September 2, 2025 9:00 am

- 1. Call to Order by Mayor Jonathan McCollar
- 2. Invocation and Pledge of Allegiance by Councilmember John Riggs
- 3. Public Comments (Agenda Item):
- 4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 08-19-2025 Work Session Minutes
 - b) 08-19-2025 Council Minutes
 - c) 08-19-2025 Executive Session Minutes
 - B) Consideration of a motion to surplus a 2013 Caterpillar 816F Compactor from the Solid Waste Division of Public Works and Engineering
- 5. Public hearing to solicit input on the proposed 2025 millage rate for property taxes.
- 6. Public hearing to solicit input regarding a multiyear installment sale agreement, subject to annual renewal, to be entered into between the City of Statesboro and Georgia Municipal Association, Inc., a Georgia nonprofit corporation, relating to the acquisition and construction of a new fire station in the City of Statesboro, Georgia.
- 7. Public hearing and first reading of <u>Ordinance 2025-09:</u> An Ordinance amending Chapter 6 of the Statesboro Code of Ordinance to allow for a Local Distillery alcohol license classification
- 8. 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)

Reliance 17412 Inc. Owner: Pashav Shah Location: 17412 US 301

License Type: Package Sales – Beer and Wine Only

9. Consideration of a motion to rescind the previous approval of the application submitted by Centurion Property 111 South, LLC dba South Apartments for funding under the Security enhancement Incentive Program in the amount of \$9,969.50, and conditionally approve an application submitted by Centurion Property 111 South, LLC dba South Apartment for funding under the Security Enhancement Incentive Program in the amount of \$13,000.00 subject to the fulfillment of all eligibility requirements.

- 10. Consideration of a motion to approve a Memorandum of Understanding with Pineland Behavioral Health and Developmental Disabilities authorizing the distribution of Statesboro Area Transit youchers.
- 11. Consideration of a motion to approve the Fifth Amendment to the lease agreement with New Cingular Wireless PCS (AT&T) regarding the Claude Howard Water Tank at 600 Park Avenue to include upgrades to existing cellular equipment.
- 12. Consideration of a motion to donate five (5) Motorola Portable Radios from the Statesboro Fire Department to the Citizens Assisting in Fire Emergencies (C.A.F.E.).
- 13. Consideration of a motion to approve a change order on the ENG-122k West Main Street Sidewalk Project with HD Construction in the amount of \$124,180.00, to be funded by TSPLOST.
- 14. Consideration of a motion to approve the purchase of a 2026 HX260 International Dump truck from Roberts International Trucks in the amount of \$206,450.94 for the Solid Waste Disposal Division, to be funded by Solid Waste Disposal reserve funds and insurance total loss funds reimbursement.
- 15. Consideration of a motion to approve the purchase of one (1) 2025 Ford F-150 Supercab XL in the amount of \$41,178.00 and one (1) 2026 F-250 4x2 Superduty w/utility bed in the amount of \$55,253.00 from JC Lewis Ford for the Water & Sewer Division of the Public Utilities Department. These items to be purchased with funds approved in the FY2026 CIP Budget, WWD-136 funded by system revenues.
- 16. Other Business from City Council
- 17. City Managers Comments
- 18. Public Comments (General)
- 19. 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)
- 20. Consideration of a Motion to Adjourn



CITY OF STATESBORO COUNCIL MINUTES AUGUST 19, 2025

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

Councilmember Ginny Hendley gave the Invocation and led the Pledge of Allegiance.

ATTENDENCE

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	Councilmember	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

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

- 3. Public Comments (Agenda Item): None
- 4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 08-05-2025 Council Minutes
 - b) 08-05-2025 Executive Session Minutes
 - B) Consideration of a motion to approve the surplus of a 2008 TAKE III Trailer model 53LP in the Statesboro Police Department.
 - C) Consideration of a motion to approve the surplus of several firearms that have exceeded their useful life in the Statesboro Police Department.

A motion was made to approve the consent agenda.

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

- **5.** Public Hearing and Consideration of a Motion to Approve:
 - a. <u>APPLICATION AN 25-05-04</u>: VSB Development LLC requests an Annexation of approximately 9.15 acres of property in order to develop a PUD (Planned Development Unit) on Highway 301 South (Tax Parcel # 076 000001 005).
 - b. <u>APPLICATION AN 25-05-05</u>: VSB Development LLC requests an Annexation of approximately 52 acres of property in order to develop a PUD (Planned Development Unit) on Old Register Road (Tax Parcel # 076 000001 003).
 - c. <u>APPLICATION AN 25-05-06</u>: VSB Development LLC requests an Annexation of approximately 5.02 acres of property in order to develop a PUD (Planned Development Unit) at 2443 Old Register Road (Tax Parcel # 077 000053 000).
 - d. <u>APPLICATION AN 25-05-07</u>: VSB Development LLC requests an Annexation of approximately 30.89 acres of property in order to develop a PUD (Planned Development Unit) at Highway 301 South (Tax Parcel # 077 000059 000).
 - e. <u>APPLICATION RZ 25-05-08</u>: VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres, an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

A motion was made to open the public hearing.

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

Mayor Pro Tem Shari Barr shared her concerns about the lack of bike lanes in the development.

Planning Director Justin Williams stated that in accordance with the UDC amendments they would have to build them to the local street standards. We would have to rely on engineering to discuss the specifics to how we could implement bike lanes.

City Manager Charles Penny stated any discussions regarding a rezone should happen after the discussion of the annexation. Annexations and a rezones are approved on the same agenda however, annexations should be voted on individually.

Chris Gohagan a local attorney representing the applicant spoke in favor of the request. No one spoke against the request.

A motion was made to close the public hearing.

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

a. A motion was made to approve <u>APPLICATION AN 25-05-04</u>: VSB Development LLC requests an Annexation of approximately 9.15 acres of property in order to develop a PUD (Planned Development Unit) on Highway 301 South (Tax Parcel # 076 000001 005).

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

b. A motion was made to approve <u>APPLICATION AN 25-05-05</u>: VSB Development LLC requests an Annexation of approximately 52 acres of property in order to develop a PUD (Planned Development Unit) on Old Register Road (Tax Parcel # 076 000001 003).

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

c. A motion was made to approve <u>APPLICATION AN 25-05-06</u>: VSB Development LLC requests an Annexation of approximately 5.02 acres of property in order to develop a PUD (Planned Development Unit) at 2443 Old Register Road (Tax Parcel # 077 000053 000).

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

d. A motion was made to approve <u>APPLICATION AN 25-05-07</u>: VSB Development LLC requests an Annexation of approximately 30.89 acres of property in order to develop a PUD (Planned Development Unit) at Highway 301 South (Tax Parcel # 077 000059 000).

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

There was discussion regarding the process of rezoning property after an annexation and in this case, the rezone request is for a PUD so it would be developed in accordance with the other development.

City Manager Charles Penny stated the interest here is about trying to secure some bike lanes as a part of that development. Typically, that is not a part of the zoning but is being asked for of the developer as a condition of the PUD. Mayor Pro Tem Shari Barr stated her understanding is that in order for it to happen we have to make it a condition of approving the PUD and asked if that is right?

Mayor McCollar asked City Attorney Cain Smith what is the proper thing to do in this space.

Mr. Smith stated the right thing to do is zone to the proper zoning classification, based on the default zoning of R40. The question is whether is comes in as R40 for a year or whether we do the PUD which is what has been applied for.

Mayor McCollar asked in regards to the bike lane piece, is this the proper place for discussion during the rezone or is there another space this would be better addressed. Mayor McCollar shared he does not think policy makers should be getting into the development side.

Councilmember John Riggs asked if we could look at putting something like this in our UDC going forward. Mayor McCollar stated yes we can and as policy makers, we have to be clear with staff so when they are engaging from the forefront they know exactly what we are looking for. If this is something we want to see in projects moving forward it needs to be done in the UDC.

e. After further council discussion a motion was made to approve with staff conditions **APPLICATION RZ 25-05-08**: VSB Development LLC requests a Zoning Map Amendment of an existing PUD of approximately 138.06 to add 99.53-acres, an addition of four (4) parcels along Old Register Road and Highway 301 South (Tax Parcels # 077 000059 000, 077 000053 000, 076 000001 005, 076 000001 003).

RESULT: Approved (Unanimous)

MOVER: Councilmember Ginny Hendley

SECONDER: Councilmember Paulette Chavers

AYES: Johnson, Chavers, Hendley, Riggs, Barr

ABSENT:

6. Public hearing and consideration of a motion to approve: <u>APPLICATION RZ 07-07-01</u>: Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).

A motion was made to open the public hearing.

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

No one spoke for or against the rezone request.

A motion was made close the public hearing.

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

A motion was made to approve: <u>APPLICATION RZ 07-07-01</u>: Bobby Vangiller requests a Zoning Map Amendment of 0.95-acres from the R-15 (One-Household Residential) and HOC (Highway Oriented Commercial) to HOC (Highway Oriented Commercial) along East Parrish Street (Tax Parcel# S26 0000051 000).

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

- 7. Public Hearing and Consideration of a Motion to Approve:
 - a. <u>APPLICATION RZ 07-07-02</u>: Hussey Gay Bell requests a Zoning Map Amendment of 1.72-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential) District on the corner of Northbridge Drive and Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C3).
 - b. <u>APPLICATION RZ 07-07-03</u>: Hussey Gay Bell requests a Zoning Map Amendment of 1.65-acres from HOC (Highway Oriented Commercial) to R-2 (Townhouse Residential District) on Highway 301 North for the development of townhomes (Tax Parcel# MS80000013 0C4).

The developer withdrew this item for consideration.

City Manager Charles Penny stated that the next four items are all related to the requirements of the City to receive the CHIP grant funds.

Mayor Jonathan McCollar stated agenda items 8, 9, 10, and 11 will be considered and voted on all together.

- 8. Consideration of a motion to approve <u>Resolution 2025-21</u>: A Resolution Adopting Section 3 Policies as a requirement for the Community HOME Investment Program
- 9. Consideration of a motion to approve <u>Resolution 2025-22</u>: A Resolution Adopting the Language Access Plan for the Community HOME Investment Program.
- 10. Consideration of a motion to approve <u>Resolution 2025-23</u>: A Resolution Adopting an MBE/WBE Outreach Plan for HOME-assisted housing projects.
- 11. Consideration of a motion to approve <u>Resolution 2025-24</u>: A Resolution Adopting an Affirmative Fair Housing Marketing Plan.

A motion was made to approve <u>Resolution 2025-21</u>: A Resolution Adopting Section 3 Policies as a requirement for the Community HOME Investment Program, <u>Resolution 2025-22</u>: A Resolution Adopting the Language Access Plan for the Community HOME Investment Program, <u>Resolution 2025-23</u>: A Resolution Adopting an MBE/WBE Outreach Plan for HOME-assisted housing projects, and <u>Resolution 2025-24</u>: A Resolution Adopting an Affirmative Fair Housing Marketing Plan.

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

12. Consideration of a motion to approve a Contract Amendment with Coastal Regional Commission for CHIP Administrative Services

A motion was made to approve a Contract Amendment with Coastal Regional Commission for CHIP Administrative Services.

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

13. Consideration of a motion to approve an Intergovernmental Agreement with Bulloch County, Brooklet, Portal and Register to allow for a ballot referendum for consideration of a 1% Floating Local Option Sales Tax (FLOST) with all proceeds used for property tax relief.

A motion was made to approve an Intergovernmental Agreement with Bulloch County, Brooklet, Portal and Register to allow for a ballot referendum for consideration of a 1% Floating Local Option Sales Tax (FLOST) with all proceeds used for property tax relief.

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

14. Consideration of a motion to approve the purchase of a pole camera with accompanying equipment from Tactical Electronics in the amount of \$23,451.17 for the Statesboro Police Department. This is a sole source purchase.

A motion was made to approve the purchase of a pole camera with accompanying equipment from Tactical Electronics in the amount of \$23,451.17 for the Statesboro Police Department. This is a sole source purchase.

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

15. Consideration of a motion to approve an award of a contract for ENG-122j North Zetterower Avenue Sidewalk Installation to Tim Lanier Construction, LLC. in the amount of \$395,040.00, to be funded by TSPLOST.

A motion was made to approve an award of a contract for ENG-122j North Zetterower Avenue Sidewalk Installation to Tim Lanier Construction, LLC. in the amount of \$395,040.00, to be funded by TSPLOST.

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

16. Consideration of a motion to approve staff to enter negotiations with Michael Baker International, Inc., to perform engineering design services for the Bridges on the Creek on the Blue Mile Project, STM-34. This work is to be funded by GDOT.

A motion was made to approve staff to enter negotiations with Michael Baker International, Inc., to perform engineering design services for the Bridges on the Creek on the Blue Mile Project, STM-34. This work is to be funded by GDOT.

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

17. Other Business from City Council

Mayor Pro Tem Shari Barr shared that the rescheduled Downtown live will be happening this Thursday evening. Food trucks are available at 6:00 pm with the concert beginning at 7:00 pm. The other event happening this week is the Village Builders Family Fun resource day event this Saturday. The event will take place at New Generation Church located at 98 Thomas Street from 9:30 am to 1:30 pm.

18. City Managers Comments

City Manager Charles Penny called attention to the Public Hearings on the recommended millage rate of 8.625. Two of the three hearings will take place on September 2, 2025. The first one will be 9:00 am in conjunction with the regular meeting. The second hearing will be at 6:30 pm that evening. The final public hearing will be held on September 16, 2025 at 5:30 pm along with the regular meeting.

Mr. Penny shared that he and Mayor Pro Tem Shari Barr went on a tour of Charme and will schedule a tour for other members of the Council this Friday for a tour as well.

19. Public Comments (General): None

20. Consideration of a Motion to enter into Executive Session to discuss "Personnel Matters" "Real Estate" and/or "Potential Litigation" in accordance with O.C.G.A 50-14-3(b).

At 6:21 p.m., a motion was made to enter into Executive Session to discuss "Real Estate" and "Personnel Matters" in accordance with O.C.G.A. 50-14-3(b).

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

At 6:54 p.m., a motion was made to exit Executive Session.

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

A motio	n was	made	to	direct	staff	to	look	into	the	UDC	(Unified	Development	Code)	for	bike	lanes	in	future
developi	nents.																	

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

Mayor McCollar stated no action was taken in executive session.

21. Consideration of a Motion to Adjourn

A motion was made to adjourn

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

The meeting was adjourned at 6:55 p.m.

Jonathan McCollar, Mayor
Leah Harden, City Clerk



CITY OF STATESBORO WORK SESSION MINUTES AUGUST 19, 2025

Mayor & Council Work Session

50 East Main Street

4:00 PM

A Work Session of the Statesboro City Council was held on August 19, 2025, at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present were Mayor Jonathan McCollar, and Council Members: Tangie Johnson, Paulette Chavers, John Riggs, and Shari Barr. Absent was Councilmember Ginny Hendley. Also present were City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles, and Public Affairs Manager Layne Phillips.

1. Massage Establishments and Salon Ordinance

City attorney, Cain Smith presented to Mayor and Council the Massage establishments and Salon ordinance. Staff is proposing 2 new ordinances. One for massage establishment, which would be a revision of what we currently have, and the other for salons, that we currently don't have anything for. These ordinances will give us the legal framework to regulate these businesses to make sure they operate safely and legally without posing a threat to public health and safety. The massage ordinance is needed to help prevent illegal activity such as prostitution and human trafficking from operating under the guise of legitimate massage therapy businesses. The ordinance will allow the City to bring violations in front of the administrative judge. This ordinance will also allow the City to report to the proper State authorities about any violations. We have reviewed ordinances from Cobb County, Augusta, Kennesaw, and Savannah. Our ordinance will mirror the Cobb County Ordinance which was placed into effect in 2024, due to issues stemming from issues with Massage Establishments. Our ordinance has not been revised in a long time, and since then the state has amended the laws substantially concerning what we can and cannot regulate. The Georgia Board of Massage Therapy has been regulating the practices since 2019 and we need an ordinance that reflects that.

The proposal for the salons ordinance will include nail and hair salons. Statesboro needs a salon ordinance for a number of reasons related to public health, safety, and proper business regulation. While the State of Georgia has its own regulations for the cosmetology and barbering professions, a city-level ordinance allows Statesboro to enforce additional rules that are specific to its local community and business environment. The ordinance provides the City with a legal framework to regulate these establishments, ensuring they operate within the law and don't pose a threat to public health and safety. This ordinance will allow the City to bring violations in front of the administrative judge. This ordinance will also allow the City to report to the proper State authorities about any violations. While State law sets the baseline for the salon industry, a local ordinance gives the City of Statesboro the necessary tools to regulate the businesses within its city limits, ensuring they operate safely and legally. We are asking to present the first reading at the September 2nd meeting, we have them ready and in the meantime we are going to meet with stakeholders. Directive was given to bring back for 1st reading at the September 16th meeting after meeting with the stakeholders.

2. Local Distillery Ordinance

City attorney, Cain Smith presented with mayor and council the Local Distillery Ordinance. An investment group desires to construct a distillery, brewery, and restaurant facility in downtown Statesboro. Current local law does not allow for such a set-up, but state law does. The question before Mayor and Council is whether to direct an amendment to Chapter 6 in order to allow for a Local Distillery definition along the same lines as the

Local Brewery Definition. State law does allow for distilled spirits to be manufactured and sold from the producer to the customer. We would craft an ordinance that looks like the local brewery definition, but there are a couple of questions that I have if you all would want to move forward with it. Mainly the percentage of food sales that would be required, those type of questions, staff recommends 40% so it will go along with our pub definition, we do recommend an amendment to allow this. Direction was given to proceed.

3. Private Street Proposal

Assistant to the City Manager, Olympia Gaines presented Special services districts & private street policy update. The proposed ordinance and policy now sets the minimum threshold at 75% for homeowners to be in favor of creating a Special Service District (SSD) and requesting street improvements. In the next steps, staff will coordinate a public input meeting with the residents to discuss proposed ordinance and private street policy. A petition will be provided to the HOA representatives for distribution and collection of signatures from the homeowners. The process can only be initiated if the minimum percentage threshold is achieved within the specified 90-day timeframe. After the petition has been submitted to the city and signatures have been verified by staff, the request will then be presented to council for consideration. Homeowners will be required to pay an application fee to cover the costs of the assessment and any preliminary engineering fees at the time the petition is submitted. Consideration of the proposed SSD ordinance will be presented to Council for first and second reading once the initiating petition has been reviewed and signatures validated by staff. Once Council moves to adopt a resolution for the creation of the SSD, staff will proceed with subsequent steps to advance the request. At this time staff is not recommending that the proposed ordinance be considered by Council, we still need to look at a couple of things and see how that template works. Once we meet with the property owners to gage support then we can proceed with recommendations with first and second readings at that time.

4. Brannen Street Corridor Study

Director of engineering Brad Deal, spoke to Mayor and Council about the Brannen St Corridor Study. What led to the study was Brannen Street being a major East-West street in the city with a lot of pedestrians and bikes. Over the years there were various complaints, and most of it does not have sidewalks. Mayor and Council was shown a map of the study area. When the study began a public engagement meeting was held on September 26, 2024 at the Statesboro YMCA. At this meeting we introduced the purpose of the study and gathered input on what residents would like to see included in this corridor in the future. A community survey was given to seek input on what residents would like to see included. The goals and objectives were safety, ensure the corridor is safe for all users at all times, connectivity, expand and connect the network of bike and pedestrian infrastructure, efficiency, and maintain roadway level of service as trip generation grows. Issues and Challenges include things such as dangerous intersection at South Main, no sidewalk or bike lane, connection to the Creek on the Blue Mile, Storm water drainage, limited or no lighting and so on. Improvement recommendations are divided into 5 segments; they include various improvements such as widening sidewalks, adding bike lanes, installing traffic calming devices, on Brannen Street and connecting roads. The next steps are City Council presentation, complete final report, engineering and design, and schedule for construction.

5. FLOST Proposed Referendum and Intergovernmental Agreement with Bulloch County

City Manager, Charles Penny, spoke to Mayor and Council about the FLOST proposed referendum and intergovernmental agreement with Bulloch County. House Bill 581 "Save the Homes Act" is a state law that was passed by the General Assembly and approved by Georgia voters in a statewide referendum, in 2024. The law changes several ad valorem tax provisions, establishes a new statewide floating homestead tax exemption, and creates a new sales tax option for local governments. The county called for a meeting and if we are interested in having the floating localized sales tax it would require an IGA and also a referendum on the November 4th ballot. The county and all municipalities must enter into an intergovernmental agreement (IGA), which outlines the rate, duration, distribution of funds, and ballot question. An IGA has been placed on the August 19th council agenda for consideration. Following the IGA, voters must approve the FLOST through a local referendum. A local referendum will be scheduled for November 2025. If FLOST is approved by voters

in November 2025, tax collection will start in January 2026. Distribution to jurisdictions (county, cities, or school board) will begin July 1, 2027. Mayor and Council were shown a homestead exemption & Tax comparison table. Staff recommend support for the IGA that will be on the council agenda.

6. Strategic Plan Review

Planning director, Justin Williams, spoke to Mayor and Council about the strategic plan 2025. Justin Williams gave an overview of the strategic plan and introduced Wincy Poon with GISP. The last strategic plan was in 2018. A strategic plan acts as a roadmap for responsive and progressive public services to enhance quality of life for all residents, businesses, and visitors. The process started in February with a kickoff meeting with staff, in March a public survey was published, in April public meeting #1 was held, in May public meeting #2 was held, July a draft plan was completed and now in August the council work session. The plan components consist of economic & demographic overview, related plans & studies, community priorities & engagement, strengths, weaknesses, opportunities, and threats analysis, strategic initiatives, and financing alternatives.

The meeting was adjourned at 5:09 p.m.	
	Jonathan McCollar, Mayor
	Leah Harden, City Clerk

CITY OF STATESBORO



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



Jonathan McCollar, Mayor Charles Penny, City Manager Leah Harden, City Clerk 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: Brad Deal, P.E., Director - Public Works & Engineering

Date: July 29, 2025

RE: Surplus and Disposition of 2013 Caterpillar 816F Compactor in the Solid Waste Disposal

Division of Public Works & Engineering Department

Policy Issue: Equipment Surplus and Disposition.

Recommendation:

Staff recommends approval of the surplus and disposition of the referenced equipment.

Background:

A 2013 Caterpillar 816F Compactor in the Solid Waste Disposal Division is no longer useful for its intended application, as determined by staff. This equipment was used at the inert landfill in the Solid Waste Disposal Division. Other equipment is now used for this application, and this compactor is no longer needed.

Budget Impact:

Reduce Maintenance Cost

Council Person and District:

N/A (citywide)

Attachment: N/A

Statesboro Property Tax Hearing FY2026

SEPTEMBER 2025

FY2026 Budget Objectives

Retain and Recruit Exceptional Employees

► Emphasis on Public Safety

FY2026 Budget Highlights

- ▶ 6% Total Expense Decrease(Less Transfers)
 - FY 2025 Budget \$93,515,721
 - FY 2026 Budget \$87,958,100

- > 8% General Fund Expense Increase
 - FY 2025 Budget \$25,340,025
 - FY 2026 Budget \$27,372,225

Compensation & Benefits Highlights

Continue Pay for Performance for Employees

No Increase in Employee Health Premiums

Current & Future Opportunities

Position Statesboro for growth in the Region

Keep Pay Plan Up to Date

Concerns & Unknowns

Nearly 25% of the total assessed value for real and personal property is non-taxable

Labor Market Challenge

Property Tax Millage Rates





Current Local Property Millage Rates

Bulloch County

11.35, approximately \$3,790,000/mill

Board of Education

10.4, approximately \$3,775,000/mill

City of Statesboro

8.625, approximately \$1,220,000/mill

General Fund and Fire Fund Highlights

- Police Department Budget = \$12,665,715
- ► Transfer to Fire Department = \$3,200,000
- Property Tax Revenue: \$10,536,175

Property Tax Calculation Example: \$250,000 House

House Value	\$25	50,000.00
Millage Rate		8.625
40% Assessed Value	\$10	00,000.00
Homestead Exemption	\$	(2,000.00)
Taxable Value	\$ 9	98,000.00
Taxes	\$	845.25

Increase of \$66.25 a year

In Summary – 2026 Budget

Recommend keeping the millage rate at 8.625

Questions?

CITY OF STATESBORO

COUNCIL

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



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

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

To: Charles Penny, City Manager

From: Jason Boyles, Assistant City Manager

Date: August 28, 2025

Re: Multiyear Installment Sale Agreement

Policy Issue: Purchasing

Recommendation:

Pursuant to State Law staff recommends a public hearing to solicit any public input regarding this transaction.

Background:

At the August 5, 2025 meeting, city council approved the public sale of real property for the construction of a new fire station. This step was taken to facilitate a tax-exempt financing transaction with the Georgia Municipal Association. To proceed with undertaking this option a public hearing must first be held to solicit public input.

All steps in this process have been directed and guided by the City's bond counsel at Gray Pannell & Woodward LLP.

Budget Impact: None

Council Person and District: Shari Barr, District 5

Attachment: None

CITY OF STATESBORO



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



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

Date: August 25, 2025

RE: September 2, 2025 City Council items

Policy Issue: First Reading of motion to amend Section 6-3 to allow for a Local Distillery alcohol license classification

Recommendation:

Approval

Background:

Local investors are contemplating putting a micro distillery downtown. Current local law does not allow this, but state law does. Measure was brought forward for First Reading at the August 19, 2025 work session.

Budget Impact: Unknown

Council Person and District: All

Attachment: Proposed ordinance language

Ordinance 2025-09:

Local distillery means an establishment in which malt beverages and distilled spirits are manufactured, subject to the barrel production and sales limitations prescribed in O.C.G.A. § 3-4-24.2 and 3-5-36. Local distilleries shall be licensed to sell distilled spirits, beer, malt beverages or wines and must derive at least 40 percent of its total annual gross food and beverages sales from the sale of prepared meals with package sales exempted from this calculation. Local distilleries shall be considered as Pubs for the purposes of section 6-9 and license fee determination. Local distilleries shall not be required to obtain a city issued package license for off premises retail sales of distilled spirits produced within the licensed establishment.

CITY OF STATESBORO

COUNCIL

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



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

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

To: City Manager Charles Penny & City Clerk Leah Harden

From: Jennifer Joyner, Tax & License Coordinator

Date: August 27, 2025

RE: Reliance 17412 Inc.

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

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

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

Budget Impact: None

Council Person and District: Tangie Johnson, District 1

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: RELIANCE			
	D/B/A Name			
2.	Applicant's Name: RELIANCE 17412 INC			
	Name of partnership, Ilc, corporation, or individual			
3.	Business Physical Address: 17412 US-301,STATESBORO, GA 30458			
4.	Business mailing address: 17412 US-301,STATESBORO, GA 30458			
5.	Local business phone number: 706-585-2943			
	Corporate office phone number:			
6.	Name of Manager:PASHAV SHAH			
	Person responsible for alcohol licensing issues			
7.	Phone number for manager: 706-585-2943			
	Email address for manager: reliance17412@gmail.com			
9.	Address of manager: 206 CREEKLAND CT, COLUMBUS, GA 31904-9100			
10.	Purpose of application is:			
New Business Type text hereNew Owner X				

	Previous owner's name: SANDIPKUMAR PATEL				
	the business name has changed, list previous name:				
	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 onpremises 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				
Coi	mplete 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. NOT APPLICABLE				
	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 co-certificate of LLC or LLP as filed with the Clerk of Superior Court and trade name affidavit, a copy operating agreement and/or partnership agreement, as well as other documents listed below the ownership rights of members or partners.					
	Name & address of partnership, LLC, or LLP:				
	Do you have an operating or partnership agreement for the LLC, LLC, or partnership?				
	If not, what documents establish the ownership rights of the members/partners?				

15.	Members of LLC and/or partners:	NOT APPLICABLE	
	Full Legal Name:	Phone #:	
	Home Address:		
	Full Legal Name:	Phone #:	
	Home Address:		
	Full Legal Name:	Phone #:	
	Home Address:		
		yes P.	
	Has each member/partner completed a fir	nancial affidavit to attach to this application?	
	(Attach additional pages if necessary)		
	Corporation/Stockholders: All corporate a	applicants who are corporations shall list the names and addresses of	
		ck owned by each. If a named stockholder therein is another	
		e given for the Stockholding Corporation. If, during the life of the 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 G	Georgia Secretary of State, as well as the bylaws, the shareholders	
	agreement, and other documents listed be		
Name of Corporation:RELIANCE 17412 INC			
		AND CT,COLUMBUS GA 31904-9100	
	nome office address.		
	Mailing address (if different):		
		2025	
	Do you have a shareholders agreement?:_		
	If not, what documents establish the owne	rship rights of the shareholders?	

17.	Officers: Full Legal Name: PASHAV SHAH	Phone #: 706-585-2943
	Home address: 2006 CREEKLAND C	CT, COLUMBUS, GA 31904-9100
	Percentage of stock owned: 100%	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) SAME AS OFFICERS		SAME AS OFFICERS
	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: NOT APPLICABLE Name: Pashow SHAH Phone #: 7065852943 Previous address: 200 east 10th ST westpaint GA-31833 Dates lived there: 2020 - 2021 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:				
	RELIANCE 17412 INC				
	ADDRESS - 2006 CREEKLAND CT, COLUMBUS GA 31904-9100				
21.	Is the commercial space where the business is to be located rented or leased?RENTED				
	If yes, state name and address of lessor or landlord, and provide a copy of the lease with this application:				
	VAISHALI PATEL - 50 CONSERVATION DR, SAVANNAH, GA 31419				
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, Brunwick GA STop and go				
	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.				
	" yes, prease provide details off a separate street 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 a 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 perso 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, an 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?
	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, PASHAV SHAH , 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.						
PASHAV SHAH						
Print full name as signed below						
P. SHAY?	PRESIDENT	06/27/2025				
Signature of applicant	Title	Date				
RYAN COX NOTARY PUBLIC Muscogee County State of Georgia My Comm. Expires Sept. 20, 20	27					
Sworn and subscribed before me this	AT_day of JUN	E20_ <u>25</u>				
Notary Public	My commissio	- <i>30-</i> 2 ¹⁷				

<u>Calculation of Basic License Fee</u> For Calendar Year: 2025

	Classification:	Mark all that apply	License Fee
1.	A. Package Sales (Beer & Wine)	X	\$1750
	B. Package Sales (Distilled Spirits)	:	\$5000
	Location Reservation		N/A
2.	On Premise License Types		¢4200
	A. Bar		\$4300
	B. Bar with Kitchen		\$4300
	C. Event Venue		\$2500
	D. Low Volume		\$750
	E. Pub		\$5600
	F. Restaurant	And the second of the second o	\$2800
3.	Caterer		\$200
4.	Brewer, manufacturer of malt		
	beverages only		\$1750
5.	Broker		\$1750
6.	Importer		\$1750
7.	Manufacturer of Wine only	and the second s	\$1750
8.	Sunday Sales Permit		\$300
9.	In Room Service Permit		\$150

Total Due: \$ 1750

Control Number: 25121035

STATE OF GEORGIA

Secretary of State

Corporations Division 313 West Tower 2 Martin Luther King, Jr. Dr. Atlanta, Georgia 30334-1530

CERTIFICATE OF INCORPORATION

I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Reliance 17412 Inc a Domestic Profit Corporation

has been duly incorporated under the laws of the State of Georgia on 06/20/2025 by the filing of articles of incorporation in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on 06/20/2025.

ARTICLES OF INCORPORATION

Electronically Filed Secretary of State

Filing Date: 6/20/2025 11:27:41 AM

BUSINESS INFORMATION

CONTROL NUMBER

25121035

BUSINESS NAME

Reliance 17412 Inc

BUSINESS TYPE

Domestic Profit Corporation

EFFECTIVE DATE

06/20/2025

SHARES

1000

PRINCIPAL OFFICE ADDRESS

ADDRESS

17412 US-301, Statesboro, GA, 30458, USA

REGISTERED AGENT

NAME

ADDRESS

COUNTY

Sweta Goenka

3741 Terrasol Trl SW, Lilburn, GA, 30047, USA

Gwinnett

INCORPORATOR(S)

NAME

TITLE

ADDRESS

Pashav Shah

INCORPORATOR

2006 Creekland Ct, Columbus, GA, 31904, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE

Pashav Shah

AUTHORIZER TITLE

Incorporator

LEASE AGREEMENT

THIS LEASE is made this 1st day of July 2025, by and between VAISHALI PATEL (Landlord) Residing at 50 CONSERVATION DR, SAVANNAH, GA 31419 (hereinafter referred to as "Lessor"), and RELIANCE 17412 INC (Tenant) represented by its 100% owner PASHAV SHAH (GA DL # (hereinafter referred to as Lessee").

WITNESSETH: That the said Lessor hereby leases and demises Unto the said Lessee the following described premises:

17412 US-301 STATESBORO, GA 30458

TO HAVE AND TO HOLD the premises from the 1st day of July 2025, for the term of 10 years, the said Lessee paying to the Lessor the monthly rent of Three Thousand Dollars (\$ 3000 per month)

- The Lessee hereby covenants with the Lessor that the Lessee will pay the rent herein reserved at the times and in the manner aforesaid, and will pay all charges for gas, electricity, and water used on the premises. Should said rent or charges for gas, electricity or water herein provided for at any time remain due and unpaid for a period of ten days after the same shall have become due, the said Lessor may at Lessor's option, consider the said Lessee a tenant at sufferance and immediately re-enter upon the premises and the entire rent for the rental period then next ensuing shall at once be due and payable and may be immediately collected by distress or otherwise. Lessee will not use or permit the premises to be used for any illegal or improper purposes, nor permit the disturbance, noise or annoyance whatsoever, detrimental to the premises or to the comfort of the other habitants of said building or its neighbors; and will not sublet or assign this lease nor any part thereof without the written consent of the Lessor.
- 2. The Lessee will keep the interior or the premises, and all windows, doors, fixtures, interior walls, pipes, and other appurtenances, in good and substantial repair and in clean condition, damage by fire or storm excepted; and will exercise all reasonable care in the use of halls, stairs, bathrooms, closets, and other fixtures and parts of the premises used in common with other tenants in said building which may be necessary for the preservation of the property and the comfort of the other tenants; and will also permit the Lessor or Lessor's agents or employees, at all reasonable times, to enter into the premises and inspect the conditions thereof, and make such repairs as may be necessary; and will at the expiration of said term, without demand, quietly and peaceably deliver up the possession of the said premises in good state and condition, damage or destruction by fire or storm excepted.

- 3. The Lessor hereby covenants with the Lessee upon the performance by the Lessee of the covenants hereinbefore set forth, that the Lessor will, during the continuance of said term, keep all the external parts of the premises in good repair; that in case the said building and premises or any part thereof, shall at any time be destroyed or so damaged by fire or storm as to render same unfit for occupation or use, said Lessor shall have the option to terminate this Lease, or to repair and rebuild the premises refunding the rents hereby reserved, or a fair and just portion thereof, according to the damage sustained, until the said premises are repaired and fit for occupancy and use; and that the Lessee may quietly hold and enjoy the premises without any interruption by the Lessor or any person claiming under the Lessor.
- 4. Unless specifically disallowed by law, should litigation arise hereunder, service of process therefore may be obtained through certified mail, return receipt requested; the parties hereto waiving any and all rights they may have to object to the method by which service was perfected.
- 5. To the extent cognizable at law, the parties hereto, in the event of breach and in addition to any and all other remedies available thereto, may obtain injunctive relief, regardless of whether the injured party can demonstrate that no adequate remedy exists at law.

IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals this 1st day of July 2025.

Signed, sealed and delivered in the presence of:

VAISHALI PATEL "Lessor"

PASHAV SHAH

For, RELIANCE 17412 INC "Lessee"

Reliance 17412 Inc (alcohol) Pashav Shah 17412 US 301 North

Please enter your recommendations and comments with your full name.

Alcohol License Review

Department Full Nai	ne Recommendation	Comments
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Planning & Development	Jermaine Foster	Approved	07-24-2025 Location is zoned HOC. Alcohol is a permissible use in this zone. Original proximity is on file for subject location
Fire Department	Justin Taylor	Approve	OTC Inspection completed on 7/31/2025. 8/8/2025
Police Department	Jared Akins	Approve	8/26/25
Legal	Cain Smith	Approve	

CITY OF STATESBORO

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



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

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: September 2, 2025

Re: Security Enhancement Incentive Program Application

Policy Issue: Consideration of a motion to:

- 1) Rescind approval of the application submitted by Centurion Property 111 South, LLC dba South Apartment for funding under the Security Enhancement Incentive Program in the amount of \$9,969.50.
- 2) Conditionally approve an application submitted by Centurion Property 111 South, LLC dba South Apartment for funding under the Security Enhancement Incentive Program in the amount of \$13,000.00 subject to the fulfillment of all eligibility requirements.

Recommendation: Approval

Background: The initial application was approved in April 2024. However, due to delays with the contracted services, the vendor submitted an updated proposal with an amended scope of work. This amended application was subsequently approved by the Council in June 2025. Unfortunately, due to ongoing difficulties with the original vendor, the applicant has now submitted a new proposal from a different vendor. The attached documents include the signed program guidelines, the new application for the Security Enhancement Incentive Program, and the recommendations from the Statesboro Police Department.

Budget Impact: ARPA

Council Person and District: District 2

Attachments: Signed Program Guidelines and Application; Quotation

25 West Grady Street, Statesboro, Georgia 30458

Fx 912-489-5050

To: Olympia Gaines, Assistant to the City Manager

Chief Mike Broadhead, SPD cc:

From: Captain Jared Akins, SPD

Application of Centurion Property Group d/b/a 111 South Apartments for funding under the Re:

City of Statesboro's Security Enhancement Incentive Program

Date: 8/22/25

Mrs. Gaines:

Pursuant to the application process for funding under the City's Security Enhancement Incentive Program (SEIP), I received a second amended application and quote for services from Katherine Brown, General Manager of 111 South Apartments located at 111 Rucker Lane, Statesboro, Ga. The property is owned by Centurion Property 111 South, LLC as verified with the Bulloch County Tax Assessor's Office. It is located within the corporate limits of the City of Statesboro and is not in arrears for either City property taxes or municipal services. It therefore appears to qualify for funding under the SEIP.

To fully understand this amended application, some history and context is necessary. 111 South utilized CableLink Technology, LLC to install their existing camera system several years ago. The system's footprint covered the property effectively but has aged with time and is in need of updates or replacement. 111 South was also the first multi-family student housing complex to agree to network into SPD's Fusus system. Due to the same age and maintenance related issues, Fusus service connecting with the location has dwindled since our initial connection was established. In March 2024, 111 South submitted three bids for what amounted to a complete replacement of the existing system, the lowest quote of which was from CableLink Technology, LLC in the amount of \$39,939.00. That application for reimbursement under the Security Enhancement Incentive program was approved by Council unanimously on 4/16/24, with a projected reimbursable amount of \$19,969.50.

Subsequent to Council's approval of the reimbursement, the work quoted was not performed and no reimbursement ever took place. The camera system has continued to suffer from technical issues since. A second application, a sole source quote from the current vendor CableLink, was submitted in May 2025 proposing a more modest set of modifications. I reviewed and approved the amended application and forwarded it to Mrs. Gaines for presentation to Council. Per management, difficulties with the vendor again prevented any work from being performed and no reimbursement took place.

On 8/22/25 I received a third proposal from 111 South Apartments via email from Mrs. Gaines. The new quotes for work were solicited from FEMAC Security Solutions of Statesboro. One quote, in the amount of \$8,529.00, adds three cameras to cover the gates only. The other quote envisions a complete 35 camera system covering the footprint of the property priced at \$32,429.00. Per the vendor, they will attempt to fold in the existing cameras, however this may or may not be possible. As of now, of the existing 17 cameras on site which were accessible by us through Fusus, only five are operational on Fusus. I have worked extensively with management and the existing provider to try and make the remainder of the cameras accessible on Fusus but to no avail. The current system as it now exists has serious vulnerabilities in terms of coverage.

Having worked with FEMAC many times on Fusus-related projects, I know them to provide a high-quality product which networks into Fusus well. They can certainly execute the work proposed on either quote and the cameras will perform as expected. I must point out however that with the uncertainty of networking the existing cameras into a new system, a new turnkey system may be the best option. Should 111 South choose the less costly option of gate camera upgrades and the existing system not network with the new FEMAC NVR's, coverage in the parking lots and courtyards where most crime occurs may suffer. The 35-camera solution, while certainly more costly, still comes in at less than the original March 2024 quote approved by Council. 35 cameras will also cover the entire footprint of the property in a format accessible to law enforcement via Fusus with a local vendor who can support any issues which arise. While it is not my place to make financial decisions for 111 South, the complete overhaul for \$32,429.00 would be my suggestion.



STATESBORO POLICE DEPARTMENT SECURITY ENHANCEMENT INCENTIVE PROGRAM APPLICATION

Please complete this application and submit to:

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

Include the following:

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

Section I: General Information

Property Owner: Centurion Property Group Date: 5/15/2025

Address: 111 RUCKEY 1ane Statesboro, GA 30458

Telephone: 912 - 225 - 0381

Email Address: Katherine . Brown @assettiving . Com

I certify by signing this application that I am the legal owner of the property and I agree that the City of Statesboro, Georgia and the Statesboro Police Department are not responsible for any actions taken by the vendor, company, or company agent awarded to perform the work and that the City of Statesboro nor the Statesboro Police Department is not liable for any damages or liability incurred by either the vendor, company, company agent, and/or applicant. The applicant understands that the City of Statesboro and the Statesboro Police Department are not guaranteeing the work of any vendor, company or company agent, nor insuring the vendor, company, company agent, and/or applicant against a loss of any kind, nor indemnifying the vendor, company, company agent, and/or applicants. The applicant is aware that until he/she receives a written letter of approval from the Statesboro Police Department funding is not guaranteed. The applicant has read the Security Camera Incentive Program guidelines discussing the eligibility requirements for the security camera grant incentive. Any installation work performed prior to receiving a written letter of approval from the Statesboro Police Department is performed at the applicant's own risk and cost, and is not to be funded. Property Owner Signature John Jones Date 5 15 2025

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

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

Section II: Reserved for Statesboro Police Department				
 Verify Property Owner and Address Proof of Property Ownership Verify City Bills are current Three Minimum Estimates/Quotations 	Fiscal Year: 2025 Date Reviewed: 6-25-25 Approval Amount: 13,000.00			
Lowest Bid Contractor:	Total Paid Contract:			

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

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: KMB

 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: Les houses Date: 5 15 2025

Initial: KMB



Job Site:

FEMAC SECURITY SOLUTIONS

Statesboro, GA 30458-3323

PROPOSAL

15308 Hwy 67 Statesboro, GA 30458 Phone: 912-852-2552

Bill To:

Email: rlove@femacsecuritysolutions.com

Date: Proposal #:

Wed Jul 30, 2025 23864

Job #:

111 South 111 Rucker Ln

Statesboro, GA 30458-3323

Terms as listed below

Qty Description

Alibi NR Type 64CH NVR, 384Mbps, 8 SATA, 2U,

111 South 111 Rucker Ln

4043134568

Rack Mount Brackets included

Video Surveillance Storage Drive 8tb

Alibi Vigilant Performance Series 5MP Starlight 66 Feet IR 180 Degree Wide Angled IP Turret Camera

**Camera placed at the front outside entrance to see over all parking. Place outside of main office network room.

**All other cameras placed at each breeze way outside of network rooms.

Alibi Vigilant Flex Series 4MP Starlight Varifocal IP Turret Camera

**Placed at Gate 2

**2 cameras at each courtyards

TN 8Port 8 x Gigabit GREENnet PoE+ Switch

Labor

6

9000 Cat5e Cable 24/4

70 Cat5 Ends RJ45 TS-106168Jadi

Ubiquiti Loco M5 1 unit Nanostation Loco M5 5GHz Indoor Outdoor CPE 150+Mbps

Total*

\$32,429.00

Sales tax not included

ADDITIONAL NOTES & ASSUMPTIONS:

- **Power will need to be added to closets that do not have power present.
- **Cameras will run off customers network.
- **Customer will need to provide lift.

NOTES AND ASSUMPTIONS:

- 1. Proposal is based upon Scope, Schedule, Deliverables & Cost as outlined above. Changes to any aspect of this Proposal could impact cost and should be discussed, agreed upon, and signed off prior to initiating work.
- 2. Pricing includes installation and training. FEMAC is not responsible for any building, electrical or network alterations. Placement in the install schedule will begin upon signed sales agreement and receipt of initial deposit (as listed below)
- 3. Price as stated is good for 7 days.
- 4. Proposal does not include sales tax. (it will be added on your final invoice)
- 5. WARRANTY PERIOD: One year upon completion, unless otherwise noted in additional notes above.
- 6. Pricing assumes installation will be done during these hours: Monday-Friday 8:30am 5:00pm(unless changes are noted in additional notes & assumptions) PAYMENT TERMS: Based on Proposal Amount - Your Sales Representative will let you know which advance payment applies and an invoice will follow:.

- 1. 1st 50% Advance Invoice Final 50% Invoice Upon Completion of work (final include sales tax)
- 2. Ist 40% Advance Invoice 2nd 40% Advance Invoice (Equipment received by FEMAC) Final 20% Invoice Upon Completion of work (final includes sales tax) AFTER SIGNED PROPOSAL AND IST ADVANCE PAYMENT IS RECEIVED: "PROPOSAL BECOMES THE CONTRACT AGREEMENT" & "EQUIPMENT ORDERED"

Payment Options: Please let your salesmen know which you prefer.

Mail your ch	eck or drop	it by	the office.
--------------	-------------	-------	-------------

Credit Card Payment or ACH payment: you can pay ouline from the invoice. Call our officeand they will can set your invoice up to pay online. Or, you can call our office and give them the information over the telephone. Fees Do Apply: Credit Card 3.4% ACH: Flat \$3.00

SIGNATURE:

TITLE:

DATE:

Thank you for your business!



FEMAC SECURITY SOLUTIONS

PROPOSAL

15308 Hwy 67 Statesboro, GA 30458 Phone: 912-852-2552

Email: rlove@femacsecuritysolutions.com

Date: Proposal #: Job #:

Wed Jul 30, 2025

Bill To: 111 South

111 Rucker Ln Statesboro, GA 30458-3323 4043134568

Job Site: 111 South 111 Rucker Ln

Statesboro, GA 30458-3323

Terms as listed below

Qty Description

Alibi NR Type 64CH NVR, 384Mbps, 8 SATA, 2U,

Rack Mount Brackets included

4 Video Surveillance Storage Drive 8tb

Alibi Vigilant Performance Series 5MP Starlight 66 Feet IR 180 Degree Wide Angled IP Turret Camera 1

**Camera placed at the front outside entrance to see over all parking. Place outside of main office network room.

Alibi Vigilant Flex Series 4MP Starlight Varifocal IP Turret Camera

2 **Placed at Gate 2

1000 Cat5e Cable 24/4

20 Cat5 Ends RJ45 TS-106168Jadi

2 Ubiquiti Loco M5 1 unit Nanostation Loco M5 5GHz Indoor Outdoor CPE 150+Mbps

8 Labor

Total*

\$8,529.00

Sales tax not included

:ADDITIONAL NOTES & ASSUMPTIONS:

- **Cameras will run off customers network.
- **Customer will need to provide lift.

NOTES AND ASSUMPTIONS:

- 1. Proposal is based upon Scope, Schedule, Deliverables & Cost as outlined above. Changes to any aspect of this Proposal could impact cost and should be discussed, agreed upon, and signed off prior to initiating work.
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Payment Options: Please let your salesmen know which you prefer.

Mail	vour	check	or	drop	it	by	the	office
	your	CHECK	O.	arop		UJ	tile	OHILL

_Credit Card Payment or ACH payment: you can pay online from the invoice. Call our officeand they will can set your invoice up to pay online. Or, you can call our office and give them the information over the telephone. Fees Do Apply: Credit Card 3.4% ACH: Flat \$3.00

SIGNATURE: TITLE DATE:

Thank you for your business!

CITY OF STATESBORO



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



Jonathan McCollar, Mayor Charles Penny, City Manager Leah Harden, City Clerk 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: Brad Deal, P.E., Director - Public Works and Engineering

Date: August 27, 2025

RE: FY2026 Pineland Behavioral Health & Developmental Disabilities (BHDD)

Transit Vouchers

Policy Issue: Memorandum of Understanding with Pineland BHDD

Recommendation:

Staff recommends approval of the memorandum of understanding between Pineland BHDD and the City of Statesboro.

Background:

Pineland BHDD will create and distribute transit vouchers, as approved by the City of Statesboro Public Works and Engineering Department, for qualified families up to the amount of \$4,000. Each voucher will be worth a \$5 one-way trip, which will total up to the amount of 800 vouchers to be distributed. Any unused funding will rollover to the next fiscal year.

Budget Impact:

Pineland BHDD will use transportation grants to fund up to \$4,000 worth of transit vouchers. No funds will be required from the City of Statesboro.

Council Person and District:

The public transportation system will service citizens in all districts.

Attachments: Pineland MOU

Serving: Appling - Bulloch - Candler - Eyans - Jeff Davis - Tallnat - Toombs - Wayno Counties

MEMORANDUM OF UDERSTANDING

BETWEEN THE CITY OF STATEBORO AND PINELAND BHDD

- 1. Parties. This Memorandum of Understanding (hereinafter referred to as ("MOU") is made and entered into by and between the City of Statesboro, whose address is 50 E. Main Street, Statesboro, Georgia 30458, and Pineland Behavioral Health and Developmental Disabilities (BHDD), whose address is 5 West Altman Street, Statesboro, GA 30458.
- **2. Purpose.** The purpose of this MOU is for Pineland BHDD to provide qualified families with transportation using Statesboro Area Transit (SAT).
- **3. Term of MOU.** This MOU is effective July 2025 and shall remain in effect until June 2026. This MOU may be terminated, without cause, by either party with a 30 day written notice to the address listed above by certified mail or delivered by hand.
- 4. Responsibilities of City of Statesboro. The City of Statesboro will collect and destroy vouchers once they have been used for transit services. Each voucher will be worth a one-way trip on SAT, which is equal to \$5. The cost of the number of vouchers collected will be deducted from the \$4,000 provided by Pineland BHDD. Once the funds are diminished, vouchers will no longer be permitted for that fiscal year. Any remaining funds will roll over to the next fiscal year to be used for additional transit vouchers for that fiscal year. In the event this Memorandum of Understanding is cancelled all remaining funds will be remitted back to Pineland BHDD.
- **5. Responsibilities of Habitat for Humanity of Bulloch County.** Pineland BHDD will create and distribute transit vouchers for qualified families. These vouchers will be numbered for tracking purposes. If the number of vouchers used/distributed exceed the funding available, Pineland BHDD agrees to cover the cost of excess vouchers.
- **6. Payment.** Pineland BHDD will use Transportation Grants to fund up to \$4,000 worth of transit vouchers. No other funds will be required of either party.

The Parties have executed the Agreement for	the remainder of FY26 on
	Sth a Delle
City of Statesboro	Pineland BHDD
Authorized Representative	Authorized Representative

City of Statesboro Public Utilities Department



To: Jason Boyles

Assistant City Manager

From: Matt Aycock

Director of Public Utilities

Date: 8-26-2025

RE: September 2, 2025 Council Agenda Item

Policy Issue: Consideration of Fifth Amendment to the lease agreement with New Cingular Wireless PCS (AT&T) regarding the Claude Howard Water Tank at 600 Park Avenue.

Recommendation: Consideration of a motion to approve the Fifth Amendment to the lease agreement with New Cingular Wireless PCS (AT&T) regarding the Claude Howard Water Tank at 600 Park Avenue to include upgrades to existing cellular equipment.

Background: AT&T has leased tower space on this site since 2002. The purpose of the proposed Fifth Amendment is to allow for the upgrade of existing cellular equipment on the tank structure. Our third party contractor, Local Government Solution, LLC has reviewed the draft Amendment and recommends approval. City Attorney, Cain Smith, has also reviewed the draft and recommends approval. Rent and other aspects of the lease will remain unchanged.

Budget Impact: N/A

Council Person and District: Ginny Hendley, District 3

Attachments: Proposed Fifth Amendment

FIFTH AMENDMENT TO LEASE AGREEMENT

THIS FIFTH AMENDMENT TO LEASE AGREEMENT ("Fifth Amendment"), dated as of the latter of the signature dates below, (the "Effective Date")is by and between the Mayor and City Council of Statesboro., a Georgia municipality, having a mailing address of 127 Laural Wood Lane, Dahlonega, GA 30533 (hereinafter referred to as "Lessor") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd. NE, 3rd Floor, Atlanta, GA 30319 (hereinafter referred to as "Lessee").

WHEREAS, Lessor and Lessee entered into a Lease Agreement dated July 16, 2002, as amended by First Amendment to Lease Agreement dated November 1, 2005, as amended by Second Amendment to Lease Agreement dated October 31, 2012, as amended by Third Amendment to Lease Agreement dated May 6, 2014, as amended by Fourth Amendment to Lease Agreement dated July 7, 2016 (hereinafter, collectively the "Agreement"), whereby Lessor leased to Lessee certain Premises, therein described, that are a portion of the Property located at 600 Park Avenue, Statesboro, GA; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to reflect that Lessee shall be authorized to place certain additional equipment on the Licensed Area as listed below and set forth in Exhibit A-3 attached hereto and incorporated by this reference; and

WHEREAS, Lessor and Lessee desire to amend the Agreement to modify the notice section thereof; and

WHEREAS, Lessor and Lessee, in their mutual interest, wish to amend the Agreement as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

- 1. **Equipment.** Exhibit 1-A shall be deleted in its entirety and replaced with **Exhibit A-3** attached hereto and incorporated into the Agreement as if fully set out therein. Effective upon the fully executed amendment, all references to the equipment in the Agreement shall refer to the equipment set forth in **Exhibit A-3**.
- 2. **Notices.** Section 18 of the Agreement is hereby deleted in its entirety and replaced with the following:

<u>Notices</u>. All notices, requests and demands hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage

prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to Lessee: New Cingular Wireless PCS, LLC

Attn: Tower Asset Group - Lease Administration

Re: Cell Site #: 410-071, Cell Site Name: Saw Mill (GA),

Fixed Asset#: 10017127

1025 Lenox Park Blvd. NE, 3rd Floor

Atlanta, GA 30319

With copy to: New Cingular Wireless PCS, LLC

Attn: Legal Depart – Network Operations

Re: Cell Site #: 410-071, Cell Site Name: Saw Mill (GA)

Fixed Asset#: 10017127 208 S. Akard Street Dallas, TX 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

If to Lessor: Mayor and City Council of Statesboro

RE: 410-071; Site Name: Saw Mill

PO Box 348

Statesboro, GA 30459

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

- 3. Other Terms and Conditions Remain. In the event of any inconsistencies between the Agreement and this Fifth Amendment, the terms of this Fifth Amendment shall control. Except as expressly set forth in this Fifth Amendment, the Agreement otherwise is unmodified and remains in full force and effect. Each reference in the Agreement to itself shall be deemed also to refer to this Fifth Amendment.
- 4. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Agreement.

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute and seal this Fifth Amendment on the dates set forth below.

"LESSOR"	"LESSEE"
Mayor and City Council of Statesboro,	New Cingular Wireless PCS, LLC
A Georgia Municipality	a Delaware limited liability company
	By: AT&T Mobility Corporation Its: Manager
Ву:	By:
Name:	Name: Leonard W. Lindros III
Title:	Title: Associate Director
Date:	Date:

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

EXHIBIT A-3

LIST OF EQIPMENT

To the Lease Agreement dated July 22, 2002, as amended by that certain First Amendment to Lease Agreement dated November 1, 2005, as amended by that certain Second Amendment to the Lease Agreement dated October 31, 2012, as amended by that certain Third Amendment dated May 6, 2014, by and between MAYOR AND CITY COUNCIL OF STATESBORO, as Lessor, and New Cingular Wireless PCS, LL as Lessee.

The equipment is described and depicted as follows:

Equipment

Six (6) Ericsson KRE 101 2526/1K Antennas

Three (3) Ericsson AIR6419 B77D Antennas

Three (3) Ericsson RRUS-32 Remote Radio Units

Three (3) Ericsson 4494 B14/B29 Remote Radio Units

Three (3) Ericsson 4490 B5/B12A Remote Radio Units

Three (3) Ericsson 4890 B25/B66 Remote Radio Units

One (1) DC9-48-60-24-PC16-EV Surge Suppressors

Two (2) DC6-48-60-18-8F Surge Suppressors

Four (4) DC2-48-60-0-9E Surge Suppressors

Two (2) DC2-48-60-0-9E-SS Surge Suppressors

Four (4) 7/8" DC Power Cables

One (1) 1" DC Power Cables

Two (2) 3/8" Fiber Cables

One (1) .39" Fiber Cables

Twelve (12) 1-5/8" Coax (Reserved)

Four (4) 3/8" RET Cables (Reserved)

Three (3) Kathrein 742-264 Antennas (Reserved)

Six (6) Andrew E15Z01P13 Tower Mounted Amplifiers (Reserved)

14' x 18' Equipment Pad

6' x 10' Generator Pad

THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY LESSEE.

^{2.} ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES.

^{3.} WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENTAL AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.

^{4.} THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

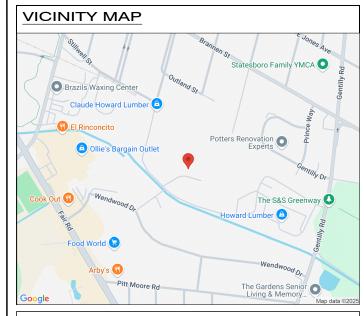
LESSEE ACKNOWLEDGEMENT

STATE OF)	
COUNTY OF) ss.)	
person who appeared before instrument, on oath stated that he	me, and said person was authorized to execut of AT&T Mobility (Delaware limited liability	
Dated:		
		[SEAL]
Signature of Notary Public		
(Legibly Print or Stamp Name of Notary		
Notary Public in and for the State of		
My appointment expires		

LESSOR ACKNOWLEDGEMENT

STATE OF GEORGIA)) aa
COUNTY OF BULLOCH) ss.)
person who appeared before signed this instrument, on oath instrument and acknowledged it	have satisfactory evidence that Jonathan McCollar is the me, and said person acknowledged that said person stated that said person was authorized to execute the as the Mayor of Statesboro a Georgia municipality, to be party for the uses and purposes mentioned in the instrument.
Dated:	
	IOE AL 1
Signature of Notary Public	[SEAL]
(Legibly Print or Stamp Name of Notary	
Notary Public in and for the State of	
My appointment expires	<u></u>

Thrift Canoochee Garfield Rocky Ford Blitch Cooperville Newington Ardmore Shawnee Egypt Ardmore Shawnee Egypt Arcola Stilson Adabelle Arcola Excelsior Adabelle Oliver Arcola Stilson Akins Hubert Ivanhoe (10) Iv



SCOPE OF WORK:

INSTALL EQUIPMENT WITHIN AN EXISTING UNMANNED TELECOMMUNICATIONS FACILITY. INSTALL EQUIPMENT ON EXISTING TOWER.

CONSTRUCTION CODES

ALL CONSTRUCTION SPECIFIED ON DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH THE REQUIREMENTS OF THE FOLLOWING:

MANDATORY CODES AS ADOPTED BY DCA

- 2018 INTERNATIONAL BUILDING CODE WITH 2020, 2022, 2024, 2025 GEORGIA AMENDMENTS
- 2018 INTERNATIONAL RESIDENTIAL CODE WITH 2020, 2024 GEORGIA AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE WITH 2020 GEORGIA AMENDMENTS
 2018 NFPA 101 LIFE SAFETY CODE WITH 2020 GEORGIA STATE FIRE
- COMMISSIONER AMENDMENTS

 2018 INTERNATIONAL PLUMBING CODE WITH 2020, 2022, 2023, 2024 GEORGIA
- AMENDMENTS
 2018 INTERNATIONAL MECHANICAL CODE WITH 2020, 2024 GEORGIA
- AMENDMENTS
 2018 INTERNATIONAL FUEL GAS CODE WITH 2020, 2022 GEORGIA AMENDMENT.
- 2023 NATIONAL ELECTRICAL CODE, WITHOUT AMENDMENTS
- 2025 INTERNATIONAL ENERGY CONSERVATION CODE WITH 2020, 2022, 2023
 GEORGIA SUPPLEMENTS AND AMENDMENTS

AT&T SITE ID & FA CODE:

410-071 | 10017127

AT&T SITE NAME: 410 071 SAWMILL

PROJECT:

4TX4RX Software Retrofit/5G NR 1DR-1/5G NR 1DR-1/5G NR 1DR-2/5G NR 1SR/5G NR Upgrade/cBAND 5G NR 1SR/LTE 4C

PREPARED FOR:



PROJECT MANAGER:



PREPARED BY:



PROJECT INFORMATION

SITE ADDRESS: 600 PARK AVENUE STATESBORO, GA 30458

LATITUDE: 32.4340139° LONGITUDE: -81.7756583°

JURISDICTION: CITY OF STATESBORO

TOWER OWNER: CITY OF STATESBORO

SITE ID: 410-071

APPLICANT: AT8

1025 LENOX PARK BLVD NE BROOKHAVEN, GA 30319

PROJECT MANAGER: ANSCO & ASSOCIATES, LLC

1220 OLD ALPHARETTA ROAD, SUITE 380

ALPHARETTA, GA 30005

ENGINEER: P. MARSHALL & ASSOCIATES

1000 HOLCOMB WOODS PKWY STE. 210

ROSWELL, GA 30076 PATRICK W MARSHALL, P.E.

678-280-2325



ANSCO & ASSOCIATES, LLC



SITE ID: **410-071**

FA LOCATION CODE: 10017127

DESCRIPTION

04/09/25 ISSUED FOR CONSTRUCTION

ISSUED FOR REVIEW

ISSUED FOR REVIEW

REV DATE

A 01/31/25

DRAWING INDEX

T-1 TITLE SHEET & PROJECT INFORMATION

C-1 COMPOUND PLAN
C-2 EQUIPMENT PLAN
C-3 TOWER ELEVATION

C-4 ANTENNA ORIENTATION & CABLE SCHEDULE

C-5 EQUIPMENT DETAILS

E-1 ELECTRICAL & GROUNDING PLAN

G-1 GROUNDING DETAILS & NOTES

ATTACHED RFDS PLUMBING DIAGRAM
ATTACHED B77 ANTENNA DIAGRAM



CALL GEORGIA ONE CALL (800) 282-7411 CALL 3 WORKING DAYS BEFORE YOU DIG!

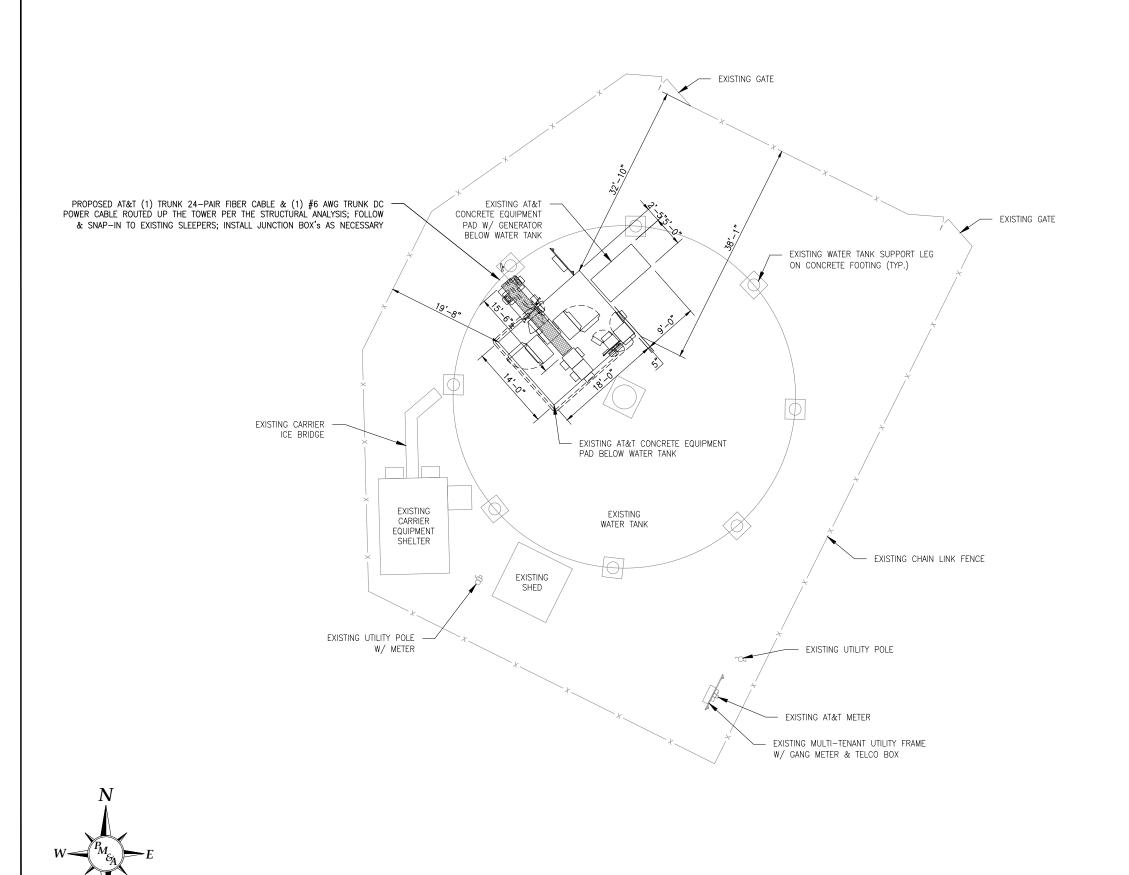


DESIGNED: DEN
DRAWN: DEN
CHECKED: PWM
JOB#: 24ANATT09M-221



TITLE SHEET & PROJECT INFORMATION

T-1



COMPOUND PLAN

1/8"=1'-0" (FULL SIZE) 8' 1/16"=1'-0" (11x17)



ANSCO & ASSOCIATES, LLC



SITE ID: 410-071

FA LOCATION CODE: 10017127

REV	DATE	DESCRIPTION
Α	01/31/25	ISSUED FOR REVIEW
В	02/04/25	ISSUED FOR REVIEW
0	04/09/25	ISSUED FOR CONSTRUCTION

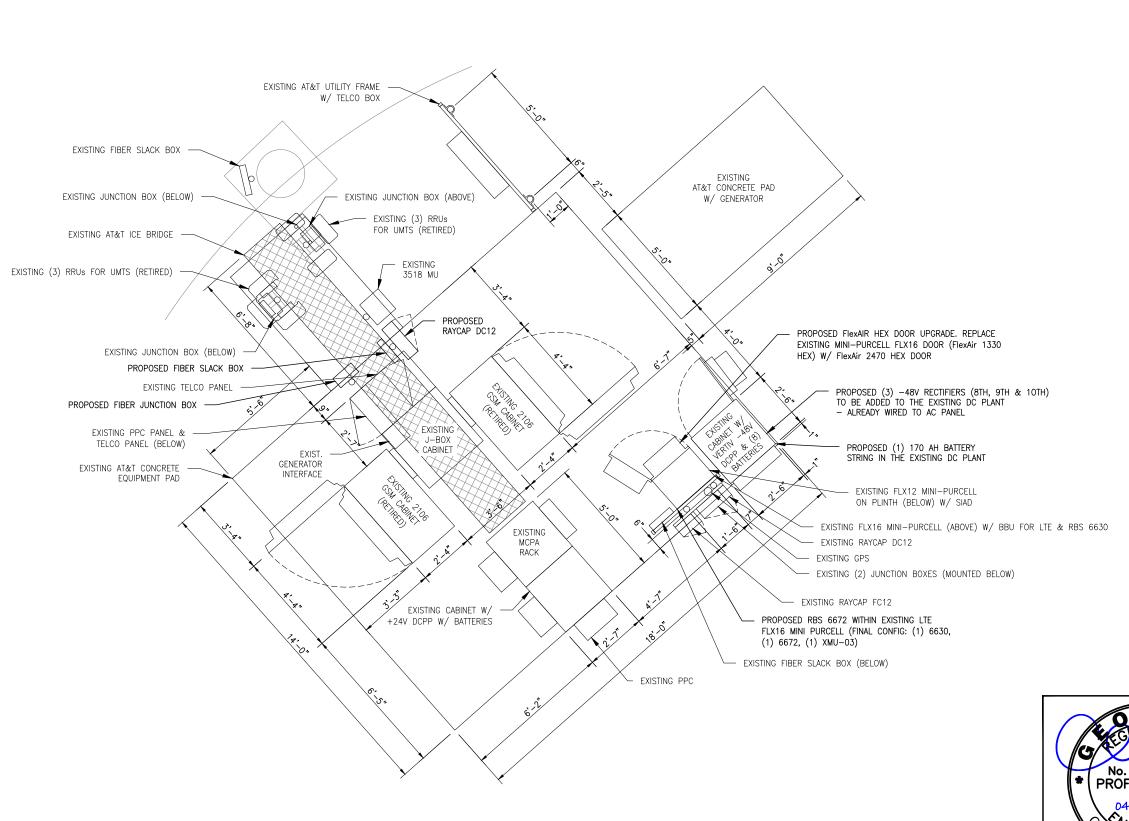
DESIGNED: DEN
DRAWN: DEN
CHECKED: PWM

JOB#: 24ANATT09M-221



COMPOUND PLAN

C-1



PROPOSED EQUIPMENT PLAN

1"=2'-0" (FULL SIZE)
2' 1' 0 2' 1"=4'-0" (11x17)



ANSCO & ASSOCIATES, LLC



SITE ID: 410-071

FA LOCATION CODE: 10017127

REV	DATE	DESCRIPTION
Α	01/31/25	ISSUED FOR REVIEW
В	02/04/25	ISSUED FOR REVIEW
0	04/09/25	ISSUED FOR CONSTRUCTION
_		

DESIGNED: DEN
DRAWN: DEN
CHECKED: PWM

JOB#: 24ANATT09M-221

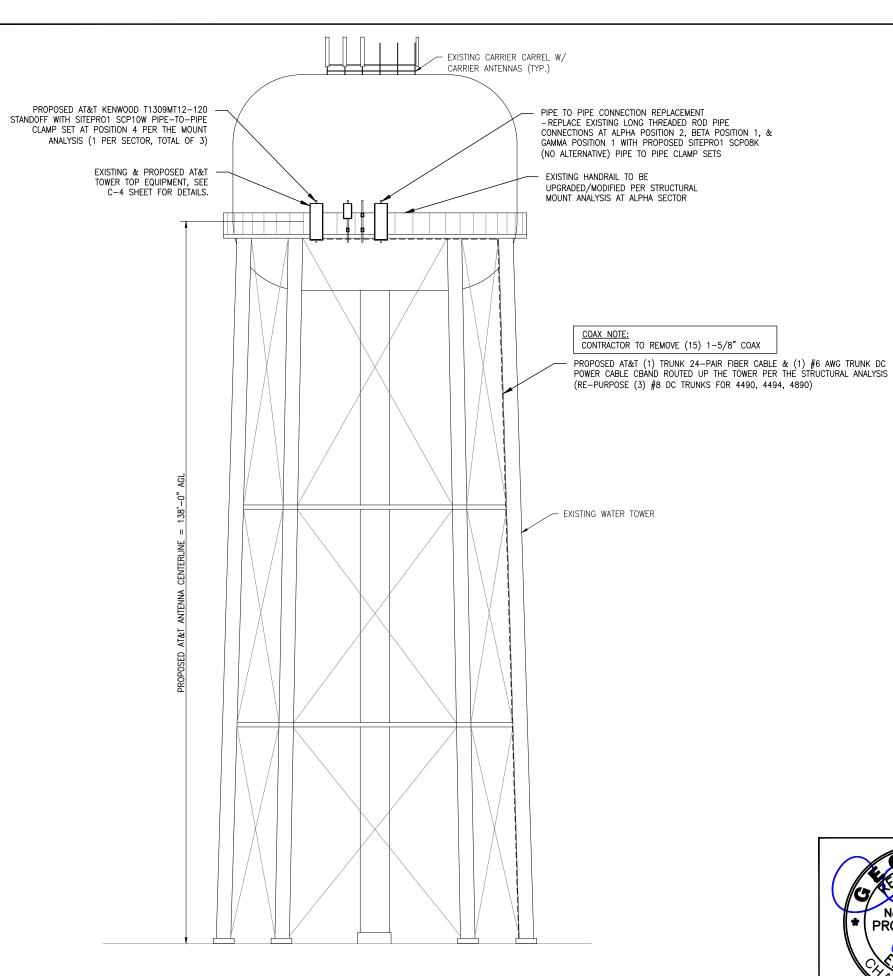


PROPOSED EQUIPMENT PLAN

C-2

PM&A HAS NOT PERFORMED A TOWER STRUCTURAL ANALYSIS FOR THIS PROJECT. REFER TO THE TOWER STRUCTURAL ANALYSIS BY OTHERS.

CONTRACTOR TO REFER TO THE MOUNT ANALYSIS FOR THIS PROJECT.









SITE ID: 410-071

FA LOCATION CODE: 10017127

REV	DATE	DESCRIPTION
Α	01/31/25	ISSUED FOR REVIEW
В	02/04/25	ISSUED FOR REVIEW
0	04/09/25	ISSUED FOR CONSTRUCTION
		•

DESIGNED: DEN
DRAWN: DEN
CHECKED: PWM

JOB#: 24ANATT09M-221

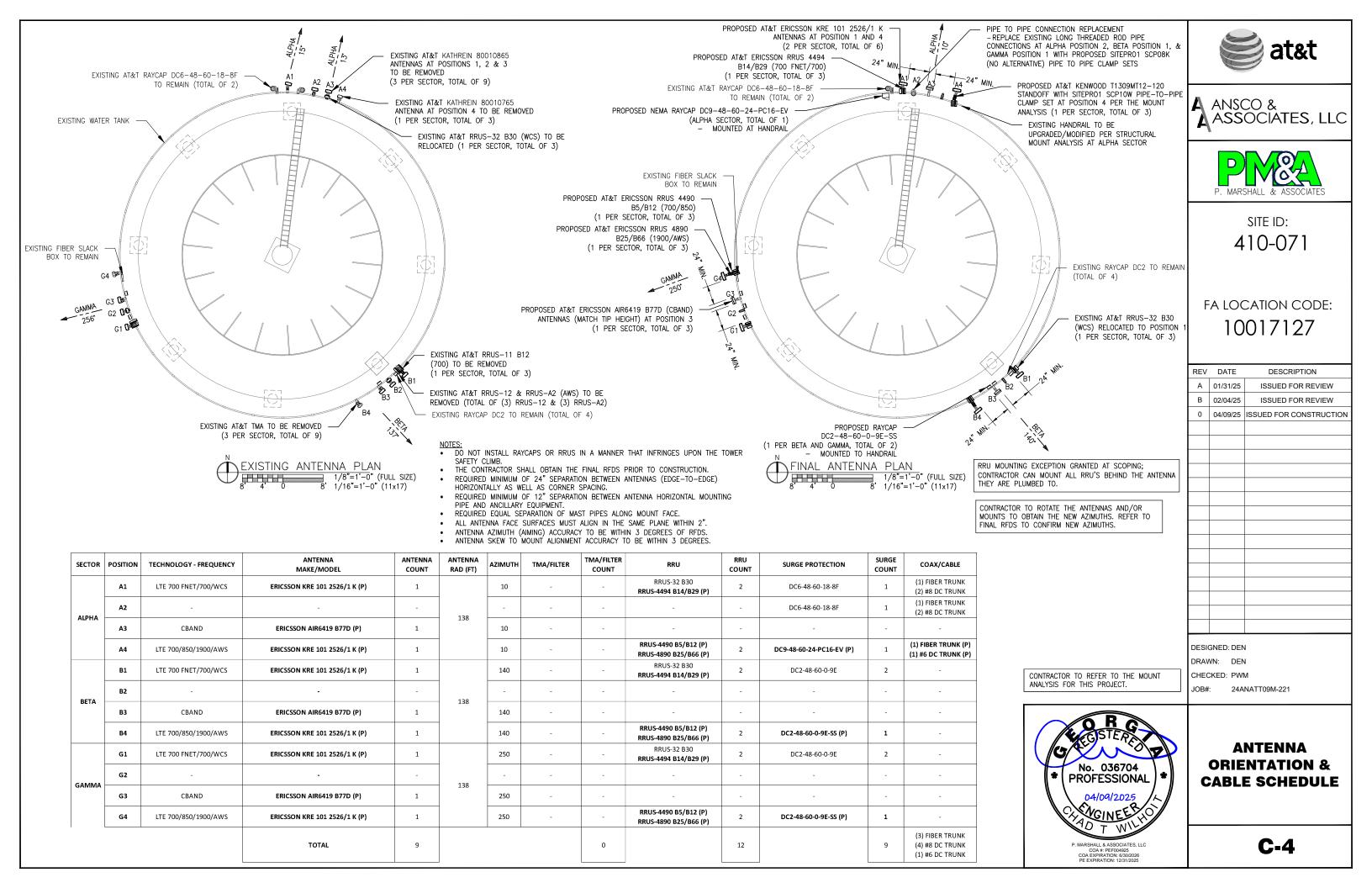


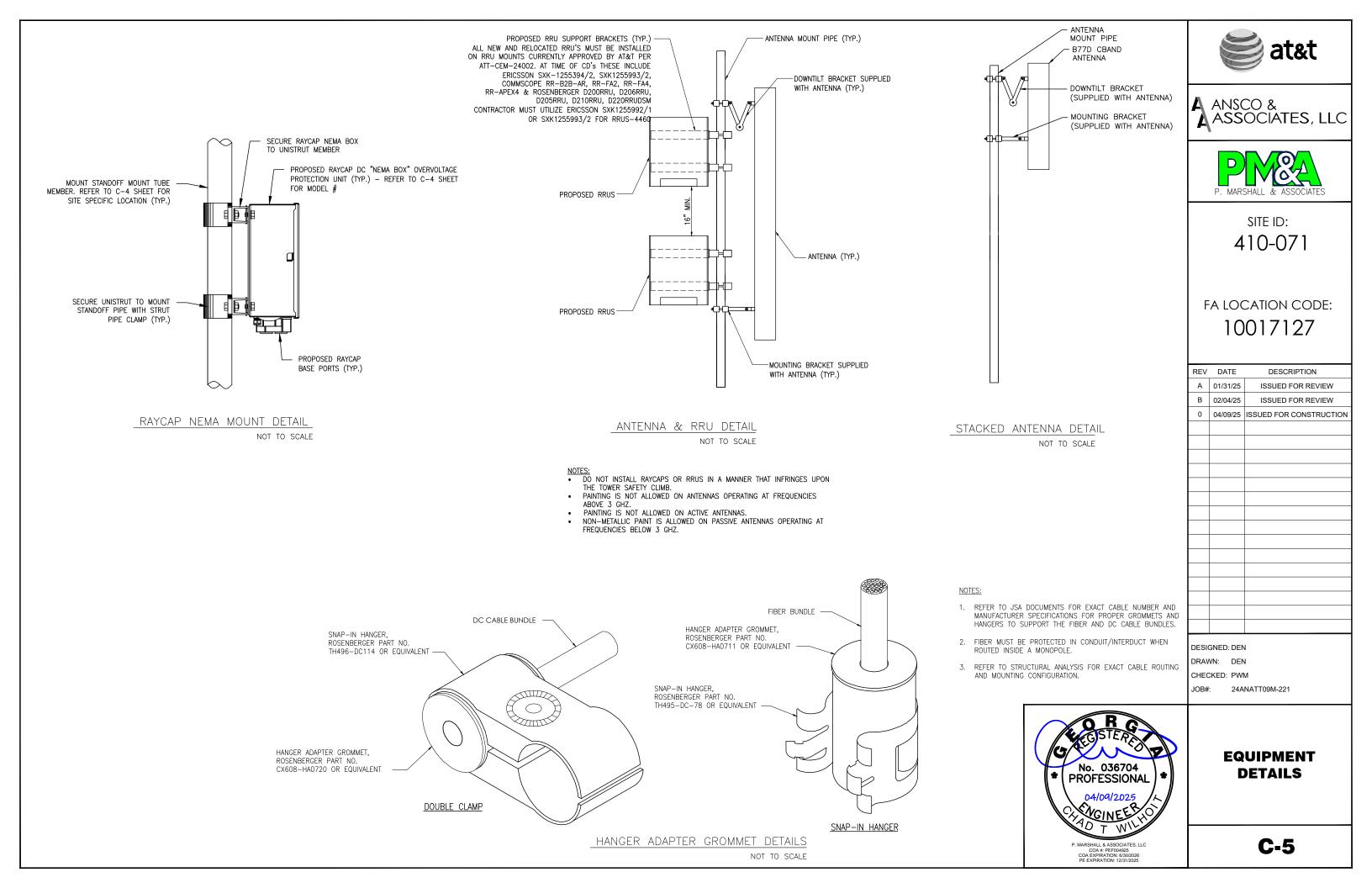
TOWER ELEVATION

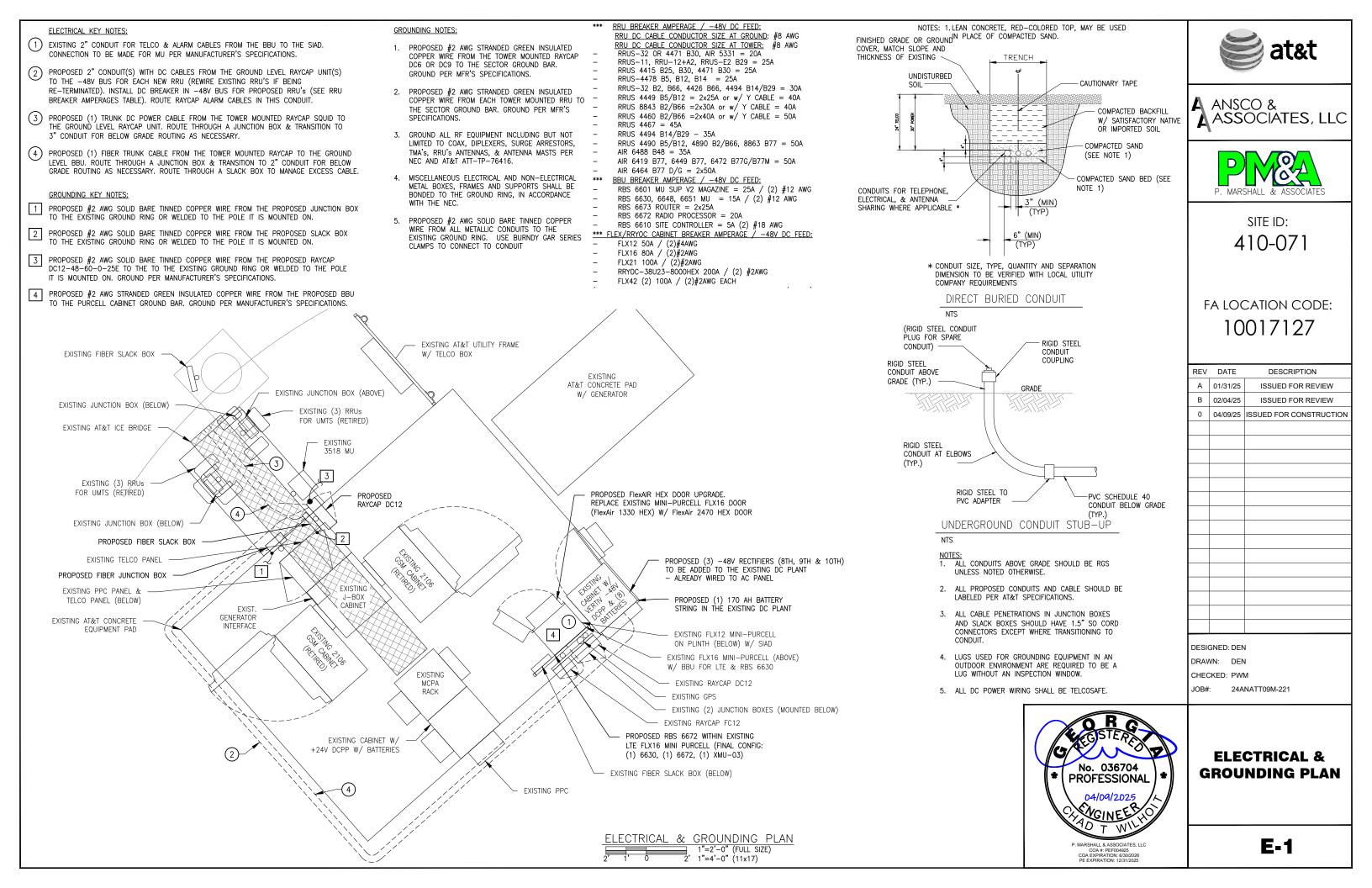
P. MARSHALL & ASSOCIATES, LLC COA #: PEF004925 COA EXPIRATION: 6/30/2026 PE EXPIRATION: 12/31/2025 **C-3**

TOWER ELEVATION

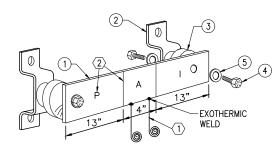
NOT TO SCALE







NEWTON INSTRUMENT COMPANY, INC. BUTNER, N.C.			
NO.	REQ.	PART NO.	DESCRIPTION
1	1	1/4"x4"x30"	SOLID GND. BAR
2	2	A-6056 WALL MTG. BRKT.	
3	2	3061-4	INSULATORS
4	4 3012-1 5/8"-11x1" H.H.C.S		5/8"-11x1" H.H.C.S.
5 4 3015-8 5/8 LOCKW		5/8 LOCKWASHER	



EACH GROUND CONDUCTOR TERMINATING ON ANY GROUND BAR SHALL HAVE AN IDENTIFICATION TAG ATTACHED AT EACH END THAT WILL IDENTIFY ITS ORIGIN AND DESTINATION.

SECTION "P" - SURGE PRODUCERS

CABLE ENTRY PORTS (HATCH PLATES) (#2)
TELCO GROUND BAR (#2)
COMMERCIAL POWER COMMON NEUTRAL/GROUND BOND (#2)
CELL SITE +24V POWER SUPPLY RETURN BAR (#2)
CELL SITE -48V POWER SUPPLY RETURN BAR (#2)
GENERATOR FRAMEWORK (IF AVAILABLE) (#2)
RECTIFIER FRAMES
ANTENNA SUPPRESSION

SECTION "A" - SURGE ABSORBERS

INTERIOR GROUND RING (#2)
EXTERNAL EARTH GROUND FIELD (BURIED GROUND RING) (#2)
METALLIC COLD WATER PIPE (IF AVAILABLE) (#2)
BUILDING STEEL (IF AVAILABLE) (#2)

SECTION "I" - ISOLATED GROUND ZONE

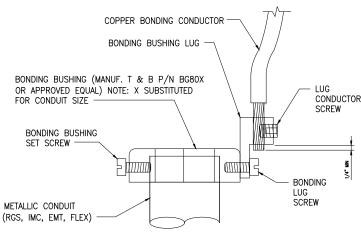
ALL CELL SITE COMMUNICATIONS EQUIPMENT FRAMES

DETAIL NOTES:

- (1) EXOTHERMICALLY WELD #2 AWG BARE TINNED SOLID COPPER CONDUCTOR TO GROUND BAR. ROUTE CONDUCTOR TO BURIED GROUND RING AND PROVIDE PARALLEL EXOTHERMIC WELD.
- (2) THE INSTALLER SHALL USE PERMANENT MARKER TO DRAW THE LINES BETWEEN EACH SECTION ("P", "A", "I") WITH 1" HIGH LETTERS.

MASTER GROUND BAR DETAILS

NOT TO SCALE



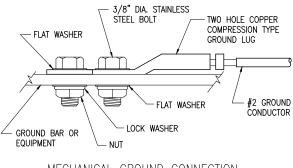
DIRECTIONS:

- 1. MOUNT BONDING BUSHING ONTO CONDUIT
- 2. TIGHTEN BOND BUSHING SET SCREW
- 3. INSERT COPPER CONDUCTOR INTO LUG
- 4. TIGHTEN LUG CONDUCTOR SCREW
- 5. TIGHTEN BONDING LUG SCREW

NOTE: BONDING BUSHING, SET SCREW, LUG, LUG SCREW, COND. LUG SCREW, SHOWN AS COMPLETE UNIT.

CONDUIT BOND/GROUND BUSHING

NOT TO SCALE



MECHANICAL GROUND CONNECTION

NOT TO SCALE

GROUNDING NOTES:

1. ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATION, RADIO, LIGHTNING PROTECTION, AND AC POWER GES'S) SHALL BE BONDED TOGETHER, AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC AND AT&T ATT-TP-76416.

- 2. THE SUBCONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81) FOR GROUND ELECTRODE SYSTEMS. TESTING SHALL BE IN ACCORDANCE WITH SPECIFICATION 24782-000-3PS-EG00-00001. USE OF OTHER METHODS MUST BE PRE-APPROVED BY CONTRACTOR IN WRITING.
- 3. THE SUBCONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS. WHEN ADDING ELECTRODES, CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE BETWEEN THE ADDED ELECTRODE AND ANY OTHER EXISTING ELECTRODE EQUAL TO THE BURIED LENGTH OF THE ROD. IDEALLY, CONTRACTOR SHALL STRIVE TO KEEP THE SEPARATION DISTANCE EQUAL TO TWICE THE BURIED LENGTH OF THE RODS.
- 4. THE SUBCONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT.
- 5. METAL CONDUIT AND TRAY SHALL BE GROUNDED AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE AND UL APPROVED GROUNDING TYPE CONDUIT CLAMPS PER NEC AND AT&T ND-00071
- 6. METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- 7. CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED. BACK-TO-BACK CONNECTIONS ON OPPOSITE SIDES OF THE GROUND BUS ARE PERMITTED.
- 8. ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- 9. USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED. IN ALL CASES, BENDS SHALL BE MADE WITH A MINIMUM BEND RADIUS OF 8 INCHES.
- 10. EACH INTERIOR BTS CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH #2 AWG STRANDED, GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, EACH OUTDOOR CABINET FRAME/PLINTH SHALL BE DIRECTLY CONNECTED TO THE BURIED GROUND RING WITH # 2 AWG SOLID TIN-PLATED COPPER WIRE.
- 11. ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING, SHALL BE #2 AWG SOLID TIN-PLATED COPPER UNLESS OTHERWISE INDICATED.
- 12. EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE. CONNECTIONS TO ABOVE GRADE EXTERIOR UNITS SHALL BE MADE WITH EXOTHERMIC WELDS WHERE PRACTICAL OR WITH 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS. HIGH PRESSURE CRIMP CONNECTORS MAY ONLY BE USED WITH WRITTEN PERMISSION FROM AT&T MARKET REPRESENTATIVE.
- 13. EXOTHERMIC WELDS SHALL BE PERMITTED ON TOWERS ONLY WITH THE EXPRESS APPROVAL OF THE TOWER MANUFACTURER OR THE CONTRACTORS STRUCTURAL ENGINEER.
- 14. ALL WIRE TO WIRE GROUND CONNECTIONS TO THE INTERIOR GROUND RING SHALL BE FORMED USING HIGH PRESS CRIMPS OR SPLIT BOLT CONNECTORS WHERE INDICATED IN THE DETAILS.
- 15. ON ROOFTOP SITES WHERE EXOTHERMIC WELDS ARE A FIRE HAZARD COPPER COMPRESSION CAP CONNECTORS MAY BE USED FOR WIRE TO WIRE CONNECTORS. 2 HOLE MECHANICAL TYPE BRASS CONNECTORS WITH STAINLESS STEEL HARDWARE, INCLUDING SET SCREWS SHALL BE USED FOR CONNECTION TO ALL ROOFTOP BTS EQUIPMENT AND STRUCTURAL STEEL.
- 16, ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR USING TWO HOLED MECHANICAL TYPE BRASS CONNECTORS AND STAINLESS STEEL HARDWARE.
- 17. APPROVED ANTIOXIDANT COATINGS (I.E., CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- 18. ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- 19. MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- 20. BOND ALL METALLIC OBJECTS WITHIN 6 FT OF THE BURIED GROUND RING WITH # 2 SOLID AWG TIN-PLATED COPPER GROUND CONDUCTOR.
- 21. GROUND CONDUCTORS USED IN THE FACILITY GROUND AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CLIPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC PLASTIC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (E.G., NON-METALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT WITH LISTED BONDING FITTINGS.
- 22. GROUND ALL RF EQUIPMENT INCLUDING BUT NOT LIMITED TO COAX, DIPLEXERS, SURGE ARRESTORS, TMA'S, ANTENNAS, & ANTENNA MASTS PER NEC AND AT&T ATT-TP-76416.







SITE ID: 410-071

FA LOCATION CODE: 10017127

REV	DATE	DESCRIPTION
Α	01/31/25	ISSUED FOR REVIEW
В	02/04/25	ISSUED FOR REVIEW
0	04/09/25	ISSUED FOR CONSTRUCTION

DESIGNED: DEN
DRAWN: DEN
CHECKED: PWM

DB#: 24ANATT09M-221

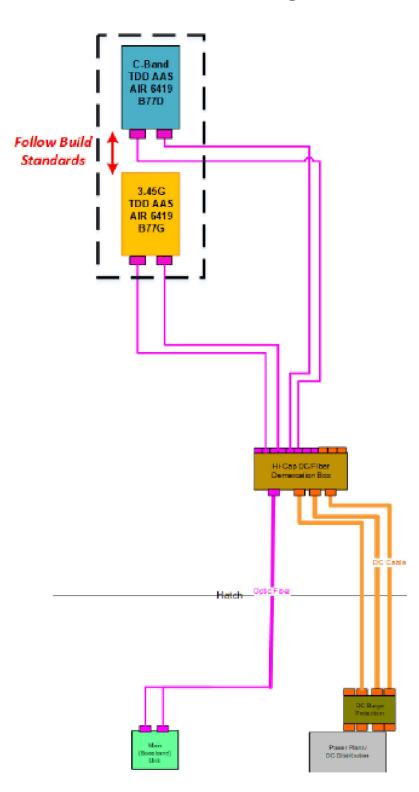


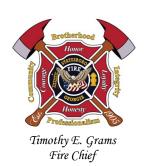
COA EXPIRATION: 6/30/2020 PE EXPIRATION: 12/31/2025 GROUNDING DETAILS

G-1

CONTRACTOR TO OBTAIN FINAL REDS FOR PLUMBING DIAGRAM

C-Band + 3.45G Antenna Stacked Configuration





Statesboro Fire Department

Proudly serving the City of Statesboro and surrounding communities since 1905!



City Council Agenda Memorandum

To: Charles Penny, City Manager

From: Timothy E. Grams, Fire Chief

Date: 8-25-25

RE: Donation of Portable Radios to C.A.F.E.

Policy Issue: NA

Recommendation: Allow the Statesboro Fire Department to donate five (5) Motorola Portable Radios to Community Assistance in Fire Emergencies (C.A.F.E.).

Background: Over the past several years, with the approval of City Administration and City Council, the Statesboro Fire Department has been systematically replacing its outdated portable radios that were not intrinsically safe. These older radios had become increasingly difficult to repair and were not rated for the environments in which firefighters operate. At this time, all frontline units have been equipped with new, extreme-environment portable radios.

Recently, the Citizens Assisting in Fire Emergencies (C.A.F.E.) Team, now under the oversight of Bulloch County EMA and Bulloch VOAD, expressed a need for radio communications equipment. The Fire Department staff has identified five (5) of the older radios (listed below) that, while no longer suitable for frontline fire operations, remain serviceable for C.A.F.E.'s purposes.

Motorola APX 6000	481CMK0250
Motorola APX 6000	481CMK0258
Motorola APX 6000	481CMK0254
Motorola APX 6000	481CMK0244
Motorola APX 6000	481CMK0816

Budget Impact: None

Council Person and District: NA

Attachments: NA

24 West Grady Street | Statesboro, GA 30458 Phone: (912) 764-3473 | Fax: (912) 681-7205

CITY OF STATESBORO

COUNCIL

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



Jonathan McCollar, Mayor Charles Penny, City Manager Leah Harden, City Clerk 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: Brad Deal, P.E., Director of Public Works and Engineering

Date: 8/26/2025

RE: Change Order with HD Construction on ENG-122k West Main Street Sidewalk Project

Policy Issue: Contract Change Order

Recommendation:

Engineering staff recommends approval of the change order.

Background:

The ENG-122k West Main Street Sidewalk project includes the installation of sidewalk, curb and gutter, and storm drainage structures from Ivory Street to Foss Street. After installation of the new curb and gutter, staff has observed ponding of water in the street on a section of West Main between Ivory St. and Bay St. Further analysis of the project plans revealed a low area that the project design failed to address in the drainage plans. Staff considered options such as installing a drain inlet in the low area, however conflicts with sanitary sewer laterals prevent pipe from being installed. Also under consideration was the installation of a flume under the sidewalk and a drainage swale across private property, however this was determined to be undesirable to nearby property owners. The preferred solution is to change the profile of the street by adding asphalt leveling and removing and replacing at a higher elevation approximately 700 linear feet of curb and gutter and 90 SY of sidewalk to eliminate the low area and facilitate positive drainage.

Budget Impact:

The total cost of the change order is \$124,180.00. The project is funded by TSPLOST. The change order will be funded from underruns on other TSPLOST-funded projects.

Council Person and District: Paulette Chavers, District 2

Attachments: Proposal from HD Construction

CHANGE ORDER FORM	No. 3
To: CITY OF STATESBORO	Job Name: WEST MAIN STREET
Attn: DAVID, BRAD	Job Location: STATESBORO GA
Date: 8/13/2025	Contract Date:
We hereby agree to make the following change(s):	Amount
TRAFFIC CONTROL	\$5,000.00
GRADING & DEMO CURB & CUT	\$18,000.00
CURB & GUTTER (\$35.00 LF, 700 LF)	\$24,500.00
SIDEWALK (\$12.00 SF, 800 SF)	\$9,600.00
FILL DIRT	\$780.00
AGGERGATE (\$55.00 / TON 60 TONS)	\$3,300.00
GRASSING	\$3,000.00
MILL TIE-INS (1 LS)	\$5,000.00
APPLY ASPHALT LEVELING AS NECESSARY TO BUILD NEW PROFILE AND 1.5" ASPHALT OVERLAY FROM TIE IN TO TIE IN. APPROX 300 LF X 28 LF. INCLUDES TACK. (210 TN)	\$55,000.00
TOTAL PRICE FOR CHANGES	\$124,180.00
REVISED CONTRACT TOTAL	\$699,228.31
THIS CHANGE ORDER BECOMES PART OF AND IN CO	NFORMANCE WITH EXISTING CONTRACT.
We hereby agree to make chnage(s) specified above at the price indicated per this Change Order.	The Prices and specifications of this Change Order are satisfactory and are hereby accepted. All work is to be performed under the established terms and conditions specifed in the original contract unless otherwise specified.
Marin 1 July	01
Authorized Contractor Signature	Contractee Signature
8/14/2025	

Date of Acceptance

Date of Acceptance

CITY OF STATESBORO

COUNCIL

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



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

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

To: Charles Penny, City Manager

Jason Boyles, Assistant City Manager

From: Brad Deal, P.E., Director of Public Works and Engineering

Marcos Trejo, P.E., Assistant Director of Public Works

Jeff McCarty, Landfill Superintendent

Date: August 25, 2025

RE: Purchase of 2026 International HX620 Dump Truck for Solid Waste Disposal

Division of Public Works

Policy Issue: Purchasing

Recommendation: Staff recommends approval of a purchase of a new 2026 HX620 International Dump Truck for the Solid Waste Disposal Division of the Public Works & Engineering Department.

Background:

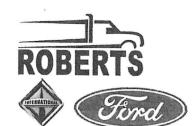
This new dump truck will replace the 2015 Freightliner 122SD that was used in the inert landfill operations. The 2015 dump truck was involved in an accident on the inert landfill and was deemed a total loss by the city's insurance provider. The insurance company valued the dump truck at \$106,000, which will go towards the new 2026 dump truck. The new dump truck will be purchased through Sourcewell Contract #032824 and meets all requirements, specifications and warranty required. The new dump truck is planned to be on a ten-year rotation to minimize the downtime and maintain operational efficiency due to the continuous work load at the inert landfill.

Budget Impact:

The total cost of the new dump truck is \$206,450.94. The 2015 dump truck that was totaled was valued at \$106,000, which will go towards the purchase of the new dump truck. The remaining \$100,450.94 will be funded by Solid Waste Disposal reserve funds. The new dump truck purchase will have a six-year warranty.

Council Person and District: City-wide

Attachments: Quote from Roberts International Trucks **Copy:** Darren Prather, Director of Central Services



ROBERTS INTERNATIONAL TRUCKS INC. 300 LONGWOOD DR RICHMOND HILL GA 31324

Phone: (912) 756-4666

Bill of Sale

Contract Date: 08/12/2025

Deal #: DE-02138

8020

Customer #: 80

Total

Salesperson: MITCHELL CASON

\$206,450.94

Bill To: 8020

CITY OF STATESBORO 50 E MAIN ST STATESBORO GA 30458-4844 P:(912) 764-0681 | F:(912) 764-7680 Ship To:

CITY OF STATESBORO

50 E MAIN ST

STATESBORO, GA 30458-4844

 Stock#: INT1036
 VIN:3HTPCAPT9TN068016
 New 2026 INTERNATIONAL HX620
 Price:
 \$158,481.94

 SEE ATTACHED BODY QUOTE
 \$38,519.00

 60 month/100,000 miles bumper to bumper warranty
 \$9,450.00

 Discount
 \$-0.00

 Total Price
 \$206,450.94

Sourcewell Contract # 032824-NVS

Sourcewell Member # 795620

This agreement and any documents which are part of this transaction or incorporated herein comprise the entire agreement affecting this Retail Purchase Agreement and no other agreement or understanding of any nature concerning the same has been made or entered into or will be recognized. I have read and accept all of the terms and conditions of this Agreement, and agree to them as if they were printed above my signature. I further acknowledge receipt of a copy of this Agreement. This Agreement shall not become binding until signed and accepted by an Authorized Dealership Representative.

	08/12/2025	MITCHELL CASON	
Purchaser's Signature	Date	Sales Representative	
	08/12/2025		08/12/2025
Co-Purchaser's Signature	Date	Manager's Signature	Date

SOURCEWELL CONTRACT # 032824-NVS MEMBER ACCOUNT # 795620

Financial Summary	
2026 International HX620 6x4 DUMP	
Factory List Prices	\$317,734.00
Freight	\$ 3,100.00
Factory List including Freight	\$320,834.00
2025 sourcewell discount	-\$162,352.06
Dump Body	\$38,519.00
EXTENDED WARRANTY	\$9,450.00
TOTAL QUOTE PRICE	\$206,450.94
	City of Statesboro
10.4	1. /
	8/12/25 Roberts International

Mitchell Cason

Commercial Truck Sales

Roberts International Trucks

City of Statesboro Public Utilities Department



To: Jason Boyles

Assistant City Manager

From: Matt Aycock

Director of Public Utilities

Date: 8/26/2025

RE: Truck Bids for Water/Sewer Department

Policy Issue: Purchasing

Recommendation:

Consideration of a motion to approve the purchase of one (1) 2025 Ford F-150 Supercab XL (\$41,178.00) and one (1) 2026 F-250 4x2 Superduty w/utility bed (\$55,253.00) from JC Lewis Ford in the total amount of \$96,431.00 for the Water & Sewer Department. These items to be purchased with funds approved in the FY2026 CIP Budget, items WWD-136, funded by system revenues.

Background:

The City of Statesboro issued an invitation to bid for one (1) Ford F-150 Supercab XL and one (1) F-250 4x2 Superduty w/utility bed five (2025 or newer). This invitation to bid was sent to numerous dealerships and advertised for over two weeks. JC Lewis Ford was the only dealership to submit bids for these vehicles. The total bid of \$96,431.00 is well below the amount of \$110,000 approved in the FY2026 CIP.

Budget Impact: Funds were approved in the FY2026 CIP WWD-136 utilizing system revenues.

Council Person and District: All

Attachments: None

XL



Proposal Prepared For

CITY OF STATESBORO darren.prather@statesboroga.gov (912) 536-9852

Your Deal Breakdown

MSRP /	/ Market Value	\$47,075.00
--------	----------------	-------------

Savings -\$5,900.00

Adjusted Selling Price \$41,175.00

Sales Sub Total \$41,175.00

State Taxes And Fees \$0.00

Other Fees \$3.00

Final Price

\$41,178.00

Guest Signature

Manager Signature

Any payment, based on a rate, is an estimate which is based on market averages for well qualified individuals. Individual rates may vary based on creditworthiness. Approval based on the original worksheet is required, and those rates may change. I/we hereby authorize J.C. Lewis Motor Co. and its representatives to obtain consumer credit reports and other credit information from any credit reporting agency, financial institution, or other source for the purpose of evaluating creditworthiness in connection with a potential vehicle purchase based on provided customer information.

2025 Ford F150

Trim

Exterior OXFORD WHITE
Interior MEDIUM DARK SLATE

Miles 0

Your Sales Consultant

Cleve White

cwhite@drivejclewisfordstatesboro.com



Preview Order C24W - X1K - 4x2 XL SuperCab: Order Summary Time of Preview: 08/05/2025 11:59:56 Receipt: 7/31/2025

Dealership Name: JC Lewis Ford

Sales Code: F21785

Dealer Rep.	Cleveland White	Type Fleet	Vehicle Line F-150	Order Code C24W
Customer Name	SULLOCH COUNT	Priority Code L1	Model Year 2025	Price Level 565

I make a grant of the latter of the state of			
DESCRIPTION	MSRP	DESCRIPTION	MSRP
F150 4X2 SUPERCAB XL - 145	\$41760	FORD FLEET SPECIAL ADJUSTMENT	\$0
145 INCH WHEELBASE	\$0	JOB #2 ORDER	\$0
TOTAL BASE VEHICLE	\$41760	FRONT LICENSE PLATE BRACKET	\$0
OXFORD WHITE	\$0	BLACK PLATFORM RUNNING BOARDS	\$250
VINYL 40/20/40 FRONT SEAT	\$0	50 STATE EMISSIONS	\$0
MEDIUM DARK SLATE	\$0	EXTENDED RANGE 36GAL FUEL TANK	\$0
EQUIPMENT GROUP 101A	\$0	BACKUP ALARM SYSTEM	\$230
.XL SERIES	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
.17" SILVER STEEL WHEELS	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
3.5L V6 ECOBOOST	\$2220	FUEL CHARGE	\$0
ELEC TEN-SPEED AUTO TRANS	\$0	NET INVOICE FLEET OPTION (B4A)	\$0
.245/70R 17 BSW ALL-SEASON	\$0	PRICED DORA	\$0
3.31 ELECTRONIC LOCK RR AXLE	\$420	ADVERTISING ASSESSMENT	\$0
6900# GVWR PACKAGE	\$0	DESTINATION & DELIVERY	\$2195

TOTAL BASE AND OPTIONS DISCOUNTS TOTAL

\$47075 NA \$47075

MSRP

ORDERING FIN: QC067 END USER FIN: QC067

Customer Name: Customer Address: Customer Email:

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.

F-150 XL Specs



Number of Vehicles:

REQUIREMENT DESCRIPTION □ Regular Cab □ Extended Cab □ Crew Cab □ Quad Cab □ SUV □ Short Bed □ Long Bed □ V6 engine (3.5 liter minimum) □ V8 engine (5.0 liter minimum)		
Short Bed □ Long BedV6 engine (3.5 liter minimum) □ V8 engine (5.0 liter minimum)		
	\boxtimes	
Automatic transmission with tow/haul mode		
Hybrid		
Drive: ⊠4 X 2 □4 X 4	\boxtimes	
Half-ton capacity	\boxtimes	
Seat 40/20/40 HD vinyl with black rubber floor covering	\boxtimes	
Power steering	\boxtimes	
Power brakes	\boxtimes	
Power windows	\boxtimes	
Power door locks	\boxtimes	
Power mirrors		
Cruise control		
Integrated hands-free Bluetooth phone calls	\boxtimes	
Factory backup camera	\boxtimes	
Factory air conditioning and heat	\boxtimes	
Intermittent windshield wipers		
Trailer tow package with receiver hitch	\boxtimes	
Spray-in bedliner	\boxtimes	
110V Factory installed power inverter in cab of truck		
LED lighting in bed of truck		
Electronic locking axle: 3.31 minimum to 3.55 maximum axle ration	\boxtimes	
Wheels: Standard	\boxtimes	
Tires: All-Season	\boxtimes	
Color: White	\boxtimes	
Bumper to Bumper Warranty	\boxtimes	
Running boards		
Interior upgrade, cloth seats, and console		
Remote Keyless Entry 2 number of keys and remotes	\boxtimes	
Backup alarm		
Requestor's Notes: Include all standard equipment unless noted above.		

JC Lewis Ford Lincoln 6922 Veterans Memorial Parkway Statesboro, Georgia 30458 Office: 912-623-2823

Mr. Darren Prather City of Statesboro 22 West Grady Street Statesboro, GA 30458

Re: Vehicle Proposal

Dear Mr. Prather

Thank you very much for your interest in acquiring a vehicle from our dealership. We concur that your interest is well deserved. We hope that an outstanding product lineup and our dedication to customer service will enhance your ownership experience should you decide to buy a vehicle from us.

Per our conversations, the vehicle outlined in this proposal is the 2026 Ford F250 XL Reg Cab Cab and Chassis with Utility Body. In addition, I've attached the equipment detail sheets and the options we discussed. Your final sale price is \$55,253.00 based on availability.

I hope the included information will assist you in making a more informed decision. Please feel free to contact me at any time as I would truly appreciate the opportunity to be of service to you.

Sincerely.

Cleve White

Commercial Account Manager

1-lle

912-623-2823

cwhite@jclewisford.com



Proposal Prepared For

CITY OF STATESBORO darren.prather@statesboroga.gov (912) 536-9852

Your Deal Breakdown

MSRP / Market Value \$4	8,190.00
-------------------------	----------

Savings -\$6,912.00

Adjusted Selling Price \$41,278.00

Accessories \$13,972.00

Sales Sub Total \$55,250.00

State Taxes And Fees \$0.00

Other Fees \$3.00

Final Price

\$55,253.00

Guest Signature

Manager Signature

Any payment, based on a rate, is an estimate which is based on market averages for well qualified individuals. Individual rates may vary based on creditworthiness. Approval based on the original worksheet is required, and those rates may change. I/we hereby authorize J.C. Lewis Motor Co. and its representatives to obtain consumer credit reports and other credit information from any credit reporting agency, financial institution, or other source for the purpose of evaluating creditworthiness in connection with a potential vehicle purchase based on provided customer information.

2026 Ford F250

Trim

XL REG CAB

Exterior

OXFORD WHITE

Interior

Miles

0

Your Sales Consultant

Cleve White

cwhite@drivejclewisfordstatesboro.com



Preview Order C31W - F2A 4x2 Reg Cab SRW: Order Summary Time of Preview: 08/07/2025 13:01:23 Receipt: NA

Dealership Name: JC Lewis Ford

Sales Code: F21785

Dealer Rep.	Cleveland White	Туре	Fleet	Vehicle Line	Superduty	Order Code	C31W
Customer Name	SCREVEN COUNT	Priority Code	H4	Model Year	2026	Price Level	625

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	DESCRIPTION	MSRP	DESCRIPTION	MSRP	
	F250 4X2 STYLESIDE PICKUP/142	\$45675	FORD FLEET SPECIAL ADJUSTMENT	\$0	
	142 INCH WHEELBASE	\$0	FRONT LICENSE PLATE BRACKET	\$0	
	TOTAL BASE VEHICLE	\$45675	PLATFORM RUNNING BOARDS	\$320	
	OXFORD WHITE	\$0	10000# GVWR PACKAGE	\$0	
	VINYL 40/20/40 SEATS	\$0	50 STATE EMISSIONS	\$0	
	MEDIUM DARK SLATE	\$0	SPARE TIRE AND WHEEL	\$0	
	PREFERRED EQUIPMENT PKG.600A	\$0	JACK	\$0	
	.XL TRIM	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0	
	.AIR CONDITIONING CFC FREE	\$0	SPECIAL DEALER ACCOUNT ADJUSTM	\$0	
	.AM/FM STEREO MP3/CLK	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0	
	.6.8L DEVCT NA PFI V8 ENGINE	\$0	FUEL CHARGE	\$0	
	10-SPEED AUTO TORQSHIFT-G	\$0	NET INVOICE FLEET OPTION (B4A)	\$0	
	.LT245/75R17E BSW ALL-SEASON	\$0	PRICED DORA	\$0	
	3.73 RATIO NON LTD SLIP AXLE	\$0	ADVERTISING ASSESSMENT	\$0	
	JOB #1 ORDER	\$0	DESTINATION & DELIVERY	\$2195	

TOTAL BASE AND OPTIONS DISCOUNTS TOTAL

MSRP \$48190 NA

\$48190

ORDERING FIN: KT324 END USER FIN: KT324

Customer Name: Customer Address: **Customer Email:**

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.