



CITY OF STATESBORO  
COUNCIL MINUTES  
September 19, 2023

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

ATTENDENCE

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

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

**3. Recognitions/Public Presentations: None**

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

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

**A) Approval of Minutes**

a) 09-05-2023 Council Minutes

b) 09-05-2023 Executive Session Minutes

c) 09-12-2023 Public Hearing Minutes 12:00 pm

d) 09-12-2023 Public Hearing Minutes 6:00 pm

**B) Consideration of a motion to approve the due date of December 20, 2023 for the City of Statesboro property tax bills.**

A motion was made to approve the consent agenda.

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

**6. Public Hearing and consideration of a motion to approve Resolution 2023-43: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2023 calendar year for the City of Statesboro, Georgia.**

A Motion was made to open the public hearing.

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

City Manager Charles Penny reviewed the Fiscal Year 2024 budget for the City of Statesboro and the recommended increase will cover personnel costs and prepare the city to fund a new pay plan next July. The increase would also replace the fund balance used for last year’s budget.

Cassandra Mikell spoke against the millage rate increase.

Lawton Sack a spoke against the millage rate increase and asked council to vote no.

Sam Jones stated his main concern is for the low income citizens and asked council to consider some kind protection for them as well as renters who may be affected by increase rent if there is a tax increase.

Melissa Dixon stated that times are getting tough for people and with all this growth then we the citizens are going to pay for it. We just got to find ways to figure it out without always going to the people for money.

A Motion was made to close the public hearing.

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

Councilmember John Riggs stated he is in favor of the staff recommended millage rate increase. He stated it will increase the standard of living here in town, it will put more roads in, more sewer, police, fire and all City employees. If we don’t do something to help them we are going to lose hundreds of years of experience.

Councilmember Paulette Chavers stated she understands no one likes a raise in taxes but she has a concern with public safety. And as a representative of District 2 there are a lot of safety concerns within the district. More police officers patrolling the streets. She stated that she does not want to raise taxes but is in favor of the staff recommend increase to keep from having to raise taxes year after year.

Mayor Pro Tem Shari Barr voiced her concern about the effect of the increase on the citizens as they are being hit by inflation. She stated conservative practice is to have 25% in the City’s General Fund to cover emergencies and to help pay the bills before other revenues are collected. The city is currently sitting on a higher reserve than 25% and so instead of such a large increase to balance the budget for the city to use some of the reserve in order to help Statesboro citizens.

Councilmember Phil Boyum stated the excess reserve fund is for times like this. The standard practice is to not roll the rate back but to keep it what it was the previous year. Councilmember Boyum stated he agrees with Mayor Pro Tem Barr especially since the city raised fees on water, sewer, trash, and stormwater by 10% and home valuations have increased by 25%. Councilmember Boyum stated city employees are important but we have some money in the bank and this is a rainy day and recommend the rate remain as it was the previous year.

Mayor Jonathan McCollar stated the city of Statesboro prides itself on taking care of its citizens. When the city received the CARES and ARPA money, \$17 million was used to fund a new food bank facility, begin a house rehabilitation program, and extend sewers into neighborhood not previously connected. In addition the city helped provide 500,000 meals to feed families in Bulloch County. The fund balance allows us to put ourselves back together when immediate help is not available.

There was council discussion about the use of fund balance and lessening the rate increase.

After further Council discussion a motion was made to approve **Resolution 2023-43**: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2023 calendar year for the City of Statesboro, Georgia at 8.125.

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

**7. Public Hearing and Consideration of a Motion to Approve: APPLICATION CUV 23-08-01: Brenda O’Quinn requests a Conditional Use Variance to allow for the operation of a treatment residence in the R-20 (Single-Family Residential) zoning district at 401 West Parrish Street.**

A motion was made to open the public hearing.

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

June DiPolito spoke in favor of the request.

Mary Blunt spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION CUV 23-08-01**: Brenda O'Quinn requests a Conditional Use Variance to allow for the operation of a treatment residence in the R-20 (Single-Family Residential) zoning district at 401 West Parrish Street.

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

**8. Public Hearing and Consideration of a Motion to Approve:**

**(A): APPLICATION SUB 23-08-02: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 0.64 acres of property to establish a single-family attached subdivision at 224 East Main Street.**

**(B): APPLICATION SUB 23-08-03: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 3.06 acres of property to establish a single-family attached subdivision at 17 Gordon Street.**

A motion was made to open the public hearing.

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

Hayden Rollins with Hussey Gay Bell representing the applicant spoke in favor of the request.

No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION SUB 23-08-02**: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 0.64 acres of property to establish a single-family attached subdivision at 224 East Main Street and **APPLICATION SUB 23-08-03**: David Pearce & Mitchell Ball requests preliminary subdivision approval of approximately 3.06 acres of property to establish a single-family attached subdivision at 17 Gordon Street.

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

**9. Public Hearing and Consideration of a Motion to Approve:**

**(A): APPLICATION RZ 23-08-04: KB Rentals LLC requests a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning districts to the R4 (High Density Residential) zoning district on approximately 15.46 acres in order to develop a single-family attached subdivision on Miller Street Extension.**

**(B): APPLICATION RZ 23-08-05: KB Rentals LLC requests a Zoning Map Amendment from the HOC(Highway Oriented Commercial) zoning districts to the R4 (High-Density Residential) zoning district on approximately 1 acre in order to develop a single-family attached subdivision on Miller Street Extension.**

A motion was made to open the public hearing.

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

Hayden Rollins with Hussey Gay Bell representing the applicant spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve **APPLICATION RZ 23-08-04**: KB Rentals LLC requests a Zoning Map Amendment from the HOC/R15 (Highway Oriented Commercial/Single-Family Residential) zoning districts to the R4 (High Density Residential) zoning district on approximately 15.46 acres in order to develop a single-family attached subdivision on Miller Street Extension and **APPLICATION RZ 23-08-05**: KB Rentals LLC requests a Zoning Map Amendment from the HOC(Highway Oriented Commercial) zoning districts to the R4 (High-Density Residential) zoning district on approximately 1 acre in order to develop a single-family attached subdivision on Miller Street Extension.

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

**10. Public Hearing and Consideration of a Motion to Approve: APPLICATION SUB 23-08-06: Tim Stone requests preliminary subdivision approval of approximately 54.06 acres of property to establish a 144 lot single-family detached subdivision at Cawana Road.**

A motion was made to open the public hearing.

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

Hayden Rollins with Hussey Gay Bell representing the applicant spoke in favor of the request.  
No one spoke against the request.

A motion was made to close the public hearing.

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

A motion was made to approve APPLICATION SUB 23-08-06: Tim Stone requests preliminary subdivision approval of approximately 54.06 acres of property to establish a 144 lot single-family detached subdivision at Cawana Road.

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

**11. Second Reading and Consideration of a motion to approve Ordinance 2023-12: An Ordinance adopting the Statesboro Unified Development Code.**

A motion was made to approve Ordinance 2023-12: An Ordinance adopting the Statesboro Unified Development Code.

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

**12. Second Reading and Consideration of a motion to approve Ordinance 2023-13: An Ordinance amending Chapter 22: Cable Communications.**

A motion was made to approve Ordinance 2023-13: An Ordinance amending Chapter 22: Cable Communications.

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

**13. Second Reading and Consideration of a motion to approve Ordinance 2023-14: An Ordinance amending Chapter 26: Cemeteries.**

A motion was made to approve Ordinance 2023-14: An Ordinance amending Chapter 26: Cemeteries.

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



**14. Second Reading and Consideration of a motion to approve Ordinance 2023-15: An Ordinance amending Chapter 38: Environment.**

A motion was made to approve Ordinance 2023-15: An Ordinance amending Chapter 38: Environment.

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

**15. Second Reading and Consideration of a motion to approve Ordinance 2023-08: An Ordinance amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XI creating licensing and operational requirements for event centers.**

A motion was made to approve Ordinance 2023-08: An Ordinance amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XI creating licensing and operational requirements for event centers.

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

**16. Second Reading and Consideration of to approve Ordinance 2023-11: An Ordinance amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XII creating a regulatory structure to allow for mobile public vending on City right of way.**

A motion was made to approve Ordinance 2023-11: An Ordinance amending Chapter 18 Businesses of the Statesboro Code of Ordinances in order to implement Article XII creating a regulatory structure to allow for mobile public vending on City right of way.

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

**17. Consideration of a motion authorizing the Mayor to execute a purchase agreement for right-of-way acquisition on Brannen Street for the Brannen Street Sidewalk Project. Funding is provided from 2018 TSPLOST.**

A motion was made to approve authorizing the Mayor to execute a purchase agreement for right-of-way acquisition on Brannen Street for the Brannen Street Sidewalk Project. Funding is provided from 2018 TSPLOST.

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

**18. Consideration of a motion to authorize the Mayor to sign two contracts with Flock Safety for the lease of Flock License Plate Reader Equipment.**

A motion was made to approve authorizing the Mayor to sign two contracts with Flock Safety for the lease of Flock License Plate Reader Equipment.

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

**19. Consideration of a motion to authorize the mayor to execute a contract with Quality Tire Recycling, LLC for extension of a used tire disposal contract.**

A motion was made to approve authorizing the mayor to execute a contract with Quality Tire Recycling, LLC for extension of a used tire disposal contract.

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

**20. Consideration of a motion to purchase one (1) 2023 Ford F-150 XL SuperCab 4X4 and one (1) 2023 Ford F-150 XL SuperCrew 4X4 for the Public Works and Engineering Department from Metter Ford for the total amount of \$89,989.64 based upon written quotes received. The funding source is Solid Waste Disposal Operating Income and the CIP is SWD-16-R.f**

A motion was made to approve the purchase one (1) 2023 Ford F-150 XL SuperCab 4X4 and one (1) 2023 Ford F-150 XL SuperCrew 4X4 for the Public Works and Engineering Department from Metter Ford for the total amount of \$89,989.64 based upon written quotes received. The funding source is Solid Waste Disposal Operating Income and the CIP is SWD-16-R.f

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

**21. Consideration of a motion to amend our contract with Utility Services Company Inc. to add the Bruce Yawn Industrial Park elevated storage tank to our annual maintenance contract, in the amount of \$40,740.00. To be paid for with funds included in the FY2024 Water and Sewer Operating Budget.**

A motion was made to approve an amendment to our contract with Utility Services Company Inc. to add the Bruce Yawn Industrial Park elevated storage tank to our annual maintenance contract, in the amount of \$40,740.00. To be paid for with funds included in the FY2024 Water and Sewer Operating Budget.

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

**22. Other Business from City Council:**

Mayor Pro Tem Shari Barr shared that DSDA and Main Street invites anyone who wants to come down to innovation alley where they are having an expo until 8:00 this evening. Also a public hearing will be held on Monday from five to eight at the First United Methodist Church on South Main Street about the shared Bulloch County – City of Statesboro transportation plan. If you are unable to attend you can go to the City of Statesboro facebook page where there is a link to a survey where you can register your opinion.

### 23. City Managers Comments

City Manager Charles Penny stated that in the FYI packet there is a letter that was sent out to some of the apartment complexes about the Security incentive program to try and get them to utilize some of those grant funds. Georgia Southern had received a grant to conduct air quality study in city owned buildings. Lastly the election for District 3 and 5 has been cancelled due to lack of opposition. A notice of election cancellation will be run in the Statesboro Herald on Thursday.

### 24. Public Comments (General):

Pastor Arthur Lee Kelly, Sr. Pastor of Thomas Grove Baptist Church located at 500 E Olliff Street is having an issue with the ditch behind the sanctuary as it is eroding and is causing cracks in the fellowship hall. Pastor Kelly requested a culvert be placed on their side of the ditch to alleviate the problem.

Sue Palmer asked that the fee for leaving a garbage can out increase from \$10 to \$50.

Marcus Toole with Habitat for Humanity stated they received a grant to help promote the city bus service.

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

At 7:45 pm a motion was made to enter into executive session.

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

At 8:06 pm a motion was made to exit executive session.

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

Mayor Jonathan McCollar called the regular meeting back to order.

A motion was made to appoint Enola Mosley, Stacy Smallwood, Tracy Linderholm, Nandi Marshall, John Gamble, and Yolanda Tremble to the One Boro Commission.

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

## 26. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 8:07 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk