



August 15, 2023 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Phil Boyum
3. Recognitions/Public Presentations:
 - A) Presentation of a retirement award to Debra Wiese (Administrative Assistant) who retired effective August 1, 2023 after 11 years of service.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 08-01-2023 Council Minutes
 - b) 08-01-2023 Executive Session Minutes
 - B) Consideration of a motion to approve the surplus of four (4) 2014 Dodge Chargers in the Statesboro Police Department that are past their service life.
6. Public Hearing and Consideration of a Motion to Approve: **APPLICATION SE 23-06-01**: Encore Capital Management LLC, request a special exception from the R-3 (Medium Density Residential) zoning district in order to allow for a real estate property office on approximately 4.399 acres of property located at 1301 Fair Road.
7. Public Hearing and Consideration of a motion to approve **APPLICATION V 23-07-01**: Jarrett Walden requests a variance from Article XVI; Section 1601, in order to allow a parking facility without observing the three foot setback requirement for the expansion to the Walden Dental Facility located at 703 East Grady Street.
8. Public Hearing and First Reading of **Ordinance 2023-07**: An Ordinance amending Appendix A Zoning of the Statesboro Code of Ordinances in order to implement Article XXXII creating security requirements for apartment complexes, namely camera systems and controlled vehicular access.
9. Public Hearing and First Reading of **Ordinance 2023-08**: An Ordinance amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XI creating licensing and operational requirements for event spaces.

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)

Go Market & Cafe
2855 Northside Dr W
Statesboro, Ga 30458
License Type: Package Sales (Beer & Wine only)

11. Consideration of a motion to approve **Resolution 2023-39**: A Resolution to impose a six month moratorium on processing and consideration of sign variance requests pursuant to Article XV of Appendix A of the Statesboro Code of Ordinances.
12. Consideration of a motion to approve a waiver of conflict to allow Jarrard and Davis to represent the City in the conveyance of City owned real property owned located at 3100 Northside Drive West to be conveyed to the Food Bank, Inc.
13. Consideration of a motion to approve the purchase of eight (8) new patrol vehicles for the Statesboro Police Department in the amount of \$370,000.
14. Consideration of a motion to approve an award of purchase of a 2023 Ford Bronco Sport to Woody Folsom Ford in the amount of \$36,530.00 for the Statesboro Fire Department. Funding is provided from 2013 and 2019 SPLOST funds.
15. Consideration of a motion to approve award of purchase of two (2) 2023 Ford F-150 trucks to J.C. Lewis Ford in the amount of \$67,596.00 for the Public Utilities Department. If approved these will be funded out of FY 2013 CIP funds.
16. Consideration of a motion authorizing the Mayor to execute purchase agreements for right-of-way acquisition on West Main Street for the West Main Street Sidewalk Project. Funding is provided from 2018 TSPLOST.
17. Consideration of a motion to award a contract to Southern Civil LLC, in the amount of \$ 1,993,705.00, for upgrades to the Wastewater Treatment Plant Blower Room. To be paid for with a combination of Operating and ATC funds approved in the FY2023 CIP Budget, item # WTP-24.
18. Other Business from City Council
19. City Managers Comments
 - a) Street renaming – West Grady Street Ext.
20. Public Comments (General)
21. 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)
22. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
AUGUST 01, 2023

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

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	
Paulette Chavers	Councilmember	Present	
Venus Mack	Councilmember	Present	
John Riggs	Councilmember	Absent	
Shari Barr	Mayor Pro Tem	Present	

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

3. Recognitions/Public Presentations:

A) Recognition of Statesboro Fire Department personnel for their life-saving actions during a house fire on June 2nd 2023.

Fire Chief Tim Grams recognized and awarded a unit Citation to Captain Rayon Hutchinson, Lieutenant Spencer Rowe, Lieutenant Jason Barrs, Fire Apparatus Operator Ben Adams, Fire Apparatus Operator Spencer Johnson, Fire Apparatus Operator Ryan Marrow, Fire Apparatus Operator Casey Perkins, Fire Apparatus Operator Justin Easton, Firefighter Valiant Lyte, Firefighter Bradley Scott, Firefighter Bradley Sapp, and Firefighter Hunter Swinford. Chief Grams also presented the medal of Valor to Spencer Johnson, Ryan Marrow and Valiant Lyte.

4. Public Comments (Agenda Item): None

5. Consideration of a Motion to approve the Consent Agenda

A) Approval of Minutes

a) 07-18-2023 Council Minutes

b) 07-18-2023 Executive Session Minutes

B) Consideration of a motion for approval of surplus and disposition for a Case tractor and a Massey Ferguson tractor in the Public Utilities Department.

Councilmember Phil Boyum stated the Council minutes of July 18, 2023 need to be amended to show that item #12 did not pass in accordance with the voting section of the City of Statesboro Charter 4-1 (a) as it was a 2-1 vote.

City Attorney Cain Smith stated his reliance comes from section 2-5 (b) of the charter which involves meetings, minutes, and proceedings of council. Which states three members of council shall constitute a quorum and shall be authorized to conduct business. There is not a definite answer because both sections say, or as otherwise provided.

Councilmember Phil Boyum made a motion to approve the consent agenda with an amendment to the council minutes of July 18, 2023 showing that agenda item #12 failed due to the lack a unanimous vote.

The motion failed due to the lack of a second.

A motion was made to approve the consent agenda.

RESULT:	Approved 3-1
MOVER:	Councilmember Venus Mack
SECONDER:	Councilmember Paulette Chavers
AYES:	Chavers, Mack, Barr
ABSENT:	Councilmember John Riggs
NAYS:	Councilmember Phil Boyum

6. Public Hearing and Consideration of a motion to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance 6-13 (a):

**Red Claw
6581 Northside Drive East #117
Statesboro, Ga 30458
License Type: Restaurant**

A Motion was made to open the public hearing.

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

No one spoke for or against the request.

A Motion was made to close the public hearing.

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

A Motion was made to approve application for an alcohol license in accordance with the City of Statesboro alcohol ordinance 6-13 (a): issued to Red Claw, located at 6581 Northside Drive East #117 Statesboro, Ga 30458, License Type: Restaurant.

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

7. Consideration of a motion to approve Resolution 2023-38: A Resolution reclassifying six Lieutenant (Fire) positions to Captain (Fire).

A motion was made to approve Resolution 2023-38: A Resolution reclassifying six Lieutenant (Fire) positions to Captain (Fire).

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

8. Consideration of a motion to approve Resolution 2023-39: A Resolution approving application for funding from the U.S. Department of Transportation (US DOT) Rural and Tribal Assistance Pilot Program for the Brannen Street Corridor Plan Study.

A motion was made to approve Resolution 2023-39: A Resolution approving application for funding from the U.S. Department of Transportation (US DOT) Rural and Tribal Assistance Pilot Program for the Brannen Street Corridor Plan Study.

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

9. Consideration of a motion to approve a Development agreement with Downtown Statesboro Development Authority to use \$55,380 in TAD funds for installation of a signature BORO marker within the development commonly known as the Art Park located at the intersections of East Main and Railroad Streets within the South Main Tax Allocation District.

A motion was made to approve a Development agreement with Downtown Statesboro Development Authority to use \$55,380 in TAD funds for installation of a signature BORO marker within the development commonly known as the Art Park located at the intersections of East Main and Railroad Streets within the South Main Tax Allocation District.

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

10. Consideration of a motion to award a contract to Solid Waste Applied Technology (SWAT) for the purchase of a New Way Automated Residential Side Arm Refuse Collation Body with a Peterbilt 520 CNG cab and chassis per Sourcewell contract in the amount of \$449,000.00. This item will be purchased with Solid Waste Collection revenue funds.

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

11. Consideration of a motion to award a contract to Yancy CAT in the amount of \$158,969.00 for the purchase of a new Caterpillar 289D3 Skid Steer with attachments for the Streets Division in the Public Works & Engineering Department per Sourcewell contract. Funding is from 2018 TSPLOST.

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

12. Other Business from City Council:

Mayor Pro Tem Shari Barr announced “First Friday” will be a Downtown Pep Rally, held this Friday August 4, 2023 beginning at 5:30 pm.

13. City Managers Comments

City Manager Charles Penny stated the Downtown live series had its last concert on July 20th he thanked City Council, DSDA, SCVB, and Bulloch Solutions who was the signature sponsor for the series. Planning has started for next year’s series and includes eight concerts beginning in May.

Mr. Penny also brought up the alcohol application for the Elks Lodge located on 335 James Street. He stated that council passed a resolution allowing the application to be accepted for consideration even though it is located in a residential area. However the application cannot be processed due to a proximity issue. In accordance with the City of Statesboro alcohol ordinance the proposed location is too close to a church.

City Attorney Cain Smith stated the applicant has applied for license type “bar with kitchen” and the way our ordinance under 6-5 council can grant proximity waivers for restaurants, pubs, and low-volume establishments. Proximity waivers are not available for bars or bars with kitchen. Proximity as it relates to by the drink sales is solely a local function. So, in order for this application to move forward a resolution would need to be approved allowing the application to move forward allowing for a proximity waiver despite the fact they are not eligible.

Councilmember Phil Boyum stated the issue we have with bars downtown is we have churches going into commercial retail establishments and they’re really not churches as a stand-alone facility.

City Manager Charles Penny stated staff will look into other options and come back to you with those options, because we want to be careful about setting a precedent.

Councilmember Phil Boyum asked why we are doing all this legwork for a private business. The business should hire an attorney to figure out a way to get around our regulations. We should not be trying to accommodate our regulations for a single entity. We can’t write ordinances for everybody that comes and says, this ordinance doesn’t fit my business. Mr. Penny stated this came up because this entity has been operational for years and except for a fire they would still be able to be operational.

14. Public Comments (General):

Marshall Webster signed up to speak about his concerns with a contract that was approved in June with Condrey and Associates without taking bids from other firms. Mr. Webster voiced his concern with a contract awarded in 2021 to InSite Planning and Development to administer a housing renewal program stating they were not the lowest bidder on the project.

Yvonne Pryor Executive Director of the inner City Night Shelter in Savannah spoke about a Federal Grant opportunity for Inner City to apply for. The grant would be used for acquisition of property and to construct a non-congregate shelter for the homeless in Statesboro. Ms. Pryor stated they are looking at the property of 31 East Olliff Street and would be seeking a letter of support from the City of Statesboro.

City Manager Charles Penny stated he would like to have some conversations with the nonprofit organizations operating in our community and then report back to Mayor and Council.

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

At 10:04 am a motion was made to enter into executive session.

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

At 10:34 am a motion was made to exit executive session.

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

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

Mayor Pro Tem Shari Barr asked for clarification from Councilmember Phil Boyum regarding his concerns about the legality of action taken last month.

Councilmember Phil Boyum reiterated that he looks to the “voting” section of the Charter which states a need for an affirmative vote of three members however, somewhere else in the charter there is a contradictory statement. If there is a problem with the charter, it’s time to clean it up.

16. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 10:36 am.

Jonathan McCollar, Mayor

Leah Harden, City Clerk



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: August 15, 2023

RE: Surplus of Vehicles past Service Life

POLICY ISSUE: Surplus Vehicles

RECOMMENDATION: That Council approve the “surplus” of vehicles that are past their service life or are not usable.

BACKGROUND: The Police Department is requesting that the City Council approve removing the following four (4) listed vehicles from the city inventory through “surplus” action:

- 2014 Dodge Charger (VIN: 2C3CDXAT4EH167875) Parts car with all valuable parts removed
- 2014 Dodge Charger (VIN: 2C3CDXATXEH367658) Wrecked and not worth cost of repairing
- 2014 Dodge Charger (VIN: 2C3CDXAT7EH367648) Requires new motor, not worth cost of repairs
- 2014 Dodge Charger (VIN: 2C3CDXAT8EH367707) Requires new motor, not worth cost of repair

BUDGET IMPACT: These vehicles will be sold through an auction process as per city procedure.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: August 7, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Special Exception*

Recommendation: Planning Commission recommends the Approval of the Special Exception.

Background: Encore Capital Management LLC, request a special exception from the R-3 (Medium Density Residential) zoning district in order to allow for a real estate property office on approximately 4.399 acres of property located at 1301 Fair Road.

Budget Impact: None

Council Person and District: Riggs (District 4)

Attachments: Development Services Report SE 23-06-01



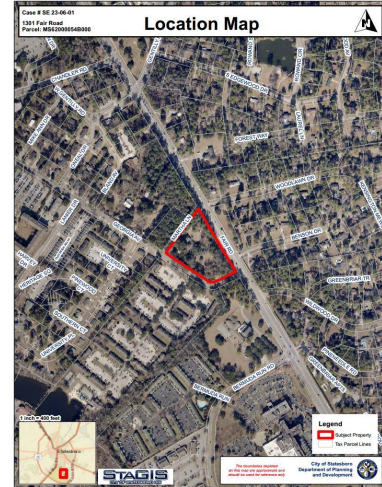
City of Statesboro-Department of Planning and Development
ZONING SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**SE 23-06-01
 SPECIAL EXCEPTION REQUEST
 1301 FAIR ROAD**

LOCATION:	1301 Fair Road
EXISTING ZONING:	R-3 (Medium-Density Residential)
ACRES:	4.41 acres
PARCEL TAX MAP #:	MS62000054B000
COUNCIL DISTRICT:	District 4 (Riggs)
EXISTING USE:	Vacant House
PROPOSED USE:	Business Office (Phase 1)



PETITIONER Encore Capital Management, LLC
ADDRESS 1800 Chandler Road; Statesboro GA, 30458

REPRESENTATIVE Stephen T. Rushing
ADDRESS P.O. Box 327; Statesboro GA, 30458

PROPOSAL

The applicant requests a special exception to locate an real estate office building on a 4.41 acre property zoned R-3 (Medium-Density Residential) at 1301 Fair Road.

STAFF/PLANNING COMMISSION RECOMMENDATION

SE 23-06-01 CONDITIONAL APPROVAL

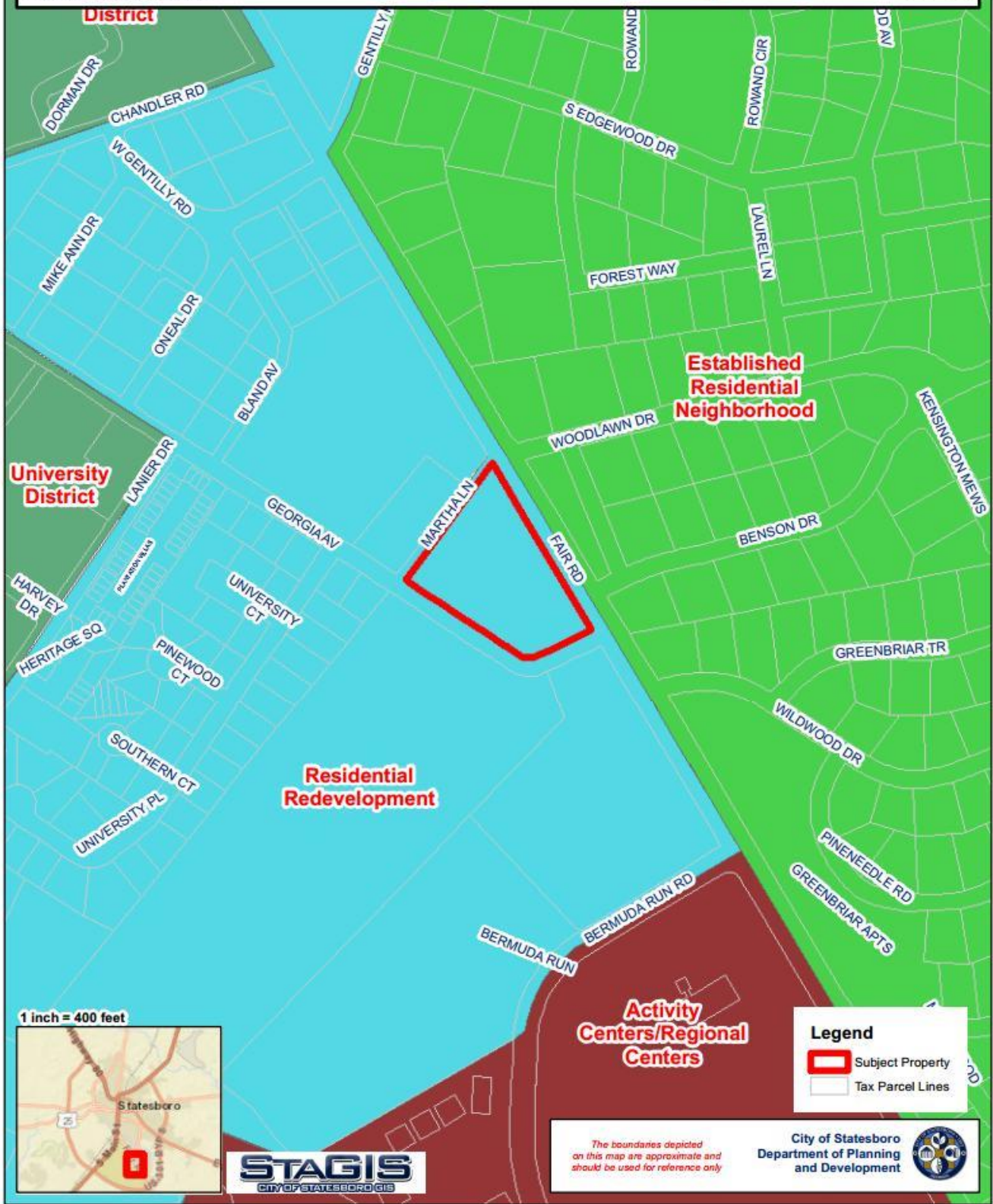
Case # SE 23-06-01
1301 Fair Road
Parcel: MS62000054B000

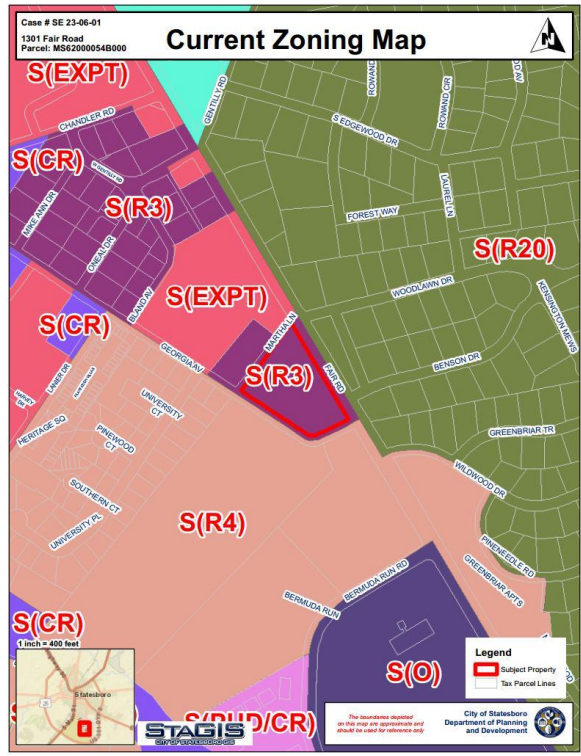
Location Map



Case # SE 23-06-01
1301 Fair Road
Parcel: MS62000054B000

Future Landuse Map





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: Exempt	GSU Botanical Garden
Northeast	Location Area #2: R-20 (Single-Family Residential)	Single-Family Home
East	Location Area #3: CR (Commercial Retail)	Car Dealership
Northwest	Location Area #4: Exempt	GSU Botanical Garden
Southeast	Location Area #5: R-20 (Single-Family Residential)	Single-Family Home
South	Location Area #6: R-4 (High-Density Residential)	Apartment Complex
Southwest	Location Area #7: R-4 (High-Density Residential)	Apartment Complex
West	Location Area #8: R-4 (High-Density Residential)	Apartment Complex

SUBJECT SITE

The subject site is a mostly undeveloped lot located on 4.41 acres. There is one house located on the site. Surrounding properties include primarily single-family homes and apartments. In addition, the property is located next to the Georgia Southern Botanical Gardens.

The applicant has expressed the intent to develop a real estate office on the site, and to continue the designated use for the remainder of property by developing Medium-Density residential properties, specifically duplexes.

The *City of Statesboro 2019 – 2029 Comprehensive Master Plan* designates the subject site as a part of the “Residential Redevelopment”, which is characterized by lower density, single-family attached and detached dwellings.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to City Sewer and Water.

CONDITIONAL ZONING STANDARDS OF REVIEW

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

Article XXIV, Section 2406 of the *Statesboro Zoning Ordinance* lists **seven (7) factors** that should be considered by the Mayor and City Council “in determining the compatibility” of the requested use with adjacent properties and the overall community for considerations of Conditional Use Variances, or Special Exceptions as follows:

(A) Adequate provision is made by the applicant to reduce any adverse environmental impact of the proposed use to an acceptable level.

- In accordance with state requirements, the project would require submission to the Georgia Soil and Water Conservation Commission to ensure erosion controls are in place, and the site would be required to meet the City Drainage Ordinance.

(B) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered.

- The development of the project is meant to be held on the property proper and is not likely to generate substantial traffic issues in the area.

(C) Off-street parking and loading, and the entrances to and exits from such parking and loading, will be adequate in terms of location, amount, and design to serve the use.

- Off street parking will be provided on the site, and will be needed separately under the provisions of the Ordinance when the single-family attached phase begins on the project.

(D) Public facilities and utilities are capable of adequately serving the proposed use.

- Public utilities are available in the area, and it is unlikely to cause any significant changes to the area.

(E) The proposed use will not have significant adverse effect on the level of property values or the general character of the area.

- No adverse effect is expected on surrounding commercial properties. The nature trail next to the property might be affected.

(F) Unless otherwise noted, the site plan submitted in support of an approved conditional use shall be considered part of the approval and must be followed.

- There is a preliminary site plan included in the document.

(G) Approval of a proposed use by the Mayor and City Council does not constitute [an] approval for future expansion of or additions or changes to the initially approved operation. Any future phases or changes that are considered significant by the Planning Commission and not included in the original approval are subject to the provisions of this section and the review of new detailed plans and reports for said alterations by the governing authority.

- Any significant future structural changes to this proposal must first be reviewed and approved by Staff.

Article XVIII, Section 1802 of the *Statesboro Zoning Ordinance* further outlines the qualifications needed to grant a special exception to the zoning ordinance. These include uses that are consistent with the purpose and intent of the zoning ordinance and district in which the use is proposed to be located; uses that do not detract from neighboring property; and uses that are consistent with other uses in the area. In order to meet these qualifications, approval of any special exception for the proposed use at the subject parcel should (if necessary) include conditions that will ensure that development along this corridor remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is not generally consistent with the subject site's character area ("Residential Redevelopment") but will be in support of a consistent use as shown in the *2019 – 2029 Comprehensive Master Plan*.

Subject Property



Eastern Property



Northern Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SE 23-06-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this special exception does not grant the right to develop on the property without adherence to the City Code and approval by the Department of Planning & Development.
2. Development of the main office building must be built in accordance with the provisions of the O (Office & Business) zoning district.

At the special called meeting of the Planning Commission on July 5, 2023, the Commission recommended approval of the Special Exception and staff conditions with a 5-0 vote.

This application was subsequently tabled by the City Council until the August 15, 2023 meeting.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Justin Williams, Planning & Housing Administrator

Date: August 7, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *Statesboro Zoning Ordinance: Variance*

Recommendation: Planning Commission recommends the Approval of the Variance.

Background: Jarrett Walden requests a variance from Article XVI; Section 1601, in order to allow a parking facility without observing the three foot setback requirement for the expansion to the Walden Dental Facility located at 703 East Grady Street.

Budget Impact: None

Council Person and District: Mack (District 3)

Attachments: Development Services Report V 23-07-01



ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

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

**V 23-07-01
ZONING VARIANCE REQUEST
703 EAST GRADY STREET**

LOCATION:	703 East Grady Street
EXISTING ZONING:	O (Office and Business)
ACRES:	0.24 acres
PARCEL TAX MAP #:	S19 000092 001
COUNCIL DISTRICT:	District 3 (Mack)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Single-Family Home



PETITIONER Jarrett Walden
ADDRESS 108 Gentilly Road, Statesboro GA 30459

REPRESENTATIVE Haydon Rollins
ADDRESS 1100 Brampton Ave #1; Statesboro GA, 30458

PROPOSAL

The applicant requests a variance from the setback requirements of Article XVI; Section 1601(A) of the *Statesboro Zoning Ordinance* to allow for the construction of a parking facility at 703 E Grady Street.

PLANNING COMMISSION RECOMMENDATION

V 23-07-01 CONDITIONAL APPROVAL

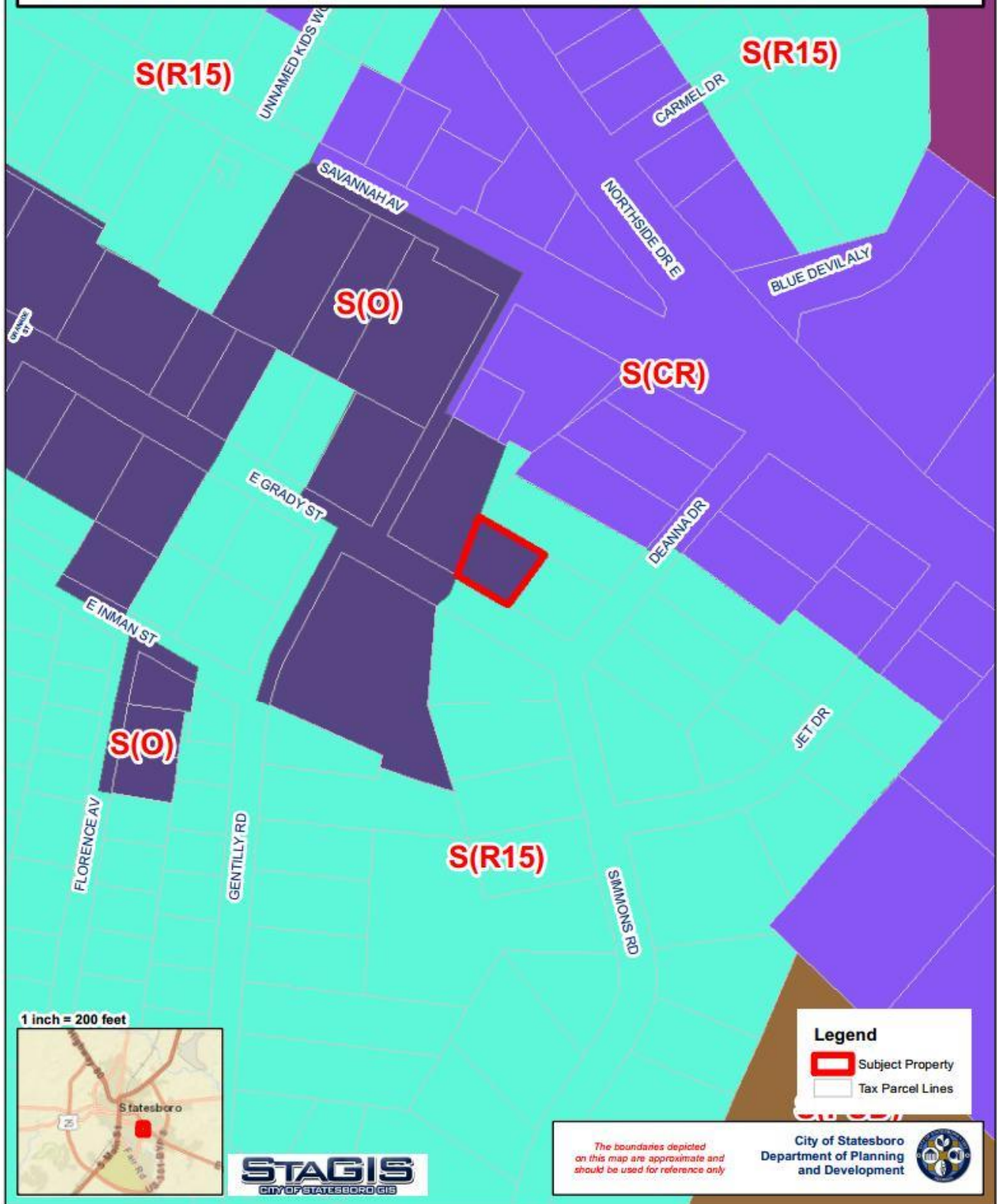
Case # V 23-07-01
703 East Grady Street
Parcel: S52 000030 000

Location Map



Case # V 23-07-01
703 East Grady Street
Parcel: S52 000030 000

Current Zoning Map



Legend

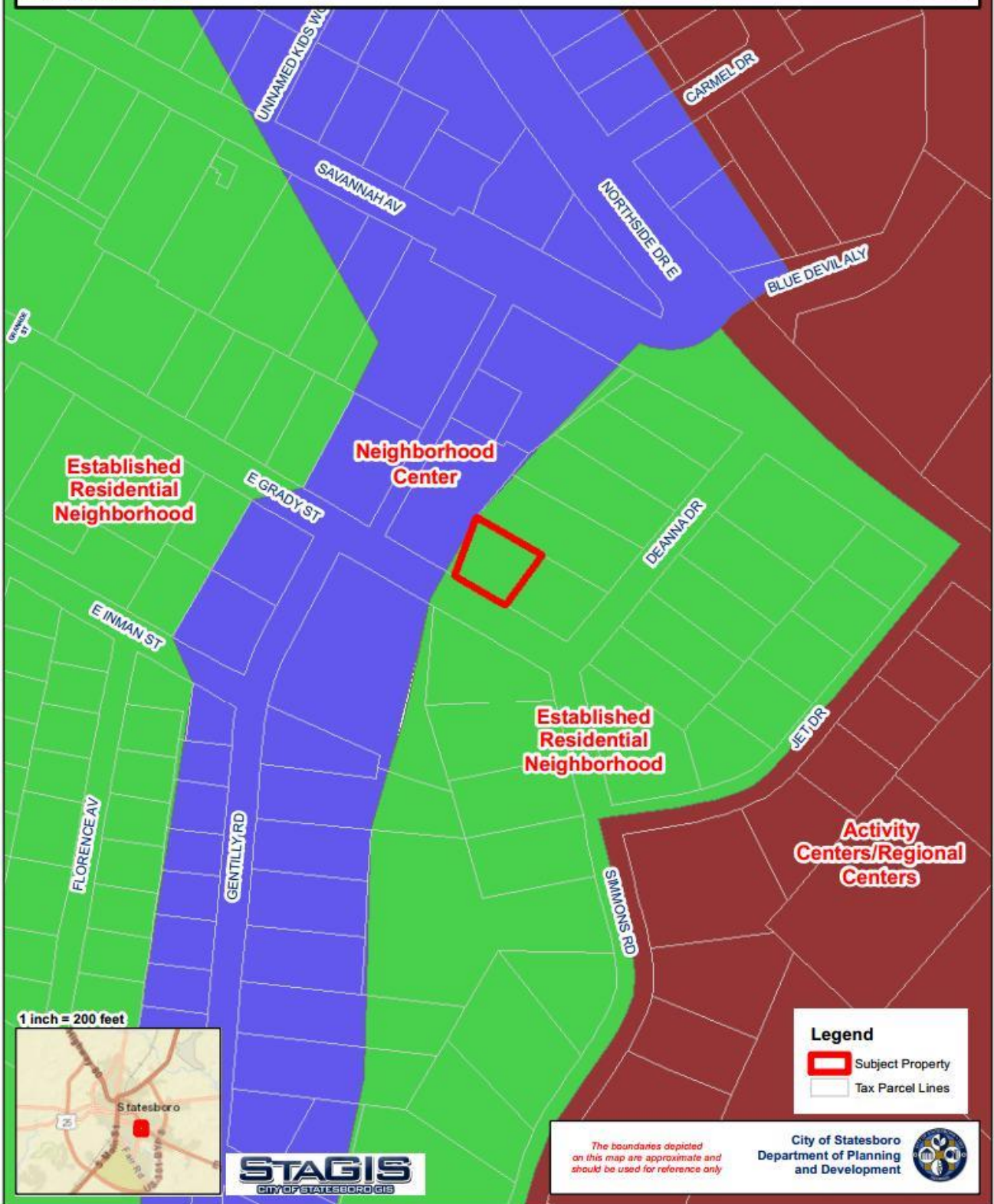
- Subject Property
- Tax Parcel Lines

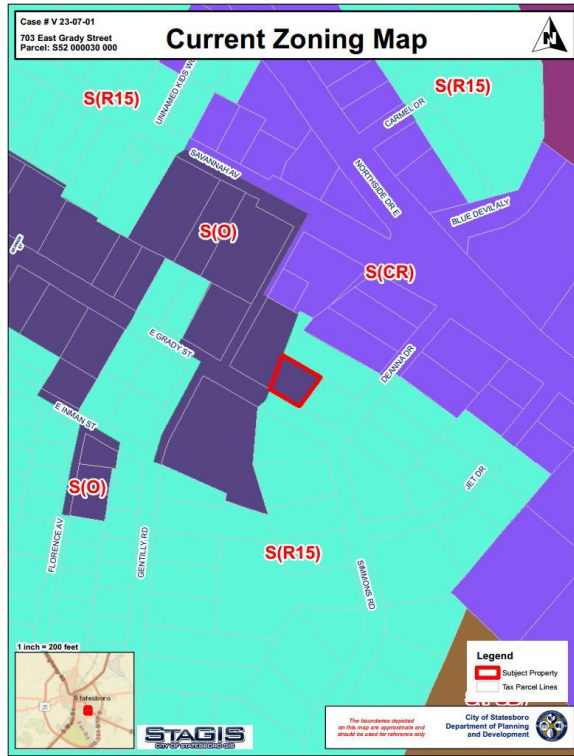
The boundaries depicted on this map are approximate and should be used for reference only



Case # V 23-07-01
703 East Grady Street
Parcel: S52 000030 000

Future Landuse Map





SURROUNDING LAND USES/ZONING

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

SUBJECT SITE

The subject site is a 0.24 acre lot located in a small neighborhood. The applicant intends to construct a parking lot at the existing site in order to allow for parking to serve the existing dental office. The property is currently a single-family home that will be converted into an administrative office for the dental facility next door. The property to the South has already converted some of the space to additional parking for the dental facility.

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

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

This is not an applicable concern as the property is not constructing anything new.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Zoning Ordinance* provides for the award of variances by the City Council from the zoning regulations, stating that “approval of a variance must be in the public interest, the spirit of the ordinance must be observed, public safety and welfare secured, and substantial justice done.” Article XVIII, Section 1801 of the *Statesboro Zoning Ordinance* states that the Mayor and Council [should] consider if the following are true in its consideration of a variance request:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The lot was originally a single-family residence, but historical development in the area has seen a number of conversions of the housing into small scale businesses. The request will allow specifically for parking to be placed without changing the footprint of the building.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The limited buildable space on the lot will require some additional paving in order to provide administrative parking. The original home was built in 1964.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and**
 - Adherence to the ordinance in this circumstance would make this lot difficult to provide the office parking.

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

- There would be no substantial detriment to the public.

In analyzing all requests, care should be taken to ensure that development remains consistent with the *Statesboro Comprehensive Plan* and the *Statesboro Zoning Ordinance* and that serve to mitigate negative effects of the use to the surrounding area's character, uses, and zones.

- The proposed use is consistent with the subject site's character area "Established Residential Neighborhood" as stated in the *2019 – 2029 Comprehensive Master Plan*, and the precedent in the area has been set by a number of lots in the area.

Subject Property



Western Property



Southwestern Property



Eastern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 23-07-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this variance does not grant the right to begin construction. All construction must be reviewed and approved by the City.

At the regularly scheduled meeting of the Planning Commission on August 1, 2023, the Commission recommended approval of the Variance and staff conditions with a 3-0 vote.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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

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

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

From: Cain Smith, City Attorney

Date: August 8, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *First Reading of Ordinance 2023-07 amending Appendix A Zoning of the Statesboro Code of Ordinances in order to implement Article XXXII creating security requirements for apartment complexes, namely camera systems and controlled vehicular access.*

Recommendation: Advance to Second Reading and Consideration

Background: Mayor and Council voted to advance Ordinance to First Reading at the June 20, 2023 work session. Amendment will also be reviewed at the August 15, 2023 work session.

Budget Impact: N/A

Council Person and District: All

Attachments: Proposed Ordinance

Ordinance 2023-07:

Appendix A Zoning

ARTICLE XXXII Apartment Security

Section 3201 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 3202 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 shall have controlled, gated access at all vehicular entrances and exits.

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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: August 8, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *First Reading of Ordinance 2023-08 amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XI creating licensing and operational requirements for event centers.*

Recommendation: Advance to Second Reading and Consideration

Background: Mayor and Council voted to advance Ordinance to First Reading at the June 20, 2023 work session. Amendment will also be presented at the August 15, 2023 work session.

Budget Impact: N/A

Council Person and District: All

Attachments: Proposed Ordinance

Ordinance 2023-08:

CHAPTER 18 BUSINESSES

ARTICLE XII EVENT CENTERS

Section 18-320 Definitions

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

Event means a private party, live musical concert, performing arts presentation or performance and/or any other type of entertainment. Meetings held solely for purposes of conducting business shall not be considered as Events under this Chapter.

Event center means a non-residential location hosting private parties, live musical concerts, performing arts presentations or performances and/or any other type of entertainment that does not hold a valid City alcohol license with a maximum occupancy load exceeding 25 persons. Event centers may host private functions with guest list and no ticket being required. Cover charges are expressly prohibited.

Host means a person or entity renting the Event Center in order to hold an Event

Section 18-321 Regulations

- (a) No person, firm, partnership, corporation or other entity shall hold or cause to be held an Event without a valid event center license issued pursuant to this article.
- (b) Statesboro Fire and Police Departments may enter any Event in order to assess life safety issues and compliance with this Article and may terminate Event upon failure to abide by life/safety regulations.
- (c) Host, if applicable, and responsible party representing the Event Center shall be present throughout all Events in order to ensure the safety and welfare of Event attendees
- (d) Alcohol is expressly prohibited unless a valid special event or catered event permit is obtained for that time and date,
- (e) Statesboro Fire department occupancy requirements shall be in effect throughout all Events.
- (f) Private parties may only be held with a written contract that shall be available for inspection upon request of Statesboro Fire or Police representatives.
- (g) Event Center shall have live camera coverage around the exterior perimeter and retain footage for no less than seven days following end of Event. It is encouraged that these camera systems be connected with Statesboro PD Fusus or other currently existing real-time intelligence ecosystem utilized by Statesboro PD.

Section 18-322 Application for License

Any person desiring to obtain a license to operate, engage in, conduct or carry on any Event Center shall make application to the city clerk or her designated representative. Prior to submitting such application, a non-refundable fee of \$250.00 shall be paid to the city clerk to defray, in part, the cost of regulation required by this article. The city clerk shall issue a receipt showing that such regulatory fee has been paid. License must be annually renewed.

Section 18-323

Probation, suspension, revocation of license; administrative hearing, administrative hearing fee.

(a) An administrative judge nominated by the city manager and approved by mayor and city council pursuant to City Ordinance 6-9 shall have exclusive jurisdiction over any action brought against any licensee holding a license issued pursuant to this chapter seeking to revoke, suspend or place the licensee on probation. Said action may be brought by the city solicitor, the city manager, or the police chief, or their respective designees.

(b) The administrative judge may suspend, revoke or impose terms and conditions of probation on the licensee, or any combination of suspension and terms and conditions of probation for one or more of the following reasons:

1. The violation by the licensee, or licensee's employees or agents of any state or federal law or regulation or any provision of this chapter or other ordinance of the city, at any time adopted, relating to the sale, use, possession, or distribution of alcoholic beverages.
2. The violation by the licensee, or licensee's employees or agents of any federal or state law or of any local ordinance of the city which is related to building codes, fire codes, smoking, excise tax, property tax, health, solid waste disposal, illegal gambling, or controlled substances.
3. The operation of the licensee's business in such a manner as to constitute a threat to public safety, welfare or health or in such a manner as to constitute a nuisance, or the operation of a licensed business where violations of federal, state, or local laws or ordinances frequently or regularly occur.
4. The making of any untrue or misleading statement in the application for a license or any renewal thereof or the omission from such application or renewal of any information required in the application.
5. Permitting any person to engage in any activity on the premises for which the license is issued or within the place of business, which is in violation of the laws or regulations of any federal or state law or of any local ordinance of the city, which is related to building codes, fire codes, smoking, excise tax, property tax, health, solid waste disposal, illegal gambling, alcohol, or other controlled substances.

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: City Manager Charles Penny & City Clerk Leah Harden

From: Tax Department

Date: 8/8/2023

RE: Go Market & Cafe (Package sales: Beer & wine)

Policy Issue: Mayor and Council shall approve application in accordance with City of Statesboro Alcohol Ordinance Chapter 6-13 (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 & Development, Fire Department, Police Department, and Legal recommended approval

Budget Impact: None

Council Person & District: Paulette Chavers, District 2

Attachments: Application & 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: Aalish Food Mart LLC /
D/B/A Name GO Market and cafe

2. Applicant's Name: NOORIN HIRANI
Name of partnership, llc, corporation, or individual

3. Business Physical Address: 2855 Northside Dr. W Statesboro
GA 30458

4. Business mailing address: 2855 Northside Dr W statesboro
GA 30458

5. Local business phone number: 912 259 9135

Corporate office phone number: 912 259 9135

6. Name of Manager: NOORIN HIRANI / AZIZ HIRANI
Person responsible for alcohol licensing issues

7. Phone number for manager: [REDACTED]

8. Email address for manager: [REDACTED]

9. Address of manager: [REDACTED] 0062

10. Purpose of application is:

New Business _____ New Owner

Previous owner's name: Rahmatullah Hassan

If the business name has changed, list previous name: Fivepoint 786 Investment LLC

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: NOORIN HIRANI Phone #: [REDACTED]

Home Address: [REDACTED]

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: Aalish Food Mart LLC
2855, Northside Dr W 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? Bill of Sale
is attached.

15. Members of LLC and/or partners:

Full Legal Name: NOORIN HIRANI Phone #: [REDACTED]

Home Address: [REDACTED]

Full Legal Name: AZIZ HIRANI Phone #: [REDACTED]

Home Address: [REDACTED]

Full Legal Name: _____ Phone #: _____

Home Address: _____

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

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

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

Name of Corporation: _____

Home Office address: _____

Mailing address (if different): _____

Date & Place of incorporation: _____

Do you have a shareholders agreement?: _____

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

17. Officers:

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

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

18. Stockholders: (if different than officer names)

Full Legal Name: _____ Phone #: _____

Home address: _____

Percentage of stock owned: _____ Office held: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

Full Legal Name: _____ Phone #: _____

Home address: _____

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

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

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

Name: NOORIN HIRANI Phone #: [REDACTED]

Previous address: [REDACTED]

Dates lived there: [REDACTED]

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:

Karen Patel

[Redacted address]

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

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

Karen Patel

[Redacted address]

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? Yes, Attaching alcohol license copy.

If yes, please provide details on a separate sheet of paper. ITS Winners Food Mart
Cartersville.

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, NOORIN HIRANI, 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.

NOORIN HIRANI

Print full name as signed below

Ahian

Signature of applicant

Owner

Title

06-15-2023

Date

Sworn and subscribed before me this 15 day of June, 2023.

Dalia Hernandez

Notary Public

09/08/2026
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 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 checked="" type="checkbox"/>	\$300
9. In Room Service Permit	<input type="checkbox"/>	\$150

Total Due: \$ 2050

FIELD EOC = 1" IN 57.301'
 ANGULAR ERROR = 04" IN 31'
 ADJUSTED BY COMPASS RULE
 PLAT EOC = 1" IN 120.972'
 EQUIPMENT USED:
 TOPCON GTS-823
 FC-48 DATA COLLECTOR
 MAGNETIC LOCATOR

THIS BLOCK RESERVED FOR
 THE CLEW OF THE SURVEYOR'S COBBLER

LEGEND:
 R/W RIGHT-OF-WAY
 N/F NAIL OR FORMERLY
 C/S CAPED REBAR SET
 R/F REBAR FOUND
 I/P IRON PIPE FOUND
 M/H MOUND FOUND
 C/MF CONCRETE MONUMENT FOUND
 T/F TYPED FOOT FOUND
 P POWER POLE
 F FENCE

REFERENCES:
 D.B. 1248 P. 139-143
 D.B. 1241 P. 453-454
 P.L. 51 P. 363
 P.L. 51 P. 107
 PLAT FOR JIMMY WIGGINS DATED
 01-15-88 BY DON MARSH

CURRENT OWNERS OF RECORD:
 RAY HOWELL - PARCEL NO. 1
 JIMMY WIGGINS - PARCEL NO. 2

NOTES:
 - SUBJECT PROPERTY IS PARCEL NO. 27 B NO. 26
 ON MAP NO. 508 OF THE BULLOCK COUNTY TAX ASSESSORS
 - NO IMPROVEMENTS SHOWN

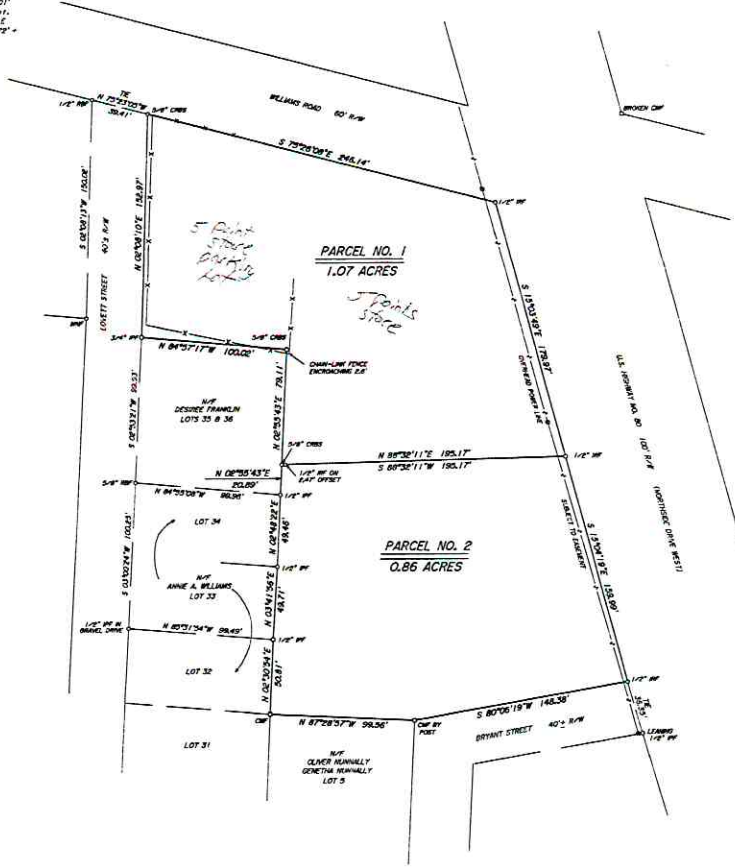
SURVEYED BY:
 NEVIL B LINDSEY
 LAND SURVEYING, INC.
 319 MILLER ST. EXT.
 STATESBORO, GA. 30460
 PHONE: 912-764-9006

RETAINMENT SURVEY OF:
 2 PARCELS OF LAND LOCATED
 IN THE CITY OF STATESBORO
 IN THE 1209th G.M. DISTRICT
 OF BULLOCK COUNTY, GEORGIA

SURVEY FOR:
 FIVE POINT STORE - PARCEL NO. 1
 LINDSAY MARTIN - PARCEL NO. 2

SURVEY DATE: OCTOBER 16, 2017
PLAT DATE: OCTOBER 16, 2017

SCALE: 1" = 40'



GRID NORTH - 04. EAST ZONE
 P.B. 33 - P.C. 147

C.O.S. 1257
SURVEYOR'S CERTIFICATE

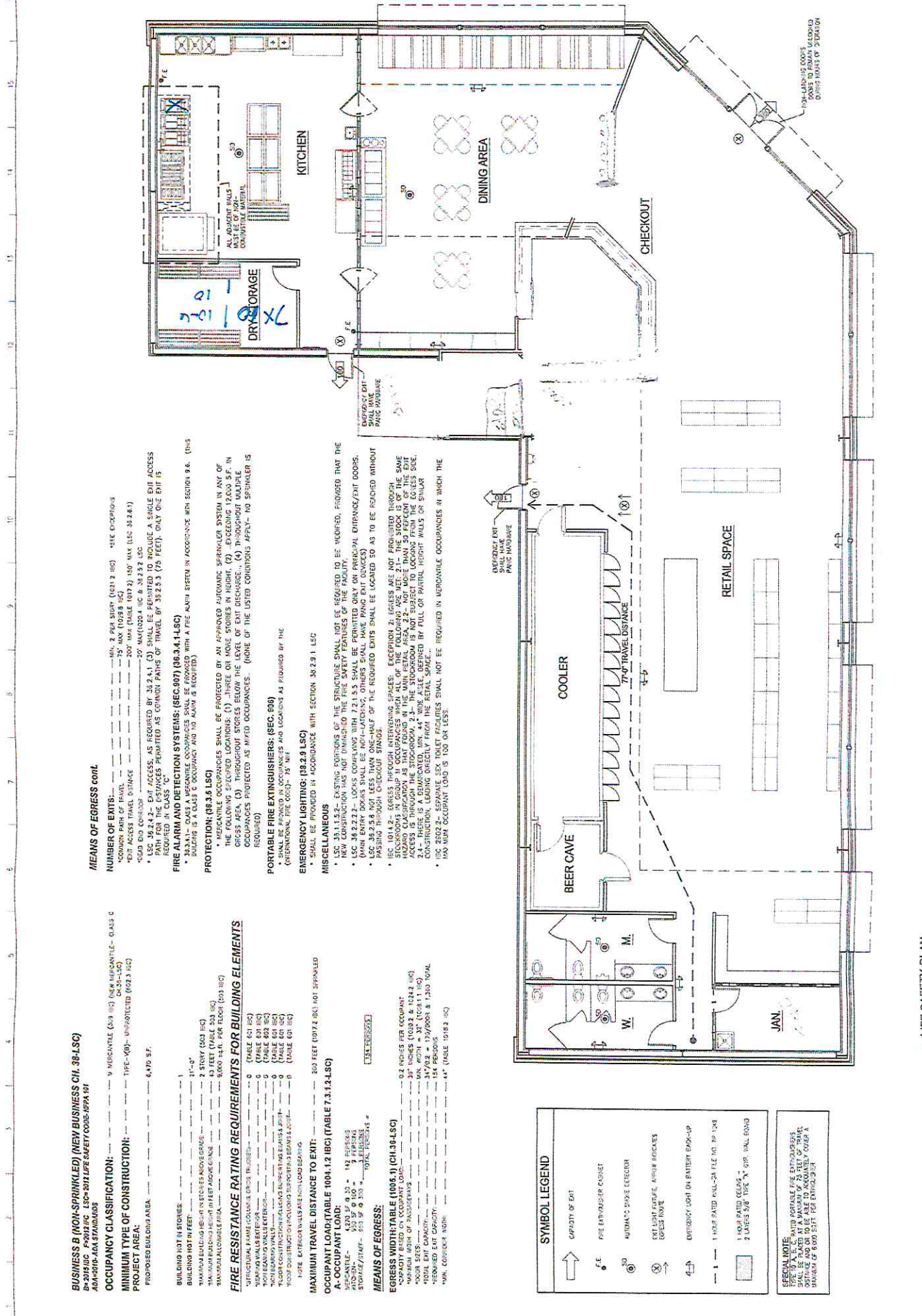
THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CONSTITUTE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECEIVING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON.
 RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION.
 AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN G.C.S.A. SECTION 15-6-57.

Nevil B. Lindsey
 NEVIL B. LINDSEY
 G.S. PLS 32524
 DATE: 10-25-2017

REGISTERED
 LAND SURVEYOR
 NEVIL B. LINDSEY
 NO. 2524

F.N. 17102



MEANS OF EGRESS cont.

NUMBER OF EXITS: MIN. 2 PER STORY (0217.2 IBC) SEE EXISTING CONDITIONS PART OF TRAVEL DISTANCE TO EXITS (TABLE 1005.1 IBC)

MINIMUM TYPE OF CONSTRUCTION: 1 - TYPE-V (UNPROTECTED) (0203 IBC) 2 - TYPE-VI (UNPROTECTED) (0203 IBC)

OCCUPANCY CLASSIFICATION: 3 - BUSINESS (NON-SPRINKLED) (NEW BUSINESS CH. 39-LSC) 4 - BUSINESS (NON-SPRINKLED) (NEW BUSINESS CH. 39-LSC)

PROJECT AREA: 1 - VISIBLE (0304 IBC) 2 - VISIBLE (0304 IBC) 3 - VISIBLE (0304 IBC)

PROPOSED BUILDING AREA: 4,470 SF.

BUILDING HEIGHT: 1 - 2 STOREY (204 IBC)

BUILDING FOOTPRINT: 4,470 SF (204 IBC)

MAXIMUM BUILDING HEIGHT: 2 STOREY (204 IBC)

MINIMUM BUILDING HEIGHT: 1 STOREY (204 IBC)

TRAFFIC ALLOTTMENT: 5,000 SQ. FT. PER FLOOR (50 IBC)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:

1 - VISIBLE (0304 IBC)

2 - VISIBLE (0304 IBC)

3 - VISIBLE (0304 IBC)

4 - VISIBLE (0304 IBC)

5 - VISIBLE (0304 IBC)

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SYMBOL LEGEND

↑	CAPACITY OF EXIT
⊕	FIRE EXTINGUISHER CONCENT
⊙	AUTOMATIC SMOKE DETECTION
⊛	EXIT LIGHT FIXTURE, FLASHING BEACONS, EXITES HOUSE
→	EMERGENCY LIGHT OR BATTERY BACK-UP
1	1 HOUR RATED WALL-2 HOUR RATED DOOR
2	2 HOUR RATED WALL-2 HOUR RATED DOOR
3	3 HOUR RATED WALL-3 HOUR RATED DOOR

SPECIAL NOTE: ALL EGRESS PATHS SHALL BE CLEAR AT A MAXIMUM OF 15 FEET OF TRAVEL AND ON OR TO BE ABLE TO ACCOMMODATE CLEARANCE OF 6000 SQ. FT. PER EXITS PER IBC

Go Market & Cafe
2855 Northside Dr W
Statesboro, Ga 30458

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department	Full Name	Recommendation	Comments
Planning & Development	Jermaine Foster	Approved	08/08/2023 Zoning is Highway Oriented Commercial (HOC) This zoning is permissible
Fire Department	Andrew Cheney	Approved	8/8/2023
Police Department	Jared Akins	Approve	
Legal	Cain Smith	Approve	

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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

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

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

From: Cain Smith, City Attorney

Date: August 8, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *Consideration of resolution to impose a six month moratorium on processing and consideration of sign variances requested pursuant to Article XV of Appendix A of the Statesboro Code of Ordinances.*

Recommendation: Approve

Background: *Mayor and Council previously imposed six month moratoriums on consideration of variances regarding freestanding signs on November 16, 2021, March 1 2022, August 16, 2022, and March 1, 2023 due to City's ongoing efforts to rewrite the sign ordinance. This moratorium would apply to all variances regarding all signs and would run until March 1, 2024 or until the City's new signage ordinance is implemented, whichever comes first.*

Budget Impact: Unknown

Council Person and District: All

Attachments: Proposed resolution

**STATE OF GEORGIA
COUNTY OF BULLOCH**

MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA

RESOLUTION 2023 – 39

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STATEBORO GEORGIA TO PUT IN EFFECT A SIX MONTH MORATORIUM ON ISSUANCE OF VARIANCES FROM ARTICLE XV OF APPENDIX A

WHEREAS, the number of applications made for variances from Article XV regarding Signs has increased substantially since Mayor and Council commissioned TSW consultants to conduct a review of the City’s zoning and signage laws; and

WHEREAS, the Mayor and Council deem it in the best interest of the City and its residents to continue the review and revision of the zoning and signage regulations during this moratorium in order to develop the proper means of protecting the legal rights of variance applicants while preserving the integrity of the City's zoning restrictions; and

WHEREAS, Mayor and Council have legal authority to enhance the review process by declaration of a moratorium; and

WHEREAS, Mayor and Council of the City of Statesboro have the power and authority to enact regulations for valid governmental purposes that are not inconsistent with general or special law; and

WHEREAS, the public health, safety and welfare is a legitimate public purpose recognized by the courts of the State of Georgia; and

WHEREAS, based upon the above facts, Mayor and Council deem it necessary and to be in the best interests of the health, safety, and welfare of the citizens and residents of the City, to impose a moratorium on the processing and approval of any new applications for variances regarding signs from September 1, 2023 through March 1, 2024 or until the implementation of the new signage ordinance, whichever comes first.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF STATESBORO THAT:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution. These clauses represent the legislative findings of the Mayor and Council. It is the purpose and intent of this Resolution to promote the health, safety and welfare of the residents and citizens of the City of Statesboro.

Section 2. Mayor and Council hereby declare a moratorium which shall run from

September 1, 2022 until March 1, 2023. During such time the City will suspend the processing or approval of any applications for variances regarding signs. The moratorium may be extended by Mayor and Council by subsequent resolution should additional time be needed by the City for the study and presentation of appropriate zoning and signage regulations.

Section 3. If any clause, section, or other part or application of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and so not affecting the validity of the remaining portions or applications remaining in full force and effect.

Section 4. All Ordinances or parts of Ordinances, Resolutions or part of Resolutions in conflict herewith are to the extent of such conflicts hereby repealed.

Section 5. This Resolution shall take effect on September 1 2023.

RESOLUTION APPROVED AND ADOPTED this 15st day of August, 2023.

By: _____
Jonathan McCollar, Mayor

Attest: _____
Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulette Chavers
Venus Mack
John C. Riggs
Shari Barr



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

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

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

From: Cain Smith, City Attorney

Date: August 8, 2023

RE: August 15, 2023 City Council Agenda Items

Policy Issue: *Consideration of waiver of conflict to allow Jarrard and Davis to represent the City in the conveyance of City-owned real property located at 3100 Northside Drive West to be conveyed to The Food Bank, Inc.*

Recommendation: Approval

Background: The law firm of Jarrard & Davis represents Bulloch County in Service Delivery Strategies matters. This limited waiver of conflict is required for the firm to represent the City in this matter.

Budget Impact: N/A

Council Person and District: All

Attachments: Waiver of Conflict

JOINT WAIVER OF CONFLICT

WHEREAS, BULLOCH COUNTY, GEORGIA (“County”), is a political subdivision of the State of Georgia; and

WHEREAS, the County is generally represented by attorney Jeff S. Akins as its County Attorney; and

WHEREAS, the **CITY OF STATESBORO, GEORGIA** (“City”), is a municipal corporation and political subdivision of the State of Georgia; and

WHEREAS, the City is generally represented by attorney I. Cain Smith as its City Attorney; and

WHEREAS, Jarrard & Davis, LLP (the “Firm”), provides legal representation to Georgia local government clients, both as appointed City and County Attorneys as well as special outside legal counsel where the Firm may be engaged to handle specialized matters including, but not limited to, complex transactions, real estate acquisitions and disposals, condemnations, service delivery service (“SDS”), SPLOST negotiations, and litigation, among other areas; and

WHEREAS, the County has previously engaged the Firm as special outside legal counsel regarding, among other things, SDS; and

WHEREAS, City seeks to engage the Firm as special outside legal counsel on certain matters, including disposition of certain City-owned real property located on Highway 80 West in Statesboro, Georgia (Tax Parcel No. S07 000005 000) (the “Subject Property”); and

WHEREAS, the disposition of the Subject Property is addressed in certain corresponding agreements between the County and the City, namely an “Intergovernmental

Agreement” and a “Food Bank ARPA Assistance Memorandum of Understanding,” both agreements being effective on June 21, 2022 (the “Agreements”); and

WHEREAS, County and City are generally aligned in interest and are not adversarial under the Agreements, but, rather, have entered into the Agreements to jointly contribute funding toward the development of the Subject Property proposed to be operated as an area food bank; and

WHEREAS, under the Agreements, the development and subsequent management of the Subject Property will be completed by The Food Bank, Inc., a Georgia nonprofit corporation; and

WHEREAS, the Firm’s representation of the City as contemplated herein shall not relate to nor conflict with the Firm’s prior or future representation of the County in other matters; and

WHEREAS, the Firm’s representation of the City as contemplated herein shall not impair or limit the Firm’s continued or future representation of the County regarding SDS negotiations or litigation, even if such representation is adverse to the City; and

WHEREAS, the Firm shall maintain its duty of confidentiality and loyalty to both the City and the County and shall adhere to the requirements of Rule 1.6 and Rule 1.9(c) of the Georgia Rules of Professional Conduct and all other applicable rules of professional conduct related hereto; and

WHEREAS, County and City recognize that the Firm’s representation of City regarding the Agreements is a waivable conflict of interest; and

WHEREAS, the governing bodies of the Parties have considered this issue, have been informed of the potential for conflicts or competing interests between County and City and risks associated with same.

NOW THEREFORE, in light of the above, the governing bodies of City and County, having considered this issue, do hereby resolve as follows:

1. City and County acknowledge Jarrard & Davis, LLP's disclosure of these potential conflicts.
2. City and County further acknowledge Jarrard & Davis, LLP's disclosure of these potential conflicts at an open meeting.
3. City and County have been provided an adequate opportunity to consult with independent legal counsel regarding the ramifications of this joint conflict waiver; and all and any questions by either government have been addressed to the satisfaction of each.
4. County affirmatively waives any actual, potential, or apparent conflict of interest arising from or attributable to Jarrard & Davis, LLP's representation of the City in matters including the disposition of the Subject Property in accordance with the Agreements when such representation is not in conflict with the Firm's representation of the County in other matters.
5. City affirmatively waives any actual, potential, or apparent conflict of interest arising from or attributable to Jarrard & Davis, LLP's representation of the County in matters including continued or future representation regarding SDS negotiations or litigation.

Effective this _____ day of _____, 2023, that being the date of the last party to sign below.

BULLOCH COUNTY, GEORGIA,
by and through its Board of Commissioners

CITY OF STATESBORO, GEORGIA,
by and through its City Council

By: _____
Roy Thompson, Chairman

By: _____
Jonathan M. McCollar, Mayor

ATTEST:

ATTEST:

Venus Mincey-White, Clerk

Leah Harden, City Clerk



STATESBORO POLICE DEPARTMENT

Ph 912-764-9911

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

TO: Charles Penny, City Manager

FROM: Mike Broadhead, Chief of Police

DATE: August 15, 2023

RE: Patrol Car Purchases

POLICY ISSUE: Purchase of Patrol Cars

RECOMMENDATION: That Council approve the purchase of 8 new patrol cars.

BACKGROUND: Each year the police department needs to purchase patrol cars to keep the fleet healthy. The PD requests that Council approve the purchase of eight (8) new patrol vehicles. The purpose of this memorandum is to confirm the expenditure of no more than \$370,000 from 2019 SPLOST. The cars will be purchased following the city's purchasing policy, and include prices obtained from the state bid process.

BUDGET IMPACT: Police vehicles were approved as part of the 2019 SPLOST expenditures.

COUNCIL DISTRICT: All

ATTACHMENTS: N/A

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: Jason Boyles, Assistant City Manager

From: Darren Prather, Central Services Director

Date: August 7, 2023

RE: Purchase an Inspector's Vehicle for the Fire Department

Policy: Procurement

Recommendation:

Staff recommends to accept the written quote from Woody Folsom Ford, Inc. for the purchase of a 2023 4X4 Ford Bronco Sport in the amount of \$36,530.00 for the Fire Department. This vehicle will be used by the Inspections Division for inspection routes, training, travel, and other functions as required.

Background:

The City of Statesboro requested written quotes for the purchase of a 2023 Ford Bronco Sport for the Fire Department. Although the car industry is improving with additional inventory, there is still some ongoing supply chain constraints and higher car prices for specific vehicles. The vehicle request included two (2) specific requirements: carbonized gray metallic exterior paint (which is one of the Fire Department's fleet colors) and a safety suite driver-assisting system. The system includes pre-collision assist with automatic emergency braking, blind spot information system with cross-traffic alert, a lane-keeping system, and other precautionary features. Several dealerships within a 70-mile radius had a few stock vehicles for the requested vehicle. They are as follows:

DEALERSHIP	VEHICLE	COLOR	PRICE
Woody Folsom Ford, Inc.	2023 Ford Bronco Sport 4X4	Carbonized Metallic Gray	\$36,530.00
Metter Ford	2023 Ford Bronco Sport 4X4	Silver Metallic	\$37,681.16
Metter Ford	2023 Ford Bronco Sport 4X4	Cactus Gray	\$37,646.16
Akins Ford CDJR	2023 Ford Bronco Sport 4X4	Carbonized Metallic Gray	\$34,145.00
Akins Ford CDJR	2023 Ford Bronco Sport 4X4	Carbonized Metallic Gray	\$34,323.00

Woody Folsom Ford, Inc. and Metter Ford both have vehicles with the safety suite driver-assisting system. However, Metter Ford does not meet the exterior paint requirement. Akins Ford CDJR has the lowest quotes and meet the exterior paint requirement, but neither of the quoted vehicles have the safety suite driver-assisting system. Therefore, it is our recommendation to accept Woody Folsom Ford, Inc.'s written quote.

Budget Impact: 2019 SPLOST

Council Person and District: All

Attachments: Ten (10)

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: Jason Boyles, Assistant City Manager

From: Darren Prather, Central Services Director

Date: July 24, 2023

RE: Vehicle Purchases for the Public Utilities' Department – Water and Sewer Division

Policy: Procurement

Recommendation:

Staff recommends the purchase of a two (2) 2023 Ford F-150 XL Regular Cab trucks for the total amount of \$67,596.00 from J. C. Lewis Ford Lincoln, as submitted, for replacement vehicles as approved in the Fiscal Year (FY) 2022 and 2023 budget.

Background:

The City of Statesboro requested written quotes for the purchase of a two (2) 2023 Ford F-150 XL Regular Cab trucks. These vehicles were approved in the FY 2022 and FY 2023 Capital Improvements Project (CIP) Funds listed as WWD-133 and WWD-136. These trucks are of very high demand and are sold as soon as they arrive or reserved once in transit. Ford F-150 series are becoming more readily available; however, they are not being stocked as in the past. The division have been waiting for replacement trucks since the ordering process began in July 2022.

We requested written quotes and received the following:

DEALERSHIP	VEHICLE	COLOR	PRICE
J. C. Lewis Ford Lincoln	2023 Ford F-150 XL Regular Cab	Oxford White	\$33,798.00
J. C. Lewis Ford Lincoln	2023 Ford F-150 XL Regular Cab	Oxford White	\$33,798.00
Akins Ford CDJR	2023 Ford F-150 XL Regular Cab	Oxford White	\$35,095.00
Akins Ford CDJR	2023 Ford F-150 XL Regular Cab	Oxford White	\$35,095.00
Woody Folsom	None in stock		
Metter Ford	None in stock		

Since J. C. Lewis Ford Lincoln's written quotes are the lowest and meet the department's requirements, we recommend to accept the written quotes as noted.

Budget Impact: FY 2023 CIP Funds

Council Person and District: All

Attachments: Nine (9)

CITY OF STATESBORO



COUNCIL

Phil 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
I. Cain Smith, City Attorney

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

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

From: John Washington, Director – Public Works and Engineering

Date: August 3, 2023

RE: Recommendation of Approval to Execute Purchase Agreements and Payments

Policy Issue: West Main Street Sidewalk Project Right-of-Way (ROW) acquisition

Recommendation:

Consideration of a motion to authorize Mayor to execute agreements for right-of-way acquisition. Staff recommends approval of the attached Executed Purchase Agreement and for payment to the party identified in agreement.

Background:

The West Main Street Sidewalk project is proposing to install sidewalk along the street from Ivory to Foss Street. Right-of-Way Acquisition is needed to facilitate this work and to allow construction where an insufficient width of ROW currently exists for such improvements. The following has a negotiated purchase agreement:

<u>West Main St. Sidewalk</u>	
Parcel 7, 316 W. Main St.	\$500.00

Budget Impact:

Right-of-Way and easement acquisition will be funded by 2018 TSPLOST funds.

Council Person and District:

District 2, Councilmember Paulette Chavers

Attachment:

Purchase Agreement

AGREEMENT TO PURCHASE REAL ESTATE

Project #: West Main Street Sidewalk Improvements
Parcel No.: 7

GEORGIA, BULLOCH COUNTY

For and in consideration of the sum of One Dollar (\$1.00), receipt whereof being acknowledged, the undersigned grants to the Mayor and City Council of the City of Statesboro an option to acquire the following described real estate:

Right of Way and/or easements through the tract or parcel of land located in the 1209th GMD of Bulloch County, Georgia, and being more particularly shown on the plat attached hereto and made a part hereof by reference.

For the sum of \$ 500.00, the undersigned agrees to execute and deliver to Mayor and City Council of the City of Statesboro, 83.71 square feet of right of way and 1,606.33 square feet of temporary easement to the lands owned by the undersigned as reflected on the attached Exhibit "A."

The following conditions are imposed upon the grant of this option:

- 1) This option shall extend for 60 days from this date.
- 2) The consideration recited is full payment for the rights conveyed.
 - 83.71 Square feet of Right of Way
 - Linear Feet of Limited Access
 - Square Feet of Construction and Maintenance Easement (Permanent)
 - 1606.33 Square Feet of Construction Easement (Temporary)
- 3) All temporary Easements will terminate upon completion and acceptance of the project by the Mayor and City Council of the City of Statesboro.
- 4) The undersigned shall obtain all quit claim deeds or releases from any tenant now in possession and any other parties having a claim or interest in the property described above.
- 5) Special provisions, if any, are listed on Exhibit "B," which is attached hereto and incorporated herein by reference.

The undersigned executes this agreement with the understanding that no prior agreement for purchase of the real estate exists between the Mayor and City Council of the City of Statesboro and the undersigned.

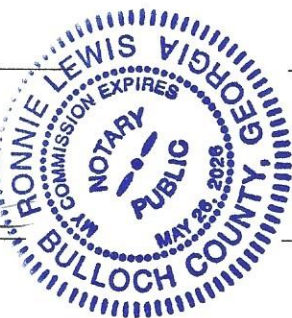
Witness my hand and seal this 5 day of June, 2023.

Signed, Sealed and Delivered
In the presence of:

Wilho W. DePreed
Witness

[Signature]
BY:

[Signature]
Notary Public



Approved _____ Date _____

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulett Chavers
Venus Mack
John Riggs
Shari Barr



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

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

To: Jayson Boyles
Assistant City Manager

From: Steve Hotchkiss
Public Utilities Director

Date: 8-9-2023

RE: Recommendation of Bidder

Policy Issue: Purchasing

Recommendation: Consideration of a motion to award a contract to Southern Civil LLC, in the amount of \$ 1,993,705.00, for upgrades to the Wastewater Treatment Plant Blower Room. To be paid for with a combination of Operating and ATC funds approved in the FY2023 CIP Budget, item # WTP-24.

Background: As part of our efforts to modernize and maintain the Waste Water Treatment Plant we have strategic plans to upgrade critical areas of the facility. We are currently working on upgrades to the large blowers that supply air flow to the treatment process. The existing blower units are well past their expected life span and need to be replaced before major breakdowns occur. The project will also include upgrades to wiring and control systems that service the new blowers and an emergency bypass pump. These upgrades will extend the life of the WWTP and insure its reliable day to day operations.

Georgia Municipal Association City of Excellence

Telephone: (912) 764-5468 • Fax: (912) 764-4691 • email: cityhall@statesboroga.net

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum
Paulett Chavers
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50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

It is the recommendation of staff and of our consulting engineers, Hussy Gay Bell, to award the contract to Southern Civil LLC. In our opinion, Southern Civil LLC has the resources and experience to successfully complete the project as bid. The bid amount of \$ 1,993,705.00 is within the approved budget limit of \$2,248,680.00.

Budget Impact: CIP Project WTP-24 was approved in the 2023 Budget to be funded from Operating Revenue and Aid To Construction Fees.

Council Person and District: All

Attachments: HGB award recommendation letter and bid abstract.



August 3, 2023

Mr. Steve Hotchkiss
Director of Public Utilities
City of Statesboro
P O Box 348
Statesboro, Georgia 30458

**RE: Statesboro Wastewater Treatment Plant Blower Room Upgrades
City of Statesboro, Georgia**

Dear Mr. Hotchkiss,

The following bids were received on August 2, 2023, for the above referenced project:

<u>Southern Civil, LLC</u>	<u>\$ 1,993,705.00</u>
<u>Ruby-Collins, Inc.</u>	<u>\$ 2,791,721.00</u>
<u>J.S. Haren Company</u>	<u>\$ 3,357,000.00</u>

Southern Civil, LLC is the apparent low bidder of the three bids received for the above referenced project. Enclosed is the Abstract of Bids and Bid Tabulation for your review.

In our opinion, Southern Civil has the resources to successfully complete the project. We recommend that a contract in the amount of \$ 1,993,705.00 be awarded to Southern Civil for the Statesboro Wastewater Treatment Blower Room Upgrades project.

Should you have any questions or need additional information please call me at 912-354-4626.

Sincerely,
HUSSEY GAY BELL

Chris Burke, P.E.

Statesboro Wastewater Treatment Plant Blower Room Upgrades				Southern Civil		Ruby-Collins		J.S. Haren Company	
Item No.	Description	Qty	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Godwin CD300M Bypass Pump, Bypass Pump Concrete Pad, Site Work and Installation	1	LS	\$250,000.00	\$250,000.00	\$ 286,600.00	\$286,600.00	\$ 300,000.00	\$ 300,000.00
2	Bypass Pump Piping, Valves and Fittings	1	LS	\$215,000.00	\$215,000.00	\$ 218,966.00	\$218,966.00	\$ 70,000.00	\$ 70,000.00
3	Aerzen GM 90S PD Blowers including Installation, Piping, Valves, Fittings and Aeration Basin Modifications	1	LS	\$696,405.00	\$696,405.00	\$ 638,463.00	\$638,463.00	\$1,100,000.00	\$1,100,000.00
4	SCADA and Instrumentation (Revere Control Systems)	1	LS	\$212,300.00	\$212,300.00	\$ 258,749.00	\$258,749.00	\$ 425,000.00	\$ 425,000.00
5	Electrical (Control Panels, Wiring, Labor, etc.)	1	LS	\$525,000.00	\$525,000.00	\$ 667,659.00	\$667,659.00	\$1,137,000.00	\$1,137,000.00
6	Mobilization, Demobilization, Grading, Grassing Misc. Removal and Replacements, Clean-Up, Insurance, Bonds and Other Misc. Items not Specifically Listed but Necessary for a Complete Job	1	LS	\$ 95,000.00	\$ 95,000.00	\$ 721,284.00	\$721,284.00	\$ 325,000.00	\$ 325,000.00
Bid Total				\$	1,993,705.00	\$	2,791,721.00	\$	3,357,000.00
Addendum No. 1				Acknowledged		Acknowledged		Acknowledged	
Bid Bond				Submitted		Submitted		Submitted	
MFBE Participation				100%		20.40%		21%	

I certify that this is a correct Abstract of Bids received August 2, 2023.



Chris Burke, P.E.

HUSSEY GAY BELL

Mathematical error on submitted bid form. \$2,791,721.00 is the correct tabulation of bid based on unit price of bid items.



Bid Tabulation

**Statesboro Wastewater Treatment Plant
Blower Room Upgrades
for the
City of Statesboro**

Bids Received August 2, 2023

<u>Bidder</u>	<u>Bid Total</u>
<u>Southern Civil, LLC.....</u>	<u>\$ 1,993,705.00</u>
<u>Ruby-Collins, Inc.....</u>	<u>\$ 2,791,721.00</u>
<u>J.S. Haren Company.....</u>	<u>\$ 3,357,000.00</u>