



June 18, 2013 6:00 pm

1. Call to Order by Mayor Joe Brannen
2. Invocation and Pledge of Allegiance by Councilman John Riggs
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 06-04-2013 Council Minutes
 - b) 06-04-2013 Executive Session Minutes
 - c) 06-04-2013 Council Work Session Minutes
 - B) Notification of alcohol license application:
 - a) Licensee: William Bradnock David Jr.
DBA: Southern Growlers
Location: 514 South Main Street
Type of Alcohol License: Packaged – Beer
Type of Business: Draft Beer Sales
 - C) Consideration of a Motion to approve **Resolution 2013-22**: A Resolution to adopt the fourth amendment to the Fiscal Year 2013 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding appropriated
5. Consideration of a Motion to approve an amendment to the Intergovernmental Agreement for Fire Protection Services
6. Public Hearing and Consideration of a Motion to approve the following:
 - A) The 2nd reading of **Ordinance 2013-07** for **Application T 13-05-01**: An Ordinance to amend portions of Article XV of the Statesboro Zoning Ordinance regarding signs. Amendment to allow for the use of LED technology in fuel signs.
7. Public Hearing and Consideration of a Motion to approve the following:
 - A) **APPLICATION # AN 13-03-05**: Waldo M. Beasley Estate requests annexation by the 100 percent method of 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005D 000).
 - B) A motion to approve 2nd reading of Annexation **Ordinance 2013-08**: An Ordinance for annexation by the 100% method filed by the Estate of Waldo M. Beasley to annex 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro.

8. Public Hearing and Consideration of a Motion to approve the following:

- A) **APPLICATION # AN 13-03-06**: Waldo M. Beasley Estate requests annexation by the 100 percent method of .50 acres of property located at Cawana Road into the City of Statesboro and for said property to be zoned from R40 (Single Family Residential Bulloch County) to CR (Commercial Retail) City of Statesboro (Tax Parcel Number 107000005B 000).
- B) A motion to approve 2nd reading of an Annexation **Ordinance 2013-09**: An Ordinance for annexation by the 100% method filed by the Estate of Waldo M. Beasley to annex .5 acres of property located at 1909 Cawana Road into the City of Statesboro.

9. Public Hearing and Consideration of a Motion to approve the following:

- A) **APPLICATION # AN 13-04-01**: Connection Ministries of Statesboro, Inc., requests annexation by the 100 percent method of 13.6 acres of property located on Cawana Road into the City of Statesboro and for said property to be zoned from AG-5 (Agricultural and Residential Bulloch County) to R-15 (Single-Family Residential). (Tax Map # 107000005 004).
- B) A motion to approve 2nd reading of an Annexation **Ordinance 2013-10**: An Ordinance for annexation by the 100% method filed by Connection Ministries of Statesboro, Inc. to annex 13.6 acres of property located on Cawana Road into the City of Statesboro.

10. Public Hearing and Consideration of a Motion to approve the following:

- A) **APPLICATION # AN 13-04-05**: Joseph Akins requests annexation by the 100 percent method of 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro and for said property to be zoned from R-40 (Single-Family Residential Bulloch County) to R-4 (High Density Residential). (Tax Map # 107000005C 000).
- B) A motion to approve 2nd reading of an Annexation **Ordinance 2013-11**: An Ordinance for annexation by the 100% method filed by Joseph Akins to annex 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro.

11. Public Hearing and Consideration of a Motion to approve the following:

- A) **APPLICATION # AN 13-04-06**: City of Statesboro requests annexation by the 100% method of 7.27 acres of property located at Veterans Memorial bypass and for said property to be zoned PUD (Planned Unit Development). (Tax parcel number MS630000026 012).
- B) A motion to approve 2nd reading of an Annexation **Ordinance 2013-12**: An Ordinance for annexation by the 100% method filed by the City of Statesboro to annex 7.27 acres of property located at Veterans Memorial Bypass into the City of Statesboro.

12. Consideration of a Motion to award a compressed natural gas (CNG) system relocation contract to Wise Gas, Inc. in the amount of \$25,000 for the base contract and an additional amount not to exceed \$10,000 for any additional parts/repairs needed.
13. Consideration of a Motion to approve 1st reading of **Ordinance 2013-13**: An Ordinance Amending Certain Sections of ARTICLE II of Chapter 74 of the Statesboro Code of Ordinances to increase the excise tax on public lodging.
14. Consideration of a Motion to award a contract to Tippins-Polk Construction, Inc. in the amount of \$238,000.00 for the construction of the Natural Gas and Water Department equipment shelter on Hill Street.
15. Planning & Development and Retail Strategies presentment regarding Retail Market Analysis, Strategic Planning, and Recruiting.
16. Other Business from City Council
17. Public Comments (General)
18. Consideration of a Motion to Adjourn



**CITY OF STATESBORO
CITY COUNCIL MINUTES
June 04, 2013**

A regular meeting of the Statesboro City Council was held on June 4, 2013 at 9:00 am in the Council Chambers at City Hall Present were Mayor Joe R. Brannen, Council Members: Will Britt, Phil Boyum, John Riggs, Gary Lewis and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, City Attorney Alvin Leaphart, City Engineer Robert Cheshire and Director of Community Development Mandi Cody.

The meeting was called to order by Mayor Joe Brannen
The Invocation was given by Councilman Phil Boyum and Pledge of Allegiance was led by Dillon Green of Boy Scout Troop 432.

Recognitions/Public Presentations:

- A) Mike Clifton, Sanitation Superintendent for the Public Works Department, has dedicated 21 years of service to the City of Statesboro**

Assistant City Engineer Jason Boyles recognized Mike Clifton for his work in the Public Works Department. Mayor Brannen presented Mike with a plaque for his 21 years of service to the City.

Public Comments (Agenda Item): None

Consideration of a Motion to approve the Consent Agenda

- A) Approval of Minutes**
a) **05-21-2013 Council Minutes**
b) **05-23-2013 Minutes for Public Hearing of FY 2014 Budget**
- B) Consideration of a Motion to approve Resolution 2013-18: A Resolution adopting maximum fees for towing and storage of illegally parked vehicles as authorized in Article VIII Sec.18-235(b) of the City of Statesboro Code of Ordinances.**
- C) Notification of alcohol license application:**
a) **Licensee: Daniel John Decrescenzo**
DBA: Harvey's Supermarket #2375
Location: 620 Fair Road
Type of Alcohol License: Packaged – Beer & Wine
Type of Business: Grocery Store
b) **Licensee: Tyler Fox Surratt**
DBA: Groucho's Deli
Location: 1204 Brampton Avenue
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant

- c) **Licensee: Drew Tompkins Hampton**
DBA: Groucho's Deli
Location: 1204 Brampton Avenue
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant
 - d) **Licensee: Kevin Major**
DBA: Groucho's Deli
Location: 1204 Brampton Avenue
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant
 - e) **Licensee: Melissa Ann Winfree**
DBA: Springhill Suites & Convention Center
Location: 105 Springhill Drive
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant
 - f) **Licensee: Kristine Holly Hamilton**
DBA: Springhill Suites & Convention Center
Location: 105 Springhill Drive
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant
 - g) **Licensee: Sasha Faith Bell**
DBA: Don Corleone's Pizza
Location: 200 Lanier Drive
Type of Alcohol License: Pouring – Beer & Wine
Type of Business: Restaurant
- D) Consideration of a Motion to approve 2nd reading of Ordinance 2013-06: An Ordinance Amending Certain Sections of ARTICLE III of Chapter 18 of the Statesboro Code of Ordinances(Pawnbrokers, Secondhand Dealers, and Dealers in Precious Metals and Gems)**
- E) Consideration of a Motion to approve Resolution 2013-20: A Resolution to accept an application for annexation.**
- F) Consideration of a Motion to approve 1st reading of annexation Ordinance 2013-08: An Ordinance for annexation by the 100% method filed by the Estate of Waldo M. Beasley to annex 1.76 acres of property located at 1909 Cawana Road into the City of Statesboro.**
- G) Consideration of a Motion to approve 1st reading of annexation Ordinance 2013-09: An Ordinance for annexation by the 100% method filed by the Estate of Waldo M. Beasley to annex .5 acres of property located at 1909 Cawana Road into the City of Statesboro.**

- H) **Consideration of a Motion to approve 1st reading of annexation Ordinance 2013-10: An Ordinance for annexation by the 100% method filed by Connection Ministries of Statesboro, Inc. to annex 13.6 acres of property located on Cawana Road into the City of Statesboro.**
- D) **Consideration of a Motion to approve 1st reading of annexation Ordinance 2013-11: An Ordinance for annexation by the 100% method filed by Joseph Akins to annex 1.7 acres of property located at 1965 Cawana Road into the City of Statesboro.**
- J) **Consideration of a motion to approve 1st reading of annexation Ordinance 2013-12: An Ordinance for annexation by the 100% method filed by the City of Statesboro to annex 7.27 acres of property located at Veterans Memorial Bypass into the City of Statesboro.**
- K) **Consideration of a Motion to approve the proposed Change Order No.1 for the Southeast Quadrant Water and Sewer Extension for an additional 45 days to complete the project.**
- L) **Consideration of a Motion to adopt Resolution 2013-19: A Resolution to adopt the Fiscal Year 2014 Budget for each fund of the City of Statesboro, Georgia, appropriating the amounts shown in each budget as expenditures/expenses, adopting the several items of revenue anticipations, and prohibiting expenditures or expenses from exceeding the actual funding available for appropriation**

Councilman Riggs made a motion, seconded by Councilman Lewis to approve the consent agenda in its entirety. Councilman Britt, Boyum, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to approve the Memorandum of Understanding (MOU) regarding the City of Statesboro and Georgia Southern University Fabrication Laboratory and Incubation Center.

Mayor Pro Tem Will Britt made a motion, seconded by Councilman Boyum to approve the Memorandum of Understanding (MOU) regarding the City of Statesboro and Georgia Southern University Fabrication Laboratory and Incubation Center to include Resolution 2013-21: A Resolution requesting approval to execute documents for submittal of an economic development administration grant and for agreements by the City of Statesboro, for purposes of fabrication laboratory and incubation. Councilman Britt, Boyum, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to award three year oil and lubricants contract to Stubbs Oil Company

Councilman Riggs made a motion, seconded by Mayor Pro Tem Will Britt to award the oil and lubricant contract to Stubbs Oil Company for a period of one year. Councilman Britt, Boyum, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Consideration of a Motion to approve a fuel contract for the City of Statesboro

Councilman Chance made a motion, seconded by Councilman Chance to approve a fuel contract to Stubbs Oil Company for a period of 3 years. Councilman Britt, Boyum, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Other Business from City Council: None

Public Comments (General): None

Consideration of a Motion to enter into Executive Session to discuss “Potential Litigation” in accordance with O.C.G.A.§50-14-3 (2012)

At 9:35 am, Councilman Chance made a motion, seconded by Councilman Boyum to enter into Executive Session to discuss “Potential Litigation” in accordance with O.C.G.A.§50-14-3 (2012) with a 10 minute break. Councilman Britt, Boyum, Riggs, Lewis and Chance voted in favor of the motion. The motion carried by a 5-0 vote.

Present were Council Members: Will Britt, John Riggs, Phil Boyum, and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, and City Attorney Alvin Leaphart. Councilman Lewis was absent from the Executive Session.

Regular Session

Councilman Chance made a motion, seconded by Councilman Lewis to come out of Executive Session at 10:05 am. Councilman Britt, Boyum, Riggs and Chance voted in favor of the motion. The motion carried by a 4-0 vote.

Mayor Brannen called the regular session back to order at 10:06 a.m. with no action taken.

Consideration of a Motion to Adjourn

Councilman Chance made a motion, seconded by Councilman Riggs to adjourn. Councilman Britt, Boyum, Riggs and Chance voted in favor of the motion. The motion carried by a 4-0 vote. The meeting was adjourned at 10:06 am.



**CITY OF STATESBORO
CITY COUNCIL WORK SESSION MINUTES
June 04, 2013**

A work session of the Statesboro City Council was held on June 04, 2013 at 10:15 a.m. in the Council Chambers at City Hall. Present were Mayor Joe R. Brannen, Council Members: Will Britt, John Riggs, Phil Boyum, and Travis Chance. Also present were City Manager Frank Parker, City Clerk Sue Starling, and City Attorney Alvin Leaphart. Councilman Gary Lewis was absent.

Topic for discussion:

1. Address Posting Enforcement presented by Shannon Mixon, GIS Technician/911 Addressing
2. Planning & Development and Retail Strategies presentment regarding Retail Market Analysis, Strategic Planning, and Recruiting.

Shannon Mixon and Nancy Akins presented a slide show to Council addressing some of the issues that need to be corrected with business and residential housing numbers. They are asking the City for support in helping 911 to readdress areas that are not in line with other addresses.

Director of Community Planning Mandi Cody presented the idea of entering into a 3 year contract with Retail Strategies to encourage new commercial development in the Statesboro area. The 3 year contract would be \$36,000.00 for the first year and \$18,000.00 each for second and third year. The representative for the Retail Strategies Company was not present at the meeting.

The meeting was adjourned at 11:45 am.
There was no action taken at the meeting

CITY OF STATESBORO, GEORGIA

APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE

DATE OF APPLICATION 5/28/13 NEW RENEWAL _____

TYPE OF BUSINESS TO BE OPERATED:

- RETAIL BEER & WINE PACKAGED ONLY \$1,250.00
- _____ RETAIL BEER & WINE BY THE DRINK \$1,250.00
- _____ BEER, WINE & LIQUOR BY DRINK \$3,750.00
- _____ WHOLESALE LICENSE \$1,000.00
- APPLICATION FEE - PACKAGED SALES \$ 150.00
- _____ APPLICATION FEE - POURING SALES \$ 150.00

APPLICANTS FULL NAME WILLIAM BRADNOK DAVID, JR. (BRAD)

OWNERS NAME BRAD DAVID

DBA (BUSINESS NAME) SOUTHERN BROWLERS

CHECK THE TYPE OF ALCOHOL LICENSE YOU ARE APPLYING FOR:
RESTAURANT _____ SPORTS RESTAURANT _____ PRIVATE CLUB _____ PACKAGE

BUSINESS ADDRESS 514 S. MAIN STREET, STATESBORO, GA 30458

BUSINESS MAILING ADDRESS P.O. Box 563, STATESBORO, GA 30458

BUSINESS TELEPHONE # (912) 690-5031

APPLICANTS HOME ADDRESS _____

APPLICANTS HOME PHONE _____

ARE YOU A CITIZEN OF THE UNITED STATES? YES _____ NO

HAVE YOU EVER BEEN ARRESTED FOR ANYTHING? _____ YES NO

IF YES, WHEN AND WHY _____

IS THE APPLICANT THE OWNER OF THE BUSINESS? YES _____ NO

IF NO, WHAT IS YOUR TITLE IN THE BUSINESS? _____

HOW MANY PARTNERS, SHAREHOLDERS, ETC. ARE INVOLVED IN THE BUSINESS _____

PLEASE LIST BELOW:

BRAD DAVID _____

SIDNEY DAVID _____

RESOLUTION 2013-22: A RESOLUTION TO ADOPT THE FOURTH AMENDMENT TO THE FISCAL YEAR 2013 BUDGET FOR EACH FUND OF THE CITY OF STATESBORO, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES/EXPENSES, ADOPTING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, AND PROHIBITING EXPENDITURES OR EXPENSES FROM EXCEEDING THE ACTUAL FUNDING APPROPRIATED

THAT WHEREAS, sound governmental operations require a Budget in order to plan the financing of services for the residents of the City of Statesboro; and

WHEREAS, Title 36, Chapter 81, Article 1 of the Official Code of Georgia Annotated (OCGA) requires a balanced Budget for the City's fiscal year, which runs from July 1st to June 30th of each year; and

WHEREAS, the Mayor and City Council have reviewed a proposed Fourth Amendment to the Budget from the City Manager that includes some revenues/financing sources and expenditures/expenses not anticipated in the original Budget, and carries forward funding and appropriations for some projects and equipment budgeted in the previous fiscal year, but not purchased by fiscal year-end; and

WHEREAS, each of these funds is a balanced budget, so that anticipated revenues and other financial resources for each fund equal the proposed expenditures or expenses and any transfers; and

WHEREAS, the Mayor and City Council wish to adopt this Fourth Budget Amendment for Fiscal Year 2013;

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

Section 1. That the proposed changes to the budget, attached hereto as Attachment #1 and incorporated herein as a part of this Resolution, are hereby adopted as the Fourth Budget Amendment for the City's Fiscal Year 2013 Budget.

Section 2. That the several items of revenues, other financial resources, and sources of cash shown in the budget amendment for each fund in the amounts shown anticipated are hereby adopted; and that the several amounts shown in the budget amendment for each fund as proposed expenditures or expenses, and uses of cash are hereby appropriated to the departments and agencies named in each fund, as amendments to the existing Budget previously adopted.

Section 3. That the "legal level of control" as defined in OCGA 36-81-2 is set at the departmental level, meaning that the City Manager in his capacity as Budget Officer is authorized to move appropriations from one line item to another within a department, but under no circumstances may expenditures or expenses exceed the amount appropriated for a department without a further budget amendment approved by the Mayor and City Council.

Section 4. That all appropriations shall lapse at the end of the fiscal year.

Section 5. That this Resolution shall be and remain in full force and effect from and after its date of adoption.

Adopted this 18th day of June, 2013.

CITY OF STATESBORO, GEORGIA

By: Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk

ATTACHMENT #1

FY 2013 FOURTH BUDGET AMENDMENT

100 General Fund:

- Governing Body
Decrease Expenditures for Insurance Other Than Benefits by \$12,000.
- Finance
Increase Expenditures for Insurance Other Than Benefits by \$10,000.
- Legal
Decrease Expenditures for Legal Fees by \$5,000.
- Information Technology
Increase Expenditures for Software Support by \$25,000.
- Human Resources
Decrease Expenditures for Unemployment Insurance by \$5,000.
- Governmental Buildings
Increase Expenditures for Building Repairs and Maintenance by \$6,000.
- Engineering
Decrease Expenditures for Social Security by \$2,000.
- Police Department
Decrease Expenditures for Social Security by \$3,000.
- Streets Department
Decrease Expenditures for Social Security by \$3,000.
- Increase Expenditures for Arts Council Rentals by \$545.
- Planning Department
Decrease Expenditures for Regular Employees by \$15,545.
- Code Compliance
Increase Expenditures for Small Tools & Equipment by \$2,000.
Increase Expenditures for Insurance Other Than Benefits by \$2,000.

Net effect on Fund is: None.

210 Confiscated Assets Fund:

- No Changes.

Net effect on Fund is: None

221 CDBG Fund:

- No Changes.

Net effect on Fund is: None.

224 US Department of Justice Grant

- No Changes.

Net effect on Fund is: None.

250 Multiple Grants Fund:

- No Changes.

- **Net effect on Fund is: None**

270 Statesboro Fire Service Fund:

- No Changes.

Net effect on Fund is: None.

275 Hotel/Motel Fund:

- No Changes.

Net effect on Fund is: None.

286 Technology Fee Fund:

- Increase Expenditures for Police Computers by \$6,698.
- Increase Expenditures for Fire Cell Phones by \$2,400.
- Increase Expenditures for Fire Computers by \$898.
- **Net effect on Fund is: Decrease in Fund Balance by \$9,996.**

322 2007 SPLOST Fund:

- Increase Revenue for GDOT Grants by \$193,206.
- Increase Revenue for Interest Income by \$10,000.
- Increase Revenue for Private Contributions and Donations by 27,040.
- Increase Expenditures for Small Tools & Equipment by \$310,000.
- Increase Transfer to Solid Waste Disposal Fund by \$1,300,000.

Net effect on Fund is: Decrease in Fund Balance by \$1,379,754.

323 2013 SPLOST Fund:

- No Changes.
- **Net effect on Fund is: None.**

350 Capital Improvements Program Fund:

- No Changes.

Net effect on Fund is: None.

505 Water and Sewer Fund:

- Increase Revenues for Tap Fees by \$155,000.

Customer Service Division

- No Changes.

Waste Water Treatment Plant Division

- No Changes.

Water and Sewer Division

- Increase Transfer to Fire Fund for Governmental Rates by \$155,000.

Net effect on Fund is: None.

506 Reclaimed Water System Fund

- Increase Expense on Cash Flow for Reclaimed Water Expansion by \$80,000.
- Increase Transfer from 2007 SPLOST by \$80,000.

- **Net effect on Fund is: None.**

515 Natural Gas Fund:

- Increase Revenues for Commercial Natural Gas Charges by \$200,000.
- Increase Revenues for HLF Firm Industrial Charges by \$100,000.
- Increase Revenues for Gas Appliance Sales by \$2,000.
- Increase Revenues for Sale of Pipe by \$6,500.
- Increase Expenses Natural Gas Purchased by \$308,500.

Net effect on Fund is: None.

541 Solid Waste Collection Fund:

- Increase Revenues for Yardwaste Refuse Collection by \$95,000.

Commercial Division

- Increase Expense for Regular Employees by \$5,000.
- Increase Expenses for Solid Waste Disposal Fees by \$50,000.

Residential Division

- Decrease Expenses for Regular Employees by \$20,000.
- Decrease Expenses for Solid Waste Disposal Fees by \$5,000.

Yardwaste Division

- Increase Expenses for Regular Employees by \$20,000.
- Increase Expenses for Solid Waste Disposal Fees by \$25,000.

Net effect on Fund is: Increase in Cash by \$20,000.

542 Solid Waste Disposal Fund:

- Increase Revenues for Proceeds from Insurance by \$40,358.
- Increase Revenues for Sale of Asset by \$184,460.

Net effect on Fund is: Increase in Cash by \$224,818

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601 Health Insurance Fund:

- No Changes.

Net effect on Fund is: None.

602 Fleet Management Fund:

- No Changes.

Net effect on Fund is: None.

603 Workers Compensation Fund:

- Increase Expenditures for Workers Comp Claims by \$10,000.

Net effect on Fund is: Decrease in Cash by \$10,000.

**STATE OF GEORGIA
COUNTY OF BULLOCH**

**AMENDMENT TO INTERGOVERNMENTAL AGREEMENT
FOR FIRE PROTECTION SERVICES**

This amendment is entered into this 18th day of June, 2013 by and between the **MAYOR AND COUNCIL OF THE CITY OF STATESBORO, GEORGIA**, a municipal corporation (hereinafter the "City") and **BULLOCH COUNTY, a political subdivision of the State of Georgia, acting by and through its governing authority, the BULLOCH COUNTY BOARD OF COMMISSIONERS** (hereinafter the "County")

WITNESSETH:

WHEREAS, the City and the County entered into that certain Intergovernmental Agreement for Fire Protection Services dated July 1, 2011 (hereinafter the "Agreement"); and

WHEREAS, by its terms the Agreement expires on June 30, 2013; and

WHEREAS, the parties desire to extend the Agreement to September 30, 2013;

NOW THEREFORE, in consideration of the mutual obligations, promises, and covenants contained herein, the City and the County hereby agree as follows:

1. The Agreement is hereby extended to September 30, 2013, and shall remain in full force and effect until that date, at which time the Agreement shall expire and shall no longer be effective or binding on either of the parties thereto.

2. All other terms and conditions of the Agreement shall remain unchanged and of full force and effect until September 30, 2013.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

MAYOR AND COUNCIL OF THE CITY
OF STATESBORO, GEORGIA

By: _____
J. Garrett Nevil, Chairman

By: _____
Joe R. Brannen, Mayor

Attest: _____
Christy Strickland, Clerk

Attest: _____
Sue Starling, Clerk



City of Statesboro
Department of Community Development Memorandum

50 East Main Street P.O. Box 348 » (912) 764-0630
Statesboro, Georgia 30458 Statesboro, Georgia 30459 » (912) 764-0664 (Fax)

TO: Mayor and Council
City Manager Frank Parker

FR: Mandi Cody, Director Planning & Community Development

RE: Proposed Changes to *Statesboro Zoning Ordinance* regarding Article XV, Signs

Date: May 16, 2013

Included within your packet today is a proposed amendment to Article XV of the *Statesboro Zoning Ordinance* regarding signage. As shown on the strike through version attached, the proposed change would amend the definition of LED to eliminate the prohibition against the use of this technology in signs permitted within the City of Statesboro. The proposed change would also allow the use of this technology for the display of fuel and gasoline signage within the City with the provision that the signage, including the electronic fuel numbers, meets the dimensional and other requirements provided for within the ordinance.

ORDINANCE #2013-07:
AN ORDINANCE AMENDING THE STATESBORO ZONING ORDINANCE – APPENDIX
A OF THE STATESBORO CODE OF ORDINANCES.

WHEREAS, the City has previously adopted an ordinance regulating the use of land commonly known as the Statesboro Zoning Ordinance; and

WHEREAS, staff has determined there is sufficient reason and need to amend the Statesboro Zoning Ordinance.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia in regular session assembled as follows:

Section 1. Appendix A, Article XV (SIGNS) of the Statesboro Municipal Code is hereby amended by the following:

A. Section 1510 – CHANGEABLE COPY SIGNS

(B): Changeable copy signs. Changeable copy signs are permitted as an integral part of any permanent signs which meet all other requirements of this ordinance [article] and further subject to the following restrictions:

(1): The changeable copy portion of the sign shall not exceed 50 percent of the overall display surface area of the sign, or 20 square feet, whichever is less. Manual and electronic changeable copy fuel price digits shall not be counted in the permitted changeable copy area so long as they comply with the overall area limitations for the signs on which they are placed.

B. Section 1510 – IMAGERY AND ILLUMINATION BY DISTRICT

(A) Table 7:

	SIGN DISTRICT 1	SIGN DISTRICTS 2 & 3	SIGN DISTRICTS 4
ANIMATED	Prohibited	Prohibited	Prohibited
CHANGEABLE COPY	Prohibited	Only with permit	Only with permit
ILLUMINATION*	Only with permit (For residential developments and subdivisions, and nonresidential properties only)	Only with permit	Only with permit
LED	Prohibited	Prohibited	Prohibited
TRI-VISION	Prohibited	Prohibited	Prohibited

**Subject to subsection 1510(C) and the applicable provisions contained in Tables 3, 4, 5 and 6 herein.*

C. Section 1501 – SIGN DEFINITIONS

(14) LED sign. Any sign or portion thereof that utilizes light emitting diode technology or other similar semi-conductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro polymer (OEL), or any other similar technology. ~~For purposes of this article, a LED sign is not considered to be a form of changeable copy sign.~~

Section 2. Should any section, subsection, or provision of this ordinance be ruled invalid by a court of competent jurisdiction, then all other sections, subsections, and provisions of this ordinance shall remain in full force and effect.

Section 3. This Ordinance shall be and remain in full force and effect from and after its adoption on two separate readings.

First Reading: May 7, 2013

Second Reading: May 21, 2013

MAYOR AND CITY COUNCIL OF STATESBORO, GEORGIA

By: Joe Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**AN 13-03-05
 1909 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: 1909 Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to CR (Commercial Retail).

APPLICANT: Paul Beasley

OWNER(S): Waldo M. Beasley

LAND AREA: 1.76 acres

PARCEL TAX MAP #s: 107 000005D000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to CR (Commercial Retail) district in the City of Statesboro. The subject property is a 1.76 acre site located on Cawana Road abutting Veterans Memorial Bypass containing a vacant single family home and is contiguous to the existing municipal limits (See Exhibit A – Location Map). The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Single Family Home and Undeveloped (Being considered in AN 13-03-06 for CR zoning district)
SOUTH:	R15 (Single Family Residential)	Undeveloped
EAST:	AG-5 (Agricultural and Residential – Bulloch County), R40 (Single Family Residential – Bulloch County)	Undeveloped and School (Being considered in AN 13-04-01 at R15 zone for a church)
WEST	R20 (Single Family Residential)	Bypass and Undeveloped

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located to the east of the subject property inside the municipal limits.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 1.76 acre contiguous site located on Cawana Road and the Veterans Memorial bypass containing a vacant single family home. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property CR (Commercial Retail). The applicant has no future development plans at this time; however, as previously mentioned, interconnectivity to adjacent parcels is recommended as the property develops.

Designating this parcel as a (CR) Commercial Retail zoning district allows for small scale commercial uses such as wholesale or retail establishments, offices, restaurants, etc. but would not permit larger retail uses such as a car lot or manufacturing facility along the Bypass which has transitioned to a major commercial corridor. Future access from the Bypass may alleviate any additional traffic onto Cawana if this property develops in a commercial manner.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to

annex and zone the subject property at CR (Commercial Retail)) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned commercial development with strong connectivity between each subdivision.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation and CR (Commercial Retail) zoning designation requested by AN 13-03-05 with the following condition:

1. Access must interconnect with abutting parcels during development.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 7-0 to recommend approval of the requested annexation and CR (Commercial Retail) zoning designation requested by AN 13-03-05 with the following condition:

1. Access must interconnect with abutting parcels during development.

EXHIBIT A: LOCATION MAP



EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site.



Figure 2: Vacant Lot across Cawana from the Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 3: Sallie Z Elementary School across Cawana from Subject Site.



Figure 4: Photo showing Property to the Right of the Subject Property (also being considered in AN 13-03-06).

ORDINANCE # 2013- 08:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from the Estate of Waldo M. Beasley, who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that certain tract or parcel of land situate, lying and being in the 1209th G.M. District of Bulloch County, Georgia containing 1.76 acres, more or less, as shown on a plat of survey prepared for____ and by____ dated____ and recorded in Plat Book____, Page____ Bulloch County, Georgia records, said plat being incorporated herein by reference and attached hereto is hereby annexed into the City of Statesboro and made a part hereof. Said property also being known as Bulloch County tax map parcel MS10700005D000.

Section 2. This ordinance shall become effective on July 1, 2013.

Section 3. The Director of Planning & Community Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Developing Character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on June 18, 2013, subsequent to a public hearing regarding the zoning of said property.

Passed and adopted on two separate readings:

First Reading: June 4, 2013

Second Reading: June 18, 2013

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**AN 13-03-06
 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential - Bulloch County) District to CR (Commercial Retail).

APPLICANT: Paul Beasley

OWNER(S): Waldo M. Beasley

LAND AREA: 0.5 acres

PARCEL TAX MAP #s: 107 000005B000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to CR (Commercial Retail) district in the City of Statesboro. The subject property is a 0.5 acre site located on Cawana Road abutting Veterans Memorial Bypass containing a vacant single family home and is contiguous to the existing municipal limits. (See Exhibit A – Location Map) The applicant has no immediate plans to develop the property.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County), R15 (Single Family Residential)	Single Family Home and Undeveloped (Being considered in AN 13-03-05)
EAST:	R20 (Single Family Residential)	Single Family Home and Undeveloped (Being Considered in AN 13-04-05)
WEST	R40 (Single Family Residential – Bulloch County)	Bypass and Undeveloped

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located to the southeast of the subject property inside the municipal limits. The abutting properties to the south and east are being considered simultaneously to this request for annexation.

COMPREHENSIVE PLAN:

The subject site lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map.

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road. Each parcel along the Bypass, such as this one, is recommended to be interconnected as the parcels develop to mitigate extra traffic onto Cawana Road should access ever be granted from the Bypass.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 0.5 acre contiguous site located on Cawana Road and the Veterans Memorial bypass containing a vacant single family home. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property CR (Commercial Retail). The applicant has no future development plans at this time; however, as previously mentioned, interconnectivity to adjacent parcels is recommended as the property develops.

Designating this parcel as a (CR) Commercial Retail zoning district allows for small scale commercial uses such as wholesale or retail establishments, offices, restaurants, etc. but would not permit larger retail uses such as a car lot or manufacturing facility along the Bypass which is a major commercial corridor. Future access from the Bypass may alleviate any additional traffic onto Cawana if this property develops in a commercial manner.

Ultimately, the request to annex the subject property as well as consideration of the proposed CR (Commercial Retail) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro*

Long Range Transportation Plan. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at CR (Commercial Retail) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages master planned commercial development with strong connectivity between subdivisions.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with CR (Commercial Retail) zoning designation requested by AN 13-03-06 with the following condition:

1. Access must interconnect with abutting parcels during development.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 7-0 to recommend approval of the requested annexation with CR (Commercial Retail) zoning designation requested by AN 13-03-06 with the following condition:

1. Access must interconnect with abutting parcels during development.

EXHIBIT A: LOCATION MAP

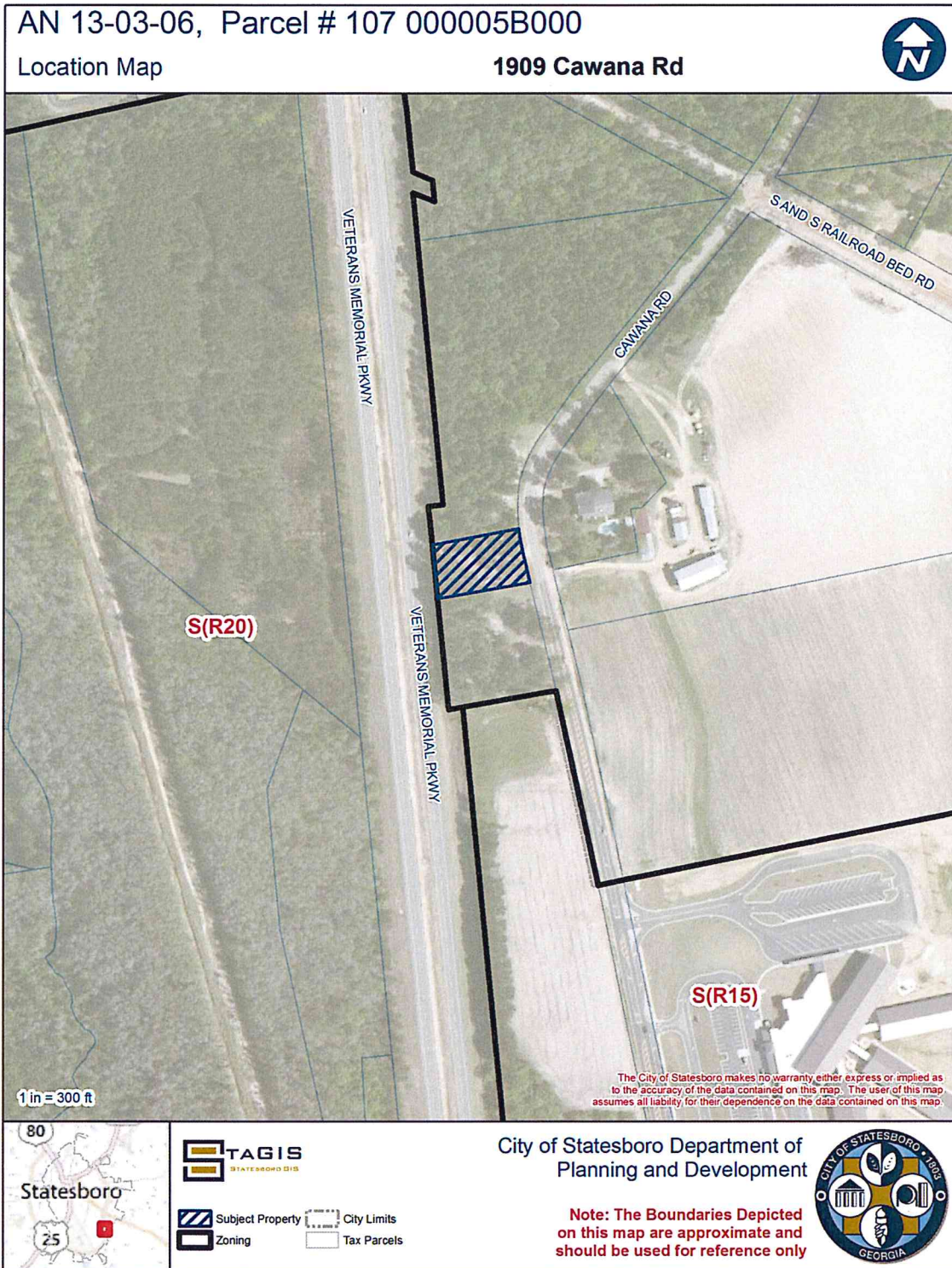


EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site.



Figure 2: Vacant Single Family Home located across Cawana from Subject Site (also being considered in AN 13-04-05 for R4 Zoning).

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 3: Sallie Z Elementary School to the southeast of the Subject Site.



Figure 4: Photo showing Property to the left of the Subject Property (also being considered in AN 13-03-05).

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED).



Figure 5: Cawana Road to the North of the Subject Property.

ORDINANCE # 2013- 09:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from the Estate of Waldo M. Beasley, who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that certain tract or parcel of land situate, lying and being in the 1209th G.M. District of Bulloch County, Georgia containing .05 acres, more or less, as shown on a plat of survey prepared for____ and by____ dated____ and recorded in Plat Book____, Page____ Bulloch County, Georgia records, said plat being incorporated herein by reference and attached hereto is hereby annexed into the City of Statesboro and made a part hereof. Said property also being known as Bulloch County tax map parcel MS10700005B000.

Section 2. This ordinance shall become effective on July 1, 2013.

Section 3. The Director of Planning & Community Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Developing Character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on June 18, 2013, subsequent to a public hearing regarding the zoning of said property.

Passed and adopted on two separate readings:

First Reading: June 4, 2013

Second Reading: June 18, 2013

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**AN 13-04-01
 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: Cawana Road

REQUEST: Annexation by the 100% method and zoning change from AG-5 (Agricultural and Residential - Bulloch County) District to R15 (Single Family Residential).

APPLICANT: Connection Ministries of Statesboro, Inc.

OWNER(S): Connection Ministries of Statesboro, Inc.

LAND AREA: 13.6 acres

PARCEL TAX MAP #s: 107 000005 004

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from AG-5 (Agricultural and Residential – Bulloch County) to R15 (Single Family Residential) district in the City of Statesboro. The subject property is a 13.6 acre vacant site located on Cawana Road and is contiguous to the existing municipal limits. (See Exhibit A – Location Map) The applicant proposes to construct and utilize the property as a church.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R15 (Single Family Residential)	School
EAST:	R40 (Single Family Residential – Bulloch County)	Undeveloped
WEST	R15 (Single Family Residential), R40 (Single Family Residential – Bulloch County)	Vacant and Single Family Home

The subject parcel's property lines are surrounded by property that is zoned for single family uses located in both Bulloch County and City of Statesboro. Actual uses range from single family homes to undeveloped with Sallie Zetterower elementary school located adjacent to the subject property inside the municipal limits.

COMPREHENSIVE PLAN:

The subject site lies within the "Developing" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The "Developing" character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

The subject site also lies within the "Proposed Annexation" area as identified by the City of Statesboro Future Development Map and Bulloch County Comprehensive Plan. Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector which is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro's jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 13.6 acre vacant contiguous site located on Cawana Road. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, the applicant is requesting to zone the subject property R15 (Single Family Residential) for a proposed church use.

Although the R15 (Single Family Residential) zoning district primarily regulates single family uses with 15,000 square foot lot sizes, educational and religious uses are also permissible uses by right within the R15 district. The *Statesboro Zoning Ordinance* lacks a zoning district intended for church uses only; instead, it relies solely on residential districts for religious uses. All other uses permissible by right in the R15 zoning district are also complementary to surrounding zones and uses and conforms with City of Statesboro plans and policies.

Ultimately, the request to annex the subject property as well as consideration of the proposed R15 (Single Family Residential) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R15 (Single Family Residential) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages mixed uses.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation and R15 (Single Family Residential) zoning designation requested by AN 13-04-01.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 7-0 to recommend approval of the requested annexation and R15 (Single Family Residential) zoning designation requested by AN 13-04-01.

EXHIBIT A: LOCATION MAP

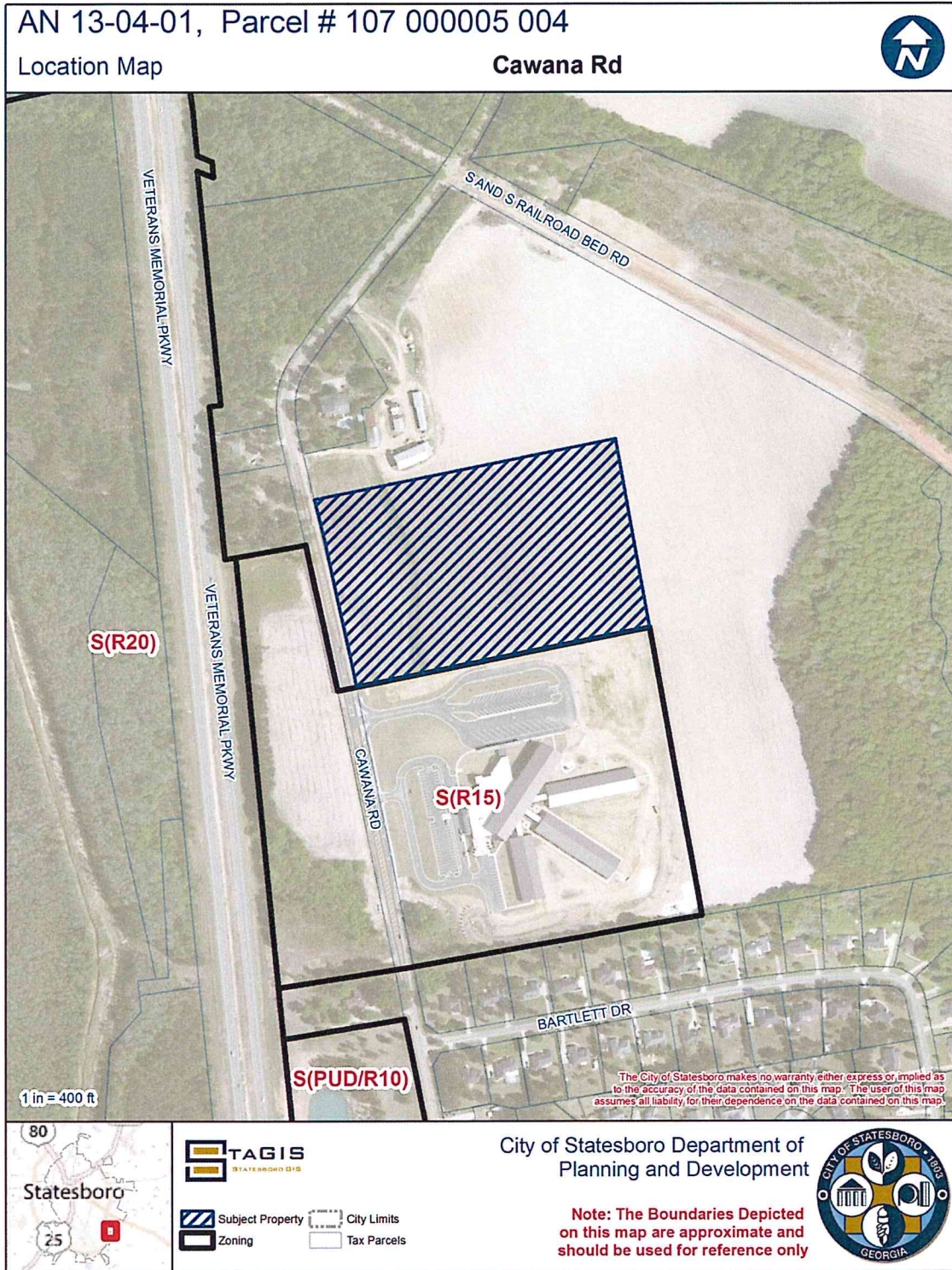


EXHIBIT B: PHOTOS OF THE SUBJECT SITE.



Figure 1: Subject Site from Cawana Road.



Figure 2: Sallie Z Elementary abutting Subject Property.

ORDINANCE # 2013- 10:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Connection Ministries of Statesboro Inc., who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that certain tract or parcel of land situate, lying and being in the 1209th G.M. District of Bulloch County, Georgia containing 13.6 acres, more or less, as shown on a plat of survey prepared for _____ and by _____ dated _____ and recorded in Plat Book _____, Page _____ Bulloch County, Georgia records, said plat being incorporated herein by reference and attached hereto is hereby annexed into the City of Statesboro and made a part hereof. Said property also being known as Bulloch County tax map parcel MS107000005004.

Section 2. This ordinance shall become effective on July 1, 2013.

Section 3. The Director of Planning & Community Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Developing Character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on June 18, 2013, subsequent to a public hearing regarding the zoning of said property.

Passed and adopted on two separate readings:

First Reading: June 4, 2013

Second Reading: June 18, 2013

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

**AN 13-04-05
 1965 CAWANA ROAD
 ANNEXATION REQUEST**

LOCATION: 1965 Cawana Road

REQUEST: Annexation by the 100% method and zoning change from R40 (Single Family Residential – Bulloch County) District to R4 (High Density Residential).

APPLICANT: Joseph Akins

OWNER(S): Joseph Akins

LAND AREA: 1.7 acres

PARCEL TAX MAP #s: 107 000005C000

COUNCIL DISTRICT: 5 (Chance) – (Projected)



PROPOSAL:

The applicant is requesting annexation and rezoning of the subject property from R40 (Single Family Residential – Bulloch County) to R4 (High Density Residential) district in the City of Statesboro with approval for more than 3 unrelated individuals to live in the same single family dwelling currently on the site. The subject property is a 1.7 acre site located on Cawana Road containing an existing home. (See Exhibit A – Location Map).

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped
SOUTH:	R40 (Single Family Residential – Bulloch County)	Undeveloped (Being considered for annexation in AN 13-04-01 for church)
EAST:	R40 (Single Family Residential – Bulloch County)	Undeveloped (Being considered for annexation in AN 13-03-05, AN 13-03-06 for CR zone)
WEST:	R40 (Single Family Residential – Bulloch County)	Single Family Homes and Undeveloped

The subject parcels property lines are surrounded by property that is zoned for single family uses located in Bulloch County with actual uses ranging from single family homes to undeveloped with the S&S Greenway Trail to the north.

COMPREHENSIVE PLAN:

The subject site lies within the “Proposed Annexation” area as identified by the City of Statesboro Future Development Map.

The subject site also lies within the “Developing” character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. The “Developing” character areas are identified as being primarily residential, but are under pressure to grow in a suburban manner. Development patterns should be evaluated to maximize opportunities for appropriate blending of residential, office, and commercial development.

Small to mid-size retail and commercial, office, single family, and multifamily residential are all appropriate land uses for properties within the Developing character areas. Some suggested development and implementation strategies for the area include the following:

- Large new developments should be master-planned to include mixed-uses wherever appropriate.
- Promote street design that fosters traffic calming such as narrower residential streets, on-street parking, and addition of bicycle and pedestrian facilities.
- There should be strong connectivity and continuity between each subdivision.

Statesboro Comprehensive Plan, Community Agenda pages 16-17.

Other recommendations of the *Comprehensive Plan* have been considered in the analysis of this request.

TRANSPORTATION:

The subject property currently takes access from Cawana Road which is considered a urban collector. An urban collector is defined as a roadway which provides traffic circulation within residential neighborhoods, commercial, and industrial areas according to the Georgia Department of Transportation. There are no traffic counts for this area. A review of the *Bulloch County/Statesboro 2035 Long Range Transportation Plan (LRTP)* suggests no expected capacity deficiencies or roadway improvements on Cawana Road.

Finally, O.C.G.A 36-36-7(c) indicates that a municipality annexing land assumes ownership and control of a County road right-of-way only where it annexes on both sides of the road – unless agreed otherwise by both jurisdictions. Unless City Council is otherwise inclined to negotiate with County officials, the segment of Cawana Road fronting the subject property will become the City of Statesboro’s jurisdiction assuming approval of proposed annexations for properties adjacent to the subject site.

COMMUNITY FACILITIES (EXCEPT TRANSPORTATION):

The subject property does not currently have complete access to City of Statesboro utilities. Water services are currently available and sewer services are planned to be extended to this area in the near future. Other services such as sanitation and public safety services will be extended upon approval of this request.

ENVIRONMENTAL:

The subject property does not appear to be located within wetlands areas or special flood areas. Any potential issues will be addressed during standard permitting processes and reviews.

ANALYSIS:

The applicant is requesting to annex a 1.7 acre site containing a 5 bedroom 5,314 square foot house located on Cawana Road. Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified. The applicant is requesting to not zone the property the default zoning which requires 40,000 square foot lot sizes but rather zone R4 (High Density Residential) which requires 8,000 square foot lot sizes. The applicant wishes to get best and maximum use of the large existing home by leasing to individuals for housing.

The R4 (High Density Residential) zoning district allows apartment houses, single family attached and detached dwelling units, two family twins and duplexes, playgrounds, and parks. The subject property will meet the area and yard regulations set forth in the *Statesboro Zoning Ordinance* if it is approved as an R4 zoning designation. Additionally, The *Statesboro Zoning Ordinance* limits living arrangements to 3 unrelated individuals or less in a single family residential zoning district. As such, the applicant requests a R4 (High Density Residential) zoning district in hopes of leasing out all 5 bedrooms to different individuals. The applicant is not proposing construction of additional units; however, the R4 zoning district allows 12 dwelling units per acre, by right, with no consideration to the number of bedrooms per unit. At 1.7 acres, the applicant could theoretically build up to 20 apartment units at an R4 zoning designation.

Considering Section 2007 standards for determination of a zoning map amendment and the existing and proposed land uses for the surrounding parcels, staff suggests consideration of a single family residential zoning for this parcel. That being noted, staff would suggest that small lot sizes (in the 8,000 to 10,000 square foot range) would be appropriate at this location. These small lot sizes would allow for a maximum utilization of the acreage of the site but serve to maintain the single family residential character planned for the adjacent parcels and already existing nearby.

The subject site will be considered contiguous to the City of Statesboro municipal limits pursuant to Georgia's Annexation Law following approval of a simultaneous annexation request (AN 13-03-06) for an abutting property along Cawana Road.

Ultimately, the request to annex the subject property as well as consideration of the proposed R4 (High Density Residential) zoning designation should be considered in light of the vision and community policies articulated within the City's two (2) primary land use policies: *The Statesboro Comprehensive Plan* and *The 2035 Bulloch County/City of Statesboro Long Range Transportation Plan*. Both documents provide information that indicates that the applicant's request to annex and zone the subject property at R4 (High Density Residential) is consistent with the vision and land use policies adopted with the recognition that this area is a proposed annexation area located in the developing character area which encourages high density residential and mixed uses.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the requested annexation with R4 (High Density Residential) zoning designation requested by AN 13-04-05 with approval to house more than 3 unrelated individuals at any one time in the 5 bedroom home currently located on this parcel.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 7-0 to recommend approval of the requested annexation with R4 (High Density Residential) zoning designation requested by AN 13-04-05.

EXHIBIT A: LOCATION MAP

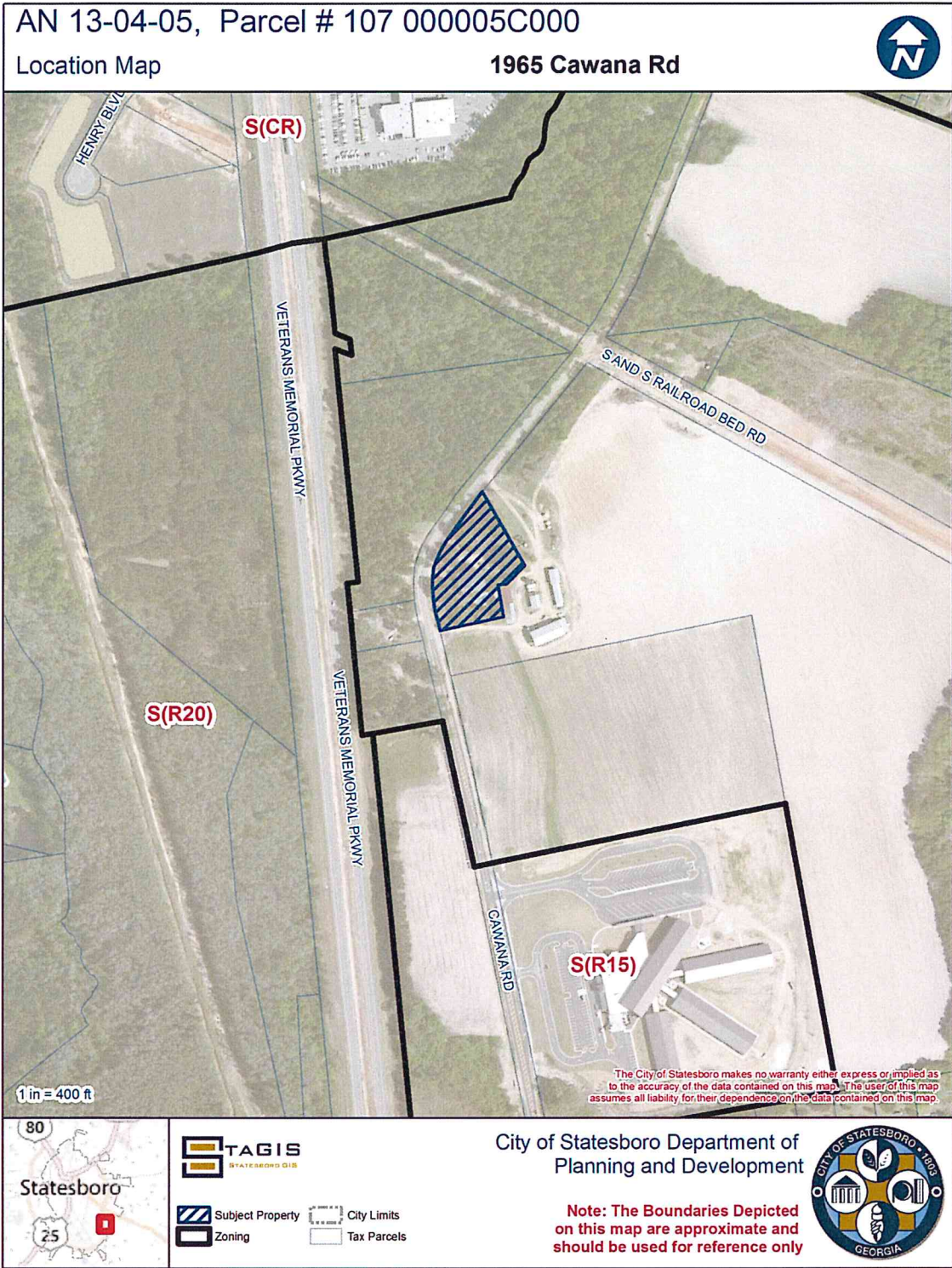


EXHIBIT B: PHOTOS OF THE SUBJECT SITE



Figure 1: Subject Site.



Figure 2: Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 3: Single Family Home across Cawana from Subject Site (Being considered in AN 13-03-06 at CR zone).



Figure 4: Fenced-in Back Yard of Subject Site.

EXHIBIT B: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 5: Cawana Road going North toward S&S Greenway Trail from Subject Site.

ORDINANCE # 2013- 11:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from Joseph Akins, who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that certain tract or parcel of land situate, lying and being in the 1209th G.M. District of Bulloch County, Georgia containing 1.7 acres, more or less, as shown on a plat of survey prepared for____ and by____ dated____ and recorded in Plat Book____, Page____ Bulloch County, Georgia records, said plat being incorporated herein by reference and attached hereto is hereby annexed into the City of Statesboro and made a part hereof. Said property also being known as Bulloch County tax map parcel MS10700005C000.

Section 2. This ordinance shall become effective on July 1, 2013.

Section 3. The Director of Planning & Community Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 5 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Developing Character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on June 18, 2013, subsequent to a public hearing regarding the zoning of said property.

Passed and adopted on two separate readings:

First Reading: June 4, 2013

Second Reading: June 18, 2013

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk



City of Statesboro – Department of Community Development
DEVELOPMENT SERVICES REPORT

P.O. Box 348
 Statesboro, Georgia 30458

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

AN 13-04-06
VETERANS MEMORIAL PARKWAY
ANNEXATION REQUEST

LOCATION: Veterans Memorial Parkway

REQUEST: Annexation by the 100% method and zoning change to PUD (Planned Unit Development).

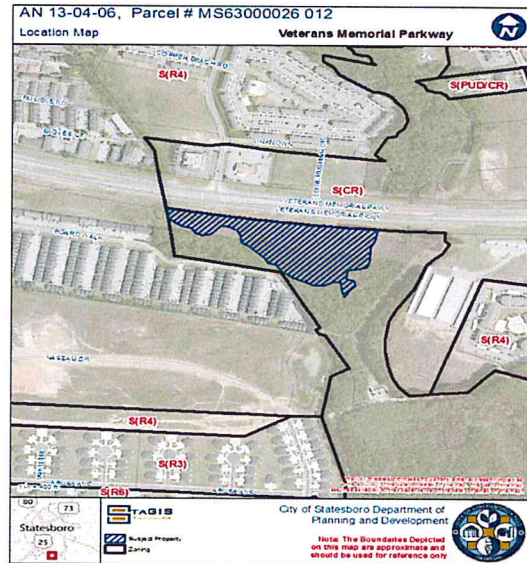
APPLICANT: City of Statesboro

OWNER(S): City of Statesboro

LAND AREA: 7.27 acres

PARCEL TAX MAP #s: MS63000026 012

COUNCIL DISTRICT: 3 (Britt) – (Projected)



PROPOSAL:

The City of Statesboro staff recommends the annexation and rezoning of 7.27 acres of undeveloped property located in flood plains on Veterans Memorial Parkway recently deeded to the City of Statesboro with a zoning change from HC (Highway Commercial – Bulloch County) to PUD (Planned Unit Development) zoning designation.

SURROUNDING LAND USES/ZONING:

	ZONING:	LAND USE:
NORTH:	CR (Commercial Retail)	Restaurants
SOUTH:	PUD (Planned Unit Development)	Undeveloped Wetlands – COS Lift Station
EAST:	CR (Commercial Retail)	Storage Units
WEST	R4 (High Density Residential)	Apartment Complexes

The subject site is undeveloped and surrounded by mixed uses including restaurants, apartments, storage buildings, and undeveloped wetland property owned by City of Statesboro which was recently annexed containing a lift station for water utilities to the south of the subject property.

COMPREHENSIVE PLAN:

Once annexed, the subject parcel is proposed to lie within the "Green Space" character area as identified by the City of Statesboro Future Development Map adopted by the *City of Statesboro Comprehensive Plan*. Parcels included within the "Green Space" character areas are environmental, sensitive areas, such as wetlands and floodplains, and are intended to be zoned for conservation purposes and/or environmentally sensitive in design and development.

Open space and multi-purpose paths/trails are appropriate land uses for properties within the "Green Space" character areas. Some suggested development and implementation strategies for the area include the following:

- Protect areas of natural beauty and resources (such as wetlands) from development; consider the use of conservation easements for increased protection in perpetuity.
- New development should be master-planned and carefully linked to surrounding developed areas through a network of streets.
- Incorporate passive recreation, such as multi-purpose trails, in green space areas to increase access to natural areas and increase transportation alternatives.

Statesboro Comprehensive Plan, Community Agenda pages 20-21.

The green space area is identified as being the only significant wetland area within the city limits and usually lies within a floodplain. Whenever possible, the natural terrain, drainage, and vegetation of the area should be preserved. Since the proposed parcel lies within flood plains, applying a PUD (Planned Unit Development) designation to the subject properties will allow the City to preserve the City owned natural terrain while maintaining a character area similar to its current character area in Bulloch County – Natural Open Space.

ANALYSIS:

Staff recommends the annexation and zoning change of the 7.27 acres of undeveloped land contiguous to the City of Statesboro municipal limits located on Veterans Memorial Parkway. The subject parcel was recently deeded to the City of Statesboro and is located in a flood plain abutting recently annexed City of Statesboro property which is commonly known as Birds Pond which houses a lift station and an aerator for the Waste Water Treatment Plant. As such, annexation and a zoning change is recommended to complement and protect the abutting City of Statesboro owned properties.

Section 2207 of the *Statesboro Zoning Ordinance* states that new areas being annexed into the City shall be considered to be in the R40 (Single Family Residential) district unless otherwise classified; thus, it is recommended to rezone the subject property to PUD (Planned Unit Development). The proposed PUD (Planned Unit Development) zoning designation allows the City the authority to review and prescribe any future development of the subject property while maintaining the natural green space for preservation.

The *Statesboro Zoning Ordinance* does not incorporate an article devoted to conservation preservation or green space areas; therefore staff recommends that the PUD (Planned Unit Development) zoning designation be used until such time as a more appropriate zoning designation can be adopted by City Council. Being located in a flood plain, there are no plans to develop the subject parcel at this time.

Assuming approval of this annexation, staff will prepare the necessary updates to the City of Statesboro Comprehensive Plan; future land use map; City boundary maps; as well as submit the annexation to the U.S. Department of Justice for pre-clearance pursuant to the Voting Rights Act.

STAFF RECOMMENDATION:

Staff recommends **approval** of the annexation with a "Green Space" character area and PUD (Planned Unit Development) zoning designation.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission voted 7-0 to recommend approval of the annexation with a "Green Space" character area and PUD (Planned Unit Development) zoning designation.

EXHIBIT A: LOCATION MAP

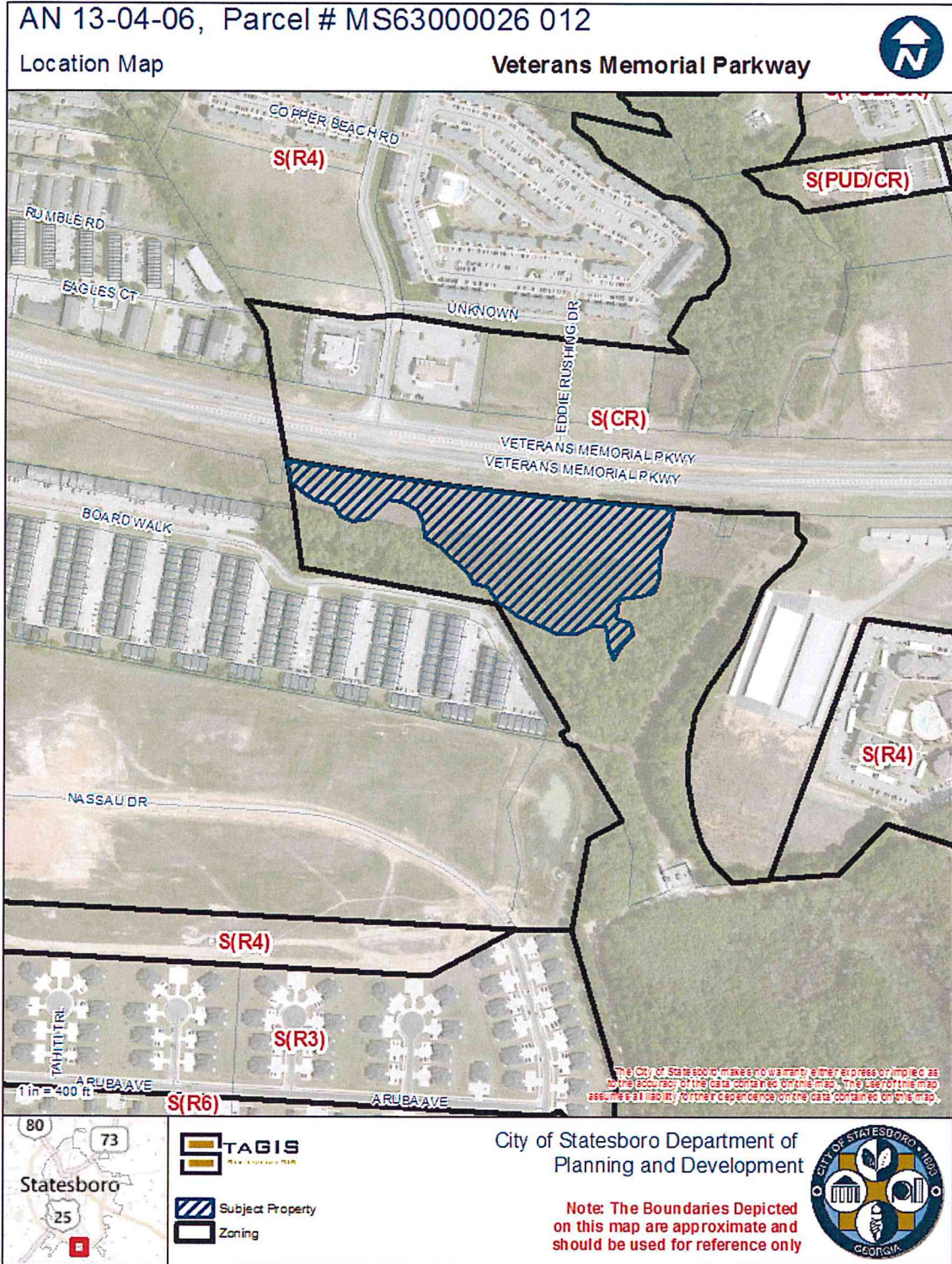


EXHIBIT B: FLOOD PLAIN/WETLANDS MAP

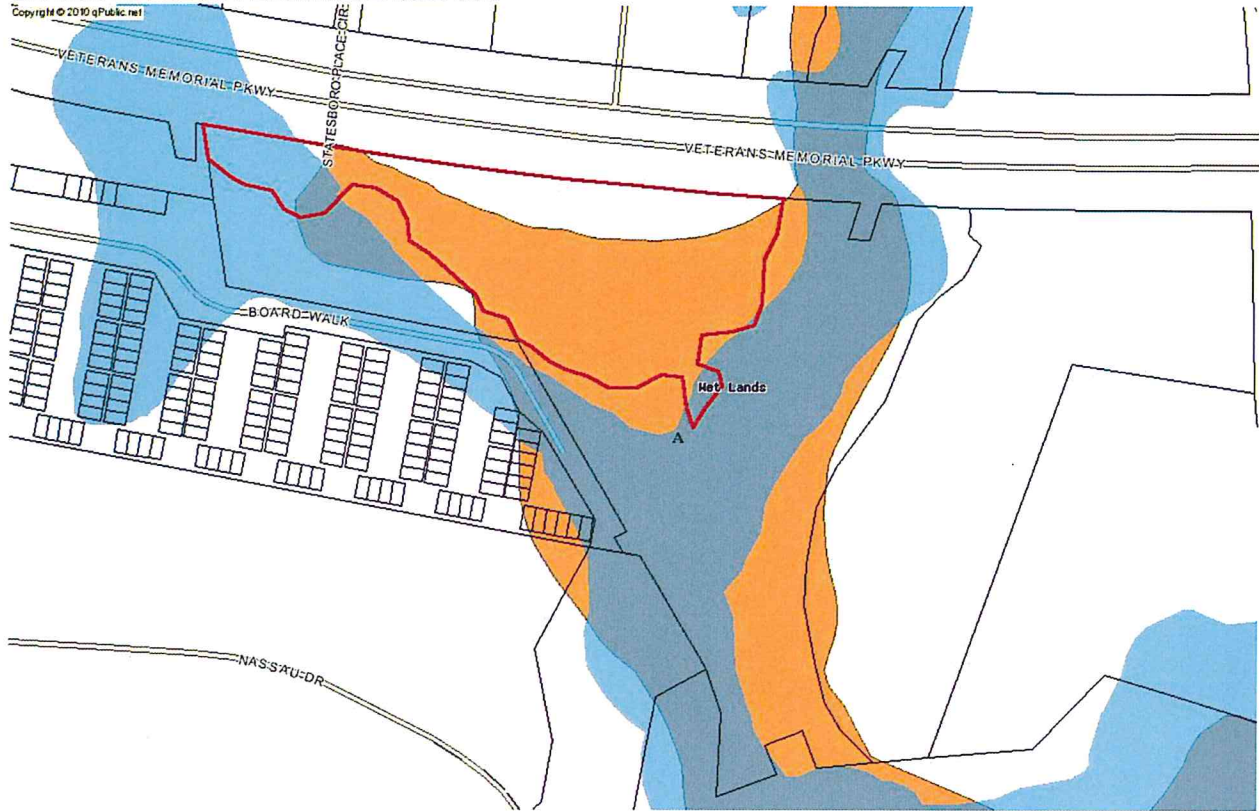


EXHIBIT C: PHOTOS OF THE SUBJECT SITE



Figure 1: Subject Property from Veterans Memorial Parkway.

EXHIBIT C: PHOTOS OF THE SUBJECT SITE (CONTINUED)



Figure 2: Apartments to the East of the Subject Property.



Figure 3: City of Statesboro Lift Station to the south abutting the Subject Property.

ORDINANCE # 2013- 12:
AN ORDINANCE TO ANNEX PROPERTY
INTO THE CITY OF STATESBORO

WHEREAS, the Mayor and City Council of the City of Statesboro, Georgia have received and accepted a petition from the City of Statesboro, who is the owner of 100 percent of the property to be annexed; and

WHEREAS, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated, in order to annex property, to provide an effective date, and other provisions, the Mayor and City Council must approve an ordinance for annexation;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

Section 1. All that certain tract or parcel of land situate, lying and being in the 1209th G.M. District of Bulloch County, Georgia containing 7.27 acres, more or less, as shown on a plat of survey prepared for____ and by____ dated____ and recorded in Plat Book____, Page____ Bulloch County, Georgia records, said plat being incorporated herein by reference and attached hereto is hereby annexed into the City of Statesboro and made a part hereof. Said property also being known as Bulloch County tax map parcel MS63000026012.

Section 2. This ordinance shall become effective on July 1, 2013.

Section 3. The Director of Planning & Community Development of the City of Statesboro is instructed to send a report that includes certified copies of this ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to the Census maps during the next survey and stating that the survey map will be completed and returned to the United States Census Bureau, Georgia Department of Community Affairs, and to the governing authority of Bulloch County, Georgia within thirty (30) days after the effective date of the annexation as set forth in Section 2.

Section 4. On the effective date of the annexation, this property shall be placed in Council District 3 of the City of Statesboro.

Section 5. This property shall be zoned and located within the Green Space Character area on the City of Statesboro Future Development Map pursuant to the vote of the Statesboro City Council to be held on June 18, 2013, subsequent to a public hearing regarding the zoning of said property.

Passed and adopted on two separate readings:

First Reading: June 4, 2013

Second Reading: June 18, 2013

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk

Memo



TO: Mayor and City Council
Frank Parker, City Manager

FROM: Darren Prather, Purchasing Director

DATE: 6-11-13

Re: Recommendation: Relocation of CNG Station Contract

The City of Statesboro recently solicited sealed bids to relocate and connect a compressed natural gas (CNG) fueling system that was purchased from First Transit (bus transportation provider for GSU). This system will fuel our solid waste collection routes as we acquire CNG trucks (two are currently on order) and other departmental vehicles as they come on-line. This system has to be moved from the South 301 site to our Public Works facility on Braswell Street. Under this contract, the system will have to be disconnected, moved, set in place and connected for use. The system will be tested at both ends of the process to guarantee proper installation has been provided. This contract, if awarded, provides a turn-key relocation and installation job. If there are any hidden repairs needed, this contract required the vendor to list a cost per hour labor rate as well as a cost-plus mark-up of any parts needed. An invitation to bid was sent to five (5) vendors and the results are as follows:

- | | |
|--------------------------|----------|
| 1. AGL Resources | No Bid |
| 2. CNG Technologies | No Bid |
| 3. Dabbs-Williams Const. | No Bid |
| 4. Trillium Inc. | No Bid |
| 5. Wise Gas | \$25,000 |

The lack of submittals is due to the high market demand for CNG specialized services and the fact this is fairly a small scale CNG project. Normally, the City requires a minimum of two sealed bids to be submitted in this formal process. However, our purchasing ordinance allows for the acceptance of only one bid due to situations that have a limited response potential such as this project upon prior approval of the City Manager. This approval was obtained and we had only one submitted bid for this project. With this being the case, we recommend the CNG relocation contract be awarded to Wise Gas, Inc. in the amount of \$25,000.00 for the base contract and an additional amount not to exceed \$10,000.00 (based on a submitted hourly labor rate and a cost-plus amount for parts) to allow for any hidden repairs that are discovered. Submitted hourly rates were \$120 per hour for a master technician and \$60 per hour for an apprentice technician. The cost-plus amount for any needed parts listed a 15% mark-up.

Ordinance 2013-13
An Ordinance Amending Certain Sections of ARTICLE II of Chapter 74 of the Statesboro
Code of Ordinances
(Local Hotel-Motel Tax)

WHEREAS, the City has previously adopted an ordinance imposing an excise tax on public lodging within the City;

WHEREAS, on April 30, 2013 House Bill 525 was signed into law authorizing the governing authority of the City of Statesboro to increase the excise tax levied pursuant to O.C.G.A. § 48-13-50, et seq. for public lodging within the City to SIX PERCENT (6%);

WHEREAS, the Mayor and City Council have determined that additional funding is necessary to promote and market the City of Statesboro for tourism development;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Statesboro, Georgia, in regular session assembled as follows:

SECTION 1:

Section 74-22 and Section 74-23 of Article II of Chapter 74 of the Statesboro Code of Ordinances, City of Statesboro, Georgia is hereby amended by replacing each in full, and shall read as follows:

Sec. 74-22. - Tax rate.

There shall be paid for every occupancy of a guest room in a hotel in the city a tax at the rate of six percent of the amount of rent unless an exemption is provided under section 74-24.

Sec. 74-23. - Collection of tax by lodging provider.

Every lodging provider renting guest rooms in the city shall collect a tax of six percent on the amount of rent from the occupant unless an exemption is provided under section 74-24. The lodging provider shall provide a receipt to each occupant, which receipt shall reflect both the amount of rent and the amounts of this and other applicable tax(es). This tax shall be due from the occupant, and shall be collected by the lodging provider at the same time that the rent is collected. The lodging provider shall be liable for any amount of tax that he fails to collect appropriately; and must remit to the city any amount of tax collected in excess of that which should have been collected.

SECTION 2. All other sections of Article II of Chapter 74 not expressly amended here remain in full force and effect.

SECTION 3. Should any section, subsection, or provision of this ordinance be ruled invalid by a court of competent jurisdiction, then all other sections, subsections, and provisions of this ordinance shall remain in full force and effect.

SECTION 4. This Ordinance shall be and remain in full force and effect from and after its adoption on two separate readings.

THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA

By: Joe R. Brannen, Mayor

Attest: Sue Starling, City Clerk

Memo



TO: Mayor and City Council
Frank Parker, City Manager

FROM: Darren Prather, Purchasing Director

DATE: 6-11-13

Re: Recommendation: Bid Award—Hill Street Equipment Shelter

The City issued an invitation to bid on the construction of a new equipment shelter on Hill Street. The demolition on the old facility was completed by City crews. The new facility, if approved, will house vehicles and equipment from the Natural Gas and Water Departments. The layout of the new facility will be “U-shaped” and have the measurements of 30’ deep sides, 40’ deep back section and the length of all sides will be 610’ (Please see drawing in the Natural Gas Office). The shape of the facility will be a U-shape with the open end facing Hill Street. An invitation to bid was sent to six (6) contractors with four (4) attending the mandatory pre-bid meeting and the results are as follows:

1. Tippins-Polk Construction, Inc.	\$259,800.00
2. Smith Steel Structures	\$277,250.00
3. Pearce Building Systems	\$299,799.00

This CIP project has been carried over for numerous years and originally had a budget of approximately \$160,000. Given the passing of approximately seven (7) years, the current construction estimate was approximately \$210,000. As allowed by the State of Georgia on public works projects, when the budgeted amount is exceeded, we are afforded the opportunity to negotiate on price and scale with the vendor offering the lowest bid. A negotiated final price was obtained from Tippins-Polk in the amount of \$238,000.00. The reduction was the result of reducing the slab to 4 inches of thickness, a reduction of the building by 400 square feet, a reduction in the size of the trench drain and an overall price reduction offered by Tippins-Polk. The Natural Gas and Water Departments have funds to contribute to this project from other projects that came in under budget and the City of Statesboro received approximately \$18,000 from the sale of scrap materials from the old structure located at this location. These resources could be allocated to the purchase of this facility if it is so desired. We recommend the construction contract be awarded to Tippins-Polk Construction, Inc. in the amount of \$238,000.00.