB DRW XL (X5H) – \$68,528.00 Reading Body – \$24,198.00 <b>(TOTAL - \$92,726.00)</b>
<b>Akins Ford – Verbal Response F-550 stock was equipped with box bodies</b>
<b>Woody Folsom Ford – No Response</b>
<b>Robert's Truck Center, Inc. – No Response</b>
<b>Jacky Jones – No Response</b>

J. C. Lewis Ford Lincoln quoted the vehicle as specified. O. C. Welch offered a quote on a vehicle they had in stock; however, it did not meet the requested specifications.

**Budget Impact:** FY 2023 Capital Improvement Program (CIP) Funds PRK-36

**Council Person and District:** All

**Attachments:** Two (2)

cc: John Washington

# CITY OF STATESBORO

## COUNCIL

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



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

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

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

**From:** Darren Prather, Central Services Director

**Date:** April 3, 2024

**RE:** Rejection of Re-Bid – Donnie Simmons Way Culvert Upgrades

**Policy Issue:** Purchasing

**Recommendation:** Consideration to reject Bid Project #2024 STM-38: Donnie Simmons Way Culvert Upgrades.

**Background:** City staff advertised for an invitation to bid for construction services for the installation of a new 72" x 48" box culvert, Catch Basins, Curb and Gutter, water-main utility relocations and traffic striping on Donnie Simmons Way. This project was publicly and appropriately advertised, twice, according to the state public works contracts policy.

Two (2) contractors attended the mandatory pre-bid conference on March 13, 2024 which qualified them to submit sealed bids by March 27, 2024 at 3:00 PM. According to the City of Statesboro's Uniform Purchasing Manual, if only one bid is received after re-bidding, it can be accepted, opened, and read aloud. We received one (1) qualified bid from S. A. Brown Enterprises in the amount of **\$609,599.00**.

This total exceeds the allocated budget amount of \$400,000.00 as indicated in the FY 2024 Capital Improvements Program (CIP). Therefore, city staff would like further discuss potential additional funding and re-advertise at later date.

**Budget Impact:** No impact to budget at this time.

**Council Person and District:** All

**Attachments:** None