



**October 7, 2025 9:00 am**

1. Call to Order by Mayor Jonathan McColiar
2. Invocation and Pledge of Allegiance by Councilmember Tangie Johnson
3. Recognitions/Public Presentations
  - A) Presentation of a Proclamation Honoring Michelle Smith Lank and Kids World Learning Center on the Occasion of 20 Years of Service.
  - B) Presentation of a Proclamation Honoring October 2025 as Domestic Violence Awareness Month.
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 09-16-2025 Work Session Minutes
    - b) 09-16-2025 Council Minutes
    - c) 09-16-2025 Executive Session Minutes
  - B) Consideration of a motion to approve a 'Deed to Secure Debt' with the United States Department of Commerce, Economic Development Administration for the City Campus Phase 3 property at 64 East Main Street.
6. Public hearing and first reading of **Ordinance 2025-10**: An Ordinance updating and replacing Article VI of Chapter 18 of the Statesboro Code of Ordinance for Massage Establishments.
7. Public hearing and first reading of **Ordinance 2025-11**: An Ordinance amending Chapter 18 of the Statesboro Code of Ordinances by adding Article XIV for Salons.
8. Consideration of a motion to approve **Resolution 2025-30**: A Resolution adopting the 2025 Strategic Plan for the City of Statesboro.
9. Consideration of a motion to approve an award of contract for banking services to Truist for five one-year contracts.
10. Consideration of a motion to donate a 2010 FireBlast Mobile Live Fire Simulator to the Polk County Fire Department.
11. Consideration of a motion to approve a change order with HD Construction in the amount of \$132,948 on the ENG-122c East Main Drainage and Sidewalk Project, to be funded by TSPLOST and GDOT LMIG.

12. Consideration of a motion to approve a contract with Parker Engineering for engineering design services for ENG-122q Stockyard Road Sidewalk and Drainage Improvements Project in the amount of \$67,000, to be funded by TSPLOST.
13. Consideration of a motion to approve a change order with OptiRTC, Inc. for the STM-36 Lake Sal Stormwater Detention Project in the amount of \$85,130.70, to be funded by 2013 SPLOST funds.
14. Consideration of a motion to approve Change Order #4, in the amount of \$87,546.00, to Southern Civil LLC for the Blower and Pump Upgrades Project at the WasteWater Treatment Plant to be paid for with Operating and ATC funds included in the project budget #WTP-24.
15. Other Business from City Council
16. City Managers Comments
17. Public Comments (General)
18. 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)
19. Consideration of a Motion to Adjourn

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

## *HONORING MICHELLE SMITH LANK AND KIDS WORLD LEARNING CENTER ON THE OCCASION OF 20 YEARS OF SERVICE*

- WHEREAS:** early childhood education lays the foundation for lifelong learning, social-emotional well-being, and community strength; and
- WHEREAS:** Michelle Smith Lank, Owner/Director of Kids World Learning Center in Statesboro, Georgia has devoted two decades to nurturing, educating, and championing the children and families of our community; and
- WHEREAS:** since acquiring in 2005 Kids World Learning Center has provide a safe, inclusive, and developmentally rich environment that fosters curiosity, kindness, and readiness for school, serving families from diverse backgrounds with excellences and care; and
- WHEREAS:** under the leadership of Michelle Smith Lank, Kids World Learning Center has prioritized family partnerships, age-appropriate curricula, professional development for educators, and practices that promote health, safety, literacy, and play-based learning; and
- WHEREAS:** the Center's staff - supported, mentored, and inspired by Ms. Lank has consistently modeled compassion and professionalism, contributing to positive outcomes for children and strengthen the fabric of our community; and
- WHEREAS:** Michelle Smith Lank's commitment to high standards, continuous improvement and community service has elevated early learning in Statesboro and set an example for providers across our region; and
- WHEREAS:** October 1, 2025 marks the 20<sup>th</sup> Anniversary of Kids World Learning Center's service in our community.

**NOW, THEREFORE, I, Jonathan McCollar, Mayor of the City of Statesboro on behalf of the entire City Council, does hereby proclaim October 1, 2025 as**

## *KIDS WORLD LEARNING CENTER DAY AND MICHELLE SMITH LANK APPRECIATION DAY*

**In Statesboro and call upon residents, organizations, and educators to join me in recognizing the profound contributions of Michelle Smith Lank and the dedicated team at Kids World Learning Center to the children and their families of our community.**

**Dated this 7<sup>th</sup> day of October 2025.**

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Jonathan McCollar, Mayor

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

## *HONORING OCTOBER 2025 AS DOMESTIC VIOLENCE AWARENESS MONTH*

**WHEREAS:** the crime of domestic violence violates an individual's privacy, dignity, security and humanity due to the systematic use of physical, emotional, sexual, psychological and economic control and/or abuse; and

**WHEREAS:** domestic violence leaves an imprint of fear and hostility; and

**WHEREAS:** the problems of domestic violence are not confined to any group or groups of people but cross all economic, racial, affectional preference, and social barriers, thereby affecting society as a whole; and

**WHEREAS:** in the City of Statesboro, adults and children are victims of violence each year, and

**WHEREAS:** Statesboro City Council is committed to restoring the right to freedom from fear in our homes, and

**WHEREAS:** Statesboro City Council is committed to restoring the right to freedom from fear in our communities; and

**WHEREAS:** in our quest to impose sanctions on those who break the law by perpetrating violence, we must also meet the needs of victims of domestic violence and their children who often suffer grave financial physical, and psychological losses, and

**NOW, THEREFORE BE IT RESOLVED,** that in recognition of the important work done by domestic violence programs, in cooperation with Safe Haven, I, Jonathan McCollar, Mayor of the City of Statesboro on behalf of the entire City Council, does hereby proclaim the month of October 2025 as

### *DOMESTIC VIOLENCE AWARENESS MONTH.*

We urge all citizens, agencies, and businesses to work together as a team in our community through prevention, intervention and education programs, to eliminate domestic violence and become a violence free community

**Dated this 7<sup>th</sup> day of October 2025.**

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Jonathan McCollar, Mayor



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CITY OF STATESBORO  
WORK SESSION MINUTES  
SEPTEMBER 16, 2025

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Mayor & Council Work Session

50 East Main Street

3:30 PM

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A Work Session of the Statesboro City Council was held on September 16, 2025 at 3:30 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Tangie Johnson, John Riggs and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Affairs Manager Layne Phillips. Absent was Councilmember Ginny Hendley and Paulette Chavers.

## **1. Quarterly Financial Presentation**

Director of Finance Cindy West presented the fourth quarter financial report of Fiscal Year 2025, reviewing revenues and expenditures in the General Fund, Fire Service Fund, Water/Sewer Fund, Stormwater Fund, Natural Gas Fund, Solid Waste Collection Fund and the Solid Waste Disposal Fund. Revenues in the General fund is showing an increase over the prior year. Our expenditures are up and we did spend 100% of our budget. The fire service fund is up over last year. Water and Sewer we saw an increase of 2.6 million. Natural gas was relatively flat with a slight increase and solid waste collection fund is relatively flat. Ms. West also reviewed the SPLOST and TSPLOST collections stating our overall SPLOST collections were higher than 2024, TSPLOST follows the same trend. The Hotel/Motel tax revenue is trending higher than in FY 2024.

## **2. Banking Services**

Doug Gebhardt with Davenport & Company spoke to Mayor and Council on the Banking Services Process. The following services help a municipal organization like the City of Statesboro to meet the goal of being good stewards of the funds entrusted to them and provide excellent services to its' customers/citizenry; Treasury services, merchant services, and online banking. Customer Service and innovative Technology were important requirements for the City of Statesboro as it analyzed its banking service needs in 2025 to select a main banking institution for its' banking needs. The services comprised several of the financial institutions' request for proposal responses: ACH positive pay with payee name- The City will mitigate fraud, reduce paperwork and staff hours, transaction search with imaging, electronic receivables-digital process for the City to collect moneys owed, electronic accounts payable- digital process for the city to pay vendors and suppliers, virtual payment solutions-digital methods for making payments that avoid physical cards and cash, remote vault deposit (smart safes)- the city will keep employees safe, productive and onsite, integrated payables- the city will save time by eliminating delays caused by customer check production and mail delivery and electronic lock box- the city will receive payments faster and improve cash flow. The city received 5 proposals from local financial institutions; Colony Bank, Morris Bank, Synovus/Pinnacle Bank, Truist and Wells Fargo. The financial institutions were evaluated but not limited to: compliance with the Bank RFP Scope of Work, ability of the institutions and its' staff to meet the banking needs of the city and capacity to provide the highest quality and breadth of services at the most cost-effective fees. We are continuing to evaluate these proposals. The formal recommendation will be made at the first meeting in October.



### **3. Massage Establishment and Salon Ordinance**

City Attorney, Cain Smith, spoke with Mayor and Council on the Massage Establishments and Salon Ordinances. Statesboro needs a massage establishment ordinance help prevent illegal activities like prostitution and human trafficking from operating under the guise of legitimate massage therapy businesses. The proposed 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 of Georgia authorities about these violations. Massage establishment Ordinances were reviewed 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.

Salon 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 of Georgia authorities about these 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.

Stakeholder meetings were held on Monday, September 8, 2025 at 10:00am and 4:00pm. Suggestions were taken and some changes were made to the draft ordinance which will help to not hinder our legitimate business owners. We received good feedback and support from business owners who understand that this is to help their businesses thrive and to protect citizens in our community. Changes were made to the ordinance in response to community input; added recorded appointments in addition to normal business hours for both ordinances, added profession-related attire in addition to scrubs for massage establishments, removed camera systems from 18-139 due to HIPAA concerns for massage establishments, removed foot massage language from 18-139 for massage establishments and removed record of treatments due to HIPAA concerns for massage establishments. City Manager Charles Penny stated that the first reading will take place at the October 7<sup>th</sup> meeting.

### **4. GMA Land Transfer**

Jon Pannell, the city's bond counsel, provided an overview of the financing structure for the new fire station project and the different ways cities in Georgia can borrow money. The Fire Station Project Financing began with a resolution to authorize an installment sale agreement between the city and the Georgia Municipal Association (GMA) for the new fire station project. This financing structure is necessary because the fire station is an approved SPLOST project, but the city wishes to begin construction before all the funds are collected. The collected SPLOST funds will then be used to pay back the financing. The city is using GMA's "Bricks and Mortar" program for this purpose. The process involves the city transferring the property to GMA, which then bid \$4 million for the project under the terms of an installment sale agreement. This structure legally meets the requirements of the state's multi-year lease statute. If the resolution is approved, the closing is scheduled for October 2nd, after which a construction fund will be made available for the project. There was discussion regarding the methods of which municipalities can borrow money under state law. Jon outlined three primary ways for a city to borrow money under state law: one is through General Obligation (GO) Bonds that must be approved by voters in a referendum; next are Revenue Bonds, which are backed by a specific revenue stream from a system, like water and sewer services. A subset of this is Intergovernmental Contract Debt, where a local building authority issues debt on the city's behalf. The city then enters into a contract with the authority, using those contract payments as the revenue stream to pay back the bonds. The third way is a Multi-Year Lease Statute, which is often used for equipment like police cars and fire trucks but can also be

applied to real property. Under state law, this is structured as a year-to-year lease where the city must have the ability to not appropriate funds and walk away annually. This "annual appropriation risk" can result in slightly higher interest rates from lenders. Jon noted that the city does not currently have a local building authority, which limited financing options for this project.

There was council discussion about the city considering asking the state legislative delegation to create a building authority through local legislation for future capital needs. It was mentioned that Bulloch County has an authority but has denied its use to other municipalities in the past, so having a city-specific authority would provide more control.

## **5. Fire Station 3 Financing Proposals**

Doug Gebhardt from Davenport presented the results of the financing proposal for the new fire station, which has a final project cost of \$4.8 million. After using \$1 million from the 2019 SPLOST, the city sought financing for the remaining \$3.8 million. The city received seven proposals for a 20-year term, and the recommendation is to accept the proposal from Queensborough Bank. Their offer is for \$3.875 million over 20 years at a fixed interest rate of 4.5%. This rate matches the exact planning rate presented to the council in June and comes with no bank closing fees. The debt service payments will initially be covered by the 2025 SPLOST allocation, resulting in no impact on the city's general fund through fiscal year 2031. The council will be asked to approve the resolution authorizing this agreement, with a closing date set for October 2nd.

## **6. Fire Service Fee**

Ed D'Tomasco, a consultant with GMC, provided an update on the fire fee study, which began in January. The project was broken into two phases; the first phase involved data gathering to determine service levels, funding needs, and potential revenue from a user fee. The analysis found that about 70% of fire calls over a five-year period were to non-single-family residential properties, including commercial, educational, and government buildings that may not currently contribute to funding the fire department through property taxes. The second phase of the project, if approved by the council, would involve developing the specific fee methodology, creating a credit policy (e.g., for sprinkler systems), engaging in public outreach, and drafting the necessary ordinances. The goal, should the city proceed, would be to implement the new fire fee by July of 2026. City Manager Charles Penny stated Ed was still analyzing the data and we will come back in the next couple of months with an amended contract when we need to. He also reminded council that they have not yet made a decision and there will be opportunities to opt out of the process if they so choose.

The meeting was adjourned at 4:51 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk



CITY OF STATESBORO  
COUNCIL MINUTES  
SEPTEMBER 16, 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**

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

**ATTENDANCE**

Attendee Name	Title	Status	Arrived
Jonathan McCollar	Mayor	Present	
Tangie Johnson	Councilmember	Present	
Paulette Chavers	Councilmember	Present	
Ginny Hendley	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 Affairs Manager Layne Phillips, City Attorney Cain Smith and City Clerk Leah Harden

**3. Recognitions/Public Presentations:**

**A) Presentation of a retirement award to John Dekle, Sanitation Superintendent, retiring effective October 1, 2025 after 15 years of dedicated service to the City of Statesboro.**

Mayor Jonathan McCollar presented a retirement award to John Dekle, Sanitation Superintendent who is retiring effective October 1, 2025 after 15 years of dedicated service to the City of Statesboro.

**B) Presentation of a retirement award to Tommy Sims, Water & Sewer Supervisor, retiring effective October 1, 2025 after 19 years of dedicated service to the City of Statesboro.**

Mayor Jonathan McCollar presented a retirement award to Tommy Simms, Water & Sewer Supervisor who is retiring effective October 1, 2025 after 19 years of dedicated service to the City of Statesboro.

**C) Presentation of a Proclamation recognizing September 2025 as Deaf Awareness Month.**

Mayor Jonathan McCollar read and presented a Proclamation to Zeta Phi Beta Sorority, Incorporated Iota Iota Zeta Chapter of Bulloch/Jenkins County recognizing September 2025 as Deaf Awareness Month.

**D) Presentation of a Proclamation recognizing September 2025 as National Recovery Month.**

Mayor Jonathan McCollar read and presented a Proclamation to Freedom through Recovery recognizing September 2025 as National Recovery Month.

Mayor McCollar announced the addition of a Proclamation to the agenda recognizing Constitution Week.

Mayor Jonathan McCollar read and presented a Proclamation to the Daughters of the American Revolution, Archibald Bulloch Chapter, recognizing September 17-23, 2025 As Constitution week.



#### **4. Public Comments (Agenda Item):**

Greg Calloway signed up to speak on agenda item #9 the distillery Ordinance. Mr. Calloway expressed his opposition to the proposed Ordinance 2025-09 to allow a local distillery. He shared that he does not object to new business but about protecting our community's character and public safety. The objection is because it allows both on-site consumption and off site bottle sales. Mr. Calloway continued, our downtown is a community hub and a distillery will fundamentally change that from a family friendly destination to one that focuses on high proof alcohol consumption. Studies from John Hopkins University found that access to hard liquor is strongly linked to violent crime more so than general access to beer and wine. Allowing this will increase the drain to our public safety resources. Mr. Calloway noted that in 2022 the Statesboro Police Department had 41,987 calls for service and in 2023, which is the year package liquor, stores were allowed in Statesboro the calls for service increased by 4.5% to 43,777. The 2024 data shows a 9.4% increase. Mr. Calloway urged council to vote no on this amendment.

Michael Spacek signed up to speak on agenda item #9 the proposed distillery Ordinance. Mr. Spacek shared his concern about the impact this may have on the community. Mr. Spacek referenced Atlantic City NJ, which has about the same population as Statesboro, and Las Vegas NV both with high crime rates and is concerned the crime rate will go up in Statesboro. He asked if it is worth the expense of future revenue and profit.

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

##### **A) Approval of Minutes**

a) **09-02-2025 Council Minutes**

b) **09-02-2025 Executive Session Minutes**

c) **09-02-2025 Public Hearing Minutes – 2025 Millage Rate 6:30 pm**

##### **B) Consideration of a motion to approve the due date of December 20<sup>th</sup> 2025 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>	Mayor Pro Tem Shari Barr
<b>SECONDER:</b>	Councilmember John Riggs
<b>AYES:</b>	Johnson, Chavers, Riggs, Barr
<b>ABSENT:</b>	Councilmember Ginny Hendley

#### **6. Public Hearing and consideration of a motion to approve Resolution 2025-25: A Resolution setting the millage rate for Ad Valorem (Property) Taxes for the 2025 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>	Johnson, Chavers, Riggs, Barr
<b>ABSENT:</b>	Councilmember Ginny Hendley

City Manager Charles Penny presented the City of Statesboro Fiscal Year 2026 operating budget. The objectives to this year's budget is to retain and recruit exceptional employees with an emphasis on public safety. The budget highlights show a 6% total expense decrease due to less transfers and an 8% increase in general fund expenses. Mr. Penny highlighted the city compensation and benefits that includes the continuance of pay for performance, and no increases to employee health benefits. Current and future opportunities are to position Statesboro for growth in the region and to keep the pay plan up to date. The concerns and unknowns are that nearly 25% of the total assessed property in Statesboro is tax exempt and we are still dealing with labor market challenges. Mr. Penny shared a graph comparing property tax millage rates with other communities around the state. The graph shows Statesboro somewhere in middle at 8.625. The current rates for Bulloch County are 11.350, the Board of Education at 10.400, and a proposed rate for the City of Statesboro of 8.625. While the city has experienced growth the tax base is smaller than that of the county which means it generates less revenue per mill than that of the county and board of education. Mr. Penny reviewed the General Fund and Fire Fund highlighting that the General Fund budget is 62.7% for salary and benefit costs. The police department budget is funded out of the General Fund and is \$12,665,715. In addition, the Fire Fund transfer from the General Fund is \$3,200,000. The estimated increase on a home with a \$250,000 value would be approximately \$66.25. Staff recommends keeping the millage rate at 8.625.

No one spoke for or against the proposed 2025 millage rate for the City of Statesboro.

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 Paulette Chavers
<b>AYES:</b>	Johnson, Chavers, Riggs, Barr
<b>ABSENT:</b>	Councilmember Ginny Hendley

A motion was made to approve **Resolution 2025-25**: A Resolution setting the millage rate at 8.625 for Ad Valorem (Property) Taxes for the 2025 calendar year for the City of Statesboro, Georgia.

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

**7. Public hearing and consideration of a motion to approve: APPLICATION V 25-08-02: Lindsay Martin requests a Variance to allow a permitted use in the HOC (Highway Oriented Commercial) district under Section 2.2.10 of the UDC for the property located 240 North Main Street (Tax Parcel # S26 000079 000).**

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve with staff conditions APPLICATION V 25-08-02: Lindsay Martin requests a Variance to allow a permitted use in the HOC (Highway Oriented Commercial) district under Section 2.2.10 of the UDC for the property located 240 North Main Street (Tax Parcel # S26 000079 000).

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

**8. Public hearing and consideration of a motion to approve: APPLICATION V 25-08-05: Cody Rogers requests a Variance from UDC Table 2.2.9-B-Dimensional Standards for the property located at 24087 Highway 80 East (Tax Parcel# MS84000102 103).**

A motion was made to open the public hearing.

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

Cody Roger with EMC 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>	Johnson, Chavers, Riggs, Barr
<b>ABSENT:</b>	Councilmember Ginny Hendley

A motion was made to approve with staff conditions APPLICATION V 25-08-05: Cody Rogers requests a Variance from UDC Table 2.2.9-B-Dimensional Standards for the property located at 24087 Highway 80 East (Tax Parcel# MS84000102 103).

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

**9. Second reading and consideration of a motion to approve Ordinance 2025-09: An Ordinance amending Chapter 6 of the Statesboro Code of Ordinance to allow for a Local Distillery alcohol license classification.**

Councilmember John Riggs acknowledged the concerns raised during public comments on this agenda item. He expressed his appreciation of the citizens who came forward to speak on this issue. He shared his own perspective That he has renewed confidence in our law enforcement and ordinance officials, and stated, because I've seen us go from what we were 15 years ago to with very few officers and now we have a full complement of the best officers. After weighing the effects of this ordinance being implemented, I am confident that the City of Statesboro in all of its capacity can address any of the issues that may arise from this. After much thought and prayer over this as long as we have been talking about this over the last two or three months I am in favor of it.

Mayor McCollar stated every single one of us talk about how we can take care of our people. We do not take anything lightly. Since our administration has been here our government has moved tremendously to help young people. We have set up partnerships to help people in vulnerable situations with rent, utilities, and food. This body of people and this staff are some of the most loving and sacrificing people that I have had the honor to serve with.

A motion was made to approve Ordinance 2025-09: An Ordinance amending Chapter 6 of the Statesboro Code of Ordinance to allow for a Local Distillery alcohol license classification.

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

**10. Consideration of motion to approve Resolution 2025-26: A resolution authorizing the Mayor to execute documents relating to financing for the construction of Fire Station #3 with the Georgia Municipal Association and Queensborough Bank. Said documents are as follows:**

- A) Installment Sale Agreement**
- B) Assignment and Transfer Agreement**
- C) Deed to Secure Debt and Security Agreement**
- D) Agreement Regarding Environmental Activity**
- E) Limited Warranty Deed**
- F) The financial terms of the Installment Sale Agreement**

A motion was made to approve **Resolution 2025-26**: A resolution authorizing the Mayor to execute documents relating to financing for the construction of Fire Station #3 with the Georgia Municipal Association and Queensborough Bank. Said documents are as follows: A) Installment Sale Agreement; B) Assignment and Transfer Agreement; C) Deed to Secure Debt and Security Agreement; D) Agreement Regarding Environmental Activity; E) Limited Warranty Deed; and F) The financial terms of the Installment Sale Agreement

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

**11. Consideration of a motion to approve Resolution 2025-27: A resolution approving application for the Lorrie Otto Seeds for Education Grant Program in the amount of \$400. No matching funds are required.**

A motion was made to approve **Resolution 2025-27**: A resolution approving application for the Lorrie Otto Seeds for Education Grant Program in the amount of \$400. No matching funds are required.

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

**12. Consideration of a motion to approve Resolution 2025-28: A resolution approving application for the BRACE grant in the amount of \$2,500.00 from the Keep Georgia Beautiful Foundation. No matching funds are required.**

A motion was made to approve a **Resolution 2025-28**: A resolution approving application for the BRACE grant in the amount of \$2,500.00 from the Keep Georgia Beautiful Foundation. No matching funds are required.

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



**13. Consideration of a motion to approve Resolution 2025-29: A Resolution approving application for the Recycling and Waste Diversion Grant for \$13,700 to support waste reduction efforts and recycling events managed by Keep Statesboro Bulloch Beautiful. No matching funds required from City of Statesboro.**

A motion was made to approve **Resolution 2025-29**: A Resolution approving application for the Recycling and Waste Diversion Grant for \$13,700 to support waste reduction efforts and recycling events managed by Keep Statesboro Bulloch Beautiful. No matching funds required from City of Statesboro.

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

**14. Consideration of a motion to approve the purchase of 6 new patrol cars from Stivers Ford in the amount of \$239,520.00, and 2 unmarked detective vehicles from J.C. Lewis Ford in the amount of \$90,588.14 and the up-fitting for all 8 vehicles in the amount of \$250,299.02 done by West Chatham Warning Devices. This purchase will be funded using 2019 SPLOST funds.**

A motion was made to approve the purchase of 6 new patrol cars from Stivers Ford in the amount of \$239,520.00, and 2 unmarked detective vehicles from J.C. Lewis Ford in the amount of \$90,588.14 and the up-fitting for all 8 vehicles in the amount of \$250,299.02 done by West Chatham Warning Devices. This purchase will be funded using 2019 SPLOST funds.

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

**15. Other Business from City Council**

Mayor Pro Tem Shari Barr shared that the Annual Peanut Festival in Brooklet is taking place this Saturday from 10am – 8 pm. She also shared about a Family Resource Day that will be held on October 4, 2025 at the WD Kent Park on West Grady Street and next Saturday a Health Fair is being held at the Honey Bowen Building. Ms. Barr shared that we need more trees and there are two events coming up where you can receive free trees. The first one is October 24, 2025 in the afternoon at the Foodbank. The other event is on November 8, 2025, at the City of David Church.

## 16. City Managers Comments

City Manager Charles Penny shared that city staff will hold a meeting with the residents of Cobblestone Subdivision on October 13, 2025 at 6:00 pm in the Council Chambers to discuss the city's draft private street policy.

Mr. Penny also reported that this morning the County Commissioners approved the hiring of a new County Manager, Christopher Eldridge and he would be coming to work with the county on October 6<sup>th</sup>. We welcome him and look forward to working with him.

Mr. Penny announced that Bryant's Landing did not receive the Low Income Tax Credit for Phase III. It does not mean they will not try again but right now, they need to get Phase II completed.

Mr. Penny also mentioned since we have Councilmember Riggs, Councilmember Johnson, and the Mayor, Election Day is November 4, 2025, which is a day we have our City Council meeting so I just want to put it out there for you to consider whether you want to reschedule that meeting to November 5, 2025. Let us know what your interest might be.

## 17. Public Comments (General):

John Ratcliff shared information on the Thrill of The First Flight event that will be taking place on October 11, 2025 at 9:00 am at the Statesboro Airport. The event is for 3<sup>rd</sup> – 12<sup>th</sup> grade student interested in aviation. There will be free orientation flights, meet & greet with pilots, aviation career insights, food, plane tours, and flight simulators. Registration is required and can be done at [www.firstflightga.org](http://www.firstflightga.org).

Mayor Jonathan McCollar expressed deep concern about the current political climate in the United States, stating that the nation needs to be "very careful right now." He cited several recent troubling events, including an incident involving Charlie Kirk, the death of a Minnesota state representative, and the attempted assassination of President Donald Trump last year, as examples of actions that should not be happening in the nation. He asserted his belief that "the greatest threat to this nation is its politics" and criticized cable news and social media for having "convinced us that other Americans are the threat," a notion he stated is untrue. He called for a change of course, emphasizing that all Americans are "God's gifts" and that the nation's liberties and freedoms, including freedom of speech, must be applied to everyone. Addressing the youth present, Mayor McCollar noted that they have a "heavy load to lift" to fix the problems of previous generations. He stated that what "has to be fixed in our country is our politics." In his closing, Mayor McCollar spoke about living through two Gulf Wars and the World Trade Center attacks, but stated that he believes the "current state of our politics is the most dangerous thing that we have." He concluded with a call for unity, reminding the audience, "we are all Americans."

## 18. 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 7:01 p.m., a motion was made to enter into Executive Session to discuss “Personnel Matters” in accordance with O.C.G.A. 50-14-3(b).

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

At 7:53 p.m., a motion was made to exit Executive Session.

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

A motion was made to appoint Logan Josey to the Planning Commission and Zach Clifton to the KSBB Advisory Board.

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

### 19. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 7:53 p.m.

---

Jonathan McCollar, Mayor

---

Leah Harden, City Clerk

# CITY OF STATESBORO



## COUNCIL

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

Jonathan McCollar, Mayor  
Charles Penny, City Manager  
Leah Harden, City Clerk  
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:** October 1, 2025

**RE:** Security Deed with EDA

**Policy Issue:** Required deed to establish obligation for first priority lien on City Campus in the event it's used, transferred, or alienated in violation of Financial Assistance Reward

**Recommendation:**  
Execution by Mayor

**Background:**  
Grant application was approved by M&C. Grant for two million dollars was made on 12/10/20

**Budget Impact:** None

**Council Person and District:** N/A

**Attachment:** Proposed security deed

This Instrument Prepared By  
Stephen T. Rushing  
12 Siebald Street  
Statesboro, GA 30458

## DEED TO SECURE DEBT

STATE OF GEORGIA

COUNTY OF BULLOCH

THIS DEED TO SECURE DEBT (hereinafter referred to as the “Deed to Secure Debt”) is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2025 by and between the **MAYOR AND COUNCIL OF THE CITY OF STATESBORO** (hereinafter “Grantor”) which has a current address of \_\_\_\_\_ in favor of Lee H. Mertins (hereinafter referred to as “Trustee”) to secure obligations owed to the United States Department of Commerce, Economic Development Administration, a federal agency, (hereinafter referred to as (“Beneficiary” and/or “EDA”) with its principal office and place of business at 1401 Constitution Avenue, N.W. Attn: Chief Counsel, Washington, D.C. 20230, with an office at 401 West Peachtree Street, Suite 1820, Atlanta, Georgia, 30208-3510.

## RECITALS

WHEREAS, Grantor has applied to, received and accepted a financial assistance award from Beneficiary under the Public Works and Economic Development Act of 1965 (41 U.S.C. § 3132 *et seq.*) (PWEDA) in the amount of Two Million No/100 Dollars (\$2,000,000.00) (hereinafter the “Grant Amount”) pursuant to a Financial Assistance Award dated December, 10 2020, and bearing EDA Financial Assistance Award No. 04-79-07475 (hereinafter the “Financial Assistance Award”)

WHEREAS, pursuant to the application filed by Grantor requesting said Financial Assistance Award which includes all forms, documentation, and

information submitted after the initial application ( “Grant Application”) and pursuant to the Financial Assistance Award, the Grant Amount is to be used for the purpose of acquiring the Project Property (defined below) and making improvements consisting of an Incubator Expansion (hereinafter the “Project”) on the real property described in Exhibit “A”, attached hereto and made a part hereof (hereinafter the “Project Property”); and

WHEREAS, the total Project is estimated to cost Two Million, Five Hundred Thousand and No/100 Dollars (\$2,500,000) and

WHEREAS, the Financial Assistance Award requires, as a condition thereto, that the Grantor grant to the Beneficiary a first priority deed to secure debt lien upon the Project Property and pursuant to the terms of this Deed to Secure Debt, Grantor desires to grant a lien upon the Project Property to Beneficiary as security for the Financial Assistance Award; and

WHEREAS, twenty (20) years from the date EDA executed the Financial Assistance Award is the Estimated Useful Life of the improvements made to the Project Property pursuant to the Project;

WHEREAS, under government-wide regulations set out at 2 CFR part 200 and EDA’s regulations governing the Financial Assistance Award at 13 CFT Chapter III, any transfer or conveyance of the Project Property or any portion thereof must have the prior written approval of EDA

WHEREAS, pursuant to PWEDA, EDA is not authorized to permit transfer or conveyance of the Project Property to parties which are not eligible to receive a financial assistance from the Beneficiary unless Beneficiary is repaid its share of the Federal Share as defined at 13 CFR § 314.5 (“Federal Share”) or unless the authorized purpose of the Financial Assistance Award is to develop land in order to lease or sell it for a specific use, in which case the Beneficiary may authorize a lease or sale of the Project if certain conditions are met; and

WHEREAS, the aforesaid Financial Assistance Award provides the authorized purpose for which the Grant Amount may be used and provides, *inter alia*, that Grantor will not sell, mortgage, or otherwise encumber, use or alienate any right to, or interest in the Project Property (other than by a lease which has been previously approved by Beneficiary), or use the Project Property for purposes other than and different from those purposes set forth in the Financial Assistance Award



and the Grant Application made by Grantor therefore, such alienation or use being prohibited by 13 C.F.R Part 314 and 2 C.F.R. Part 200; and

WHEREAS, Beneficiary and Mortgagor desire to establish an obligation for a first priority lien on the Project Property in favor of the Beneficiary in the event that the Project Property is used, transferred or alienated in violation of the Financial Assistance Award, 13 CFR part 314 or 2 CFR part 200.

NOW THEREFORE, for and in consideration of the Financial Assistance Award and for other good and valuable consideration, the receipt and sufficiency of which Grantor hereby acknowledges to secure i.) the Grantor's obligation to faithfully comply with the terms and conditions of the Financial Assistance Award, the regulations set forth in 13 CFR Chapter III, 2 CFR part 200, ii.) to use the Project Property only for the purposes set forth in the Financial Assistance Award and/or the Grant Application and iii.) a debt, with interest thereon at the rate set forth in 31 U.S.C. § 3717, which debt shall be in the amount of the Grant Amount or the amount actually disbursed under the Financial Assistance Award or the amount of the Federal Interest in the Project Property determined pursuant to 13 CFR § 314.5 ("Federal Share") as that provision may be amended from time to time ("Indebtedness") which amount shall be determined at the sole discretion of the Beneficiary in accordance with its authorities and regulations that shall become due and payable by Grantor to Beneficiary upon the use, transfer or alienation of the Project Property in violation of the Financial Assistance Award or in violation of the regulations set for in 13 C.F.R. Chapter 314 or 2 C.F.R. part 200, as such Financial Assistance Award or regulations as may be amended from time to time provided with such Indebtedness shall be extinguished only through the full payment thereof to the United States, Grantor has bargained, sold, given and conveyed and does by these presents bargain, sell, give grant and convey to said Trustee, the Trustee's heirs, or successors, and assigns, in trust, with power of sale, the following: the Project Property together with (i) all improvements now or hereafter situated or to be situated on the Project Property (herein together called the "Improvements"); and (ii) all right, title and interest of grantor, whether now owned or hereafter acquired, in and to (1) all streets, roads, alleys, easements, appurtenances, rights-of-way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, used in connection with or pertaining to the Project Property or the Improvements; (2) any stripes or gores between the Project Property and abutting or adjacent properties; (3) all options to purchase or lease the Project Property or the Improvements or any portion thereof or interest therein, and any greater estate in the Project Property or the Improvements; (4) all claims, actions and causes of action, both in law and in equity, with respect to the Project Property or

the Improvements: and (5) all water and water rights, flowers, shrubs, timber, crops and mineral interests or pertaining to the Project Property;

TO HAVE AND TO HOLD the foregoing rights, interests and properties, and all rights, estates, powers and privileges appurtenant hereto (herein collectively call the "Mortgaged Property"), unto Trustee, and his successors and substitutes in this trust, and to his or their successors and assigns, forever in trust, however, upon the terms, provisions and conditions herein set forth.

SUBSTITUTION TRUSTEE: Grantor and Trustee covenant and agree to and with the Beneficiary that in case the said Trustee, or any successor trustee, shall die, become incapable of acting, renounce the Trustee's trust, or for any reason the Beneficiary desires to replace said Trustee, then the Beneficiary, its successors and assigns may appoint, in writing a trustee to take the place of the Trustee; and upon the probate and/or registration of the same, the trustee thus appointed shall succeed to, hold and have all rights, powers and duties of the Trustee hereunder any by applicable law.

Grantor further covenants and agrees as follows:

1.) Payment and Performance. Grantor will make due and punctual payment of the Indebtedness if and when same shall become due and payable. Grantor will timely and properly perform and comply with all of the covenants, agreements, and conditions imposed upon it by this Deed to Secure Debt and the Financial Assistance Award and will not permit a default to occur hereunder or thereunder. Time shall be of the essence in this Deed to Secure Debt.

2.) Title and Permitted Encumbrances. Grantor has, in Grantor's own right, and Grantor covenants to maintain, lawful, good and marketable title to the Mortgaged Property, is lawfully seized and possessed of the Project Property and every part thereof, and has the right to convey the same, free and clear of all liens, charges, claims, security interests, and encumbrances except for (i) the matters, if any, set forth under the heading "Permitted Exceptions" in Exhibit B hereto, which are Permitted Exceptions only to the extent the same are valid and subsisting and affect the Mortgaged Property, (ii) the liens and security interests evidenced by this Deed to Secure Debt, (iii) statutory liens for ad valorem taxes on the Mortgaged Property which are not yet due and payable, and (iv) other liens and security interests (if any) in favor of Beneficiary (the matters described in the foregoing clauses (i), (ii), (iii) and (iv) being herein called the "**Permitted Encumbrances**"). Grantor, and Grantor's successors and assigns, will warrant and forever defend title to the Mortgaged Property, subject as aforesaid, to Trustee and his successors or substitutes

and assigns, against the claims and demands of all persons claiming or to claim the same or any part thereof.

3.) Taxes and Other Impositions. Grantor will pay, or cause to be paid, all taxes, assessments and other charges or levies imposed upon or against or with respect to the Mortgaged Property or the ownership, use, occupancy or enjoyment of any portion thereof, or any utility service thereto, as the same become due and payable, including but not limited to all ad valorem taxes assessed against the Mortgaged Property or any part thereof, and shall deliver promptly to Beneficiary such evidence of the payment thereof as Beneficiary may require.

4.) Lease of Project Property: If the application for the Financial Assistance Award and the Financial Assistance Award authorize Grantor to lease the Project Property, however, each lease arrangement shall be subject to the prior written approval of Beneficiary. Prior to Beneficiary granting said approval, it must be satisfied inter alia, that said lease arrangement is consistent with the authorized general and special purpose of the Award; that said lease arrangement will provide adequate employment and economic benefits for the area in which the Project Property is located; that said lease arrangement is consistent with Beneficiary's policies concerning, but not limited to, non-discrimination, non-relocation and excessive profits and that the proposed lessee is providing adequate compensation to Grantor for said lease. Any lease entered into by Grantor with regard to the Project Property shall be subordinate, junior and inferior to this Deed to Secure Debt

5.) Assignment of Rents; Rights to Possession. As additional security for the Grantor's obligations with regard to the Award, Grantor hereby assigns to Beneficiary all rents, income, or profits derived from the Project Property. In the event of default hereunder (as defined in Section 17 of this Deed to Secure Debt), Beneficiary, in person, by agent or by judicially appointed receiver, shall be entitled to take possession of and manage the Project Property and to collect all rents, income and other profits derived from the Project Property, including amounts past due. Grantor agrees to relinquish peaceful possession to Beneficiary. All rents, income and profits collected by the Beneficiary or receiver shall be applied first to payment of the cost of management of the Project Property and collection of the rents, income and profits, including, but not limited to, the cost of receiver's fees, premiums or receiver's bonds, and reasonable attorney's fees. The rents, income, and profits shall then be applied to toward the Grantor's obligations with regard to the Financial Assistance Award secured by this Deed to Secure Debt. Beneficiary shall be liable to account only for net rents actually received.

6.) Charges; Liens: Grantor shall protect the title and possession of the Project Property, pay when due all taxes, assessments, mechanic and/or materialmen liens, and other charges, fines and impositions now existing or hereafter levied or assessed upon the Project Property and preserve and maintain the priority of the lien hereby created on the Project Property including any Improvements.

7.) Hazard Insurance: Grantor shall insure and keep insured all Improvements against loss or damage by fire and windstorm and any other hazard or hazards included within the term "extended coverage". The amount of insurance shall be the full insurable value of said Improvements. Any insurance proceeds received by Grantor due to loss shall be applied to restoration or repair of the Project Property damaged, provided such restoration or repair is economically feasible and the security of this Deed of Trust is not thereby impaired. If such restoration or repair is not economically feasible or if the security of this Deed to Secure Debt would be impaired, Grantor shall use said insurance proceeds to compensate Beneficiary for its fair share. Beneficiary's fair share shall be a percentage of said insurance proceeds equal to its Financial Assistance Award percentage in the total cost of the Financial Assistance Award program for which the damaged or destroyed real property was acquired or improved.

8.) Preservation and Maintenance of the Project Property: Grantor shall keep the Project Property in good condition and repair and shall not permit or commit any waste, impairment, or deterioration of the Project Property.

9.) Inspection: Beneficiary may make or cause to be made reasonable entries upon and inspection of the Project Property, provided that Beneficiary gives prior notice of its intention to do so.

10.) Condemnation: The proceeds of any Financial Assistance Award or claim for damages, direct or consequential, in connection with any condemnation or other taking of the Project Property, or part thereof, or for any conveyance in lieu of condemnation shall be used by Grantor to compensate Beneficiary for its fair share. Beneficiary's fair share shall of said condemnation proceeds shall be equal to the percentage of the Grant Amount bore to the total project costs under the Financial Assistance Award for which the condemned property was acquired or improved. *See also* 13 CFR § 314.5 ("Federal Share").

11.) Forbearance by Beneficiary Not a Waiver: Any forbearance by Beneficiary in exercising any right or remedy hereunder, or otherwise affordable by applicable law, shall not be a waiver of or preclude the exercise of any right or

remedy hereunder.

12.) Recording of Deed to Secure Debt: Grantor shall record this Deed to Secure Debt in the County where the Project Property is located and shall ensure that the lien hereby granted is a first and prior lien on the Project Property senior to all other interests save those which may arise by operation of law. The original, recorded Deed to Secure Debt shall be promptly delivered to Beneficiary.

13.) Remedies Cumulative: All remedies provided in this Deed to Secure Debt are distinct and cumulative to any other right or remedy under this Deed to Secure Debt or afforded by law or equity, and may be exercised concurrently, independently or successively.

14.) Notice: Any Notice from Beneficiary to Grantor provided for in this Deed to Secure Debt shall be mailed by certified mail to Grantor's last known address or at such address as Grantor may designate to Beneficiary by certified mail to Beneficiary's address, except for any notice given to Grantor in the manner as may be prescribed by applicable law as provided hereafter in this Deed to Secure Debt. Likewise, any notice to Beneficiary shall be given by certified mail to Beneficiary's address stated herein or to such other address as Beneficiary may designate to Grantor by certified mail to Grantor's address. Any notice provided for in this Deed to Secure Debt shall be deemed to have been given when sent in the manner designated herein.

15.) Waiver. Grantor expressly agrees that the Trustee, or his successor, may execute the power of sale granted herein and the other powers and rights set forth herein without giving bond or taking oath. The Trustee shall not be liable to Grantor for any acts or omissions to act in the execution of his powers hereunder, except for such acts or omissions as constitute gross negligence or willful misconduct. Except in such instances of gross negligence or willful misconduct, neither the Trustee nor Beneficiary shall be obligated to provide an accounting of any funds received or disbursed in connection with the payment of the Indebtedness or the administration, enforcement, or foreclosure of this trust. Grantor expressly waives all legal, equitable, and statutory rights of redemption, exemption or homestead, all rights arising by virtue of marriage, and all other similar exemptions and rights arising under or created by an applicable statute or judicial decision.

16.) Necessity of Writing. The terms of this Deed to Secure Debt may be modified in whole or in part only by a written instrument signed by Grantor and Beneficiary and recorded in the Registrar's Office of the county in which this Deed

to Secure Debt is recorded. Any oral agreement to modify this instrument shall be void and of no force and effect.

17.) Remedies: Upon Grantor's breach of any term or condition of the of the Financial Assistance Award or any provision, covenant or agreement of this Deed to Secure Debt, or if Grantor's is in violation of the regulations set forth in 13 CFR Part 314, or 2 CFR Part 200, as the Financial Assistance Award, or regulations may be amended from time to time, (hereinafter "Event of Default"), Beneficiary, its designees, successors or assigns may declare the entire Indebtedness secured hereby immediately due, payable and collectible.. In any Event of Default, Beneficiary, or the Secretary of Commerce of the United States of America, the Assistant Secretary of Commerce for Economic Development or their designees, successors or assigns in lieu of Beneficiary, shall have the right to pursue all remedies available to it hereunder, at law or in equity. In addition, in an Event of Default, Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty (20) days' notice by three publications in any newspaper, daily or weekly, of general circulation, published in the County wherein the Project Property is located, to sell the Project Property, or any part thereof, at the front door of the Courthouse in said county to the highest bidder for cash, at public outcry, free from all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived. The Trustee or his successor in trust is further authorized and empowered to execute and deliver a deed to the purchaser at such sale. Beneficiary may bid at any such sale. The purchaser at such sale shall be entitled to immediate possession of the Project Property upon the delivery to purchaser by Trustee of a deed for the Project Property. Prior to such sale, Trustee may enter and take possession of the Project Property, in which case Trustee shall be accountable only for net rents actually received by Trustee. In the event of sale hereunder, the proceeds will be applied by Trustee as follows:

First: to pay all costs and charges of executing this trust, including attorney's fees and expenses of any litigation which may arise on account of the execution and enforcement of this trust;

Second: to pay the Indebtedness, or any balance thereof then remaining unpaid;

Third: to pay: the remainder to be paid to such parties as are legally entitled



to it.

In the event of a sale of said Project Property under and by virtue of this trust, Grantor and all persons holding under Grantor shall be and become tenants at will of the purchaser of the Project Property from and after the execution and delivery of a deed to the purchaser, and only persons holding under Grantor shall pay the purchaser the reasonable rental value of the Project Property after the sale. Grantor's tenancy shall terminate upon delivery of the deed to the purchaser.

If Grantor unsuccessfully challenges the validity of any such sale carried out pursuant to the terms of this Deed to Secure Debt, Grantor shall pay the reasonable attorney's fees and other legal expenses incurred by Beneficiary and Trustee in defending the validity of the sale.

19.) Governing Law; Severability: THIS DEED TO SECURE DEBT, AND ITS VALIDITY, ENFORCEMENT AND INTERPRETATION, SHALL BE GOVERNED BY GEORGIA LAW (WITHOUT REGARD TO ANY CONFLICT OF LAWS PRINCIPLES) AND APPLICABLE UNITED STATES FEDERAL LAW. Nothing contained herein shall be construed to limit the rights of Beneficiary, its designees, successors or assigns is entitled to under applicable federal law. In the event that any provision or clause of this Deed to Secure Debt conflicts with applicable law, such conflict shall not affect other provisions of this instrument which can be given effect without the conflicting provision, and to this end the provisions of this instrument are declared to be severable.

20.) Release: EDA and the Grantor agree that, so long as the possession and use of Project Property by Grantor has been only for the purposes set forth in the Financial Assistance Award and Grant Application, then after the Estimated Useful Life of the improvements to Project Property, Grantor may request a release of the Federal Interest in accordance with 13 CFR part 314, which will not be withheld except for good cause, as determined in EDA's sole discretion; provided, however,

that in accordance with 13 CFR part 314, restrictions upon the religious use or discriminatory practices in connection with the use of Project Property shall survive this Agreement and Mortgage and any release thereof, which shall be evidenced by a separate recorded covenant.

IN WITNESS WHEREOF, Grantor has executed this Deed to Secure Debt as of the date first above written.

**GRANTOR:**

**MAYOR AND COUNCIL OF THE CITY OF  
STATESBORO**

By: \_\_\_\_\_

Name: Jonathan McCollar, Mayor

Attest:

By: \_\_\_\_\_

Name: \_\_\_\_\_

Clerk

Approved by Grantor's Attorney:

\_\_\_\_\_  
Name: Stephen T. Rushing, Esq.

Grantor's Attorney

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

**All that certain lot or parcel of land lying and being in the 1209<sup>th</sup> G.M. District of Bulloch County, Georgia, and in the City of Statesboro, more particularly described by a Plat of same prepared for A & D Real Estate by Lamar O. Reddick and Associates dated October 28, 1981, and recorded in Plat Book 20, Page 205, Bulloch County Records, and described as follows: Beginning at a point on the norther edge of E. Vine Street 69.17 feet from Smith Alley and running thence North 06 degrees 01 minutes 36 seconds East 67.08 feet to a railroad spike; running thence South 83 degrees 30 minutes 48 seconds East 75.64 feet to a railroad spike set on the western edge of Railroad Street; running thence South 06 degrees 09 minutes 12 seconds West 67.1 feet to a point; and running thence North 83 degrees 30 minutes West 75.47 feet to the point of beginning.**

**Said recorded plat is made a part of this description by reference.**

**TOGETHER with that certain easement conveyed by Warranty Deed dated January 20, 1988 and recorded in Deed Book 492, Page 488, Bulloch County Records.**

**[S28 000061 000]**

**AND**

**All that certain lot or parcel of land with improvements thereon lying and being in 1209<sup>th</sup> G.M. District of Bulloch County, Georgia, and in the City of Statesboro, containing 0.65 acre and being more particularly described on a plat of survey dated February 11, 1988, prepared by James M. Anderson, Registered Land Surveyor, recorded in Plat Book 30, page 135 in the Office of the Clerk of Superior Court of Bulloch County, Georgia.**

**Reference is made to the aforesaid plat and the record thereof for all descriptive purposes.**

**This being the same property conveyed to Johnny L. Harrington by deed dated January 1, 1990 from Cheri P. Duffey and recorded in the Office of the Clerk of Superior Court of Bulloch County, Georgia in Deed Book 526, page 37.**

**[S28 000060 000]**

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

**“NONE”**

# 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 W. Penny, City Manager  
Jason Boyles, Assistant City Manager

**From:** Leah Harden, City Clerk  
Brittany McLamb, Executive Assistant to the City Manager

**Date:** October 1, 2025

**RE:** Massage Establishment Ordinance - Update

**Policy Issue:** *Update ordinance to reflect current state law and practices.*

**Background:** The current ordinance is from 1994 and predates current state laws on massage therapy establishments. Statesboro needs a massage establishment ordinance to help prevent illegal activities like prostitution and human trafficking from operating under the guise of legitimate massage therapy businesses. The ordinance provides the City with a legal framework to regulate these establishments, ensuring they operate within the law and do not 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 of Georgia authorities about these violations.

Massage Establishment Ordinances reviewed 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.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Draft Ordinance

## ORDINANCE 2025-10

PART I - CODE OF ORDINANCES CITY OF STATESBORO, GEORGIA  
Chapter 18 - BUSINESSES  
ARTICLE VI - Massage Establishments

### *ARTICLE VI. Massage Establishments*

#### **Subdivision I. General**

##### **Sec. 18-131. Enforcement of division; penalty.**

(a) *Penalty.* Any person violating any of the provisions of this division governing massage establishments shall be punished as provided in section [5-3](#).

- (1) Unless otherwise provided in the schedule of fines and fees, the minimum fine for a first conviction for violating any provisions of this chapter in the last three years, as measured from the date of previous offense to the date of the current offense, shall not be less than \$200.00 per citation.
- (2) Unless otherwise provided in the schedule of fines and fees, the minimum fine for a second or subsequent convictions for violating any provisions of this chapter in the last three years, as measured from the date of previous offense to the date of the current offense, shall not be less than \$400.00 per citation.

(b) *Revocation or suspension of license.* Any person violating any of the provisions of this division governing massage establishment subjects any license under this division to revocation or suspension as provided in this division. The City Clerk may immediately suspend license upon violation with enumerate grounds for suspension.

(c) *Abatement of violations as nuisance.* Every violation of the terms of this division governing massage establishments shall be termed a nuisance and a continuing nuisance so long as such violation may be continued, and such violation may be subject to abatement as a nuisance as provided by laws of this state.

(d) *Injunction.* The violation of any provisions of this division as they pertain to massage establishments may be enjoined by proceedings in courts of competent jurisdiction in this state. Such actions may be maintained notwithstanding that other adequate remedies at law exist.

(e) *Remedies cumulative.* Each of the remedies set out in subsections (a) through (d) of this section is cumulative and is not to be construed as curtailing the right of any resident, property owner or other person from bringing any proper action for enforcement of this division as it pertains to massage establishments.

(f) *Continuance of nonconforming businesses.* A nonconforming business is a business that was legally operating in the specified location prior to the enactment of amendments to this division on **February 25, 2014**. Such businesses shall be allowed to legally continue even though such use does not conform with the provisions of this division, subject to the following:

- (1) The nonconforming use may continue only in the original building structure or land area that was originally occupied by the nonconforming use.
- (2) A nonconforming use cannot be reinstated after it has been abandoned. It shall be prima facie evidence of abandonment for the owner and/or operator of the nonconforming use to discontinue the nonconforming use for 12 months, to fail to obtain a new or renew an existing business license as required under the Code of the City of Statesboro, Georgia, for the operation of such nonconforming use, to fail to declare and remit the sales tax required by state law for the nonconforming use.
- (3) Failure to follow any other state, federal or local administrative procedure or regulation that is required for the nonconforming use shall be prima facie evidence of abandonment.

**(Amd. of 7-26-16)**



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**Sec. 18-132. Inspections.**

The city, through its employees of the city business license office, the city police department, or any regulatory unit of the county, shall have the right to inspect the place of business and records, not protected by HIPAA, of any licensee under this division during the hours authorized under this division for conduct of business to ensure compliance with this division.

(Amd. of 11-21-24)

**Sec. 18-133. List of employees to be filed with the city.**

It shall be the duty of all owners, licensees, or managers under this division to file with the city, through its business license division and/or police department, the names of all employees required to have a Georgia State Massage Therapy License, their home addresses, home telephone numbers, places of employment, date of birth, their duties and services performed, a copy of their Georgia State Massage Therapy License, and any other descriptive information that the business license division or police department may require in its investigation of the establishment and its employees, upon hire and prior to the employee's first day of employment at the licensed massage establishment. All changes in information shall be filed in writing or via email prior to the employee's first day of employment at the licensed massage establishment.

(Amd. of 11-21-24)

**Sec. 18-134. Record of treatments.**

It shall be the duty of any person operating a business under this division to maintain, in English, correct and accurate records at the place of business of the names, telephone numbers, and addresses of the persons receiving treatment at such establishment, the type of treatment administered, cost of treatment and the name of the person of the establishment administering such treatment. The Record of Treatment must be completed before providing service. Records to be maintained on the form provided by Bulloch County's Business License Division. Such records shall be subject to inspection at any time by any member of the business license office. Entries required under this section shall be maintained for three years.

(Amd. of 11-21-24)

**Sec. 18-135. Hours and place of operation.**

The owner, licensee, or manager of the massage establishment shall provide in writing to the City of Statesboro Business License Division the hours of operation of the massage establishment. No business operating under this division shall operate a massage establishment except during the hours of 7:00 a.m. and 8:00 p.m. or by recorded appointment. The licensee or a designated manager shall be on the premises at all hours that the establishment is engaged in or open for business. No employee shall remain in the establishment between the hours of 10:00 p.m. and 6:00 a.m. unless there is a recorded appointment.

( Amd. of 11-21-24)

**Sec. 18-136. Prohibited contact.**

No person in a massage establishment shall conduct the practice of massage therapy without a valid Massage Therapy License from the State of Georgia.

No independent contractor or any employees, apprentices or trainees of the massage establishment business, shall manipulate, fondle or handle the sexual organs or anus of any person.

(Amd. of 11-21-24)

State law reference(s)—Erotic stimulation of genitals, O.C.G.A. § 16-6-16.

## **Subdivision II. License**

### **Sec. 18-137. Application.**

No person shall engage in the business, trade, or profession or practice the business, trade or profession of a massage establishment unless such person shall, before engaging in such business, trade or profession, file an application for a license with the county as set forth in division 3 of this article. Such application shall set forth or show compliance with the following:

- (1) Name to include preferred name, chosen name, and aliases. Current business, residential, and mailing addresses for the applicant.
- (2) Name to include preferred name, chosen name, and aliases, and address of any person having previously employed the applicant for a period of two years or longer in a massage establishment or business.
- (3) Qualifications, plainly stated, with all documentary exhibits annexed.
- (4) A diagram of the establishment's floorplan must be submitted with the application. Floorplan should include the location of all rooms and equipment located within.

(Amd. of 11-21-24)

### **Sec. 18-137.1. Time limit to begin business in licensed establishment; forfeiture for nonuse.**

(a) All holders of licenses under this division must, within 30 days after the issuance of the license, open for business the establishment referred to in the license. Failure to open the licensed establishment as referred to in this division within the 30 day period shall serve as an automatic forfeiture and cancellation of the unused license, and no refund of license fees shall be made to the license holder. No massage therapy may be conducted until such time as the business is open to the public.

(b) Any holder of a license under this division who shall begin the operation of the business as authorized in the license, but who shall for a period of three consecutive months thereafter cease to operate the business as authorized in the license, shall upon completion of the three-month period automatically forfeit the license, which license shall then, by virtue of such failure to operate, be canceled without the necessity of any further action of the city.

(Amd. of 11-21-24)

### **Sec. 18-138. Qualifications and investigation of applicant(s), licensee, and employees.**

- (a) The applicant and licensee must be a U.S. citizen or a permanent resident prior to making the application.
- (b) The licensee is required to be a resident of the State of Georgia and a Georgia State Licensed Massage Therapist.

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(c) Where the applicant for a license under this chapter is a corporation, any license for the operation of a massage establishment shall be applied for by and shall be issued to the corporation and either the majority shareholder thereof, or a person deemed the licensee by the corporation.

(d) Where the applicant for a license under this chapter is a partnership, any license for the operation of a massage establishment shall be applied for by and shall be issued to the partnership and either the managing general partner thereof, or a person deemed the licensee by the partnership.

(e) Where the applicant for a license under this chapter is a sole proprietor, license for the operation of a massage establishment shall be applied for by and shall be issued to the sole proprietor if they are working full-time in a managing capacity on the premises, and if not, then the sole proprietor and a person deemed the licensee by the sole proprietor.

(f) The city police department shall investigate the background of both the applicant(s) and the licensee, except for Georgia state licensed massage therapists, of the establishment and report its recommendation to the City Clerk or his or her designee for a massage establishment license.

(Amd. of 11-21-24)

**Sec. 18-139. Location and premises requirements.**

(a) At no time will any person reside or lodge either temporarily or permanently in the massage establishment.

Evidence that premises are used for residential or lodging purposes may include, but is not limited to:

- (1) Beds or mattresses, other than professional massage tables;
- (2) Bedding, such as pillows, blankets, and sheets, other than those used for professional massage tables;
- (3) Sleepwear, including pajamas, nightgowns, and lingerie;
- (4) Groceries, that require cooking, such as raw meats, poultry, fish, and grains;
- (5) Cookware, utensils, and cooking equipment;
- (6) Clothing in an amount that exceeds one change of clothing for each employee or independent contractor who is present on the premises; or
- (7) Personal grooming and hygiene items.

(b) An applicant for a massage establishment license under this subdivision, prior to making application for a license, must have a location in the City of Statesboro where the massage establishment is a permitted use in the underlying zoning district.

(c) The establishment shall be subject to inspection at any time during business hours by the business license division manager or his or her designee and/or by the police department, or any other regulatory unit of the city to ensure compliance with this article.

(d) All employees on the premises, shall be completely clothed, in scrubs or scrub-like clothing, at all times.

(e) Ordinary beds or mattresses shall not be permitted in any massage establishment.

(f) A sign or lettering shall be posted at the main entrance identifying the business as a massage establishment. Said sign shall have lettering a minimum of five inches in height and shall identify the

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premises as a massage establishment. The sign and the front of the business shall not be illuminated by strobe or flashing lights.

(g) The hours of operation must be posted on the front door or window, clearly visible from the outside. Any massage or services begun before 8:00 p.m. must conclude at or before 8:00 p.m. Patrons of the massage establishment may not be permitted to remain on the premises outside these hours of operation.

(h) A list of services available and the cost of such services font size 12 or larger letters shall be posted in a conspicuous public place within the premises. Only those services listed may be performed. Nothing in this subsection shall preclude the operator from posting additional signs in other languages as long as at least one sign in English is posted pursuant to this subsection.

(i) The city permit and copy of state license(s) displayed in front of the establishment, which is viewable to the public.

(j) No person shall enter, be in or remain in any part of the massage establishment while in possession of, consuming, using, or under the influence of any alcoholic beverage or controlled substance. The operators(s) and on-duty manager shall be responsible to ensure that no such person shall enter or remain upon the premises.

(k) All front, reception, hallway or front exterior doors (except back or exterior doors used solely for employee entrance to and exit from the massage business) shall be unlocked during business hours. No massage may be given within any cubicle, room, booth or any area within a massage business which is fitted with a lock of any kind (such as a locking door knob, padlock, dead bolt, sliding bar or similar device), unless the only door is an exterior door. Entry doors to any room shall not be obstructed by any means.

(l) Model notice regarding human trafficking notice must be displayed in all bathrooms, and near public entrances or a location where the signage is visible, as required by State law.

(Amd. of 11-21-24)

**Sec. 18-140. Grounds for denial, suspension or revocation.**

In addition to the causes for denial, suspension or revocation of a license specified in section Chapter 18, Article 5 of the City of Statesboro Code of Ordinances, due cause for denial, suspension or revocation of a license shall include the following:

- (1) The applicant or licensee is or has been guilty of fraud.
- (2) The applicant or licensee is or has been engaged in business under a false or assumed name, or is impersonating another person of a like or different name.
- (3) The applicant or licensee is addicted to the habitual use of intoxicating liquors, narcotics or stimulants to such an extent as to incapacitate such person to the extent that he is unable to perform his professional duties.
- (4) No license for a massage establishment shall be issued to any person where any individual having an interest either as owner, partner, principal shareholder, or licensee, directly or indirectly, beneficial or absolute, shall have been convicted within ten years immediately prior to the consideration of a massage establishment license of criminal attempt or conspiracy to violate any laws relating to racketeer-influenced and corrupt organizations as defined in the Georgia RICO (Racketeer Influenced and Corrupt Organizations) Act (O.C.G.A. § 16-14-1 et seq.), crimes against the person as defined in O.C.G.A. tit. 16, ch. 5 (O.C.G.A. § 16-5-1 et seq.), sexual offenses as defined in O.C.G.A. tit. 16, ch. 6

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(O.C.G.A. § 16-6-1 et seq.), gambling offenses as defined in O.C.G.A. tit. 16, ch. 12, art. 2 (O.C.G.A. § 16-12-20 et seq.), obscenity and related offenses as defined in O.C.G.A. tit. 16, ch. 12, art. 3 (O.C.G.A. § 16-12-80 et seq.), or contributing to the delinquency of a minor, all as defined by state law as it presently exists or may be hereafter amended, or has been convicted of any felony under the laws of this state or any other state or of the federal government.

(5) Failure of the applicant or licensee to have or maintain initial qualifications for obtaining the license.

(6) The applicant, licensee, shareholder, partner, agent, employee or independent contractor has employed any person who is not a licensed massage practitioner and allowing or permitting such person to administer massage in an establishment except as may be allowed by state law.

(7) The premises in which the business is located are in violation of any of the federal, state, county or municipal laws designed for the health, protection and safety of the occupants.

(8) Failure of the applicant or licensee to actively supervise and monitor the conduct of the employees, customers and others on the premises in order to protect the health, safety and well-being of the general public and the customers.

(9) The violation of any laws or ordinances regulating such businesses or for the violation of any state or federal law.

(10) Any change in the area where such business is located, which does not conform with the zoning existing at the new location.

(11) Any reason which would authorize the City Clerk to refuse the issuance of a business license.

(12) The licensee or work permit holder has recklessly allowed three or more violations of this article within a 12-month period.

(13) That the applicant has violated any law, regulation or ordinance relating to such business within a five-year period immediately preceding the date of application.

(14) That the applicant has had any license issued that has previously been suspended or revoked by the police powers of any county, state, municipality or other governmental entity.

(15) The applicant has demonstrated lack of knowledge of the city ordinances and federal and state law regulating the business. Prima facie evidence of lack of knowledge, as described in this subsection, would include but is not limited to violations of such law or regulation, regulating the business.

(Amd. of 11-21-24)

**Sec. 18-141. Reapplication after denial or revocation.**

Any applicant or licensee under this division who has their license application denied or their license revoked shall be disqualified from reapplying for such a license for 12 months immediately following the revocation or denial.

(Amd. of 11-21-24)

**Sec. 18-142. Change of location of business.**

No licensee under this division shall change the location of the business without applying for and receiving a new license for such location from the business license office.

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(Amd. of 11-21-24)

**Sec. 18-143. Transfer.**

No license issued under this division shall be transferable.

(Amd. of 11-21-24)

**Sec. 18-145. Employment of persons with prior convictions.**

(a) No licensee shall employ, for compensation or otherwise, in any massage establishment, any employee who meets any of the following:

- Any person who is not a citizen of the United States; is not an alien admitted for permanent residence, or does not otherwise possess employment authorization from the United States Citizenship and Immigration Services;
- Any person who has been convicted within five years immediately prior to the application for employment of the following:
  - Criminal attempt or conspiracy to violate any laws relating to racketeer-influenced and corrupt organizations as defined in the Georgia RICO (Racketeer Influenced and Corrupt Organizations) Act (O.C.G.A. § 16-14-1 et seq.), crimes against the person as defined in O.C.G.A. tit. 16, ch. 5 (O.C.G.A. § 16-5-1 et seq.), sexual offenses as defined in O.C.G.A. tit. 16, ch. 6 (O.C.G.A. § 16-6-1 et seq.), gambling offenses as defined in O.C.G.A. tit. 16, ch. 12, art. 2 (O.C.G.A. § 16-12-20 et seq.), obscenity and related offenses as defined in O.C.G.A. tit. 16, ch. 12, art. 3 (O.C.G.A. § 16-12-80 et seq.), or contributing to the delinquency of a minor, all as defined by state law as it presently exists or may be hereafter amended;
  - Any felony; or
  - Performs any immoral or indecent act to or in the presence of a person with the intent to arouse or satisfy the sexual desires of either the employee or another person on the premises.
- Any person on parole, probation, or convicted and released from incarceration, for any sexually related crimes, including but not limited to child molestation, aggravated child molestation, or child sexual abuse, as defined in O.C.G.A. 16-6-4 or individuals required to register as a sex offender pursuant to O.C.G.A. 42-1-12.

(Amd. of 11-21-24)

**Sec. 18-146. Violations of this chapter.**

The violation of any of the provisions of this chapter by the holder of a license under this chapter or the licensee's agents or employees, whether compensated or not, shall subject the holder of such license to revocation, suspension or probation of the license. In addition, all applicable violations will be reported to the appropriate state entity.

(Amd. of 2-8-22)

**Sec. 18-147. Hearings and appeals.**

**(a) Hearing.**

(1) *Due cause hearing.* The Administrative Judge shall hear evidence of the circumstances of the possible due cause and, after said hearing may recommend that the massage establishment license to be suspended for a maximum of 12 months or revoked. The Administrative Judge, and the City Clerk, if applicable, may consider mitigating and aggravating circumstances in considering sanctions or fines, including but not limited to, implementation and components of written policies, components of a training program, number of violations of business, number of violations of licensee, number of stores, length of time in business, compliance check was due to a complaint, identification was not checked, and any other facts deemed relative by the fact finder.

(2) *Affirmation by the Administrative Judge.* If the City Clerk recommends suspension or revocation and the owner of the massage establishment license, the licensee or both should fail to appeal such suspension or revocation recommendation, then the suspension or revocation shall become effective upon affirmation by the Administrative Judge of such suspension or revocation recommendation and the owner of the massage establishment license and the licensee shall be deemed to have acquiesced to such suspension or revocation. The Administrative Judge shall, within 60 days of the suspension or revocation action, review a summary of the evidence wherein the massage establishment license was considered for suspension or revocation (the summary of evidence shall be prepared by the City Clerk or his or her designee) and the Administrative Judge after such review may place the matter down for a hearing or affirm or alter the decision of the City Clerk. Should the Administrative Judge place the matter down for hearing, the Administrative Judge may suspend, for a maximum of 12 months, or revoke the massage establishment license.

**(b) Appeal.**

(1) Any aggrieved party may appeal a decision of the administrative judge by filing a petition for writ of certiorari to the superior court within 30 days of the decision of the administrative judge.

(3) In all hearings held pursuant to this section, the proceedings shall be as informal as compatible with justice, the hearing shall be expedited and normally shall not exceed 30 minutes in length, and the following procedures shall prevail:

- a. The charges and specifications against the licensee and the response as filed by the licensee shall be read.
- b. The city representative shall present evidence, and then the licensee shall present evidence, with opportunity for each party to present rebuttal evidence, examination, and cross-examination of witnesses. No evidence shall be presented that is not relevant to the charges.

(Amd. of 2-8-22)

# 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 W. Penny, City Manager  
Jason Boyles, Assistant City Manager

**From:** Leah Harden, City Clerk  
Brittany McLamb, Executive Assistant to the City Manager

**Date:** October 1, 2025

**RE:** Salon Ordinance - New

**Policy Issue:** Currently the City of Statesboro does not have a specific ordinance for salons.

**Background:** This 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 of Georgia authorities about these 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.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Draft Ordinance



## ORDINANCE 2025-11

PART I - CODE OF ORDINANCES CITY OF STATESBORO, GEORGIA  
Chapter 18 - BUSINESSES  
ARTICLE XIV - Salons

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### ARTICLE XIV. Salons

#### Subdivision I. General

##### Sec. 18-350. Enforcement of division; penalty.

- (a) *Penalty.* Any person violating any of the provisions of this division governing salons shall be punished as provided in section [5-3](#).
- (1) Unless otherwise provided in the schedule of fines and fees, the minimum fine for a first conviction for violating any provisions of this chapter in the last three years, as measured from the date of previous offense to the date of the current offense, shall not be less than \$200.00 per citation.
  - (2) Unless otherwise provided in the schedule of fines and fees, the minimum fine for a second or subsequent convictions for violating any provisions of this chapter in the last three years, as measured from the date of previous offense to the date of the current offense, shall not be less than \$400.00 per citation.
- (b) *Revocation or suspension of license.* Any person violating any of the provisions of this division governing salons subjects any license under this division to revocation or suspension as provided in this division. The City Clerk may immediately suspend license upon violation with enumerate grounds for suspension.
- (c) *Abatement of violations as nuisance.* Every violation of the terms of this division governing salons shall be termed a nuisance and a continuing nuisance so long as such violation may be continued, and such violation may be subject to abatement as a nuisance as provided by laws of this state.
- (d) *Injunction.* The violation of any provisions of this division as they pertain to salon may be enjoined by proceedings in courts of competent jurisdiction in this state. Such actions may be maintained notwithstanding that other adequate remedies at law exist.
- (e) *Remedies cumulative.* Each of the remedies set out in subsections (a) through (d) of this section is cumulative and is not to be construed as curtailing the right of any resident, property owner or other person from bringing any proper action for enforcement of this division as it pertains to salons .
- (f) *Continuance of nonconforming businesses.* A nonconforming business is a business that was legally operating in the specified location prior to the enactment of amendments to this division on **February 25, 2014**. Such businesses shall be allowed to legally continue even though such use does not conform with the provisions of this division, subject to the following:
- (1) The nonconforming use may continue only in the original building structure or land area that was originally occupied by the nonconforming use.
  - (2) A nonconforming use cannot be reinstated after it has been abandoned. It shall be prima facie evidence of abandonment for the owner and/or operator of the nonconforming use to discontinue the nonconforming use for 12 months, to fail to obtain a new or renew an existing business license as required under the Code of the City of Statesboro, Georgia, for the operation of such nonconforming use, to fail to declare and remit the sales tax required by state law for the nonconforming use.
  - (3) Failure to follow any other state, federal or local administrative procedure or regulation that is required for the nonconforming use shall be prima facie evidence of abandonment.

**(Amd. of 7-26-16)**

### **Sec. 18-351. Inspections.**

The city, through its employees of the city business license office, the city police department, or any regulatory unit of the city shall have the right to inspect the place of business and records, not protected by HIPAA, of any licensee under this division during the hours authorized under this division for conduct of business to ensure compliance with this division.

(Amd. of 11-21-24)

## **Subdivision II. License**

### **Sec. 18-352. Application.**

No person shall engage in the business, trade, or profession or practice the business, trade or profession of a salon establishment (to include: Nail, Hair, Tanning, Waxing, Brow or Lash) unless such person shall, before engaging in such business, trade or profession, file an application for a license with the city as set forth in division 3 of this article. Such application shall set forth or show compliance with the following:

- (1) Name to include preferred name, chosen name, and aliases. Current business, residential, and mailing addresses for the applicant.
- (2) Name to include preferred name, chosen name, and aliases, and address of any person having previously employed the applicant for a period of two years or longer in a salon or business.
- (3) Qualifications, plainly stated, with all documentary exhibits annexed.
- (4) A diagram of the establishment's floorplan must be submitted with the application. Floorplan should include the location of all rooms and equipment located within.

(Amd. of 11-21-24)

### **Sec. 18-353. Time limit to begin business in licensed establishment; forfeiture for nonuse.**

- (a) All holders of licenses under this division must, within 30 days after the issuance of the license, open for business the establishment referred to in the license. Failure to open the licensed establishment as referred to in this division within the 30 day period shall serve as an automatic forfeiture and cancellation of the unused license, and no refund of license fees shall be made to the license holder. No services may be conducted until such time as the business is open to the public.
- (b) Any holder of a license under this division who shall begin the operation of the business as authorized in the license, but who shall for a period of three consecutive months thereafter cease to operate the business as authorized in the license, shall upon completion of the three-month period automatically forfeit the license, which license shall then, by virtue of such failure to operate, be canceled without the necessity of any further action of the city.

(Amd. of 11-21-24)

### **Sec. 18-354. Qualifications and investigation of applicant(s), licensee, and employees.**

- (a) The applicant and licensee must be a U.S. citizen or a permanent resident prior to making the application.
- (b) The licensee is required to be a resident of the State of Georgia.
- (c) Where the applicant for a license under this chapter is a corporation, any license for the operation of a salon shall be applied for by and shall be issued to the corporation and either the majority shareholder thereof, or a person deemed the licensee by the corporation.

- 
- (d) Where the applicant for a license under this chapter is a partnership, any license for the operation of a salon shall be applied for by and shall be issued to the partnership and either the managing general partner thereof, or a person deemed the licensee by the partnership.
  - (e) Where the applicant for a license under this chapter is a sole proprietor, license for the operation of a salon shall be applied for by and shall be issued to the sole proprietor if they are working full-time in a managing capacity on the premises, and if not, then the sole proprietor and a person deemed the licensee by the sole proprietor.
  - (f) The city police department shall investigate the background of both the applicant(s) and the licensee, except for Georgia state licensed cosmetologist or esthetician, of the establishment and report its recommendation to the City Clerk or his or her designee for a salon license.

(Amd. of 11-21-24)

### **Sec. 18-355. Location and premises requirements.**

- (a) At no time will any person reside or lodge either temporarily or permanently in the salon.

Evidence that premises are used for residential or lodging purposes may include, but is not limited to:

- (1) Beds or mattresses, other than professional tables/chairs;
  - (2) Bedding, such as pillows, blankets, and sheets, other than those used for professional tables/chairs;
  - (3) Sleepwear, including pajamas, nightgowns, and lingerie;
  - (4) Groceries that require cooking, such as raw meats, poultry, fish, and grains;
  - (5) Cookware, utensils, and cooking equipment (not to include coffee machines);
  - (6) Clothing in an amount that exceeds one change of clothing for each employee or independent contractor who is present on the premises; or
- (b) An applicant for a salon license under this subdivision, prior to making application for a license, must have a location in the City of Statesboro where the salon is a permitted use in the underlying zoning district.
  - (c) The establishment shall be subject to inspection at any time during business hours by the business license division manager or his or her designee and/or by the police department, or any other regulatory unit of the city to ensure compliance with this article.
  - (d) A sign or lettering shall be posted at the main entrance identifying the business as a salon. The sign and the front of the business shall not be illuminated by strobe or flashing lights.
  - (e) The hours of operation must be posted on the front door or window, clearly visible from the outside.
  - (f) A list of services should be available upon request. Only those services listed may be performed.
  - (g) The City permit and copy of state license(s) displayed in front of the establishment which is viewable to the public.
  - (h) No person shall enter, be in or remain in any part of the salon while in possession of, consuming, using, or under the influence of any controlled substance. The operators(s) and on-duty manager shall be responsible to ensure that no such person shall enter or remain upon the premises.
  - (i) The notice regarding human trafficking notice must be displayed in all bathrooms, as required by State law.

(Amd. of 11-21-24)

### **Sec. 18-356. Grounds for denial, suspension or revocation.**

In addition to the causes for denial, suspension or revocation of a license specified in Chapter 18, Article 5 of the City of Statesboro Code of Ordinances, due cause for denial, suspension or revocation of a license shall include the following:

- (1) The applicant or licensee is or has been guilty of fraud.
- (2) The applicant or licensee is or has been engaged in business under a false or assumed name, or is impersonating another person of a like or different name.
- (3) The applicant or licensee is addicted to the habitual use of intoxicating liquors, narcotics or stimulants to such an extent as to incapacitate such person to the extent that he is unable to perform his professional duties.
- (4) Failure of the applicant or licensee to have or maintain initial qualifications for obtaining the license.
- (5) The applicant, licensee, shareholder, partner, agent, employee or independent contractor has employed any person who is not a licensed practitioner and allowing or permitting such person to administer services in an establishment without proper licensure as required by the state will be a violation.
- (6) The premises in which the business is located are in violation of any of the federal, state, county or municipal laws designed for the health, protection and safety of the occupants.
- (7) Failure of the applicant or licensee to actively supervise and monitor the conduct of the employees, customers and others on the premises in order to protect the health, safety and well-being of the general public and the customers.
- (8) The violation of any laws or ordinances regulating such businesses or for the violation of any state or federal law.
- (9) Any change in the area where such business is located, which does not conform with the zoning existing at the new location.
- (10) Any reason which would authorize the City Clerk to refuse the issuance of a business license.
- (11) The licensee or work permit holder has recklessly allowed three or more violations of this article within a 12-month period.
- (12) That the applicant has violated any law, regulation or ordinance relating to such business within a five-year period immediately preceding the date of application.
- (13) That the applicant has had any license issued that has been previously suspended or revoked by the police powers of any county, state, municipality or other governmental entity.
- (14) The applicant has demonstrated lack of knowledge of the city ordinances and federal and state law regulating the business. Prima facie evidence of lack of knowledge, as described in this subsection, would include but is not limited to violations of such law or regulation, regulating the business.

(Amd. of 11-21-24)

### **Sec. 18-357. Reapplication after denial or revocation.**

Any applicant or licensee under this division who has their license application denied or their license revoked shall be disqualified from reapplying for such a license for 12 months immediately following the revocation or denial.

(Amd. of 11-21-24)

---

### **Sec. 18-358. Change of location of business.**

No licensee under this division shall change the location of the business without applying for and receiving a new license for such location from the business license office.

(Amd. of 11-21-24)

### **Sec. 18-359. Transfer.**

No license issued under this division shall be transferable.

(Amd. of 11-21-24)

### **Sec. 18-360. Employment of persons.**

- (a) No licensee shall employ, for compensation or otherwise, in any establishment, any employee who meets any of the following:
- Any person who is not a citizen of the United States; is not an alien admitted for permanent residence, or does not otherwise possess employment authorization from the United States Citizenship and Immigration Services;

(Amd. of 11-21-24)

### **Sec. 18-361. Violations of this chapter.**

The violation of any of the provisions of this chapter by the holder of a license under this chapter or the licensee's agents or employees, whether compensated or not, shall subject the holder of such license to revocation, suspension, or probation of the license. In addition, all applicable violations will be reported to the appropriate state entity.

(Amd. of 2-8-22)

### **Sec. 18-362. Hearings and appeals.**

- (a) *Hearing.*
- (1) *Due cause hearing.* The Administrative Judge shall hear evidence of the circumstances of the possible due cause, and after said hearing may recommend that the salon license to be suspended for a maximum of 12 months or revoked. The Administrative Judge, and the City Clerk, if applicable, may consider mitigating and aggravating circumstances in considering sanctions or fines, including but not limited to, implementation and components of written policies, components of a training program, number of violations of business, number of violations of licensee, number of stores, length of time in business, compliance check was due to a complaint, identification was not checked, and any other facts deemed relative by the fact finder.
- (2) *Affirmation by the Administrative Judge.* If the City Clerk recommends suspension or revocation and the owner of the salon license, the licensee or both should fail to appeal such suspension or revocation recommendation, then the suspension or revocation shall become effective upon affirmation by the Administrative Judge of such suspension or revocation recommendation and the owner of the salon license and the licensee shall be deemed to have acquiesced to such suspension or revocation. The Administrative Judge shall, within 60 days of the suspension or revocation action, review a summary of the evidence wherein the salon license was considered for suspension or revocation (the summary of evidence shall be prepared by the City Clerk or his or her designee) and the Administrative Judge after such review may place the matter down for a hearing or affirm or alter the decision of the City Clerk.

Should the Administrative Judge place the matter down for hearing, the Administrative Judge may suspend, for a maximum of 12 months, or revoke the salon license.

(b) *Appeal.*

- (1) Any aggrieved party may appeal a decision of the administrative judge by filing a petition for writ of certiorari to the superior court within 30 days of the decision of the administrative judge.
- (3) In all hearings held pursuant to this section, the proceedings shall be as informal as compatible with justice, the hearing shall be expedited and normally shall not exceed 30 minutes in length, and the following procedures shall prevail:
  - a. The charges and specifications against the licensee and the response as filed by the licensee shall be read.
  - b. The city representative shall present evidence, and then the licensee shall present evidence, with opportunity for each party to present rebuttal evidence, examination, and cross-examination of witnesses. No evidence shall be presented that is not relevant to the charges.

(Amd. of 2-8-22)

# 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 and Leah Harden, City Clerk

**From:** Justin Williams, Director of Planning & Development

**Date:** September 30, 2025

**RE:** October 7, 2025 City Council Agenda Items

**Policy Issue:** *Resolution 2025-30: Adoption of 2025 Strategic Plan*

**Recommendation:** Staff Recommends approval of the Resolution.

**Background:** The Coastal Regional Commission has completed the Strategic Plan after multiple public meetings under the advisement of City Staff. The adoption of the Strategic Plan will outline short-term projects and aspirational initiatives for staff to undertake over the next five years.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Resolution 2025-30 & Strategic Plan

**Resolution 2025-30: A RESOLUTION ADOPTING THE 2025 STRATEGIC PLAN**

THAT WHEREAS, The Mayor and Council of Statesboro may elect to adopt a Strategic Plan to guide near term projects and initiatives for the City; and

WHEREAS, strategic planning is essential for a city's direction, alignment, resource allocation, measurement, and communication; and

WHEREAS, a Strategic Plan serves as a policy tool to assist City Staff in the accomplishment of goals as determined by the citizenry; and

WHEREAS, the engagement with the Statesboro community and staff by the Coastal Regional Commission drove the development of the strategic plan to ensure the City's direction and goals were aligned with community priorities; and

WHEREAS, the 2025 Strategic Plan will inform our City's decisions, keep us accountable, and guide us to allocate resources effectively.

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

Section 1. That the City Council hereby adopts the 2025 Statesboro Strategic Plan

Adopted this 7<sup>th</sup> day of October, 2025. CITY OF STATESBORO, GEORGIA

---

By: Jonathan McCollar, Mayor

---

Attest: Leah Harden, City Clerk





# City of Statesboro Strategic Plan 2025



## Acknowledgements

We would like to thank all those who participated in and assisted with developing the Statesboro Strategic Plan 2025. This Plan is the result of a process involving City staff, stakeholders, and representatives, as well as a series of public meetings. We are extremely grateful for the support we received during the process.

### City Council

Jonathan McCollar – *Mayor*

Tangie Johnson – *Council*

Paulette Chavers – *Council*

Ginny Hendley – *Council*

John Riggs – *Council*

Shari Barr – *Council & Mayor Pro-Tem*

### City Staff

Charles Penny – *City Manager*

Jason Boyles – *Assistant City Manager*

Justin Williams – *Director of Planning & Development*

Monica Gann – *Senior Planner*

Jermaine Foster – *Planner*

### Coastal Regional Commission

Dionne Lovett – *Executive Director*

Aaron Carpenter – *Planning & Assistant Executive Director*

Wincy Poon – *GIS Manager*



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## Acronyms and Abbreviations

The following list defines acronyms and abbreviations used throughout this Strategic Plan.

Acronym	Meaning
ACS	American Community Survey
ARPA	American Rescue Plan Act
ATC	Aid to Construction
BUILD	Better Utilizing Investments to Leverage Development
CDBG	Community Development Block Grant
CID	Community Improvement District
CIP	Capital Improvements Program
CPI-U	Consumer Price Index for All Urban Consumers

Acronym	Meaning
DCA	Georgia Department of Community Affairs
GMA	Georgia Municipal Association
GEFA	Georgia Environmental Finance Authority
GDOT	Georgia Department of Transportation
GIS	Geographic Information System
GOBP	Georgia Governor's Office of Planning and Budget
GSU	Georgia Southern University
GTIB	Georgia Transportation Infrastructure Bank
LMIG	Local Maintenance and Improvement Grant
LIHTC	Low-Income Housing Tax Credit
LOST	Local Option Sales Tax
LRTP	Long Range Transportation Plan
LWCF	Land and Water Conservation Fund
M&O	Maintenance and Operations
MOST	Municipal Option Sales Tax
SPLOST	Special Purpose Local Option Sales Tax
S.W.O.T.	Strengths, Weaknesses, Opportunities, and Threats
TAP	Transportation Alternatives Program
TAVT	Title Ad Valorem Tax
TSPLOST	Transportation Special Purpose Local Option Sales Tax
URP	Urban Redevelopment Plan

# 1 Introduction

## 1.1 What is a Strategic Plan?

Community leaders use a strategic plan to identify short-term goals and strategies that address local and community needs. The Statesboro Strategic Plan should be used as a guide for elected officials and staff to allocate resources over the next five years to meet the City's mission.

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*The mission of the City of Statesboro is to provide the most responsive and progressive public services so that our residents, businesses, and visitors can enjoy the highest quality of life Statesboro has to offer.*

---

The Strategic Plan serves as a foundation for developing annual updates to the City's six-year Capital Improvement Program (CIP), which is incorporated into the annual budget document. It incorporates an analysis of current economic and demographic conditions to guide informed decision-making. Additionally, this Plan proposes potential new revenue sources for the General Fund, which is the city's primary operating fund that supports essential services such as public safety, general government services, engineering, community development, finance, and public works.

## 1.2 Planning Process

This Plan was developed with input from the public, as well as from Statesboro officials and staff. A community survey gathered 270 responses, and two public meetings offered residents the opportunity to share their perspectives on public service delivery. In-depth interviews with City staff and officials provided valuable insights into current departmental projects, needs, and available funding sources. A review of existing plans further enhanced understanding of local goals and initiatives. This diverse input helped identify the most urgent needs related to public service provision and informed the development of targeted goals and strategies. Additionally, an analysis of the City's budget and tax structure, along with research into financing mechanisms, led to a set of funding alternatives that could generate new revenue sources to support city services and capital projects.





## 2 Economic and Demographic Overview

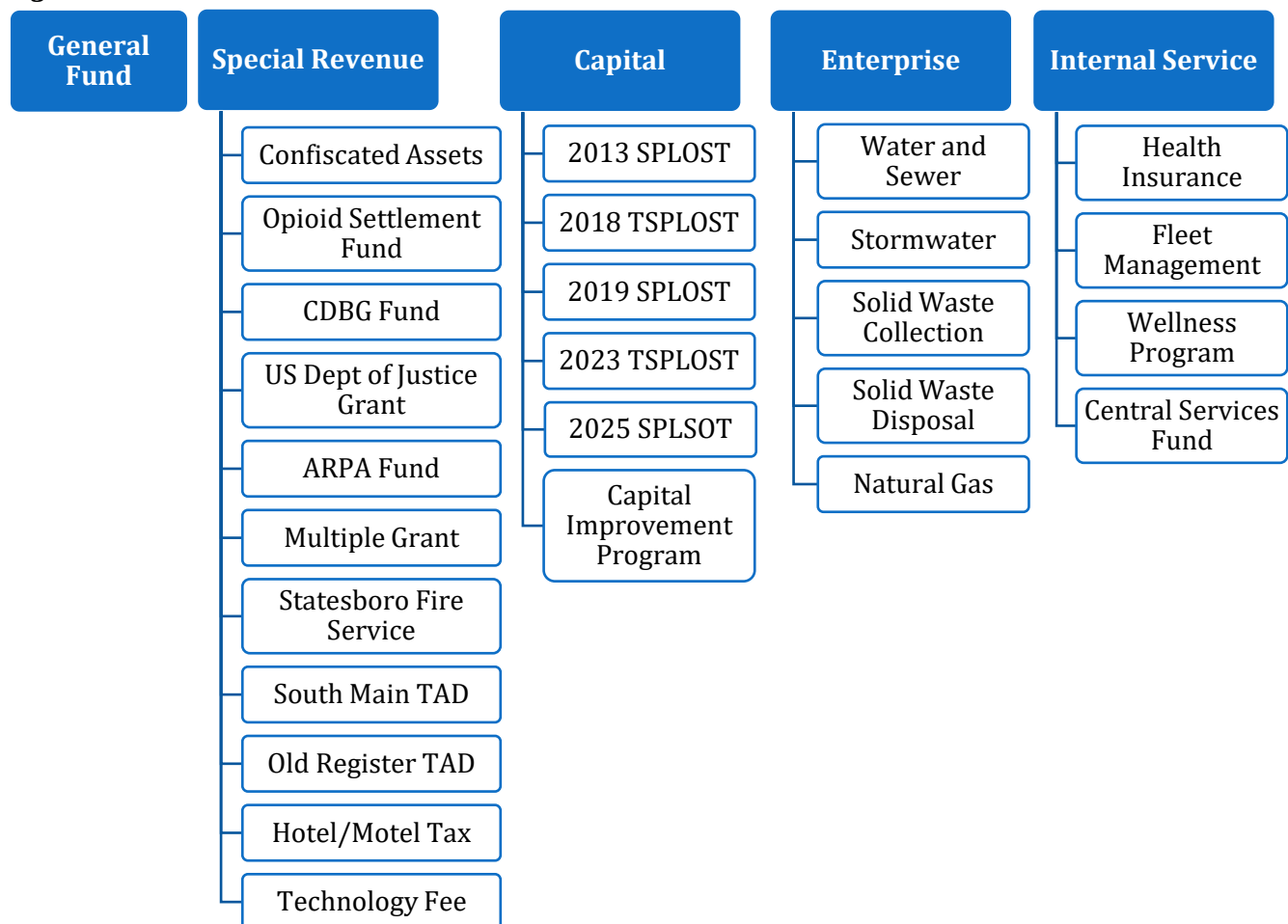
### 2.1 Economic Snapshot

The economic snapshot provides a foundational understanding of the City's current economic conditions. By examining these conditions, the City can better align future investments and initiatives with economic realities, ensuring that growth is inclusive, resilient, and responsive to the needs of residents and businesses.

#### 2.1.1 Revenue Sources and Tax Base Structure

Statesboro's finance revenues are drawn from a variety of sources, each presenting its own set of opportunities and limitations. The following snapshot offers a summary analysis of the primary revenue streams that support public service delivery, along with an overview of their current status and associated impacts.

**Figure 1. Revenue sources.**



Source: Statesboro Annual Budget for Fiscal Year 2024 – Accrual Basis of Budgeting.

The General Fund serves as the primary financial resource for the City's day-to-day operations and is used to account for all activities not assigned to other specific funds.

The Capital Improvement Program (CIP) focuses on infrastructure upgrades and major capital projects other than those financed by the City's enterprise funds (Water and Sewer Fund, Stormwater Fund, Natural Gas Fund, Solid Waste Collection Fund, and Solid Waste Disposal Fund). CIP is comprised of funds transferred from the General Fund, federal and state grants, and the Georgia Municipal Association (GMA) lease pool loans.

### 2.1.2 Property Taxes

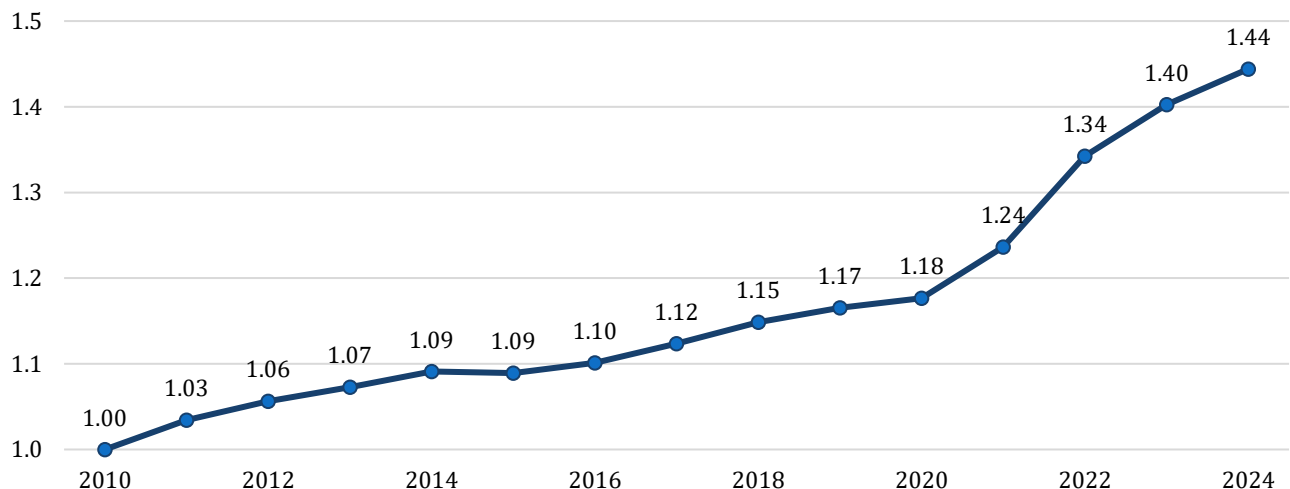
Bulloch County, including the City of Statesboro, is one of the eight counties in Georgia that does not receive revenue from a Local Option Sales Tax (LOST). LOST is a discretionary 1% sales tax authorized by local referendum and applied to the purchase, sale, rental, storage, use, or consumption of tangible personal property or related services. Since 1982, Bulloch County has had a constitutionally designated LOST that is allocated exclusively to the County Board of Education. As a result, Statesboro does not benefit from municipal LOST revenue and relies more heavily on local property taxes and user fees to fund its operations.

In Fiscal Year 2024, Statesboro levied \$9 million in property taxes, which is 18.1 percent of the City's total governmental activities revenue.

The Maintenance and Operations (M&O) tax base refers to the collection of capital assets such as land, buildings, vehicles, and equipment. Each year, Statesboro levies property taxes based on the assessed value of these assets. Property is assessed at 40 percent of its actual market value for tax purposes. However, this assessed value may be reduced through various local exemptions, such as a homestead exemption for owner-occupied residences. The types and amounts of these exemptions vary by locality.

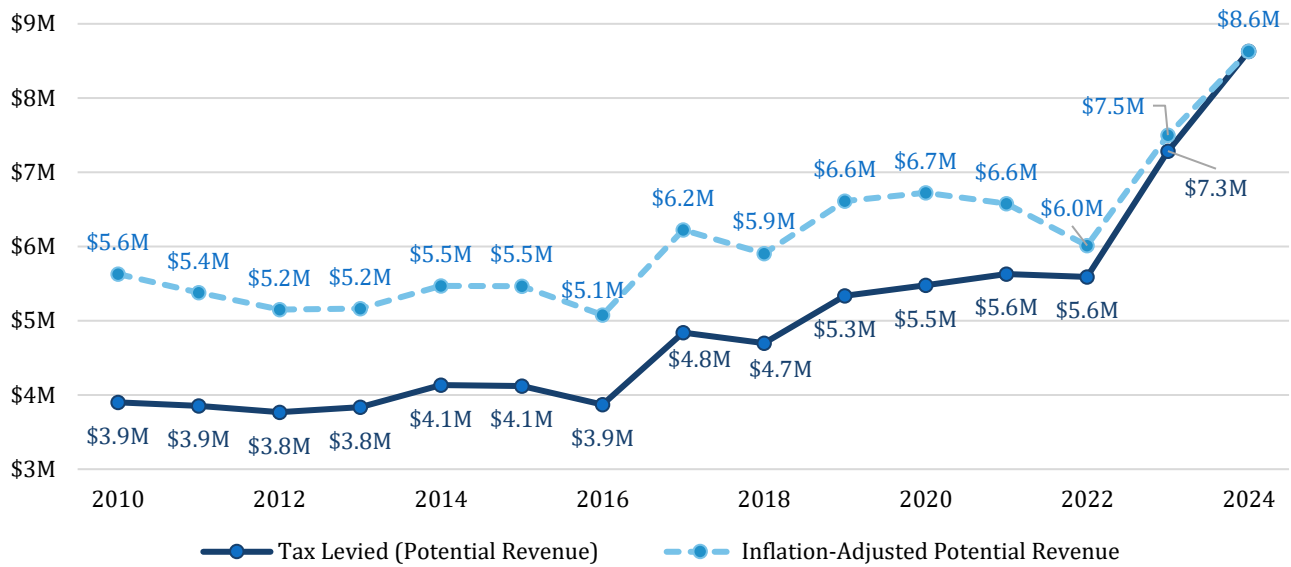
Over the past decade, inflation has diminished the value of city tax revenues. As shown in Figure 1, the inflation index reached 1.44 in 2024 using 2010 as the base year, meaning that \$1.44 in 2024 has the same purchasing power as \$1 in 2010. Figure 2 illustrates the potential tax revenue adjusted for inflation, reflecting changes in the value of money over time. From 2017 to 2022, the City maintained the same property tax millage rate at 7.308 mills, opting not to increase it. However, in most of those years, maintaining purchasing power in line with inflation would require a millage rate exceeding 8 mills (see [Appendix A](#) for details). As the costs of materials, equipment, and services have continued to rise, the purchasing power of the City's property tax revenue has declined, limiting its ability to meet growing financial demands.

**Figure 2. Inflation rate with 2010 as the base year.**



Source: U.S. Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) for southern U.S. area.



**Figure 3. Inflation-adjusted potential revenue.**

Sources: Georgia Department of Revenue County Services Portal Digest Summaries (<https://sso.dor.ga.gov/>) and U.S. Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) in South Area.

Two cities were selected for comparison to Statesboro based on their geographic location and population: Pooler and Carrollton.

**Table 1. Tax base and millage rate comparison with other cities.**

City	2023 Population	2024 Tax Base	2024 Millage
Statesboro	33,705	\$1,000,717,767	8.125
Pooler	27,235	\$2,909,895,468	3.780
Carrollton	27,058	\$1,475,246,925	4.082

Sources: U.S. Census Bureau American Community Survey 5-Year Estimates, Table DP05, 2023, and Georgia Department of Revenue County Services Portal Digest Summaries.

Pooler is directly accessible via I-16 and lies to the east of Statesboro. While the two cities have similar populations, Pooler benefits from its location within the economic activity zone of Savannah and Chatham County, resulting in a significantly higher tax base. This broader tax base allows Pooler to maintain a much lower millage rate compared to the other four cities.

Carrollton shares several similarities with Statesboro: serving as an economic hub for the surrounding counties, hosting multiple educational institutions, and being located about 12 miles from a major highway. While the population and tax base for the two cities are similar, Carrollton has a much lower millage rate. The following table shows the benefit of the LOST in Carrollton. The total LOST collections exceed the amount of ad valorem tax revenue for the City. Removing LOST revenue would double Carrollton's millage rate, bringing it close to Statesboro's millage rate.

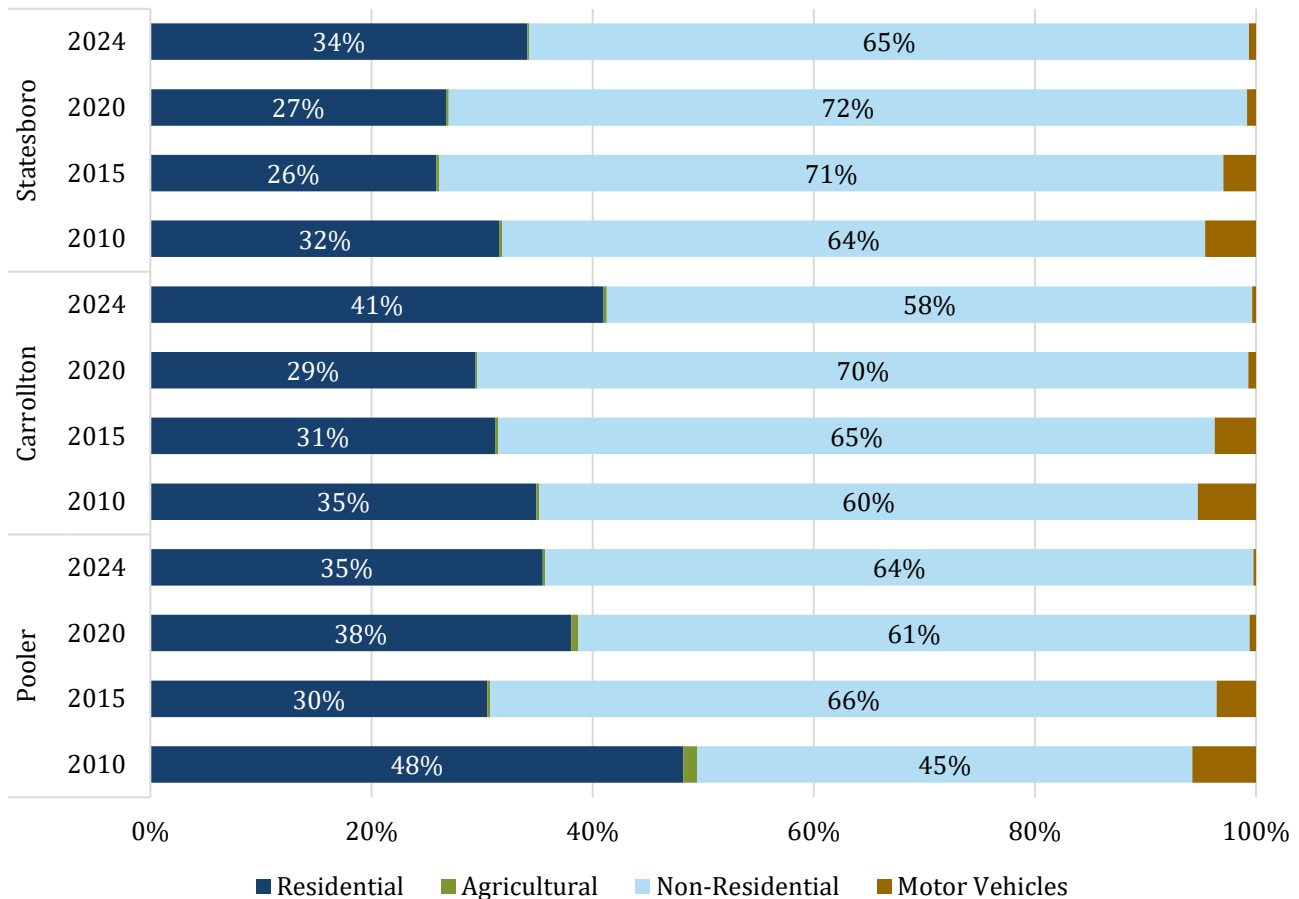
**Table 2. Effect of LOST on millage rate.**

	Statesboro	Carrollton
Ad Valorem Tax	\$8,631,191	\$6,095,000
Annual LOST	\$0	\$6,750,000
Annual Property Tax + LOST	\$8,631,191	\$12,845,000
Millage Rate	8.625	4.082
Effective Millage Rate	8.625	8.707

Sources: Carrollton 2024-2025 Operating Budget, and Georgia Department of Revenue County Services Portal Digest Summaries.

In all three cities, residential and non-residential properties together make up over 90 percent of the total M&O tax base. While the share of residential properties declined from 2010 to 2020, it has been on a rise since 2020. The decline in the motor vehicle share since 2010 is due to the implementation of the Title Ad Valorem Tax (TAVT) in Georgia. Under this system, instead of paying an annual tax based on the vehicle's value, owners pay a one-time tax when the ownership is transferred or when the vehicle is first registered in Georgia.

**Figure 4. Tax base comparison in Statesboro, Pooler, and Carrollton in 2010, 2015, 2020, and 2024.**

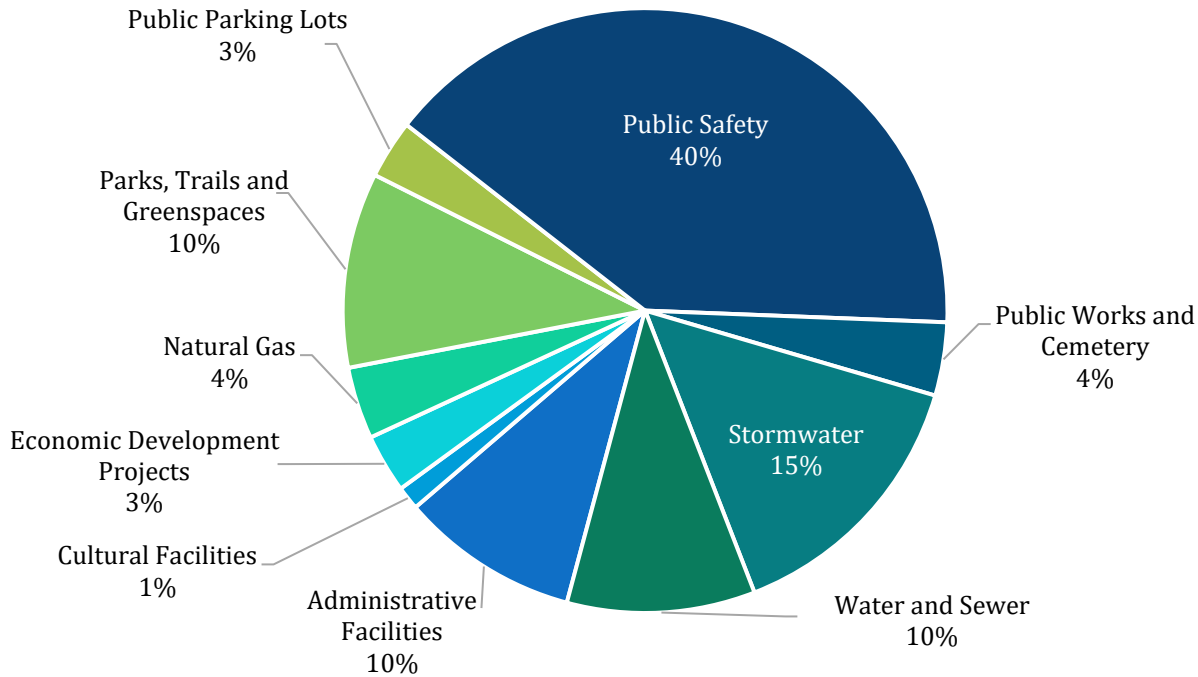


Source: Georgia Department of Revenue County Services Portal Digest Summaries.

### 2.1.3 SPLOST

The 1% Special Purpose Local Option Sales Tax (SPLOST) has served as a key funding source for capital projects in Statesboro since 1989. It also helps alleviate pressure on the General Fund by freeing up more of its revenue to support various city services that SPLOST, under state law, is not permitted to finance. A portion of the 2019 SPLOST was used to finance the City/County joint Solid Waste Disposal Fund.

Statesboro is projected to receive \$31.9 million in revenue from the 2025 SPLOST, which will help fund projects related to public safety; water and sewer systems; natural gas infrastructure; administrative and cultural facilities; parks, trails, and greenspaces; public works and cemeteries; stormwater management; public parking lots; and economic development.

**Figure 5. 2025 SPLOST funding project allocation.**

Source: City of Statesboro SPLOST webpage 2025 SPLOST Project List.

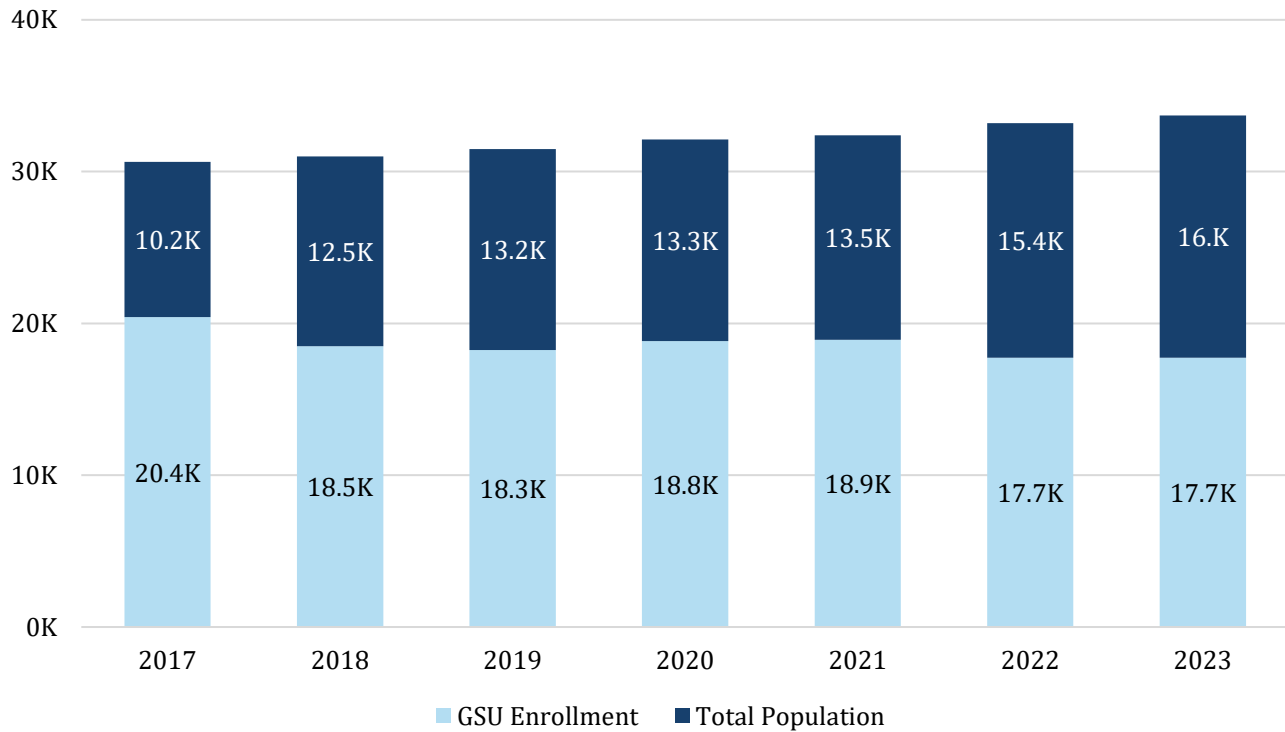
In the Capital Improvement Program for fiscal years 2024-2029, Statesboro estimates that approximately 28 percent of funding will come from SPLOST sources, including the 2013 SPLOST, 2018 TSPLOST, 2019 SPLOST, 2023 TSPLOST, and the projected 2025 SPLOST. SPLOST serves as the primary funding source for transportation improvement (such as sidewalks, intersection upgrades, street maintenance, and streetscape projects), as well as for police equipment and sewer infrastructure enhancements.

## 2.2 Demographics

The dynamics of Statesboro's population trends and projections provide essential information in the decision-making process for certain plans and projects. According to the 2023 American Community Survey (ACS) five-year estimates published by the U.S. Census Bureau, the total population for Statesboro was estimated at 33,705, representing a 19 percent increase since the 2010 Decennial Census. Students from Georgia Southern University make up over half of the population in Statesboro.



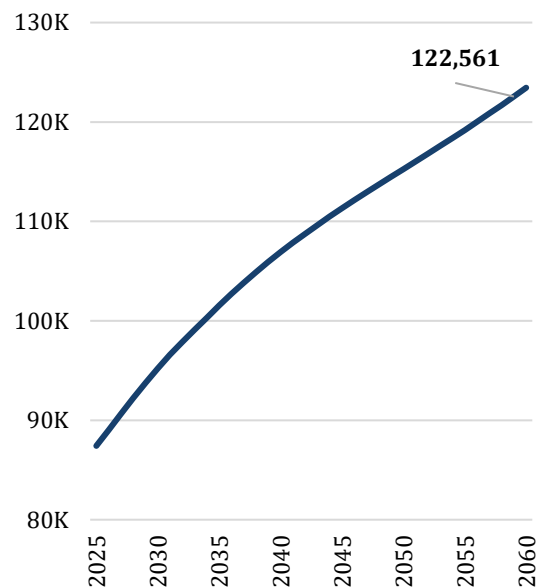
**Figure 6. Statesboro population from 2017 to 2023.**



Source: U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2017-2023, and Georgia Southern University Statesboro Campus Student Enrollment.

The Georgia Governor's Office of Planning and Budget (GOPB) uses the Cohort-Component Projection Method, incorporating fertility, mortality, migration, and group quarters, to project population. Although the data is not available on the city level, it is projected that Bulloch County may experience an 11 percent increase in population by 2030 and 43 percent by 2060. With major developments in the region, it is projected that coastal Georgia will experience a 30 percent increase, reaching over one million, in population by 2060. While this projection method is widely accepted and grounded in historical data, it assumes continuity in past trends and demographic behavior. As such, it may not fully capture recent or emerging factors that could accelerate or decelerate population growth. For Statesboro, these include the regional economic transformation driven by the Hyundai Metaplant and its suppliers, changes in college enrollment, and residential development. These dynamics may result in faster-than-anticipated growth, placing added pressure and needs for housing, infrastructure, and public services in Statesboro.

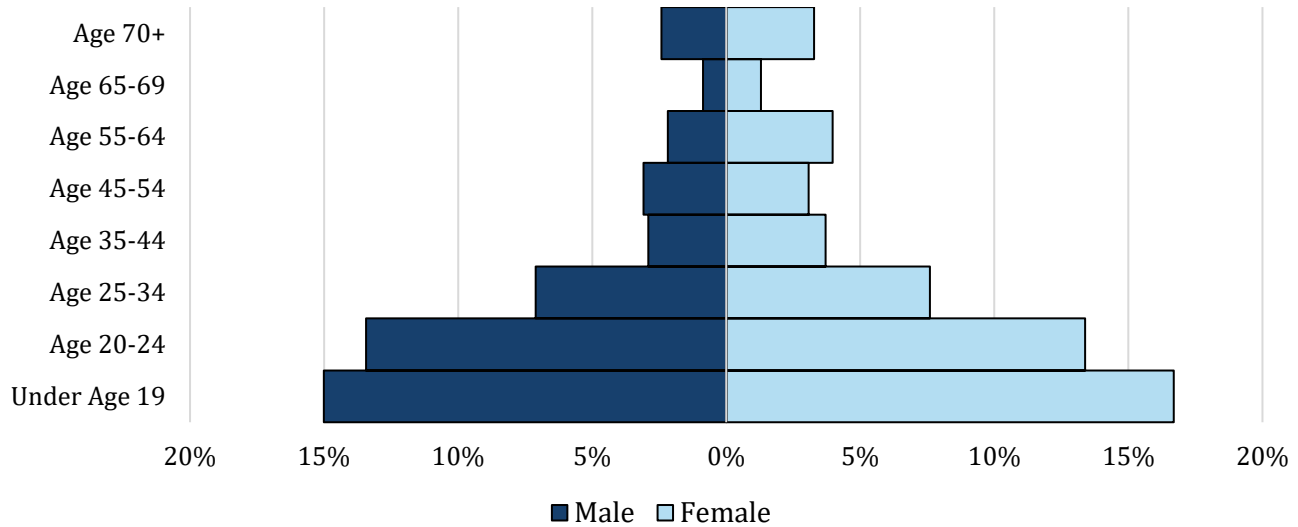
**Figure 7. Population projection of Bulloch County.**



Source: Georgia Governor's Office of Planning and Budget. "County Residential Population 2024 Long-Term Population Projects."

The median age in Statesboro is 22 according to ACS. This is much younger than the state and national median age of 37, which can be attributed to the student population.

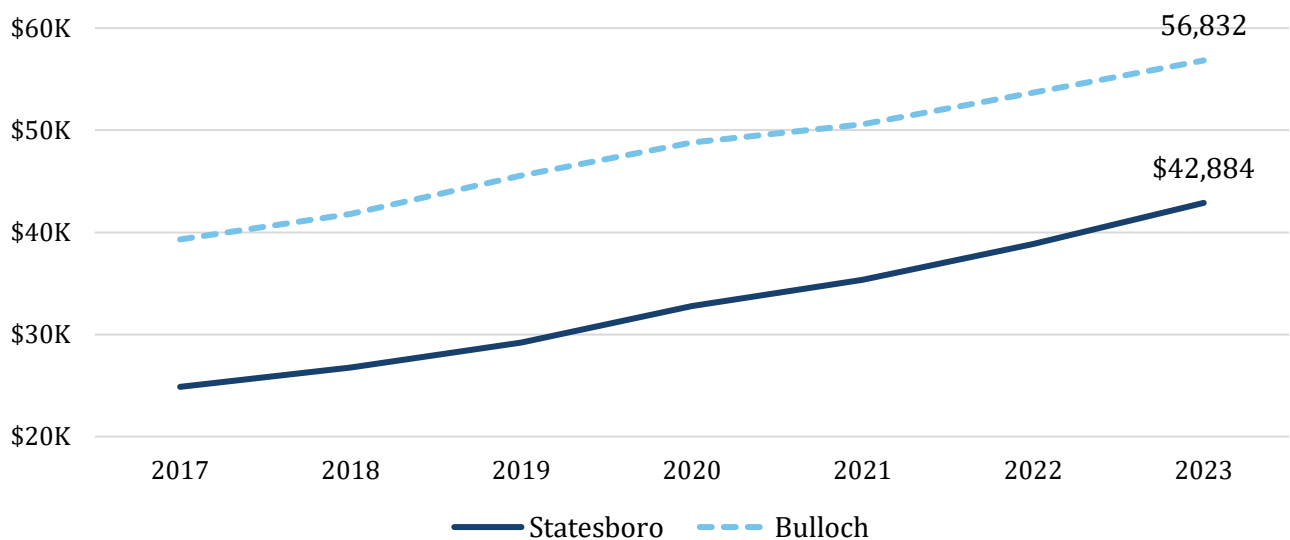
**Figure 8. Population pyramid.**



Source: U.S. Census Bureau. "Age and Sex." American Community Survey 5-Year Estimates Subject Tables. Table S0101. 2023.

The median household income in Statesboro is \$42,884, which is significantly lower than Bulloch County's \$56,832 and Georgia's \$74,664. Since 2017, the median household income in both the City and the County has risen at a similar pace.

**Figure 9. Median household income.**



Source: U.S. Census Bureau. "Income in the Past 12 Months (in 2023 inflation Adjusted Dollars)." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901, 2017-2023.

### 3 Related Plans and Studies

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This section outlines past plans developed to address a range of community needs, including transportation infrastructure and parks. While the recommendations from these plans should continue to guide the annual budgeting process, updates may be necessary due to evolving local and regional conditions, shifting priorities, or the age of the plans. Additionally, financial constraints have limited the city's capacity to fully implement them. The section also details the purpose of each plan and, where available, includes estimated costs for the proposed projects.

#### 3.1 Comprehensive Plan

Statesboro updated its Comprehensive Plan in 2024, outlining a vision that states: "The City of Statesboro prides itself on being an inclusive community with family values that endeavors to ensure that all residents are able to enjoy a variety of lifestyles, while striving to maintain a safe, sustainable community based on smart growth principles." The plan sets forth community goals and a five-year work program focused on the following key areas:

- Economic development
- Historic and natural resources
- Transportation
- Infrastructure and utilities
- Planning and land use

Goals identified in the comprehensive plan include:

1. Increase pedestrian/bicycle safety and access to all portions of Statesboro.
2. Create greater vehicular and non-vehicular interconnectivity between streets and developments to reduce dependency on existing major highways.
3. Manage the long-term maintenance of City streets while improving access along major thoroughfares.
4. Promote new employment options, including higher-paying administrative and professional services, high-tech and medical positions.
5. Obtain a greater number and variety of retail establishments to locate within the municipal limits.
6. Focus retail recruitment effort to character areas along major thoroughfares as identified in the future development map.
7. Create an environment to retain vocational and higher education graduates.
8. Cultivate a K-12 talent pipeline for local job opportunities.
9. Provide safe, clean, and affordable housing choices to Statesboro residents of varying income levels.
10. Remove deteriorated structures throughout Statesboro.
11. Increase homeownership and rental opportunities while encouraging different types of housing including single-family, townhouses, apartments, and cottage courts throughout Statesboro.

12. Protect the quality of drinking water sources from the effects of new and existing development.
13. Protect and promote the reuse of remaining historic properties in Statesboro and emphasize the City's historic heritage.
14. Eliminate drainage problems within Statesboro.
15. Provide additional public park space and recreational opportunities for all ages.
16. Ensure the effective provision of infrastructure services to the City's growing population.

### 3.2 Capital Improvements Program (CIP)

Statesboro's Capital Improvement Program (CIP), included in the City's annual operating budget, identifies the community's capital improvement needs over the next six years, estimates associated revenue sources and expenditures, and serves as a strategic planning tool for addressing those needs within the City's financial capacity. The CIP is reviewed and updated annually to reflect emerging priorities and funding opportunities. Capital improvements are defined as fixed assets with a minimum cost of \$15,000 and having a useful life of at least two years. Funding sources outlined in the 2024-2029 CIP include:

- Operating income
- Aid to Construction (ATC) Fees for Wastewater Treatment Plant
- SPLOST/TSPLOST
- General Fund Capital Improvements Program
- Georgia Department of Transportation (GDOT) Grant
- GDOT Local Maintenance and Improvement Grant (LMIG)
- Georgia Environmental Finance Authority (GEFA) Loan
- Georgia Municipal Association (GMA) Lease Pool
- American Rescue Plan Act (ARPA) Funds
- Georgia Transportation Infrastructure Bank (GTIB) Grant
- Georgia Department of Community Affairs (DCA) Community Development Block Grant (CDBG)
- Loan, bond, and other financing mechanisms

### 3.3 Urban Redevelopment Plan

The 2021 Statesboro Urban Redevelopment Plan (URP) outlines a comprehensive strategy to revitalize the City's downtown core and four adjacent neighborhoods over a ten-year period. The Plan addresses deteriorating housing, blight, inadequate infrastructure, and socio-economic challenges, particularly high poverty and unemployment rates. It integrates existing redevelopment efforts like the Downtown master Plan and the Blue Mile Corridor, aiming to stimulate economic growth, improve public facilities, and expand affordable housing. Key initiatives include property acquisition, housing rehabilitation, infrastructure upgrades, and park improvements, supported by partnerships with local organizations and funding from federal, state, and local sources. The URP aligns with the City's Comprehensive Plan and emphasizes



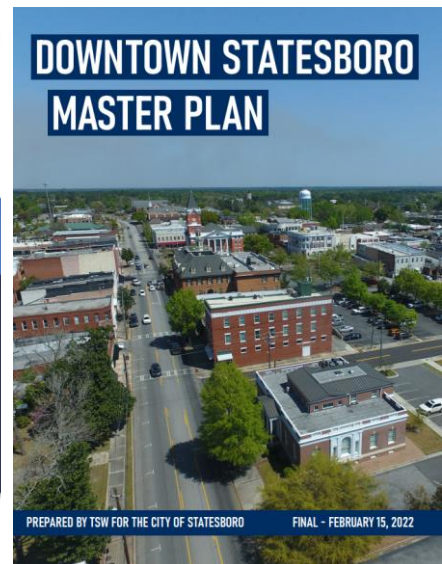
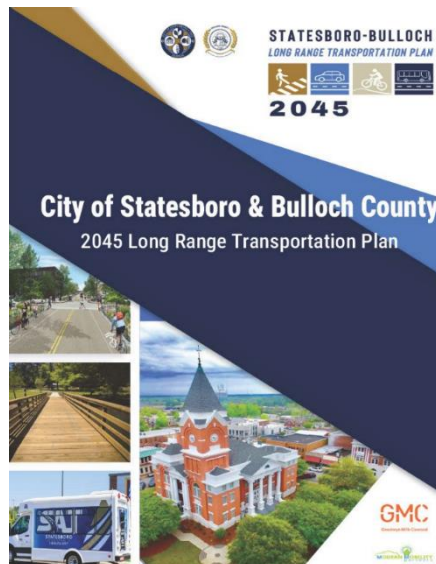
community involvement, private sector participation, and sustainable development to transform Statesboro's core into a vibrant, inclusive, and economically resilient area.

### 3.4 Long Range Transportation Plan

The 2045 Statesboro-Bulloch Long Range Transportation Plan (LRTP) outlines current and anticipated transportation challenges across the multi-modal transportation system, including roadways, bridges, bicycle and pedestrian facilities, freight, rail, and airports. The LRTP also presents a prioritized list of projects for future implementation. Additionally, the LRTP identifies a variety of funding sources, such as the Georgia Department of Transportation (Local Maintenance and Improvement Grant, and State Transportation Improvement Program), SPLOST, TSPLOST, and federal funding (Transportation Alternatives Program, Federal Transit Administration, and Highway Safety Improvement Program etc.).

### 3.5 Downtown Master Plan

The Downtown Statesboro Master Plan, adopted in February 2022, outlines a strategic vision to revitalize Downtown Statesboro. Developed with extensive community input, the plan focuses on improving walkability, enhancing public spaces, encouraging mixed-use development, promoting recreational opportunities, and updating zoning regulations. Key initiatives include streetscape upgrades, redevelopment of underutilized sites, and the creation of funding tools like Tax Allocation Districts (TADs). The Plan aims to transform the downtown into a vibrant, pedestrian-friendly, and economically dynamic district that serves residents, students, businesses, and visitors alike.





## 4 Community Priorities

Public input for the strategic planning process was gathered through multiple avenues, including direct public engagement and a comprehensive online public opinion survey.

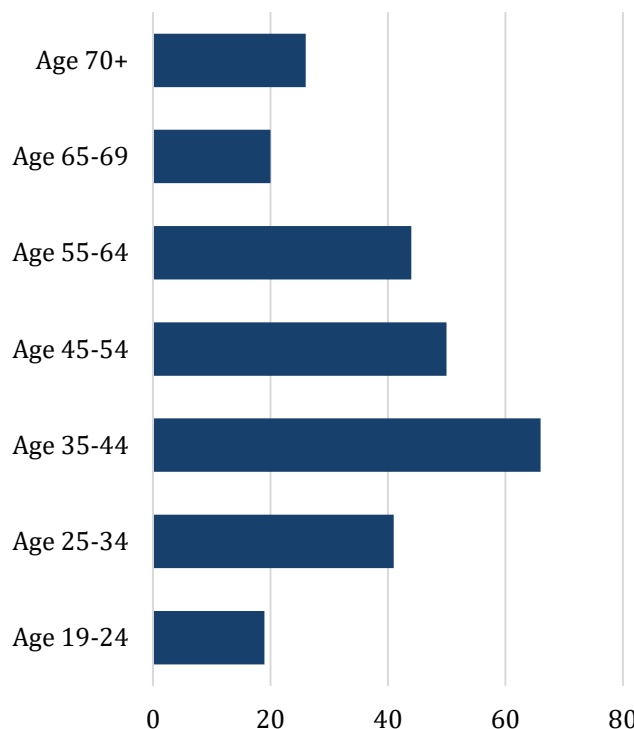
### 4.1 Public Meetings

Two strategic planning public meetings were held in Statesboro on April 23 and May 21, 2025. At the first meeting, attendees were invited to identify Statesboro's needs and opportunities through a strengths, weaknesses, opportunities, and threats (S.W.O.T.) analysis. This was followed by a voting session to prioritize key issues. In the second meeting, participants collaborated to develop potential strategic initiatives focused on the top six priority topics: infrastructure, public safety, housing, communication with residents and businesses, cross-jurisdictional collaboration, and public services and facilities.

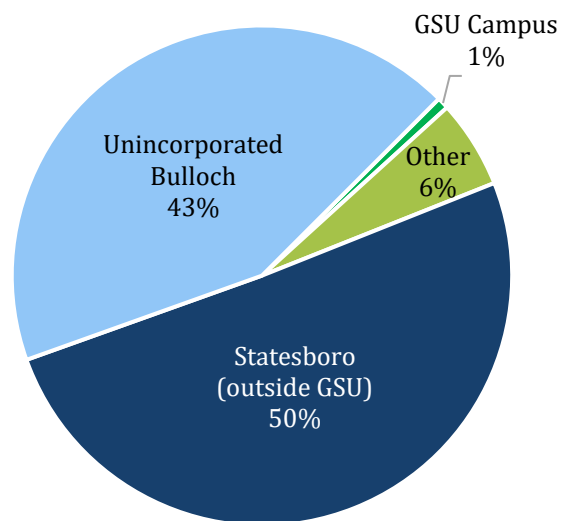
### 4.2 Online Survey

The 270 respondents who completed the Strategic Plan Public Survey were not selected through a random sampling of Statesboro residents; instead, they participated voluntarily after learning about the survey through public meetings, local news coverage, the City's website, email distribution, or similar channels. Despite the non-random selection, respondents reflected a diverse cross-section of the community in terms of age, location of residence, and family status.

**Figure 10. Public Survey age group distribution.**



**Figure 11. Public Survey location of residence.**



While the survey results do not perfectly reflect the overall age distribution of the population, they do offer a relatively balanced range of perspectives from the working-age population, spanning multiple generations. Additionally, 45 percent of respondents indicated that they live in a household with children living in the home and 15 percent of respondents are living in a household with someone 65 years or older. About half of the respondents are year-round residents of Statesboro, while 43 percent reside in

unincorporated Bulloch County. The majority of respondents are living or working in Statesboro because of proximity to friends and family, and Georgia Southern University (GSU).

Overall, the responses indicate that participants generally have a positive perception of the quality of life in Statesboro and are drawn to its small-town atmosphere. However, they also voiced concerns related to housing, community growth, and infrastructure.

**Figure 12. Positive attributes of Statesboro.**



**Figure 13. Community concerns.**



In addition to gathering general community opinions, the survey included questions specifically targeting City services and priority areas. Among these, public safety (fire and police services) received the highest satisfaction rating, averaging 3.9 out of 5. Utilities and garbage collection followed closely with an average score of 3.65. On the lower end, zoning, land use, and bike lanes received the least favorable ratings, averaging 2.85.

The following areas were prioritized by participants according to their level of importance:

1. Fire and police services
2. Zoning
3. Street maintenance
4. Traffic signal maintenance, pedestrian safety, parks, recruit and retain businesses, water, and sewer
5. Stormwater, street maintenance and construction, and City administration
6. Street lights, garbage collection, and code enforcement
7. Online information and services
8. Trails
9. Bike lanes and public transportation
10. Building permits

To explore public perceptions of the relationship between municipal funding and City services, participants were asked to identify priority areas for additional investment and to indicate their willingness to pay more for enhanced services. Roadway improvements, including pavement upgrades, traffic signals, and signage, emerged as the top priority, followed by parks and green spaces, business incentives, and police services. Approximately 38 percent of respondents expressed a willingness to contribute more financially for improved services, while 26 were unwilling and 36 percent remained uncertain.

A final insight from the survey responses highlights a particularly important city service that significantly shapes how the community perceives and engages with the City: Communications. The majority of respondents reported receiving information through Grice Connect and the City's official Facebook page. Additional sources mentioned include the City's website and the Statesboro Herald.

## 5 S.W.O.T Analysis

A S.W.O.T. analysis is a valuable approach for assessing critical factors and gaining deeper insight into relevant issues, which supports the development of effective strategies. Its primary goals are to leverage strengths, address weaknesses, capitalize on opportunities, and mitigate potential threats.

Analysis of the local economy, public finances, respondent input, and other relevant sources reveals several recurring themes. While these themes and their related challenges and opportunities are not unique to Statesboro, understanding their local relevance is essential. The themes outlined below are not ranked in any particular order, nor are they exhaustive, but they serve as a useful framework for organizing insights that inform strategic planning. Identifying and examining these themes helps categorize key strengths, weaknesses, opportunities, and threats that merit consideration.

- Quality of life
- Economic success
- Communication
- Public services
- Recreation opportunities
- Transportation
- Utility

### 5.1 Strengths

#### **Safety**

Statesboro benefits from a relatively low crime rate and proactive public safety initiatives, which contribute to a strong sense of security among residents and visitors. The presence of responsive law enforcement and emergency preparedness programs enhances overall quality of life. A safe environment not only support residential stability but also attracts businesses, students, and families looking for a secure place to live and work.

#### **Sense of Community**

A defining strength of Statesboro is its strong sense of community. Residents often describe the City as welcoming, supportive, and tightly knit. This is reflected in active civic engagement and local events that foster connection and pride. Such a cohesive social fabric encourages collaboration, resilience, and a shared vision for the city's future, making it easier to mobilize around community goals and initiatives.

#### **Right Start Meetings**

These weekly informal sessions offer a one-stop opportunity for business operators and developers to meet representatives from development-related City departments to ask questions, clarify requirements, and align development plans with City processes.

#### **Location**

Statesboro's geographic location offers several strategic advantages. Situated within driving distance of Savannah and other regional hubs, it provides access to larger markets, transportation networks, and cultural amenities while maintaining a more affordable and relaxed lifestyle. Its location also supports economic development opportunities, particularly in logistics, education, and tourism, and makes it an attractive option for both residents and investors.

## 5.2 Weaknesses

### Infrastructure

Statesboro faces ongoing challenges with aging or insufficient infrastructure, such as roads, sidewalks, drainage systems, and public facilities. Limited capacity or outdated systems can hinder mobility, safety, and the city's ability to support new development. Infrastructure gaps may also deter investment and strain existing neighborhoods, especially during periods of rapid growth or inclement weather.

### Utility

Utility services such as water, sewer, electricity, and broadband may not be fully equipped to meet current and future demand in all areas. Aging utility assets and limited capacity for expansion can delay development projects and reduce the City's competitiveness. Addressing these issues requires coordinated planning and investment to ensure reliable and scalable service delivery.

### Housing

A shortage of diverse and affordable housing options is a growing concern. Limited availability of workforce housing, student accommodations, and mixed-income developments can create barriers for residents and workers alike. This imbalance may contribute to rising housing costs, longer commutes, and difficulty attracting or retaining talent, particularly in key sectors like education, healthcare, and public services.

### Underutilized Buildings

Numerous vacant or underutilized commercial properties represent missed opportunities for economic growth and revitalization. These spaces often require significant investment to repurpose or redevelop, and may be hindered by zoning, environmental, or ownership challenges. Without strategic intervention, they can contribute to blight, reduce property values, and limit the vibrancy of key corridors or downtown areas.

## 5.3 Opportunities

### Conservation

Statesboro has the opportunity to strengthen its environmental stewardship through land conservation, green infrastructure, and sustainable development practices. Preserving natural resources such as wetlands, forests, and waterways not only enhances quality of life but also supports tourism, recreation, and resilience to climate-related challenges. Conservation efforts can also attract environmentally conscious residents and businesses, positioning the City as a forward-thinking, sustainable community.

### Higher Education Institutions

The presence of institutions like Georgia Southern University offers a significant advantage in terms of talent development, research partnerships, and cultural enrichment. These institutions serve as economic engines, drawing students, faculty, and visitors while fostering innovation and entrepreneurship. Strengthening collaboration between the City and its academic partners can lead to workforce development initiatives, business incubation, and community engagement programs that benefit the broader region.

### Annexation

Strategic annexation presents a pathway for Statesboro to guide growth, expand its tax base, and improve service delivery. By incorporating adjacent areas, the City can better manage land use, infrastructure planning, and zoning consistency. Annexation also allows for more cohesive regional development and can

help address housing, transportation, and utility challenges in a coordinated manner. With proper planning, it can be a powerful tool for shaping the City's long-term future.

## 5.4 Threats

### Cross-Jurisdictional Collaboration

Statesboro's ability to effectively manage growth and deliver services can be hindered by fragmented coordination between City, County, and other regional entities. Differences in priorities, regulations, or resource allocation across jurisdictions may lead to inefficiencies, delays, or conflicting development outcomes. Without strong intergovernmental collaboration, opportunities for shared infrastructure, economic development, and emergency response may be missed, weakening the City's overall resilience and competitiveness.

### School Capacity

As the population grows, local schools may face increasing pressure on facilities, staffing, and resources. Overcrowded classrooms, aging infrastructure, and limited funding can negatively impact educational outcomes and community satisfaction. If school capacity does not keep pace with residential development, it may deter families from moving to the area or strain existing neighborhoods, ultimately affecting long-term growth and quality of life.

### Development and Growth

While growth presents opportunities, unmanaged or rapid development can strain infrastructure, disrupt community character, and outpace planning efforts. Lack of long-term vision may lead to sprawl, traffic congestion, and environmental degradation. Balancing growth with sustainability and community values is essential to avoid unintended consequences that could undermine public trust and livability.

### External Influences on Public Safety

Public safety in Statesboro can be affected by factors beyond the City's direct control, such as regional crime trends, drug trafficking routes, or economic instability. These external influences may increase demands on law enforcement and emergency services, requiring additional resources and coordination. Moreover, public perception of safety shaped by media, social trends, and isolated incidents can impact tourism, investment, and community morale even if local crime rates remain stable.



## 6 Strategic Initiatives

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Building on the insights gained from the S.W.O.T. analysis, it becomes clear that Statesboro's path forward must be guided by intentional, well-aligned strategies. By leveraging its strengths, addressing internal challenges, seizing emerging opportunities, and mitigating external threats, the City can position itself for suitable and inclusive growth. The following strategic initiatives are designed to respond directly to the themes identified in the S.W.O.T. analysis, providing a roadmap for action that supports long-term community resilience, economic vitality, and quality of life.

### 6.1 Infrastructure

In any thriving community, the balance between growth and infrastructure is critical to sustaining a high quality of life. As Statesboro expands and grows, it becomes increasingly important to ensure that development is thoughtfully managed and that essential infrastructure keeps pace. The overarching goal is to ensure that growth and infrastructure are maintained properly to safeguard public safety and enhance overall well-being of residents. By prioritizing strategic planning and responsible investment, Statesboro can foster environments that are both vibrant and resilient.

- Adjust traffic lights to improve overall traffic flow.
- Install electric vehicle fast chargers in public spaces to encourage carbon reduction.
- Connect neighborhoods with pedestrian and bicycle facilities.
- Expand Fair Road Park to include ADA-friendly opportunities.
- Assess policy options for establishing impact fees to fund future development needs.

#### **Collaboration opportunities**

- Public Utilities Department\*
- Public Works and Engineering Department\*
- Downtown Statesboro Development Authority
- Greener Boro Commission

This initiative may be funded from a combination of federal, state, and local government revenues. This includes general tax allocations as well as targeted funding mechanisms such as TSPLOST, which can be leveraged for infrastructure projects that align with transportation and community development goals. Exploring grants, public-private partnerships, and non-profit contributions may also enhance financial sustainability for these efforts.



## 6.2 Public Safety

Promoting community well-being requires a proactive approach to public safety and mental health. To build a safer and more resilient environment, it is essential to increase police reporting, enhance fire safety education, and expand access to mental health resources. These efforts not only help prevent emergencies and reduce harm but also foster trust, awareness, and support within the community. By prioritizing these areas, local leaders can ensure that residents feel protected, informed, and empowered to seek help when needed.

### 1. Emergency Response and Infrastructure

- Install dark sky street lighting to improve pedestrian safety while being eco-friendly.
- Improve intersection safety for both vehicles and pedestrians.
- Expand fire safety education and preparedness programs.

### 2. Community Engagement and Prevention

- Continue and expand youth development programs to provide positive alternatives and mentorship.
- Host public safety forums and town halls to build trust and transparency.

### 3. Mental Health and Social Services

- Increase access to mental health resources, including establishing a local crisis intervention and mental health response team.
- Train first responders in trauma-informed care and de-escalation techniques.
- Partner with local organizations to provide substance abuse prevention and recovery services.

### 4. Education and Workforce Development

- Enhance workforce education and job training programs to increase economic stability.
- Collaborate with schools to integrate safety awareness and conflict resolution.

#### Collaboration opportunities

- |   |                                 |
|---|---------------------------------|
| • Police Department*                    | • Schools                       |
| • Bulloch County Alcohol & Drug Council | • Open Hearts Community Mission |
| • Statesboro Youth Commission           | • Churches                      |
| • One Boro Commission                   | • Homeowners Associations       |

Implementing these initiatives require sustainable funding, which can be sourced from a combination of federal, state, and local government allocations. Specific mechanisms such as TSPLOST, and public safety grants can provide targeted financial support. Additionally, partnerships with nonprofit organizations and private sector stakeholders can help supplement public funding and ensure long-term program viability.

## 6.3 Housing

Access to safe, stable, and affordable housing is a cornerstone of a healthy and thriving community. As housing costs continue to rise, it is essential to implement strategic initiatives that address both the immediate and long-term needs of residents. The following initiatives aim to expand housing options, preserve existing units, and ensure equitable access for all income levels. By leveraging policy reform, financial tools and community partnerships, these strategies are designed to create sustainable housing solutions that support economic mobility, reduce displacement, and enhance overall quality of life.

### 1. Policy and Zoning

- Evaluate the feasibility of restricting short-term rentals through ordinances.

### 2. Financial Incentives and Funding

- Leverage federal and state grants, such as Community HOME Investment Program (CHIP), Community Development Block Grant (CDBG), Low-Income Housing Tax Credit (LIHTC), and Rural Workforce Housing Initiatives.
- Establish a grant coordinator/specialist position to facilitate the application and administration of grant opportunities.

### 3. Rehabilitation and Quality of Housing

- Invest in the rehabilitation of aging housing stock to maintain affordability and livability.
- Strengthen homeowners associations to operate within the framework of the zoning ordinance, enforce compliance, and properly maintain properties.

### Collaboration opportunities

- |  |   |
|--|---|
| • Planning and Development Department*                             | • Georgia Southern University             |
| • Statesboro Housing Authority*                                    | • Georgia Department of Community Affairs |
| • Habitat for Humanity of Bulloch County                           | • Georgia Department of Transportation    |
| • Mayoral Ad Hoc Committee on Homelessness and Housing Instability | • Homes for Heroes                        |

Securing diverse and sustainable funding is essential to the success of the affordable housing strategy. By leveraging a combination of federal, state, and local sources, alongside innovative financing tools and public-private partnerships, communities can create a robust foundation for long-term housing affordability. Together, these funding avenues empower Statesboro to implement impactful and scalable solutions that meet the housing needs of all residents.



## 6.4 Communication with Residents and Businesses

Clear, consistent, and inclusive communication is the foundation of a strong relationship between a city government and its residents. As Statesboro becomes more diverse and digitally connected, it is essential for City leadership to adopt modern, accessible, and responsive communication strategies. This strategic initiative aims to enhance how the city shares information, gathers feedback, and engages with the public across multiple platforms. By fostering open dialogue and transparency, Statesboro can build trust, encourage civic participation, and ensure that all residents and businesses feel informed, heard, and empowered to contribute to the community's future.

- Upgrade the City website for better usability and mobile access.
- Establish a team dedicated to website development and maintenance.
- Utilize different platforms and outlets for coordinated communications, such as City website, social media, text and email alert system, etc.
- Utilize Geographic Information System (GIS) technology to disperse information, increase transparency and awareness, and engage the public.
- Educate the public about the roles of each department and promote awareness of city services.

### Collaboration opportunities

- City Public Affairs Manager\*
- City departments
- Local media outlets

## 6.5 Cross-Jurisdictional Collaboration

In today's interconnected landscape, effective communication and collaboration are essential for responsive and efficient city governance. As Statesboro grows and challenges become more complex, the City must foster strong internal coordination and build meaningful partnerships with neighboring jurisdictions to address shared challenges and achieve common goals.

- Develop a communication and coordination framework between the City and the County to standardize communication protocols and frequency.
- Establish working groups and task forces between Statesboro and Bulloch County.
- Engage a third-party neutral meeting facilitator for cross-jurisdictional workshops and meetings.

### Collaboration opportunities

- |                               |  |
|-------------------------------|--|
| • City leadership*            | • Leadership from other municipalities in Bulloch County |
| • Georgia Southern University | • Neighboring counties                                   |
| • County leadership           | • Coastal Regional Commission                            |

## 6.6 Public Services and Facilities

To meet the evolving needs of the growing and diverse community, it is important to modernize and enhance public services and facilities. A commitment to equity, sustainability, and operational excellence is reflected in this effort. Infrastructure improvements will be made to ensure that safe, efficient, and responsive public services are provided to all residents.

### 1. Transportation and Connectivity

- Improve bicycle infrastructure to encourage alternative modes of transportation and reduce car dependency.
- Expand trails and greenways to connect neighborhoods, parks, and commercial areas to promote recreation and accessibility.
- Support mobility for low-income households through expanded transit services and employer-sponsored transportation.

### 2. Greenspace and Environmental Health

- Enhance public green spaces and recreational trails to support physical and mental health, and elevate community livability.
- Establish a dedicated leadership role to oversee greenspace stewardship and develop community-based environmental education programs.
- Proactively protect and conserve wetlands to reduce flooding risks, preserve biodiversity, and support regional climate resilience strategies.

### 3. Strategic Land Use and Revitalization

- Revitalize and repurpose vacant and underutilized properties to support public infrastructure and community services
- Guide redevelopment projects by principles of equitable access, sustainability, and alignment with long-term community needs.
- Implement proactive strategies to address and reduce blight.

#### Collaboration opportunities

- Public Works and Engineering Department\*
- Greener Boro Commission
- Downtown Statesboro Development Authority

A diverse range of funding sources can be explored to support this strategic initiative. Federal programs, such as Better Utilizing Investments to Leverage Development (BUILD), Transportation Alternatives Program (TAP), Land and Water Conservation Fund (LWCF), and Community Development Block Grant (CDBG). Other state-level grants and regional planning efforts can offer complementary resources, while local funding mechanisms, such as utility fees, bond measures, Blight Tax, and capital improvement plans ensure ongoing investment and community ownership. Additionally, public-private partnerships can bring innovation and flexibility to targeted projects. By leveraging a multi-layered funding strategy, this initiative will be well positioned to deliver long-term, equitable, and sustainable improvements across the community.

## 7 Financing Alternatives

### 7.1 TSPLOST

Bulloch County and Statesboro are jointly authorized to implement a Transportation Special Purpose Local Option Sales Tax (TSPLOST) to fund critical transportation improvements. This authority stems from legislation originally passed in 2016 and expanded in 2017, which allows counties already collecting SPLOST to also adopt a transportation-specific sales tax.

#### 7.1.1 Authorized Uses

Under this framework, a TSPLOST can be enacted for a period of up to five years, pending voter approval through a referendum. The revenue generated must be used for transportation-related projects, including:

- Road, street, and bridge construction or improvements
- Sidewalks and bicycle paths
- Maintenance, renovations, and land acquisition
- Debt service for existing or new transportation infrastructure

TSPLOST offers a flexible and locally controlled funding mechanism to address both current and future transportation needs. It enables communities like Statesboro and Bulloch County to invest in infrastructure without relying solely on state or federal funding, while also allowing for strategic planning and debt retirement related to transportation projects.

#### 7.1.2 Process

To establish a TSPLOST, the following steps must be followed:

##### 1. Joint Planning Meeting

The Bulloch County Board of Commissioners and the Statesboro City Council must hold a joint meeting to discuss potential transportation projects and determine the proposed tax rate.

##### 2. Intergovernmental Agreement

Following the joint planning meeting, an intergovernmental agreement may be drafted to formalize the agreement to levy the TSPLOST. With an intergovernmental agreement, the tax rate can be up to 1%. It is otherwise capped at 0.75% and must be set in increments of 0.05%.

The agreement must include:

- A detailed list of transportation projects
- Estimated costs and funding priorities
- A commitment that at least 30 percent of revenues support projects aligned with GDOT Statewide Strategic Transportation Plan
- Procedure for distributing funds to Statesboro
- Accounting, record-keeping, and audit protocols

### 3. Referendum

Based on the proposed projects, costs, tax rate, and duration (up to five years), the County calls for a public referendum to approve the TSPLOST. The vote must occur during a scheduled election.

### 4. Tax Collection Timeline

If approved, the tax begins on the first day of the next calendar quarter that starts at least 80 days after the referendum. Collections end when either the approved time period expires or the revenue target is met.

### 5. Renewal and Limitations

A new TSPLOST can be approved while an existing one is active but cannot begin until the current tax ends. The same process must be followed for renewal. The tax applies to most items subject to state sales tax, including food, but excludes certain items like motor fuel and vehicle purchase or leases.

## 7.1.3 Estimated Revenue

According to the City's Annual Comprehensive Financial Report, the City received over \$5.6 million from the 2023 TSPLOST in fiscal year 2024. The 2025 SPLOST is anticipated to generate approximately \$138 million in revenue for Bulloch County over a five-year period, with Statesboro projected to receive about \$31.9 million of that total.

## 7.2 MOST

Although not currently utilized by Statesboro, the Municipal Option Sales Tax (MOST) is a potential revenue source authorized under Georgia law (Title 48, Chapter 8, Article 4: *Water and Sewer Projects and Cost Tax*). The MOST can be levied at a rate of up to 1% for a period of up to four years, and may be used to fund:

- Capital improvements to water, sewer, and stormwater systems
- Maintenance and operational costs
- Debt service, including principal and interest on General Obligation bonds issued for these projects.

The tax applies to most goods and services subject to the state sales tax, with a few exceptions. It also includes:

- Prepaid local motor fuel taxes
- Sales of food, food ingredients, and alcoholic beverages
- Sales of natural or artificial gas used in electricity production
- Lodging and accommodations subject to Georgia's excise tax.

Importantly, the combined total of all local sales and excise taxes in the City cannot exceed 14%.

### 7.2.1 Criteria

To qualify, a city must meet certain criteria, most notably, having an average wastewater flow of at least 85 million gallons per day. While Statesboro may not currently meet this threshold, the statute remains a viable option for future consideration as infrastructure demands grow.

The law includes several technical and procedural requirements that should be carefully reviewed by the City's water and sewer administration. Although some provisions may appear complex, they do not present insurmountable barriers. Legal consultation is recommended to ensure compliance and to fully understand the scope and limitations of the MOST framework.

### 7.2.2 Process

To initiate a MOST for water and sewer infrastructure, the City must first pass a resolution and submit it to Bulloch County, requesting a referendum to impose the tax. If the County declines to participate, the City may proceed independently, subject to voter approval, to implement the tax within city limits. If approved by referendum, the MOST can begin on the first day of the next calendar quarter that starts more than 80 days after the vote.

## 7.3 Community Improvement Districts (CIDs)

A Community Improvement District (CID) is a defined geographic area where nonresidential property owners voluntarily agree to impose a special tax on themselves to fund enhanced services or infrastructure beyond what the City typically provides. While CIDs do not reduce the City's responsibility to deliver standard services, they allow business communities to invest in higher levels of service tailored to their specific needs.

Currently, there are no CIDs in Statesboro. To establish one, the Georgia General Assembly must first pass a local enabling act that applies countywide. Once enabled, a CID can be created with:

- Written consent from owners representing at least 75 percent of the taxable value of nonresidential property within the proposed district
- Approval from a majority of all property owners in the area
- A resolution from the City consenting to the CID's formation

Residential, agricultural, and forestry properties can be included within CID boundaries for continuity but are not subject to the CID tax.

Upon formation, a Board of Directors, elected by nonresidential property owners, manages the district's affairs, budgets, and expenditures. The County Tax Commissioner collects the CID tax and remits it directly to the Board. The City also appoints a representative to the Board to ensure coordination.

CIDs in Georgia often focus on transportation improvements, public safety, beautification, and infrastructure upgrades, but projects must be approved by the City. The CID tax rate is set by the Board and may not exceed 25 mills (2.5%) of the assessed property value. While CIDs are authorized to issue bonds, such debt is not considered an obligation of the City, County, or State.

## 7.4 Development Impact Fees

As communities grow, the demand for public facilities, such as parks, fire stations, police services, and other infrastructure, also increases. Local governments must then decide whether to stretch existing resources across a larger population, potentially lowering the level of service, or to expand facilities to maintain current service standards.

Development Impact Fees offer a solution by ensuring that new growth contributes its fair share towards the cost of expanding public infrastructure. Rather than relying solely on property taxes, which grow slowly

and are largely supported by the existing tax base, impact fees are assessed at the time of new development, typically when building permits are issued.

Authorized under the Georgia Development Impact Fee Act, this tool allows cities like Statesboro to fund capital improvements needed to serve new residents and businesses without burdening current taxpayers. These fees help maintain consistent levels of service across the community as it grows, promoting fairness and fiscal sustainability.

### 7.4.1 Process

To implement a Development Impact Fee program, the City must first determine the “fair share” contribution that new development should make to maintain or achieve the City’s desired level of service for public facilities. This involves identifying the infrastructure needed to support growth and ensuring that new residents and businesses are served at the same standard as existing ones.

These needs are documented in a Capital Improvement Element (CIE), which must be reviewed and approved by the Georgia Department of Community Affairs (DCA) and then adopted by the City. Following this, the City must enact an Impact Fee Ordinance to formally establish the fee structure and administrative procedures.

If the City determines that the full impact fee would be too burdensome for encouraging growth, it has the flexibility to adopt a reduced fee, sharing the cost between new development and the existing tax base.

The City can choose from a wide range of eligible public facility categories, including:

- Water supply and distribution system
- Wastewater collection and treatment
- Roads, streets, bridges, and related infrastructure
- Stormwater and flood control systems
- Parks, open space, and recreational facilities
- Public safety facilities (police, fire, EMS)
- Libraries and related facilities

Importantly, impact fees can complement other funding sources such as SPLOST, TSPLOST, and MOST, creating a comprehensive strategy for financing future infrastructure needs.

While it is not possible to estimate revenue from impact fees without a detailed analysis of growth projections and service standards, the key benefit is clear: impact fees shift the cost of new infrastructure from existing taxpayers to the new development that creates demand. However, because infrastructure often needs to be built in advance of growth, interim financing may be necessary until impact fee revenues are collected.

## 7.5 Grant Opportunities

The City has actively pursued various grants to support development initiatives. The following programs align with the City’s goal of expanding affordable housing, enhancing infrastructure, and fostering economic growth in both urban and rural contexts.

### 7.5.1 Community HOME Improvement Program (CHIP)

CHIP funds can be used to rehabilitate substandard housing and assist low- to moderate-income homebuyers in the City. This program supports the City’s efforts to preserve housing stock and improve quality of life in historically underserved areas.

## 7.5.2 Community Development Block Grant (CDBG)

Through the Georgia Department of Community Affairs (DCA), CDBG can be used for infrastructure upgrades, housing rehabilitation, and public facilities improvement, especially in low-income Census tracts near downtown and surrounding rural areas.

## 7.5.3 Low-Income Housing Tax Credit (LIHTC)

LIHTC is a key tool for financing affordable rental housing in Statesboro, particularly for developments near Georgia Southern University and in areas with growing workforce demand. This program can attract private investment to support mixed-income and senior housing projects.

## 7.5.4 Rural Workforce Housing Initiatives

Rural workforce housing funds can help address the housing needs of essential workers in healthcare, education, and manufacturing. These funds support new construction and rehabilitation in areas outside the city core.

## 7.5.5 Transportation Alternative Program (TAP)

TAP funding can enhance pedestrian and bicycle infrastructure in the City, particularly around the Blue Mile corridor, Georgia Southern University, and local schools. These improvements promote walkability, safety, and access to jobs and services.

## 7.5.6 Better Utilizing Investments to Leverage Development (BUILD) Grant

GUILD grants can support major infrastructure projects, such as road improvements, transit access, and freight mobility. These investments are critical for connecting residential areas with industrial parks and commercial centers.

## 7.5.7 Land and Water Conservation Fund (LWCF)

LWCF can be used to expand and improve public parks and recreational facilities in Statesboro, including greenways, trails, and sports complexes. These amenities enhance community health and attract families and young professionals to the area.

## Appendix A: Tax Base Analysis

The table below presents tax digest data from 2010 to 2024, highlighting the effects of inflation on the City's purchasing power. Figures for Net M&O Digest, Millage, and Tax Levied were sourced from the Georgia Department of Revenue's County Services Portal Digest Summaries. Inflation rate data is based on the Consumer Price Index for All urban Consumers (CPI-U) for the southern U.S., published by the U.S. Bureau of Labor Statistics, with 2024 set as the base year. The Potential Revenue column reflects inflation-adjusted revenue, calculated by applying the inflation rate to the actual tax levied. The Millage Needed to Match Inflation column shows the hypothetical millage rate required to maintain purchasing power in the face of inflation.

**Table 3. Historic tax digest records 2010-2024 and impact of inflation.**

Year	Net M&O Digest	Millage	Tax Levied	Inflation Rate	Potential Revenue (inflation-adjusted in 2024 dollars)	Millage Needed to Match Inflation
2010	\$613,263,797	6.358	\$3,899,131	1.44	\$5,630,621	
2011	\$606,125,908	6.358	\$3,853,749	1.40	\$5,379,767	
2012	\$592,673,218	6.358	\$3,768,216	1.37	\$5,151,408	
2013	\$603,227,738	6.358	\$3,835,322	1.35	\$5,162,691	
2014	\$650,006,521	6.358	\$4,132,741	1.32	\$5,470,605	
2015	\$648,354,245	6.358	\$4,122,236	1.33	\$5,466,302	
2016	\$608,849,414	6.358	\$3,871,065	1.31	\$5,077,092	
2017	\$662,454,612	7.308	\$4,841,218	1.29	\$6,222,108	9.393
2018	\$642,829,516	7.308	\$4,697,798	1.26	\$5,906,421	9.679
2019	\$729,872,083	7.308	\$5,333,905	1.24	\$6,610,109	8.525
2020	\$749,651,476	7.308	\$5,478,453	1.23	\$6,724,418	8.300
2021	\$770,512,579	7.308	\$5,630,906	1.17	\$6,577,685	8.075
2022	\$764,785,399	7.308	\$5,589,052	1.08	\$6,013,078	8.136
2023	\$896,637,473	8.125	\$7,285,179	1.03	\$7,500,597	
2024	\$1,000,717,767	8.625	\$8,631,191	1.00	\$8,631,191	

Data Source: Georgia Department of Revenue County Services Portal Digest Summaries (<https://sso.dor.ga.gov/>) and U.S. Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U) for South U.S. area.



# CITY OF STATESBORO

**COUNCIL**

Tangie Johnson  
Paulette Chavers  
Ginny Hendley  
John C. Riggs  
Shari Barr



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

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

**To:** Mr. Charles Penny, City Manager

**From:** Cindy S. West, Finance Director

**Date:** September 30, 2025

**RE:** Banking Services

**Background:** Every 4-5 years the City of Statesboro bids out its banking services. In FY2024, the City Staff asked Davenport & Company, LLC to assist with the banking services request for proposals. Davenport updated the City's 2021 Banking Services RFP and sent it out. The City received five proposals: Colony Bank, Morris Bank, Truist, Synovus and Wells Fargo. Davenport and City Staff reviewed the five proposals. Morris Bank, Truist, Synovus, and Wells Fargo were chosen to give presentations. After review of the proposals and presentations, it is recommended the City of Statesboro award a contract for banking services to Truist for five one-year contracts.

**Council Person and District:** All

**Attachments:** N/A



# City of Statesboro, Georgia

Banking Services – Truist Bank





- **Dedicated Team:** Government Banker, Treasury Consultant and local commercial banker.
- **Perks:**
  - All supplies will be provided by the bank at no cost for duration of contract.
  - There is a \$3000 credit for Remote Deposit Capture scanners.
  - The line-Item pricing on the pro-forma is guaranteed for length of contract.
  - Waiving Implementation Service Fees for first six months.
  - Check Cashing Fee waiver for all employees.
- **Scope of Work:** Digital Treasury meets all the Scope of Work Requirements.
- Digital Treasury offers centralized access to a comprehensive suite of Treasury solutions, listed below.

Electronic Lockbox	Integrated Payables (Virtual Single Use Account)	
Integrated Receivables	Real-Time Payments	Virtual Card
Remote Deposit Capture	Manage Positive Pay exceptions	Online Images
Cash Vault	Service Level Agreements	EFTPS Payments



# Truist (continued)

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## ■ Fees:

- Option 1 – Truist Managed Rate – Bank's discretion to change the ECR and the Interest Rate for Excess Funds - Date of Rate is 8/17/25 4.0% ECR and 4.0% APY on excess balances. There is a floor of 0.05%.
- Option 2 – Indexed to the Federal Funds Higher Target Rate as of 8/17/25 is 4.50% minus 75bps or 3.75%. There is a floor of 0.05%.
- ECR and Interest Rate are based on the balances provided in the RFP. The City can use Georgia Fund 1 for excess balances. However, the ECR and Interest Rate may have to be updated if more than half of the balances are moved to Georgia Fund 1.

## ■ Miscellaneous:

- Semi-annually or quarterly review meetings with staff on processes and new products and pricing.
- Customer Service Metrics to be discussed at the semi-annual or quarterly meetings.
- Credit Cards would be through Truist ePayables. The Commercial Cards – the Bank's inhouse supplier enablement team will work with the City. The Gantt Chart with 60 days seems aggressive.

# Contact Information

## Richmond — Headquarters

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901 East Cary Street,  
Suite 1100,  
Richmond, Virginia 23219

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(804) 780-2000

### Toll-Free:

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Senior Vice President

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First Vice President

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Analyst

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Version 01/01/2025 ML/CH/DJG/RC/CR



Timothy E. Grams  
Fire Chief

# Statesboro Fire Department

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



Jonathan M. McCollar  
Mayor

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## City Council Agenda Memorandum

**To:** Charles Penny, City Manager

**From:** Timothy E. Grams, Fire Chief

**Date:** 9-30-25

**RE:** Donation of Equipment 2010 FireBlast Mobile Live Fire Simulator to Polk County Fire Department

**Policy Issue:** NA

**Recommendation:** Allow the Statesboro Fire Department to donate a 2010 FireBlast Mobile Live Fire Simulator to Polk County Fire Department

**Background:** In 2010, the Statesboro Fire Department received a grant to purchase a FireBlast Mobile Live Fire Simulator in partnership with Ogeechee Technical College (OTC). At the time, both organizations required live fire training capabilities. OTC needed a facility to support its Fire Science and Firefighter Certification programs, and the fire department needed live fire training facilities because none existed locally.

Since then, the department has constructed permanent training facilities, including a burn building, which provide for all current training needs. OTC has also discontinued its fire service programs. As a result, the mobile simulator has not been used in several years. It now requires costly repairs and computer system updates, which makes it impractical for continued use by the department. The department has spoken with OTC, and they support donating the unit to another agency.

Polk County Fire Department has expressed interest in the unit and is prepared to cover all costs related to its relocation. Because the simulator no longer serves the needs of the Statesboro Fire Department, we recommend donating the 2010 FireBlast Mobile Live Fire Simulator to Polk County Fire Department.

**Budget Impact:** None

**Council Person and District:** NA

**Attachments:** None

# CITY OF STATESBORO

## COUNCIL

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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:** 9/30/2025

**RE:** Change Order with HD Construction on ENG-122c East Main Street Drainage and Sidewalk Project

**Policy Issue:** Contract Change Order

### Recommendation:

Engineering staff recommends approval of the change order.

### Background:

The ENG-122c East Main Street Drainage and Sidewalk project includes the installation of sidewalk, curb and gutter, and storm drain structures from Northside Drive to Packinghouse Road. One of the primary purposes of the project is to alleviate flooding at the drainage culvert that crosses under East Main Street in the area between Northside Drive and Cone Crescent. This change order includes the following key items:

- The new storm drain pipe crossing East Main Street between Northside Drive and Cone Crescent is in conflict with an 8-inch Sanitary Sewer Main, as well as an existing fire hydrant assembly. The project plans/bid package did not address these items. The change order includes replacement of 80 feet of the existing clay sanitary sewer pipe with 8-inch Ductile Iron Sewer pipe, and associated bypass pumping.
- Relocation of the fire hydrant, not addressed in bid documents.
- The replacement and relocation of a water meter bank serving an apartment building. The sidewalk construction is in conflict with the water meter bank, which requires special fittings.
- An existing plastic storm drain pipe running from East Main down Packinghouse Road, 358 ft in length, was discovered to be collapsed and not functioning properly. This pipe was intended to receive part of the stormwater runoff from East Main Street as part of the project. The existing pipe requires replacement with new 18-inch concrete pipe, 280 feet in length.
- An additional 40 TN of Graded Aggregate Base, for repairs to a water main under East Main St. that ruptured due to vibrations from the construction.
- 10 CY of driveway concrete to replace a driveway adjacent to new storm pipe installation, which was omitted from the plans.



- Replacement of concrete steps in the right of way, adjacent to sidewalk, at 325 East Main Street, which was omitted from plans.
- In order to avoid conflicts with water and sewer lines, the storm drainage was revised to include one concrete headwall, 8 CY of concrete rip rap, 134 linear ft of 18-inch concrete pipe, and three additional storm sewer manholes that were not included in the original plans.
- The revisions to drainage plans also resulted in the **deduction** of the following items:
  - 240 linear feet of 14"x22" elliptical pipe
  - 3 storm drain drop inlets

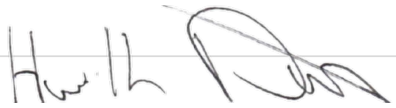
**Budget Impact:**

\$996,000 is budgeted for construction in ENG-122c for FY 2026, in TSPLOST funds. The total bid for the project was \$717, 465. The City received \$145,000 in supplemental Local Maintenance and Improvement Grant funding from the Georgia Department of Transportation for the project. The total cost of the change order is \$132,948.

**Council Person and District:** Tangie Johnson, District 1

**Attachments:** Change Order Proposal from HD Construction

CHANGE ORDER FORM				No. 1
To: CITY OF STATESBORO				Job Name: EAST MAIN STREET
Attn: DAVID, BRAD				Job Location: STATESBORO GA
Date: 9/24/2025				Contract Date:
We hereby agree to make the following change(s):				Amount
JOB DISCRPTION	QTY	UNIT	HD PRICE PER UNIT	AMOUNT
18" RCP	414 <del>358</del>	LF	\$100.00	\$41,400.00 <del>\$35,800.00</del>
STORM SEWER MANHOLE	3	EA	\$5,000.00	\$15,000.00
HEADWALL	1	EA	\$6,000.00	\$6,000.00
TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00
RIP RAP	8	CY	\$100.00	\$800.00
WATER FITTING & LABOR	1	LS	\$5,000.00	\$5,000.00
DEMO PIPE & GRADE	1	LS	\$30,000.00	\$30,000.00
GRASSING	1	LS	\$4,000.00	\$4,000.00
8" INCH DUCTL IRON 980 FT) INSTALL & BYPASS	1	LS	\$30,278.00	\$30,278.00
FIRE HYDRANT ASSEMBLY - REMOVE & REPLACE	1	LS	\$21,220.00	\$21,220.00
DRIVEWAY CLASS B CONCRETE	10	CY	\$275.00	\$2,750.00
STEPS WITHIN RIGHT AWAY (325 EAST MAIN STREET STATION NUMBER	1	LS	\$1,000.00	\$1,000.00
ADDING TO LINE ITEM 14: Gr Aggr Base Course, 6 inch, Incl Matl	40	TN	\$50.00	\$2,000.00
DEDUCTING LINE ITEM 24 FROM CONTRACT (Storm Drain Pipe 14"x22" elliptical, H 1-10 RCP)	240	LF	\$100.00	-\$24,000.00
DEDUCTING LINE ITEM 36 FROM CONTRACT (Drop Inlet GP1)	3	EA	\$2,500.00	-\$7,500.00
			TOTAL PRICE FOR CHANGES	\$132,948.00 <del>\$126,548.00</del>
			REVISED CONTRACT TOTAL	\$850,413.00 <del>\$844,013.00</del>
THIS CHANGE ORDER BECOMES PART OF AND IN CONFORMANCE WITH EXISTING CONTRACT.				
We hereby agree to make chnage(s) specified above at the price indicated per this Change Order.	revisions per JLW 9-29-25			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 specified in the orignsl contract unless otherwise specified.

				
Authorized Contractor Signature				Contractee Signature
9/15/2025				
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  
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, PE, Director of Public Works and Engineering

**Date:** September 25, 2025

**RE:** Engineering Design Services for Project ENG-122q Stockyard Road Sidewalk and Drainage Improvements

**Policy Issue:** Purchasing

### **Recommendation:**

Staff recommends award of a contract to Parker Engineering for engineering design services for Project ENG-122q Stockyard Road Sidewalk and Drainage Improvements in the amount of \$67,000.

### **Background:**

The project goal is to provide safe pedestrian and bicycle travel, in addition to associated drainage improvements, along Stockyard Road from Williams Road to Westside Road. The project corridor connects residential neighborhoods to Julia P. Bryant Elementary School. Stockyard Road is a collector road between Westside Road and US Hwy 80, with a mixture of residential neighborhoods, commercial, and industrial properties. Currently, pedestrians and bicycle riders use the street or ditch/shoulder area for travel. The project concept includes a multi-use trail/sidewalk and drainage improvements including curb and gutter and storm drainage pipe.

The City advertised a request for qualifications (RFQ) from qualified engineering consultants for design services in July 2025. Responses were received from Parker Engineering, T.R. Long Engineering, Cranston, Thomas & Hutton, and Pape-Dawson on August 6, 2025. The responses were scored according to criteria in the RFQ, and Parker Engineering was selected by staff.

### **Budget Impact:**

\$563,200 is currently budgeted for ENG-122q for design and construction from 2023 TSPLOST funds.

**Council Person and District:** Paulette Chavers, District 2

**Attachments:** Proposal from Parker Engineering

**CC:** Darren Prather, Director of Central Services



36 Courtland Street Suite B, Statesboro GA 30458  
Phone: 912-764-7722  
Email: wesley@parker-engineering.com

September 25, 2025

Brad Deal, PE  
Director  
Public Works Department  
Statesboro, GA 30458

**Re: Proposal – Revised Cost Estimate for the Stockyard Road Sidewalk Improvements Project**

Dear Mr. Deal:

It is my understanding that the City would like to add curb, gutter, and underground storm piping to the sidewalk project. These additions will require extra engineering work that was not outlined in our original proposal. Please find a revised proposal for your review. Thank you for the opportunity to work with the City on this important project. If you have any questions, please contact me at 912-687-1203.

Sincerely

A handwritten signature in blue ink that reads "Wesley Parker". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Wesley Parker, PE



COST SUMMARY – Based on the above Project Approach, Parker Engineering proposes the following fees:

Item	Contractor	Proposed Fee
Topographical Survey	Donald W. Marsh & Associates	\$12,000
Preliminary Engineering: Concept Plan, Utility Conflicts ID, Right-of-Way ID, Cost Estimate, Consultation with the City	Parker Engineering	\$12,000
Hydrology Study & Report	Parker Engineering	\$7,000
Permitting	Parker Engineering	\$3,000
Cost Estimate	Parker Engineering	\$2,000
Construction Plans (60%, 90%, Final)	Parker Engineering	\$31,000
<b>Total</b>		<b>\$67,000</b>

Other items:

Item	Contractor	Proposed Fee
Right-of-Way Documents and Staking	Donald W. Marsh & Associates	\$3500 per parcel

# CITY OF STATESBORO



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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

**Date:** 9/30/2025

**RE:** Change Order with OptiRTC, Inc. for the STM-36 Lake Sal Stormwater Detention Project

**Policy Issue:** Purchasing

### Recommendation:

Staff recommends approval of the change order in the amount of \$85,130.70 with OptiRTC for additional work on the STM-36 Lake Sal Stormwater Detention Project.

### Background:

The project scope includes modification of the existing outfall structure in Lake Sal, to install an adaptive water level control system utilizing solar power to alleviate flooding in the Lake Sal drainage basin in the northwestern part of the City. During construction, parts of the outfall structure's outer wall began to fail. The contractor has provided temporary shoring to hold the structure in place. The design engineer has recommended to replace the existing outfall structure with a reinforced precast structure. Much of the change order cost is for driving sheet pile to create a cofferdam for construction.

### Budget Impact:

The total amount of the change order is \$85,130.70. If this change order is approved, the revised cost of the contract will be \$369,966.70. The budget for design and construction for the project, which is to include other improvements, is \$1,000,000.00. The project is to be paid for through 2013 SPLOST funds under STM-36 Lake Sal Drainage Improvement CIP.

**Council Person and District:** Tangie Johnson, District 1

**Attachments:** Proposed Change Order #1 for Lake Sal

September 30, 2025  
Marcos Trejo  
City of Statesboro  
50 E. Main St.  
Statesboro, GA 30458

**Subject:** Change Order 1 at Lake Sal  
**Project Name:** Lake Sal CMAC System

Dear Marcos,

This Change Order modifies the original Lake Sal agreement dated May 22, 2025. The original scope anticipated modifying the existing outlet control structure (OCS) by sealing the outer wall and then altering the weir wall to receive a new valve and actuator. During pre-construction, the OCS was identified as being in poor condition, and while attempting to control water with a temporary sandbag cofferdam, the outer wall collapsed. With the outer wall compromised, the inner weir wall can no longer be safely modified without risking uncontrolled pond drainage and further structural failure. As a result, the existing OCS must be replaced in full with a new precast structure. This Change Order captures the additional work required to complete that replacement safely.

Sincerely,



Aaron Goodykoontz  
Sr. Customer Success Manager  
OptiRTC, Inc.



Description	Amount
Cofferdam (Task 3.0)	\$62,352.00
OldCastle Precast Outlet Control Structure (Task 3.0)	\$20,036.50
Change Order - Field Services (Task 3.0)	\$15,798.20
Opti Professional Services (Task 1.0)	\$7,800.00
<i>Change Order #1 Sum:</i>	<i>\$105,986.70</i>
Additional Contingency	\$15,000.00
Subtotal:	\$120,986.7
Applied Construction Contingency	(\$35,856.00)
<b>Remaining (Net Change Order Impact)</b>	<b>\$85,130.7</b>
<i>The \$15,000 contingency is reserved for unforeseen conditions. Any unused portion will remain with the City. "Change Order – Field Services" represents additional field labor required to complete the revised scope beyond the original budget.</i>	

### Contract Totals for Reference

- **Original Contract Amount:** \$284,836.00
- **Net Change Order Impact (CO #1):** \$85,130.70
- **Revised Contract Amount:** \$369,966.70

### Scope of Work

*Strike-through text indicates scope removed from the original May 22, 2025 proposal. Italicized text indicates additional or revised scope added in Change Order #1.*

### 1.0 Project Management

- Project management and coordination of subcontractors.
- *Additional project management time included to support change order scope.*

## 2.0 Product Implementation

- Provide Opti software, hardware, and project engineering support.
- No changes.

## 3.0 Hardware Installation & Commissioning

### Original:

- ~~Modify existing OCS by sealing outer wall and altering weir wall to receive new valve and actuator.~~
- ~~Install new actuator on modified weir wall.~~
- ~~Grout and seal around actuator penetration.~~

### Revised (Change Order #1):

- *Install sheet-pile cofferdam at OCS footprint.*
- *Install and operate a temporary dewatering system within cofferdam to allow safe demolition and installation.*
- *Install temporary pipe plug in outlet during cofferdam installation to minimize uncontrolled drainage (remove after cofferdam secure).*
- *Demolish and remove existing riser structure (3 exterior walls, 1 weir wall, and footer/base).*
- *Demolish and remove concrete headwall around the outflow pipe.*
- *Excavate pond bottom to install ~12" of #57 stone base, placed per GMC direction.*
- *Excavate earthen dam around outflow pipe and stockpile material for backfill.*
- *Receive and set new 6' × 6' precast OCS (Oldcastle design).*
- *Seal joints between precast sections and seal connection to outflow pipe.*
- *Pour concrete floor inside structure.*

- *Backfill around exterior walls with stockpiled material per project specifications.*
- *Haul demolished rubble/debris to approved disposal facility.*
- *Restore dam areas disturbed by excavation with grass seed and erosion matting.*

#### **4.0 Opti Software Subscription (One Year)**

- Annual subscription.
- No changes.

#### **5.0 O&M Managed Services (One Year)**

- Annual managed service plan.
- No changes.

#### **Assumptions, Limitations, and Exclusions**

Pricing is based on the following assumptions:

- EnviroTrac will have free and unimpeded access to the work location.
- No permits are required to complete the outlined work scope.
- Utilities will not interfere with site tasks.
- Price includes one (1) mobilization and one (1) demobilization.
- EnviroTrac reserves the right to modify the start and end dates of the proposed work schedule based on the timeframe of acquiring materials.
- Installation of sediment and erosion control systems is excluded.
- Installation of stabilized construction entrance is excluded.
- Installation of the embankment fence is excluded.
- Importing of materials for the backfilling around the new riser structure, outflow pipe, access road, and earthen dam is excluded.

- Geotechnical, Professional Engineer, and/or surveying related services are excluded. GMC will direct stone base requirements under a separate contract with Statesboro; ET will place ~12" of #57 stone per GMC direction.
- Soil and material testing is excluded.
- Cofferdam installation and dewatering, previously excluded, are now included under this Change Order.
- Pond bottom excavation and grading is excluded outside of the footprint for the stone base.
- Restored areas will be watered and maintained by others to obtain permanent site stabilization. EnviroTrac provides no warranty on grass growth, coverage, or performance.
- Pipe plug installation is intended to minimize, but cannot fully eliminate, the risk of pond dewatering during cofferdam installation.
- Opti/EnviroTrac will take reasonable measures to control flow; however, uncontrolled drainage due to unforeseen structural or site conditions remains a project risk outside the contractor's guarantee.
- Site work is limited to the tasks outlined in the above "Scope of Work." No additional site tasks will be completed without prior written approval.
- If additional/out-of-scope deficiencies, repairs, or maintenance issues are found by EnviroTrac during site activities, a separate proposal will be submitted to resolve those issues.

# City of Statesboro

## Public Utilities Department



**To:** Jason Boyles  
Assistant City Manager

**From:** Matt Aycock  
Public Utilities Director

**Date:** 9-30-2025

**RE:** Change Order #4 from Southern Civil LLC for WWTP Blower and Pump Upgrade project.

**Policy Issue:** Purchasing

**Recommendation:** Consideration of a motion to approve Change Order #4, in the amount of \$87,546.00, to Southern Civil LLC for the Blower and Pump Upgrades Project at the Waste Water Treatment Plant to be paid for with funds included in the project budget #WTP-24, that was approved by council on 8-9-23.

**Background:** In August of 2023, Council approved CIP project WTP-24 for upgrades to Blowers and Pumps at the WWTP, as part of our efforts to modernize and maintain equipment at the plant. During the construction process, it was discovered that the variable frequency drives (VFD's) for the new blowers were separate units and not housed in the blower enclosure as originally designed and anticipated.

The consulting electrical engineer recommended a design change to account for the VFD's to be provided in separate NEMA 1 cabinets rather than integral with the blower enclosures. His recommendations include additional control cabinets, conduits, cabling and extensions of all associated telemetry/SCADA controls to the new equipment locations.

**Budget Impact:** The total project cost will increase from \$2,303,240.00 to \$2,390,786.00.

**Council Person and District:** All

**Attachments:** Change order #4

## CHANGE ORDER NO.: 04

Owner: City of Statesboro  
Engineer: Hussey Gay Bell  
Contractor: Southern Civil, LLC  
Project: Statesboro WWTP Blower Upgrades

Effective Date of Change Order:

Date Issued: 09 / 18 / 2025

  /  /  


### Description:

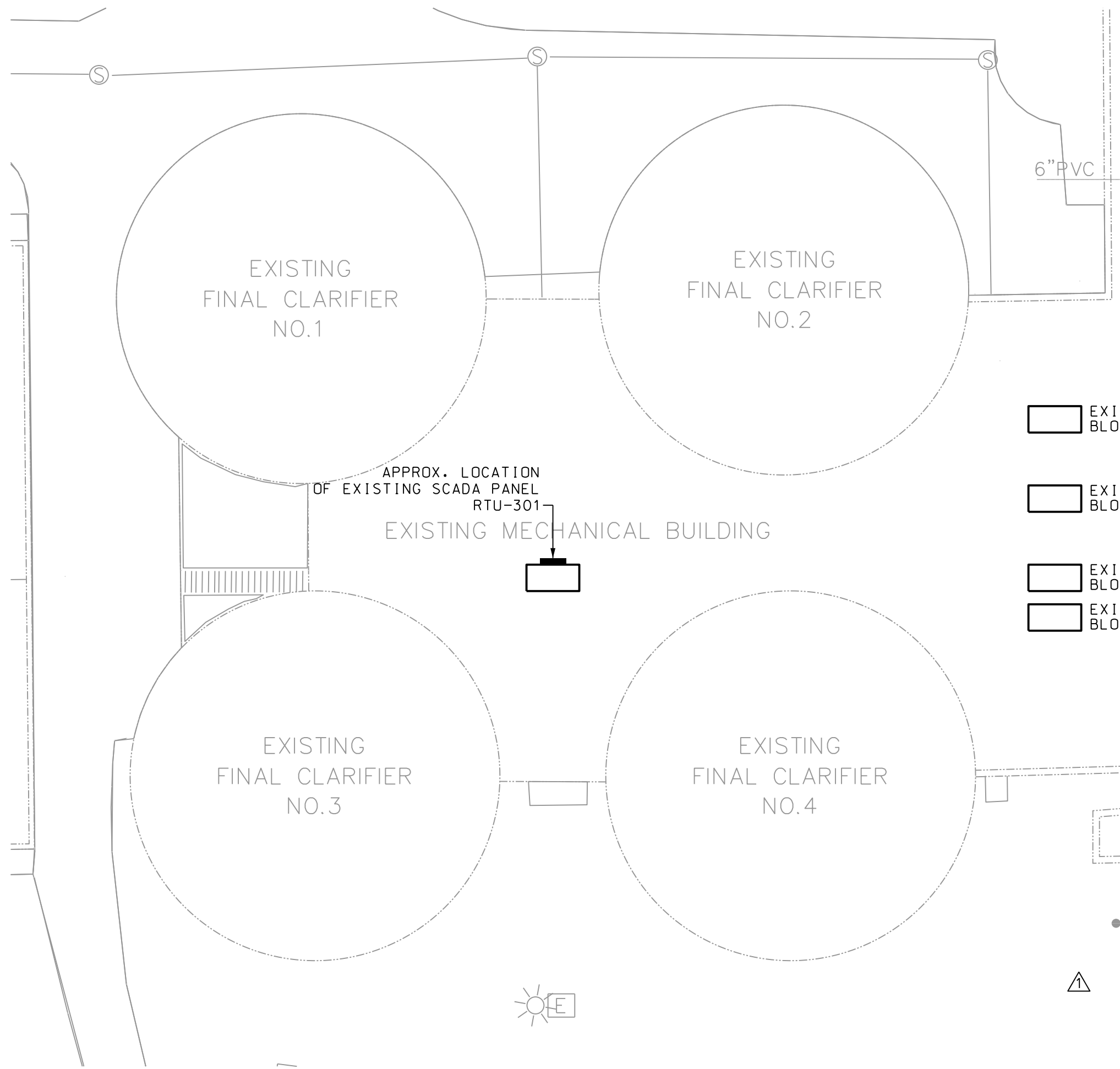
Design change to account for variable frequency drives being provided in separate NEMA 1 cabinets rather than integral with the blower enclosure. Due to a lack of adequate space, the controllers were located on the footing of the aeration basins. Scope of work includes:

- Relocate and Install (3 each) reduce voltage starters
- Relocate and Install (2 each) VFDs
- Relocate and Install (2 each) Manual Transfer Switches
- Route interconnecting conduits for power to each unit listed above
- Route conduits to each blower (existing and new)
- Install new conductors to each existing blower
- Install VFD cabling, connectors and termination kits to new blowers
- Installation of control conductors (pressure, temperature, etc) to new blowers. Extension of all associated telemetry/SCADA controls and monitoring conduits and conductors to new equipment locations
- Demolition of remaining equipment replaced by new equipment installation
- All outage scheduling, termination, testing and introduction to service

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>1,993,705.00</u>	Original Contract Times: Substantial Completion: <u>10/8/2024</u> Ready for final payment: <u>11/9/2024</u>
<b>[Increase]</b> from previously approved Change Orders No. 1, No. 2 & No. 3: \$ <u>309,535.00</u>	<b>[Increase] [Decrease]</b> from previously approved Change Orders No.1 to No. 3: Substantial Completion: <u>NA</u> Ready for final payment: <u>NA</u>
Contract Price prior to this Change Order: \$ <u>2,303,240.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>10/8/2025</u> Ready for final payment: <u>11/9/2025</u>
<b>Increase</b> this Change Order: \$ <u>87,546.00</u>	<b>Increase</b> this Change Order: Substantial Completion: <u>40</u> Ready for final payment: <u>40</u>
Contract Price incorporating this Change Order: \$ <u>2,390,786.00</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>11/17/2025</u> Ready for final payment: <u>12/19/2025</u>

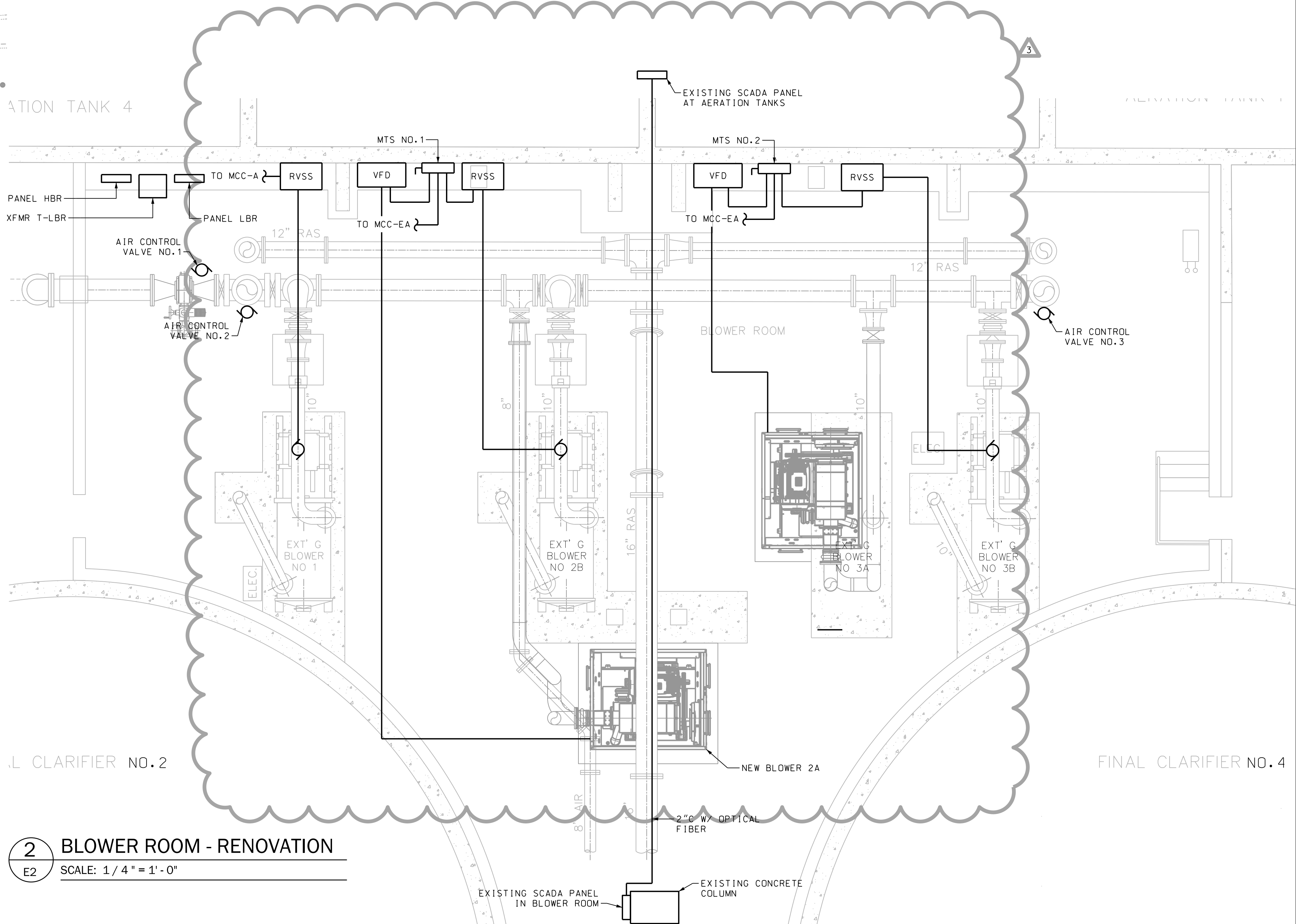
Signature page to follow.

Recommended by Engineer		Accepted by Contractor
By:		
Title:	Director of Water/Wastewater	
Date:	September 18, 2025	
Authorized by Owner		Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		



1 BLOWER ROOM - OVERALL PLAN  
E2 SCALE: NONE

- EXISTING BLOWER NO.2
- EXISTING BLOWER NO.1
- EXISTING BLOWER NO.3A
- EXISTING BLOWER NO.3B



2 BLOWER ROOM - RENOVATION  
E2 SCALE: 1 / 4 " = 1' - 0"

CADD PLOT  
20-AUG-2025  
16:57  
CCOBB



HUSSEY GAY BELL  
Established 1958  
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REVISIONS:	1.	2.	3.
1. BLOWER ROOM MODS	6/21/24	2/5/25	8/20/25
2. MODS			
3. STARTERS AND MTS'S			

DESIGNED/	DRAWN	CHECKED
CC	LC	PM
DATE: MAY 2023		
JOB NO. 120259873		
SCALE: AS SHOWN		

STATESBORO WASTEWATER TREATMENT PLANT  
BLOWER UPGRADES  
FOR THE  
CITY OF STATESBORO, GEORGIA  
PROPOSED BLOWER PLAN

DRAWING NUMBER  
E2  
OF 11



## DEMOLITION NOTES:

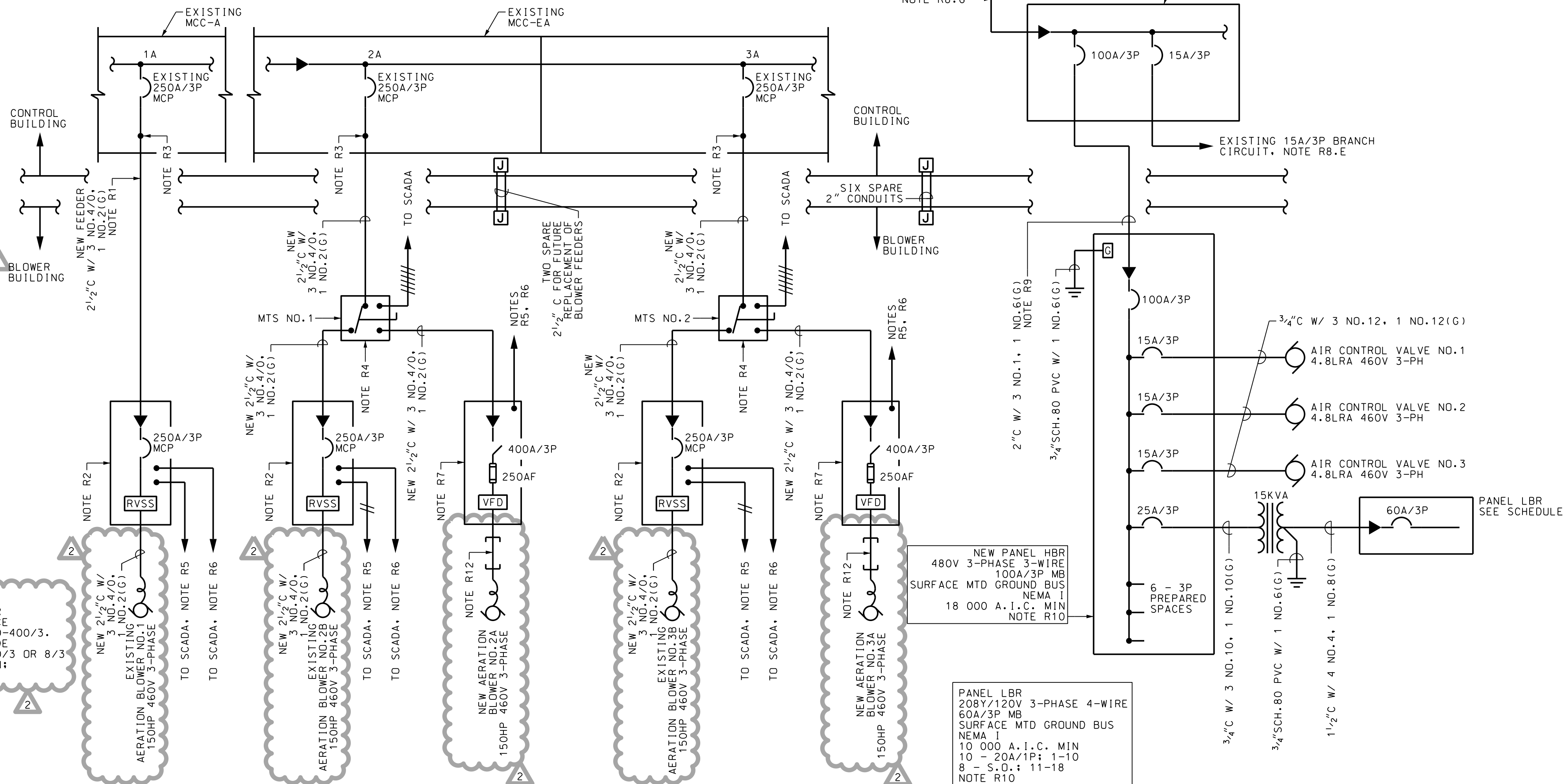
- D1. EXISTING SERVICE ENTRANCE CONDUCTORS.  
D2. EXISTING SERVICE DISCONNECT SWITCHBOARD SECTION TO REMAIN.  
D3. EXISTING MCC-A TO REMAIN.  
D4. EXISTING 1600A AUTOMATIC TRANSFER SWITCH TO REMAIN.  
D5. EXISTING MCC-EA TO REMAIN.  
D6. DISCONNECT AND BYPASS THE EXISTING FULL VOLTAGE NON-REVERSING STARTER.  
D7. EXISTING FEEDER TO BE ABANDONED IN PLACE. CUT CONDUCTORS FLUSH WITH STUB-UP UNDER MCC AND/OR UNDER DISCONNECT SWITCH/MTS IN BLOWER BUILDING.  
D8. FAILED EXISTING FEEDER. DISCONNECT FROM STARTER AND DISCONNECT SWITCH. REMOVE CABLES FROM CONDUIT IF POSSIBLE. EXISTING CONDUIT MAY BE REUSED IF CABLES CAN BE REMOVED. OTHERWISE, REMOVE CABLE AND CONDUIT TO FINISH FLOOR AND ABANDON BELOW GRADE CONDUIT AND CABLE IN PLACE.  
D9. EXISTING FEEDER FROM SWITCH TO MOTOR TO BE DEMOLISHED.  
D10. EXISTING SWITCH (DISCONNECT OR MANUAL TRANSFER) TO BE DEMOLISHED.  
D11. EXISTING FEEDER FROM SWITCH TO MOTOR TO BE DEMOLISHED.  
D12. DISCONNECT EXISTING BLOWER 3A. REMOVE FEEDER FROM MANUAL TRANSFER SWITCH TO BLOWER.

## RENOVATION NOTES:

- R1. PROVIDE A NEW FEEDER FROM MCC-A TO THE EXISTING AERATION BLOWER NO.2.  
R2. NEW REDUCED VOLTAGE SOLID STATE STARTER WITH 250A/3P MOTOR CIRCUIT BREAKER, NEMA 12 ENCLOSURE. PROVIDE WITH H-O-A SWITCH, RUN (GREEN), STOP (RED), FAIL (AMBER) INDICATOR LIGHTS. REFER TO THE SPECIFICATIONS.  
R3. CONNECT NEW FEEDER TO THE MOTOR CIRCUIT PROTECTOR (MCP).  
R4. NEW 400A/3P/12/NF MANUAL TRANSFER SWITCH WITH AUXILIARY CONTACTS FOR EACH POSITION. CONTACTS SHALL ANNUNCIATE TO SCADA. THE SWITCH SHALL BE LOCKABLE IN ALL THREE POSITIONS.  
R5. EXTEND START/STOP COMMAND CONDUCTORS FROM THE NEW RVSS TO THE EXISTING SCADA PANEL. PROVIDE 3/4"C W/ 4 NO.14, 1 NO.14(G).  
R6. EXTEND STATUS COMMUNICATIONS CABLE (CAT 6) TO EXISTING SCADA PANEL. PROVIDE 3/4"C W/ TWO CAT 6 CABLES.  
R7. VARIABLE FREQUENCY DRIVE AND DISCONNECT AND FUSE PROTECTION.  
R8. FIELD COORDINATE LOCATION OF 480V BRANCH CIRCUIT PANEL EHA-1. A. DISCONNECT AND REMOVE THE EXISTING 15A/3P BREAKER (LOWER LEFT). RETAIN FOR REUSE. B. REROUTE AND RECONNECT THE EXISTING BRANCH CIRCUIT AS REQUIRED. EXTEND CIRCUIT AS NECESSARY. C. PROVIDE A 100A 480Y/277V 3-PHASE 4-WIRE PANEL ADJACENT TO PANEL EHA-1. D. THE NEW PANEL SHALL BE DESIGNATED EHA-3. E. FIELD COORDINATE THE PANEL LOCATION WITHIN THE MAIN ELECTRICAL ROOM. F. EXTEND THE EXISTING 15A/3P BRANCH CIRCUIT TO PANEL EHA-3. G. PROVIDE THE PANEL WITH 100A/3P AND 15A/3P BRANCH BREAKERS. H. PROVIDE 2"C W/4NO.1, 1NO.8(G) FROM PANEL EHA-1 TO PANEL EHA-3. I. EXTEND THE FEEDER FROM PANEL EHA-3 TO PANEL HBR. J. UPDATE PANEL EHA-1 PANEL SCHEDULE. PROVIDE A NEW TYPED SCHEDULE FOR EHA-3. K. ALTERNATIVELY, SHOULD A SPARE BUCKET BE AVAILABLE IN MCC-EA, THE BUCKET MAY BE MODIFIED WITH A 100A/3P BREAKER TO FEED PANEL HBR.  
R9. ROUTE FEEDER WITH OTHER CONDUITS.  
R10. FIELD COORDINATE PANEL LOCATION WITH EXISTING CONDITIONS. PROVIDE CHANNEL FRAME AS REQUIRED.  
R11. FIELD COORDINATE OPTICAL FIBER REQUIREMENTS WITH REVER.  
R12. 3"C W/ 3 NO.4/0, 3 NO.8(G) VFD CABLE. SERVICE WIRE VFD2K7CP4/03. TERMINATE CONDUIT WITH INSULATING BUSHING. EXTEND CABLE TO VFD OR BLOWER AND PROVIDE DIRECT WIRE SELF TERMINATING CONNECTOR. SERVICE WIRE CDNASOTC2K4/03. PROVIDE GROUNDING TERMINATION KIT: TERASD4/0-400/3. PROVIDE SHIELDED CONTROL CABLE. SERVICE WIRE TCCPESH14/9. PROVIDE DIRECT WIRE SELF TERMINATING CONNECTOR. SERVICE WIRE CDNASOTC2K10/3 OR 8/3 AS RECOMMENDED BY THE MANUFACTURER. PROVIDE GROUNDING TERMINATION: SERVICE WIRE TERASD14-1/3.

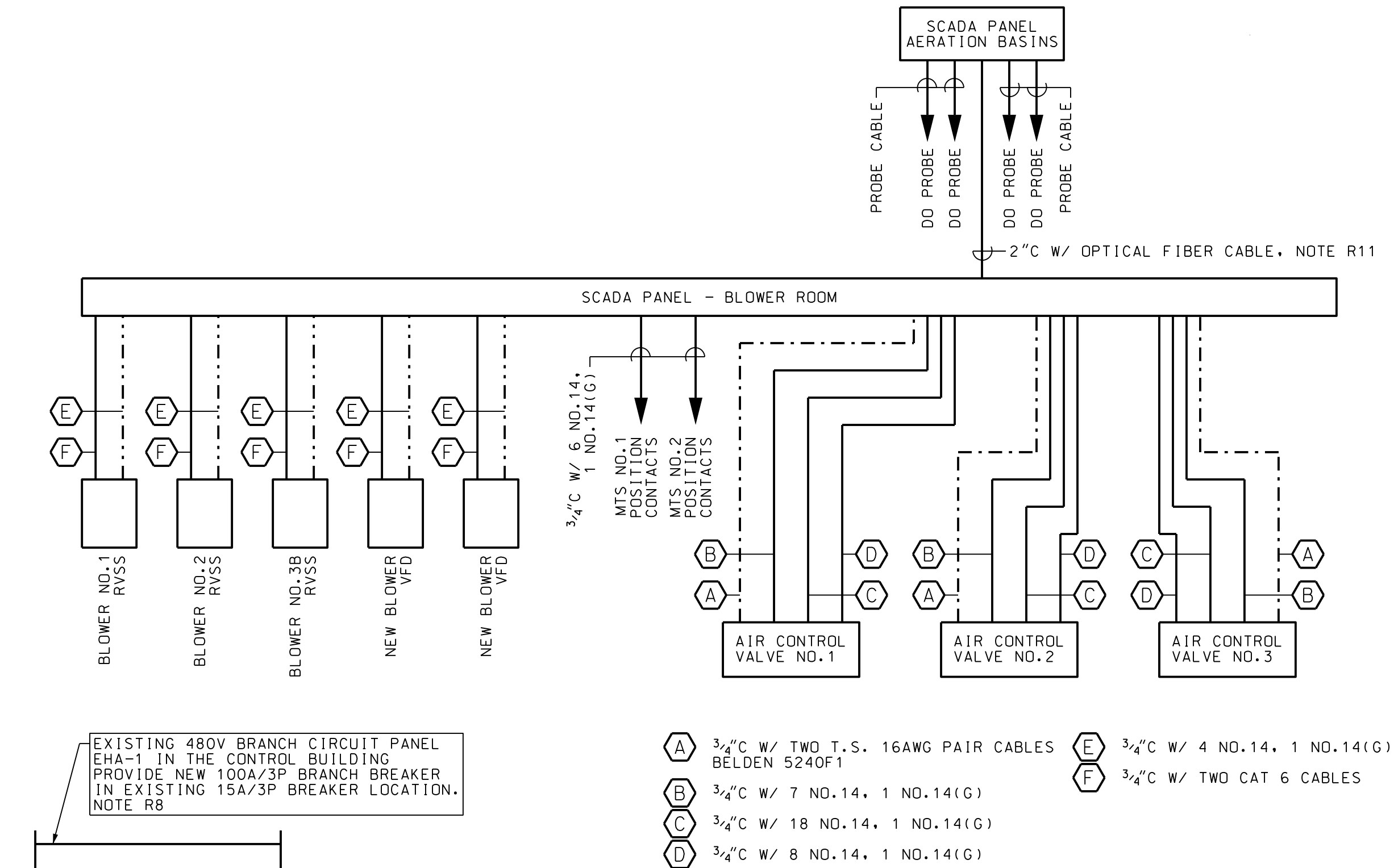
## 1 EXISTING ONE-LINE DIAGRAM - DEMOLITION

E3 SCALE: NONE



## 2 ONE-LINE DIAGRAM - RENOVATION

E3 SCALE: NONE



## 3 AIR CONTROL VALVE SCADA RISER

E3 SCALE: NONE

- A 3/4"C W/ TWO T.S. 16AWG PAIR CABLES  
B 3/4"C W/ 7 NO.14, 1 NO.14(G)  
C 3/4"C W/ 18 NO.14, 1 NO.14(G)  
D 3/4"C W/ 8 NO.14, 1 NO.14(G)  
E 3/4"C W/ 4 NO.14, 1 NO.14(G)  
F 3/4"C W/ TWO CAT 6 CABLES