



December 17, 2024 5:30 pm

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilmember Paulette Chavers
3. Public Comments (Agenda Item):
4. Consideration of a Motion to approve the Consent Agenda
 - A) Approval of Minutes
 - a) 12-03-2024 Council Minutes
5. Public hearing and consideration of a motion to approve: **APPLICATION RZ 24-11-01**: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008 000).
6. Public hearing and consideration of a motion to approve: **APPLICATION V 24-11-02**: Cody Rogers requests a Variance from Table 2.2.9-B of the Unified Development Code in order to increase the setback allowance for a commercial development on approximately 0.5 acres located on Highway 67 & Independence Way (Tax Parcel MS88000026 004).
7. Consideration of a motion to approve: **APPLICATION SUB 24-11-03**: Burbank Point LLC requests a Preliminary Subdivision PLAT on approximately 0.95 acres of property located at 227 & 231 East Main Street (Tax Parcels # S39 000054 000).
8. Consideration of a motion to approve **Resolution 2024-39**: A Resolution amending the affordable housing Resolution to Habitat for Humanity.
9. Consideration of a motion to approve **Resolution 2024-40**: A Resolution approving pre-application for the 2024-25 Hazard Mitigation Grant Program (HMGP) offered through the Georgia Emergency Management Agency (GEMA). Grant match will be paid from Stormwater Fund operating revenues.
10. Consideration of a motion to approve **Resolution 2024-41**: A Resolution approve the submission of an application for the T-Mobile Hometown Grants Program.
11. Consideration of a motion to approve **Resolution 2024-42**: A Resolution to reject the previously awarded contract to Great Southern Recreation due to the absence of a bid bond as required under O.C.G.A. 13-10-20 and to allow staff to negotiate a contract with Lavender & Associates for the design build for Whitesville Park in the amount not to exceed \$1,200,000.

12. Consideration of a Motion to terminate the contract with Freese & Nichols, Inc. for design and permitting services for the Creek on the Blue Mile project.
13. Consideration of a motion for the approval of \$700,000 in housing rehab and \$250,000 for the Statesboro Foodbank, total of \$950,000, to be paid out of ARPA Funds instead of the interest earned on the ARPA funds as initially proposed.
14. Consideration of a motion for the approval of \$180,000 in ARPA Funds to the Statesboro Foodbank for the completion of the building.
15. Consideration of a motion to approve an award of contract to extend the City's cyber insurance contract to BCS Insurance for a period of eighteen (18) months in the amount of \$40,509.00. This contract will terminate on June 30, 2026.
16. Consideration of a motion to award a contract to extend the City's Drone Insurance contract to Global Insurance for a period of eighteen (18) months in the amount of \$5,235.00. This contract will terminate on June, 30, 2026.
17. Consideration of a motion to award a contract to extend the City's Health Insurance contract to Anthem Insurance for a period of eighteen (18) months in the amount of \$9,600,186.00. This contract will terminate on June 30, 2026.
18. Consideration of a motion to award a contract to extend the City's Fire Department Property Insurance to VFIS for a period of eighteen (18) months in the amount of \$137,698.00. This contract will terminate on June 30, 2026.
19. Consideration of a motion to award a contract to extend the City's General Liability P&C Insurance to Travelers for a period of eighteen (18) months in the amount of \$1,920,000.00. This contract will terminate on June 30, 2026.
20. Consideration of a motion to award a contract to extend the City's Workers Compensation Insurance to Bitco for a period of eighteen (18) months in the amount of \$742,000.00. This contract will terminate on June 30, 2026.
21. Consideration of a motion to approve a Memorandum of Understanding (MOU) between the City of Statesboro and Pineland Behavioral Health and Developmental Disabilities (BHDD) for transit vouchers.
22. Consideration of a motion to approve a Purchase Sale Agreement with Robbie Franklin Real Estate LLC in the amount of \$588,000.00 for the purchase of 1.301 acres of land for the development of a new fire station. The project will be paid from 2019 SPLOST funds.
23. Consideration of a motion to approve the purchase of a 2024 Caterpillar 926m Wheel Loader using a Sourcewell CAT Contract #011723 price with operating Solid Waste Disposal operating funds for the 2025 CIP in the amount of \$221,770.00.

24. Consideration of a motion to authorize payment to Y-Delta Inc. in the amount of \$87,279.47 for repairs to collapsed sewer mains on Lanier Drive and Tillman Rd. To be paid for with funds from system revenues.
25. Other Business from City Council
26. City Managers Comments
27. Public Comments (General)
28. 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)
29. Consideration of a Motion to Adjourn



CITY OF STATESBORO
COUNCIL MINUTES
DECEMBER 3, 2024

Regular Meeting

50 E. Main St. City Hall Council Chambers

9:00 AM

1. Call to Order

Mayor Jonathan McCollar called the meeting to order

2. Invocation and Pledge

Councilmember Tangie Johnson 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	Present	
John Riggs	Councilmember	Present	
Shari Barr	Mayor Pro Tem	Present	

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

3. Recognitions/Public Presentations:

- A) Presentation of retirement award to Bernard Tracy Pless (Senior Landfill Heavy Equipment Operator) who is retiring effective December 1, 2024, after 11 years of service.**

Mayor Jonathan McCollar presented a retirement award to Bernard Tracy Pless who retired from the City of Statesboro on December 1, 2024 after 11 years of service.

4. Public Comments (Agenda Item):

5. Consideration of a Motion to approve the Consent Agenda

- A) Approval of Minutes**
 - a) 11-19-2024 Work Session Minutes**
 - b) 11-19-2024 Council Minutes**
 - c) 11-19-2024 Executive Session Minutes**

A motion was made to approve the consent agenda.

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

6. Public hearing and consideration of a motion to approve an application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13(a):

Two Guys Foodmart
Owner: Ankit M. Patel
Location: 520 Fair Road, Ste. 410
License type: Package Sales (Beer and Wine only)

A motion was made to open the public hearing.

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

No one spoke for or against the request.

A motion was made to close the public hearing.

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

A motion was made to approve an application for an alcohol license in accordance with the City of Statesboro Alcohol Ordinance Sec. 6-13(a): issued to Two Guys Foodmart, Owner: Ankit M. Patel, located at: 520 Fair Road, Ste. 410 for license type: Package Sales (Beer and Wine only).

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

7. Consideration of a motion to approve Resolution 2024-34: A Resolution pledging to practice and promote civility within the City of Statesboro governing body.

A motion was made to approve Resolution 2024-34: A Resolution pledging to practice and promote civility within the City of Statesboro governing body.

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

8. Consideration of a motion to approve Resolution 2024-35: A Resolution approving an application and authorizing the Mayor to execute the Project Framework Agreement (PFA) with the Georgia Department of Transportation for the Creek on the Blue Mile project.

City Manager Charles Penny informed Mayor and Council that at the next meeting we will be bringing forward an action for the council that we end the relationship with the consulting firm Freese and Nichols. Part of it is us getting into this process and the cost escalated because of the requirements of the Federal Grant. We were looking at a possible addition of \$4 million which is a bit much to increase their contract. So, we will need to go out with a request for qualifications and hopefully it will come in a lot less than \$4 million. Freese and Nichols has been a good firm to work with. They did our feasibility study and design work and they have agreed to work with us through this transition it's just the cost is something we could not agree on.

A motion was made to approve **Resolution 2024-35**: A Resolution approving an application and authorizing the Mayor to execute the Project Framework Agreement (PFA) with the Georgia Department of Transportation for the Creek on the Blue Mile project.

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

9. Consideration of a motion to approve Resolution 2024-36: A Resolution approving the submission of an application for the Georgia Reads Community grant.

A motion was made to approve **Resolution 2024-36**: A Resolution approving the submission of an application for the Georgia Reads Community grant.

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

10. Consideration of a motion to approve Resolution 2024-37: A Resolution to approve the submission of an application for the Youth and Community Violence Prevention Action Teams (VPAT) program grant.

A motion was made to approve **Resolution 2024-37**: A Resolution to approve the submission of an application for the Youth and Community Violence Prevention Action Teams (VPAT) program grant.

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

11. Consideration of a motion to approve Resolution 2024-38: A Resolution to adopt the First Amendment to the FY 2025 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.

A motion was made to approve Resolution 2024-38: A Resolution to adopt the First Amendment to the FY 2025 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.

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

12. Consideration of a motion to approve a contract with InvoiceCloud for additional software for utility billing customers.

A motion was made to approve a contract with InvoiceCloud for additional software for utility billing customers.

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

13. Consideration of a motion to approve an award of contract with the Coastal Regional Commission to provide grant writing and administration for the Community Home Investment Program grant.

A motion was made to approve an award of contract with the Coastal Regional Commission to provide grant writing and administration for the Community Home Investment Program grant.

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

14. Consideration of a motion to approve the City of Statesboro & Bulloch County 2045 Long Range Transportation Plan prepared by Goodwyn Mills Cawood (GMC).

A motion was made to approve the City of Statesboro & Bulloch County 2045 Long Range Transportation Plan prepared by Goodwyn Mills Cawood (GMC).

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

15. Consideration of a motion to award a contract to Southeast Pipe Survey, Inc. in the amount of \$609,467.50, with approval to spend up to \$1,200,000.000, to rehabilitate approximately 6,500’ of sewer main and associated manholes located along East Main Street, Fair Road, and Northside Drive. This project was funded as part of the 2024 and 2025 CIP budget (Item #WWD 14, 187, and 188) with funds from the 2019 SPLOST and Water-Sewer Fund operating income.

A motion was made to award a contract to Southeast Pipe Survey, Inc. in the amount of \$609,467.50, with approval to spend up to \$1,200,000.000, to rehabilitate approximately 6,500’ of sewer main and associated manholes located along East Main Street, Fair Road, and Northside Drive. This project was funded as part of the 2024 and 2025 CIP budget (Item #WWD 14, 187, and 188) with funds from the 2019 SPLOST and Water-Sewer Fund operating income.

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

16. Consideration of a motion to award a contract with Y-Delta, Inc. in the amount of \$1,404,569.65 for the installation of a sanitary sewer infrastructure in the Quail Run Subdivision. Project to be paid for with American Rescue Plan Act (ARPA) funds approved in the FY2025 CIP Budget item #WWD-32-H.

A motion was made to award a contract with Y-Delta, Inc. in the amount of \$1,404,569.65 for the installation of a sanitary sewer infrastructure in the Quail Run Subdivision. Project to be paid for with American Rescue Plan Act (ARPA) funds approved in the FY2025 CIP Budget item #WWD-32-H.

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

17. Consideration of a motion to award a design/build contract to Great Southern Recreation in an amount not to exceed \$1,200,000.00 for park improvements to the Whitesville Park. Funding will be from ARPA funds.

A motion was made to award a design/build contract to Great Southern Recreation in an amount not to exceed \$1,200,000.00 for park improvements to the Whitesville Park. Funding will be from ARPA funds.

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

18. Consideration of a motion to award contract in the amount of \$36,100.00 with Georgia Safe Sidewalks for sidewalk improvements. This project, STS-31, will be paid by 218 TSPLOST funds.

A motion was made to award contract in the amount of \$36,100.00 with Georgia Safe Sidewalks for sidewalk improvements. This project, STS-31, will be paid by 218 TSPLOST funds.

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

19. Other Business from City Council

Mayor Pro Tem Shari Barr shared that the Humane Society will be hosting Chili Town this Friday evening at the Market venue on South Main Street. In addition there will be a parade downtown on Saturday.

20. City Managers Comments

City Manager Charles Penny announced that the Toy Drive is going on right now at City Hall and that the toys will be distributed December 22nd at the Boys and Girls club on a first come first serve basis.

Mr. Penny commended John Washington, Director of Public Works and Engineering and Kiera Ahmed, Civil Engineer for the two additional bus stops one at the Summit on North Main Street and one at the Food Bank on Miller Street.

Lastly Mr. Penny informed Mayor and Council that the Bulloch County Commissioners has an item on their agenda about the Fire District Agreement. The Fire District is a five mile radius around the City and consists of 96 square miles. The agreement was entered into in 2020 and will automatically renew next year for an additional 5 years. So if the county has any interest of not renewing this is the time for them to let the City know.

21. Public Comments (General): None

22. 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).

There was no need for executive session.

23. Consideration of a Motion to Adjourn

A motion was made to adjourn.

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

The meeting was adjourned at 9:40 am.

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
Cain Smith, City Attorney

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

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

From: Justin Williams, Planning & Housing Administrator

Date: December 9, 2024

RE: December 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Zoning Map Amendment*

Recommendation: Planning Commission recommends Denial of the Zoning Map Amendment requested by V 24-10-01.

Background: Luis Gonzalez requests a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district in order to develop additional units on a 0.87-acre property located at 509 East Main Street (Tax Parcel# MS57000008 000).

Budget Impact: None

Council Person and District: Johnson (District 1)

Attachments: Development Services Report RZ 24-11-01



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

P.O. Box 348
 Statesboro, Georgia 30458

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

RZ 24-11-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	509 East Main Street
EXISTING ZONING:	R-15 (Single-Family Residential)
ACRES:	0.87 acres
PARCEL TAX MAP #:	MS70000008 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential

PETITIONER Luis Gonzalez
ADDRESS 4937 Statesboro Highway; Sylvania GA, 30458

REPRESENTATIVE Same as Above
ADDRESS Same as Above

PROPOSAL
<p>The applicant is requesting a Zoning Map Amendment from the R-15 (Single-Family Residential) zoning district to the R-3 (Medium Density Residential) zoning district in order to develop additional units on the property.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>RZ 24-11-01- DENIAL</u></p>

Case # RZ-24-11-01
509 East Main Street
Parcel: MS70000008 000

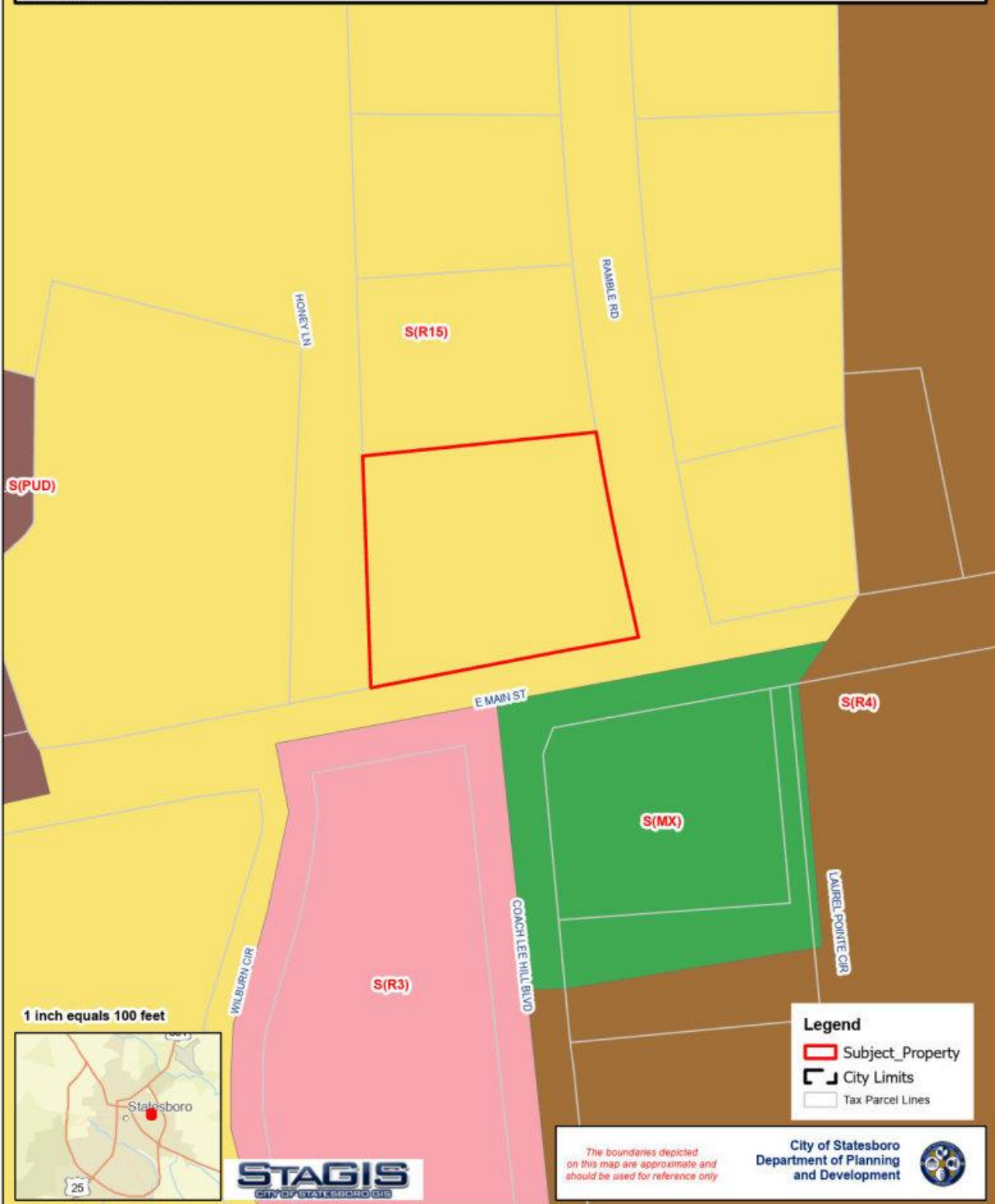
Location Map



Case # RZ-24-11-01

509 East Main Street
Parcel: MS70000008 000

Zoning Map

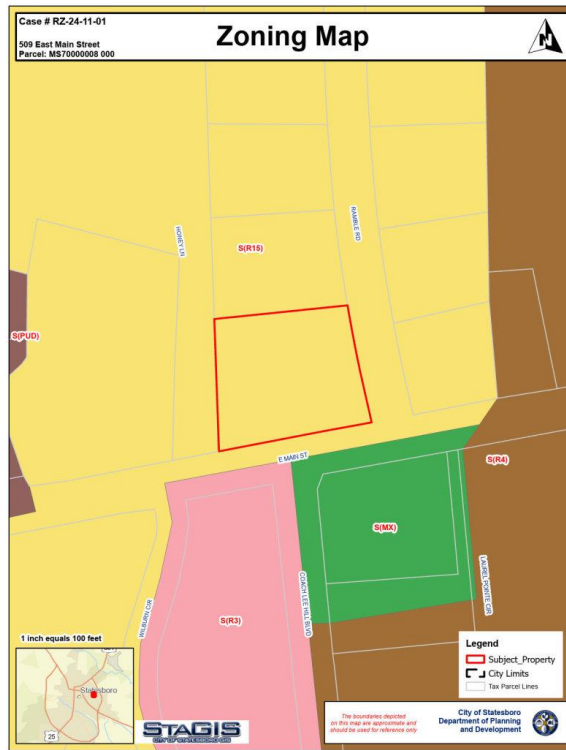


Case # RZ-24-11-01

509 East Main Street
Parcel: MS7000008 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: R-15 (Single-Family Residential)	Single-Family Dwelling
Northwest	Location Area #3: R-15 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #4: R-15 (Single Family Residential)	Single-Family Dwelling
West	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-3 (Medium-Density Residential)	Multi-Family Dwelling
Southeast	Location Area #7: MX (Mixed-Use)	Service Station
South	Location Area #8: MX (Mixed-Use)	Service Station

SUBJECT SITE

The subject site is an occupied 0.87-acre lot with a house on the site. The applicant intends to develop additional multifamily units on the site and maintain the existing house as a compound.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which generally allows for the development of a number of residential housing types. Specific language determines multifamily in areas “where appropriate.”

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. Adjacent properties to this site, do contain wetlands. Due to the proposed increase in impervious surfaces with this property, it would be required that the owner ensure some detention be provided to allow for appropriate stormwater mitigation as per the UDC. This site would also be required to ensure that pervious pavers are added to the proposed parking lot.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the draft proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - While the comprehensive plan does allow for some medium-density development in the “Established Residential Neighborhood” character area, it is generally in reference to the most appropriate places where there is already a substantial footprint of increased density. All the properties located along Ramble Road are single-family in nature, and increased density is generally found further South and East towards the existing schools in the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - It is likely that the property will have some traffic impacts primarily on Rumble Road, but this could be exacerbated easily due to the increase exits directly onto East Main Street.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**

- The property already has a home on the site, and the current zoning district does allow a by-right use for up to one accessory dwelling unit of up to 750 square feet on the property..
4. **The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site is usable in its current state and could potentially see an increase in density based on the current zoning regulations.
 5. **Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
 - The development would encroach on an existing single-family neighborhood and could create some issues with traffic serving the existing Ramble Road.
 6. **Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - It is Staff's opinion that the project does not conform to the Comprehensive Plan due to the proposed density of the project and associated development area.

Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 24-11-01 due to a lack of compatibility with the surrounding neighborhood**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. Cottage courts shall not be an allowed use on this property due to the potential increase in traffic generation, and necessary detention.
3. There must be sufficient buffering on all sides of the site to allow for an increase in screening for the property.

At the regular scheduled meeting of the Planning Commission on December 3, 2024, The Commission recommended denial of the requests with a 6-0 vote.

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, Planning & Housing Administrator

Date: December 9, 2024

RE: December 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Variance Request*

Recommendation: Planning Commission recommends approval of the Variance requested by V 24-11-02.

Background: Cody Rogers requests a Variance from Table 2.2.9-B of the Unified Development Code in order to increase the setback allowance for a commercial development on approximately 0.5 acres located on Highway 67 & Independence Way (Tax Parcel MS88000026 004).

Budget Impact: None

Council Person and District: Barr (District 5)

Attachments: Development Services Report V 24-11-02



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

P.O. Box 348
 Statesboro, Georgia 30458

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

V 24-11-02 ZONING VARIANCE REQUEST	
LOCATION:	Highway 67 & Independence Way
EXISTING ZONING:	MX (Mixed Use)
ACRES:	0.5 acres
PARCEL TAX MAP #:	MS88000026 004
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Coffee Shop

PETITIONER Cody Rogers
ADDRESS 1211 Merchant's Way, Suite 201; Statesboro GA, 30458

REPRESENTATIVE Same as Above
ADDRESS Same as Above

PROPOSAL
<p>The applicant requests a variance Article 2.2.9-B of the Unified Development Code in order to develop a coffee shop with drive thru traffic flow around the entire building.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>V 24-11-02 – CONDITIONAL APPROVAL</u></p>

Case # V 24-11-02

HWY 67 & Independence Way
Parcel: MS88000026 004




Location Map



1 inch equals 100 feet
Aerial: 2023 Eagleview



Legend

-  Subject_Property
-  City Limits
-  Tax Parcel Lines

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

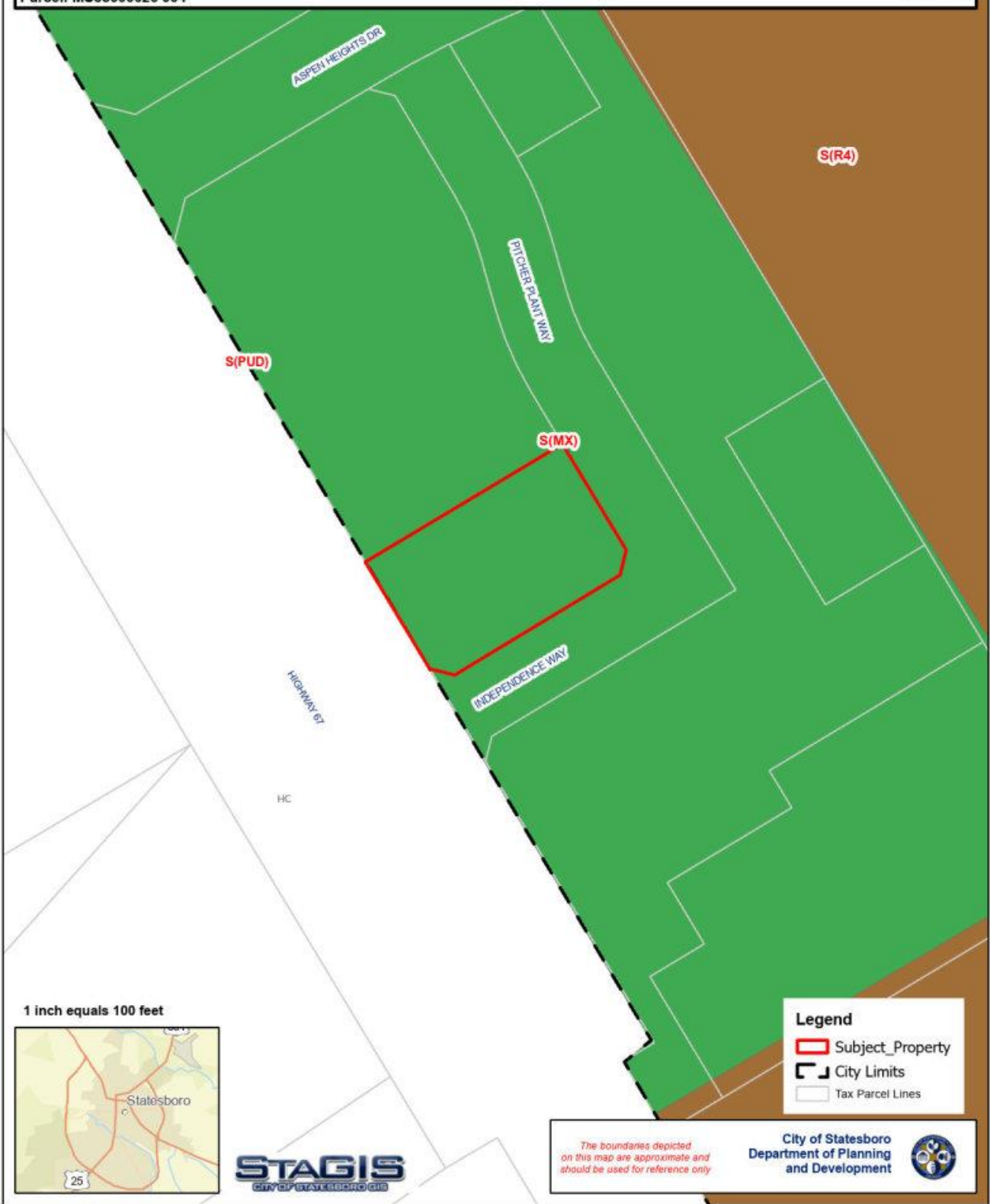
City of Statesboro
Department of Planning
and Development



Case # V-24-11-02

Hwy 67 & Independence Way
Parcel: MS88000026 004

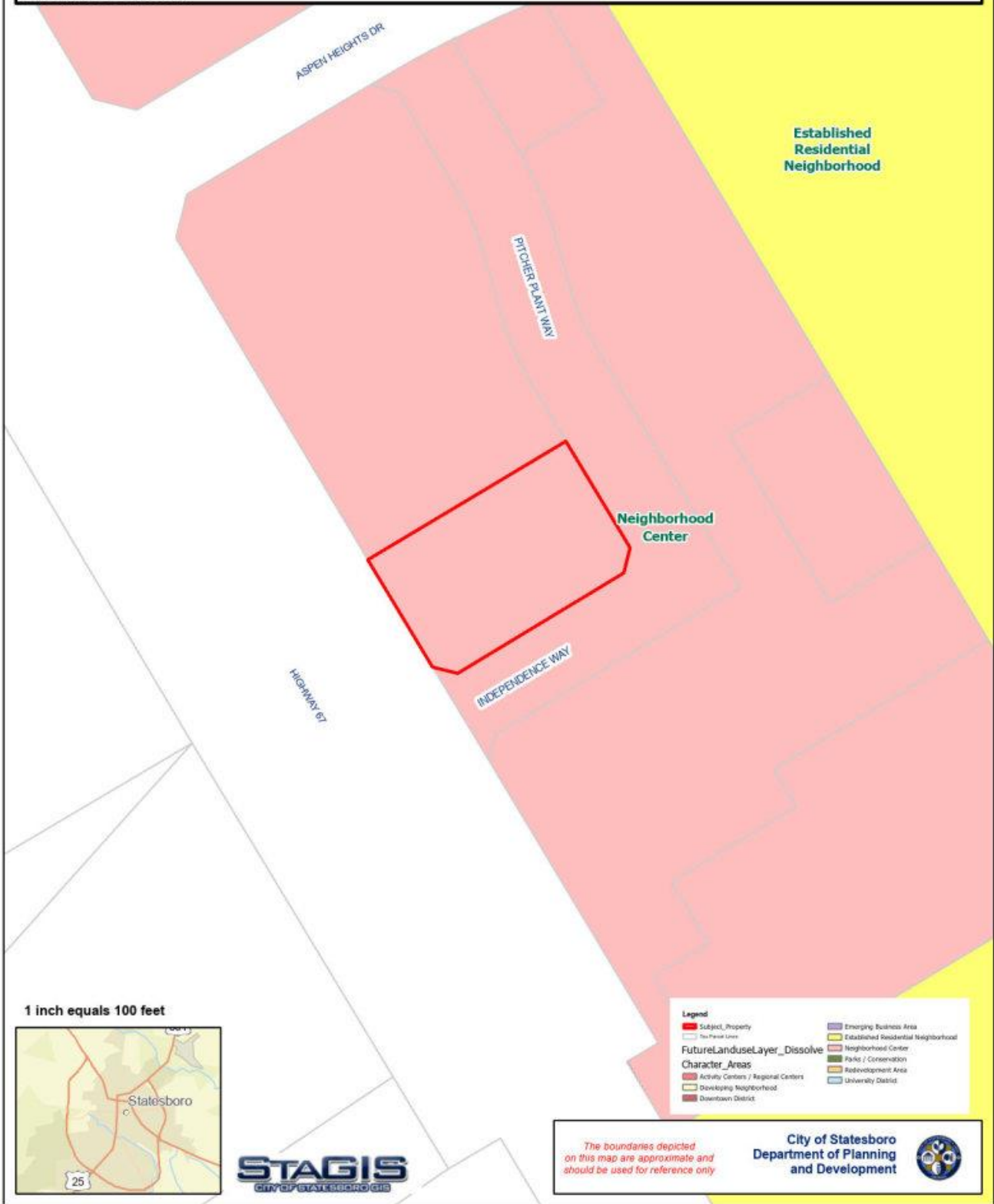
Zoning Map



Case # V-24-11-02

Hwy 67 & Independence Way
Parcel: MS88000026 004

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: MX (Mixed Use)	Restaurant
Northeast	Location Area #2: MX (Mixed Use)	General Supply Store
East	Location Area #3: MX (Mixed Use)	General Supply Store
Northwest	Location Area #4: HC (Highway Commercial – County)	Vacant Lot
Southeast	Location Area #5: MX (Mixed Use)	Restaurant
South	Location Area #6: MX (Mixed Use)	Restaurant
Southwest	Location Area #7: HC (Highway Commercial – County)	Single-Family Dwelling
West	Location Area #8: HC (Highway Commercial – County)	Power Substation

SUBJECT SITE

The subject site is a 0.5-acre lot located at the intersection of Highway 67 S, Independence Way, and Pitcher Plant Way. The applicant intends to develop a coffee shop with a surrounding drive thru. The request is to amend the front yard setback to allow for additional space, whereas the general guidelines for MX development is to allow no more than 10 feet of front setback.

The *City of Statesboro 2024 Comprehensive Master Plan* designates the subject site as a part of the “Neighborhood Center” character area, which generally calls for low density housing, and neighborhood scale commercial and services.

ENVIRONMENTAL SITE ANALYSIS

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

COMMUNITY FACILITIES AND TRANSPORTATION

There should be no substantial change in the existing traffic patterns related to the development of this site, as the site was planned to serve multiple commercial properties in the area.

ZONING VARIANCE STANDARDS OF REVIEW

The *Statesboro Unified Development Code* provides for the award of variances by the City Council from the zoning regulations. Section 2.7.4 of the *Unified Development Code Ordinance* states that the Mayor and Council shall consider the following criteria:

- 1. There are special conditions pertaining to the land or structure in question because of its size, shape, topography, or other physical characteristic and that condition is not common to other land or buildings in the general vicinity or in the same zoning district;**
 - The required development pattern does not necessarily lend to the improvement of the overall master development, and the setback would not be in alignment with already existing commercial uses in the area.
- 2. The special conditions and circumstances do not result from the actions of the applicant;**
 - The institution of the *Unified Development Code* requires a smaller setback than traditional utilized in the City of Statesboro. The particular requirement does not align with the established area, as it was planned long in advance of the implementation of the UDC.
- 3. The application of the ordinance to this particular piece of property would create an unnecessary hardship;**
 - The type of business primarily serves drive thru products which will require substantial stacking on the site and this stacking could not be achieved under the current standard.
- 4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the zoning regulations.**

- There would be no public detriment with this development.

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

- The proposed use is consistent with the subject site's character area "Neighborhood Center" as stated in the *2024 Comprehensive Master Plan*, as this is an appropriately scaled commercial use.

Subject Property



Western Property



Southern Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval V 24-11-02**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

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

At the regularly scheduled meeting of The Planning Commission on December 3, 2024, the Commission recommended approval of the requests and staff conditions with a 6-0 vote.

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, Planning & Housing Administrator

Date: December 9, 2024

RE: December 17, 2024 City Council Agenda Items

Policy Issue: *Unified Development Code: Preliminary Subdivision PLAT*

Recommendation: Planning Commission recommends approval of the Preliminary Subdivision PLAT requested by SUB 24-09-02.

Background: Burbank Point LLC requests a Preliminary Subdivision PLAT on approximately 0.95 acres of property located at 227 & 231 East Main Street (Tax Parcels # S39 000054 000).

Budget Impact: None

Council Person and District: Johnson (District 1)

Attachments: Development Services Report SUB 24-11-03



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

P.O. Box 348
 Statesboro, Georgia 30458

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

SUB 24-11-03 PRELIMINARY SUBDIVISION REQUEST	
LOCATION:	227 & 231 East Main Street
EXISTING ZONING:	R-6 (Single-Family Residential)
ACRES:	0.95 Acres
PARCEL TAX MAP #:	S06 000002 000
COUNCIL DISTRICT:	District 1 (Johnson)
EXISTING USE:	Dilapidated Food Stand
PROPOSED USE:	Single-Family Subdivision

PETITIONER Burbank Pointe LLC
ADDRESS 1007 Monarch Circle; Statesboro GA, 30461

REPRESENTATIVE SAME AS ABOVE
ADDRESS SAME AS ABOVE

PROPOSAL
<p>The applicant requests a preliminary subdivision of approximately 0.95 acres of property to develop a small single-family subdivision.</p>
STAFF/PLANNING COMMISSION RECOMMENDATION
<p><u>SUB 24-11-03- CONDITIONAL APPROVAL</u></p>

Case # SUB-24-11-03

231 East Main Street
Parcel: S39 000054 000

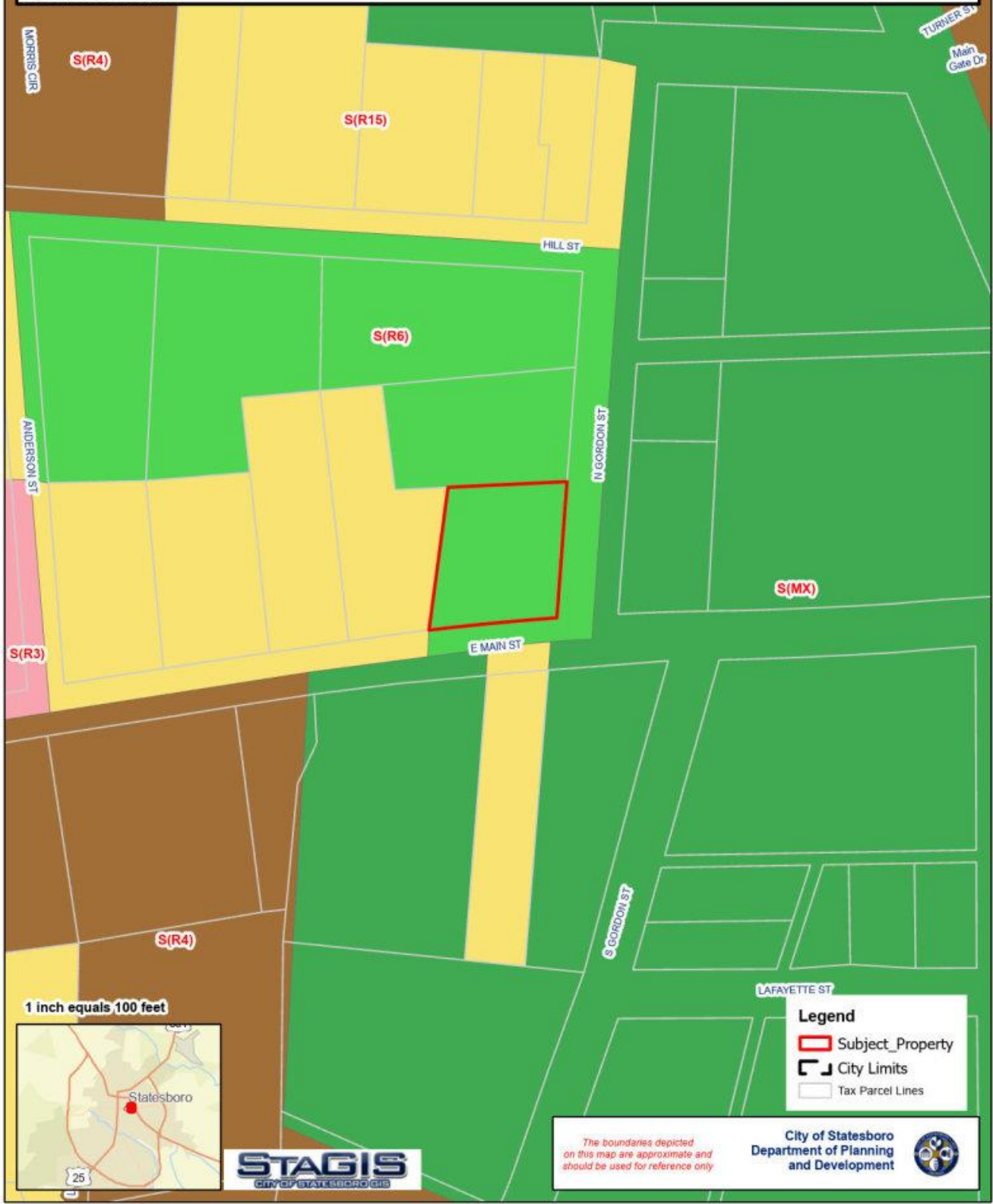
Location Map



Case # SUB-24-11-03

231 East Main Street
Parcel: S39 000054 000

Zoning Map



1 inch equals 100 feet



Legend

- Subject_Property
- City Limits
- Tax Parcel Lines

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

City of Statesboro
Department of Planning
and Development



Case # SUB-24-11-03

231 East Main Street
Parcel: S39 000054 000

Future Land Use Map



1 inch equals 100 feet



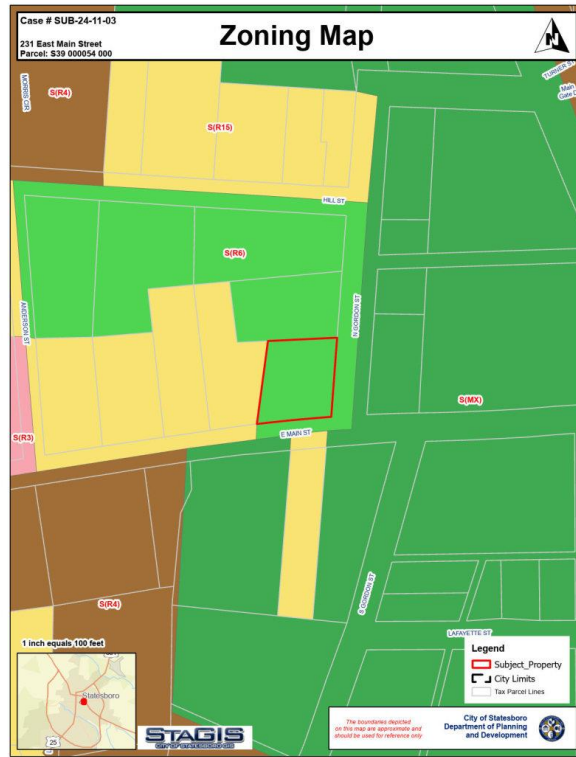
Legend

Subject_Property	Emerging Business Area
Non-Parcel Lines	Established Residential Neighborhood
FutureLanduseLayer_Dissolve	Neighborhood Center
Character_Areas	Parks / Conservation
Activity Centers / Regional Centers	Redevelopment Area
Developing Neighborhood	University District
Downtown District	

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

City of Statesboro
Department of Planning and Development





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-6 (Single-Family Residential)	Single-Family Dwelling
Northeast	Location Area #2: MX (Mixed Use)	Single-Family Dwelling
Northwest	Location Area #3: R-6 (Single-Family Residential)	Single-Family Dwelling
East	Location Area #4: MX (Mixed Use)	Hair Salon
West	Location Area #5: R-15 (Single-Family Residential)	Single-Family Dwelling
Southwest	Location Area #6: R-4 (High-Density Residential)	Developing Subdivision
Southeast	Location Area #7: MX (Mixed Use)	Undeveloped Lot
South	Location Area #8: R-15 (Single-Family Residential)	Single-Family Dwelling

SUBJECT SITE

The subject site consists of 0.95 acres of property on the corner of East Main and North Gordon Street. The original intention for the property was to develop a cottage court, but further engineering determined that version of the project infeasible. The applicant has determined that the property would be better suited for traditional single-family units and has provided an acceptable plan for development. A GIS Glitch currently shows this property as being zoned R-15. This is not the correct zoning for this property. The adjacent lot currently has no lot number, and the County has been notified of this issue.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Redevelopment” character area, which allows for a mix of development types to include housing.

ENVIRONMENTAL SITE ANALYSIS

The property does not contain some wetlands nor does it sit in a flood plain.

COMMUNITY FACILITIES AND TRANSPORTATION

This site has access to City of Statesboro utilities and the minimal lots will not significantly impact the existing street network.

Subject Property



Eastern Property



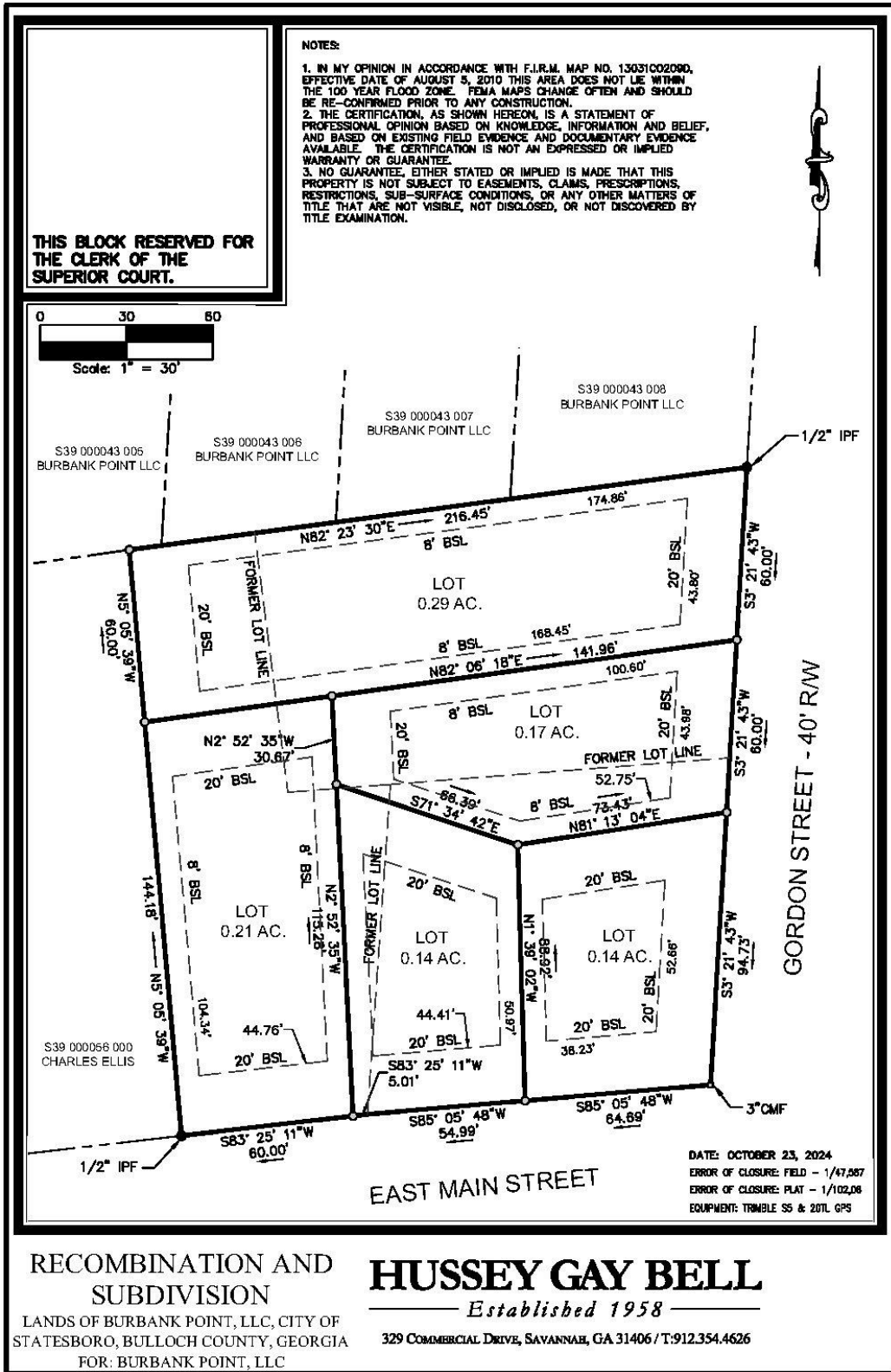
Southern Property



Western Property



Preliminary Plat



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends Approval of **SUB 24-11-03**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

- (1) Approval of this Preliminary Subdivision PLAT does not grant the right to develop on the property. All construction must be approved by the City.
- (2) The final plat must meet all recording requirements of the Unified Development Code before any units may be sold in the subdivision.

At the regularly scheduled meeting of The Planning Commission on December 3, 2024, the Commission recommended approval of the requests and staff conditions with a 6-0 vote.

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Cain Smith, City Attorney

Date: November 6, 2024

RE: December 6, 2024 City Council Agenda Items

Policy Issue: Consideration of resolution amending the incentives for development by Habitat for Humanity

Recommendation: Approval

Background: An open ended resolution was passed June 16, 1998 giving incentives for Habitat for Humanity development through waiving of certain development fees. Attached resolution would amend the incentives and have a three-year sunset period

Budget Impact: Unknown

Council Person and District: All

Attachments: Proposed Resolution

**RESOLUTION 2024-39: A RESOLUTION AMENDING THE AFFORDABLE HOUSING
RESOLUTION TO HABITAT FOR HUMANITY**

THAT WHEREAS, The Mayor and Council of Statesboro recognize the need to increase affordable housing in the City limits; and

WHEREAS, the City recognizes the passage of a past resolution signed June 16, 1998 to support the contributions to affordable housing by Habitat for Humanity of Bulloch County; and

WHEREAS, The Mayor and Council are committed to support the improvement of housing conditions and the development of affordable housing throughout the City, while recognizing the substantial increase in general development costs since the passage of the unnumbered original resolution in 1998;

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

Section 1. That the City Council hereby authorizes the Director of Planning & Development to waive building permit, plan review, and water/sewer tap fees on the development of new single-family homes constructed by Habitat for Humanity of Bulloch County.

Section 2. That individual inspection fees as required by the Chief Building Official shall not be waived.

Section 3. That Aid to Construction fees as assessed to support the Wastewater Treatment Plant are not waived.

Section 4. This Resolution unless subsequently resolved by Mayor and Council, will sunset 3 years from the date of adoption.

Adopted this 17th day of December, 2024. CITY OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

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

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

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

From: John Washington, Director – Public Works and Engineering

Date: December 9, 2024

RE: Recommendation of Award of Contract

Policy Issue: Georgia Emergency Management Agency (GEMA)
Hazard Mitigation Grant Program (HMGP) - 2024-25 Grant Pre-Application

Recommendation: Consideration of a motion for approval to submit a pre-application for the 2024-25 HMGP to develop a stormwater masterplan for mitigation and risk reduction in the Little Lotts Creek drainage basin. The grant award is eligible to fully fund the masterplan.

Background: The purpose of HMGP is to provide funds to State agencies and local governments in the aftermath of a disaster for projects that reduce or eliminate the long-term risk to human life and property from the effects of natural hazards. The program enables mitigation measures identified in State and local mitigation plans to be implemented during the recovery from a disaster. Hurricanes Debby and Helene were declared as federal disasters.

This project proposes to address stormwater management needs at Bird's Pond from flooding from tropical storms and hurricanes. The recent flooding has overtopped the dam at Bird's Pond and bypassed the limits of the structure in the last two events. The current understanding of the existing dam's purpose and flood control is not fully known at this time. This project is to study the hydrology of the basin, the existing concrete and earthen dam, the existing pond volume, impacts to flooding upstream in the City's existing stormwater collection system, downstream analysis and adjacent wetlands.

The masterplan will include field data collection, project management, design and preparation of a report with recommendations for improvements to the dam and basin. The work will be performed by an engineering firm through a qualifications selection process (QBS). This is needed for future major storm events to mitigate flooding in the upstream and downstream areas. The estimated amount of the study can range from \$200,000 to \$450,000 with 75% federal grant and 25% City match needed.

Budget Impact: This project will be paid from the Stormwater fund balance and Federal grant funds

Council Person and District: All

Attachments: Pre-Application Resolution

RESOLUTION 2024-40:
A RESOLUTION APPROVING APPLICATION FOR THE
GEORGIA EMERGENCY MANAGEMENT AGENCY (GEMA)
HAZARD MITIGATION GRANT PROGRAM (HMGP) - 2024-25 GRANT PRE-APPLICATION

THAT WHEREAS, the Mayor and City Council desires to maintain a Watershed Management Plan that provides for effective and efficient management of stormwater and provides protection of the environment and Statesboro’s natural resources; and,

WHEREAS, the Mayor and City Council have found that stormwater management within the Statesboro city limits that will improve water quality and maintain a healthy environment for its citizens; and,

WHEREAS, the Mayor and City Council have found that the Georgia Emergency Management Agency (GEMA) Hazard Mitigation Grant Program (HMGP) - 2024-25 Grant Pre-Application is desirable in order to provide financial support to establish and manage the Little Lotts Creek and Bird’s Pond watershed management project; and,

WHEREAS, city staff will prepare a pre-application to said program in order to obtain a maximum grant award of up to \$450,000; and,

WHEREAS, 75% federal funds are given through GEMA with a 25% local match required and will not directly impact the City of Statesboro’s general budget.

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

- Section 1. The Mayor and City Council hereby authorize the submittal of a pre-application to GEMA.
- Section 2. The Mayor is hereby authorized to execute all documents related to the grant.

Adopted this 17th day of December, 2024.

STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: 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 R Barr, District 5



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

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

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

From: Olympia Gaines, Assistant to the City Manager

Date: December 10, 20224

Re: T-Mobile Hometown Grants Program

Policy Issue: Consideration of a motion to apply for the T-Mobile Hometown Grant in the amount for \$50,000.

Recommendation: Approve

Background: The T-Mobile Hometown Grants Program provides funding opportunities to communities with populations less than 50,000, to fund projects to build, rebuild, or reform community spaces that foster local connections. The projects include but are not limited to improvements to outdoors parks and trails. The Statesboro Art Park is an example of the type of project that could benefit from this grant opportunity. The City of Statesboro desires to apply for the grant to ensure that public art remains a vibrant and integral part of our community.

Budget Impact: None

Council Person and District: All

Attachments: Resolution

RESOLUTION 2024-41: A RESOLUTION APPROVING SUBMISSION OF AN APPLICATION FOR THE T-MOBILE HOMETOWN GRANTS PROGRAM

WHEREAS, the Mayor and City Council understands the social, cultural, and economic benefits of public art; and

WHEREAS, the Mayor and City Council supports opportunities to expand community engagement through public art projects which also provide educational opportunities for local schools and community groups; and

WHEREAS, City staff will prepare an application for submission by the established deadline; and

WHEREAS, no local match for the application is required; and

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

Section 1: The Mayor and City Council hereby approve the submission of an application for funding via the T-Mobile Hometown Grants Program.

Section 2: The Mayor is hereby authorized to execute all documents related to the application of the T-Mobile Hometown Grants Program.

Adopted this 17th day of December, 2024.

STATESBORO, GEORGIA

By Jonathan J McCollar, Mayor

Attest: Leah Harden, City Clerk

CITY OF STATESBORO

COUNCIL

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



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

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

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

From: Cain Smith, City Attorney

Date: December 13, 2024

RE: December 17, 2024 City Council Agenda Items

Policy Issue: Consideration of resolution rejecting previous awarded contract to Great Southern Recreation due to non-responsive bid, to allow staff to negotiate with Lavender & Associates, and allow Mayor to execute a contract for a design build for Whitesville Park in an amount not to exceed \$1,200,000.

Recommendation: Approval

Background: Great Southern Recreation was awarded the contract on December 6, 2024. Upon further evaluation it was discovered that a bid bond was not included as required under OCGA 13-10-20. Lavender & Associates was lowest responsive bidder. \$1,200,000 in ARPA funds must be committed by end of year

Budget Impact: \$1,200,000 in ARPA funds

Council Person and District: District 1, Tangie Johnson

Attachments: Proposed Resolution

**Resolution 2024-42: A RESOLUTION REJECTING PREVIOUSLY AWARDED CONTRACT,
ALLOWING STAFF TO NEGOTIATE WITH LOWEST RESPONSIVE BID, AND ALLOWING
MAYOR TO EXECUTE CONTRACT IN AMOUNT NOT TO EXCEED \$1,200,000**

THAT WHEREAS, The Mayor and Council of Statesboro awarded a \$1,200,00 design build contract regarding Whitesville Park to Great Southern Recreation for \$1,200,000 on December 6, 2024; and

WHEREAS, subsequent evaluation revealed there was no performance bond as required by state law and set out in our Request for Proposals, resulting in a non-responsive bid; and

WHEREAS, Lavender & Associates was the lowest responsive bidder; and

WHEREAS, City desires to commit these funds to the Whitesville Park by the end of this calendar year

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

Section 1. That Staff is authorized to negotiate with Lavender & Associates regarding the design and cost of the proposed Whitesville Park project.

Section 2. The contract with Great Southern Recreation is hereby terminated

Section 3. The Mayor is authorized to enter into a design build contract with Lavender & Associates in an amount not to exceed \$1,200,000

Adopted this 17th day of December, 2024. CITY OF STATESBORO, GEORGIA

By: Jonathan McCollar, Mayor

Attest: 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
Cain Smith, City Attorney

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

To: Charles Penny, City Manager

From: Jason Boyles, Assistant City Manager

Date: December 12, 2024

Re: Creek on the Blue Mile,
Termination of Contract with Freese and Nichols, Inc.

Policy Issue: Contracts

Recommendation:

Consideration of a motion to terminate the contract with Freese & Nichols, Inc. for the design and permitting services for the Creek on the Blue Mile project.

Background:

On February 15, 2022 city council approved a \$2,650,000 contract with Freese & Nichols, Inc. (FNI) to perform design and permitting services for the Creek on the Blue Mile project. In mid-2023 the Blue Mile Foundation secured funding for engineering and construction of the project bridges from the Georgia Department of Transportation (GDOT). However, this funding added a significant amount of time and procedural complexity of GDOT's Plan Development Process (PDP) to the engineering and permitting phase of work for FNI. As a result, FNI submitted a change order for an additional \$4,167,000.

After an extended period of time to attempt to negotiate the change order, Staff and FNI leadership mutually agreed it would be best for the City to re-evaluate the scope of work and contract structure(s) for the design of the project and to solicit a new proposal. This recommendation provides the City with the opportunity to include in the scope of work GDOT's PDP requirements for bridges and the conditions of all the grants received.

FNI has acknowledged that all work performed under the current contract is property of the City and will be provided to the City to allow the project to continue forward progress. A balance of approximately \$900,000 remains under the current contract FNI will not invoice the City further, unless additional tasks are requested by the City. Staff is working through this information and will investigate any opportunities to retain FNI for completion of specific elements of the project that are financially favorable to the City (including but not limited to flood plain studies, etc.).

Budget Impact: Work under this contract is paid from a GEFA grant.

Council Person and District: District 2, Paulette Chavers; and, District 3, Ginny Hendley

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Venus Mack
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: Charles Penny, City Manager

From: Cindy West, Finance Director

Date: 12-11-2024

RE: Projects Funded with ARPA Interest

Policy Issue: Financial – ARPA Regulations

Recommendation: Approval

Background: All ARPA money received has to be obligated by December 31, 2024. In previous meetings, Council had approved for the City to use \$250,000 for the Statesboro Foodbank and \$700,000 for housing rehab out of interest earned on ARPA Funds. In order to meet the obligation deadline, we are asking for Council to approve these projects to be funded by the original ARPA funds instead of the interest.

Budget Impact:

Council Person and District: All

Budget Impact: N/A

Council Person and District: All

Attachments: N/A

CITY OF STATESBORO

COUNCIL

Tangie Johnson
Paulette Chavers
Venus Mack
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: Charles Penny, City Manager

From: Cindy West, Finance Director

Date: 12-11-2024

RE: Statesboro Foodbank

Policy Issue: Financial – Statesboro Foodbank

Recommendation: Approval

Background: The Statesboro Foodbank needs \$180,000 in order to complete the building. It is our recommendation to use \$180,000 of ARPA Funds for the completion of the Statesboro Foodbank.

Budget Impact: None

Council Person and District: All

Budget Impact: N/A

Council Person and District: All

Attachments: N/A

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

Charles Penny, City Manager
Jason Boyles, Assistant City Manager

From: Darren Prather, Director – Central Services

Date: December 10, 2024

RE: Recommendation of Contract Extension
Contract Extension: All City Insurance Contracts

Policy Issue: Purchasing

Recommendation:

Staff recommends the extension of our insurance carriers and brokerage firms for the period of 18 months commencing on January 1, 2025 and ending on June 30, 2026. The carriers and brokerage firms are as follows:

Carrier	Broker	Ins. Type	Current Premium	2025 Premium	18 month Prem. (2025 + 6 months)
BCS	Assured Part.	Cyber	24,551/Y	\$27,006/Y	\$40,509.00
Global	Assured Part.	Drone	\$1,670/Y	\$3,409.00/Y	\$5,235.00
Anthem	NFP	Health	\$6,095,367.00/Y	\$6,400,124.00/Y	\$9,600,186.00
VFIS	Assured Part.	FD/Property Ins.	\$87,791.00 /Y	\$91,799.00/Y	\$137,698.50
Travelers	Assured Part.	General Lb. P&C	\$1,074,085.00/Y	\$1,280,000.00/Y	\$1,920,000.00
Bitco	Assured Part.	Workers Comp.	\$483,397.00/Y	\$495,000.00/Y	\$742,000.00

Note: For an approximate total for an eighteen month contract on the coverage areas above, please add 50% more per a category to arrive at an estimate for an 18 month contract total.

Background:

The City of Statesboro desires to extend all our insurance contracts for a period of eighteen (18) months to have all contracts end on June 30, 2026. This will be beneficial in several ways as it will produce an overall product of all insurance coverage areas to market at one time producing an extremely attractive package for brokers and carriers to bid on. Secondly, it will provide an easier and more accurate method for Finance to produce a yearly budget since our fiscal year is on a July 1 to June 30 format. Please be advised the 2025 yearly premiums and the 18 month premiums are projections and may change as the City adds employees, equipment etc. The 18 month projection was selected over a 6 month extension due to it is easier to obtain a better premium when marketing a longer term with our carriers. In addition, this time frame will allow Human Resources to have more time to work with our employee health clinic and the most recent clinic healthcare provider (Everside). If approved, we will put all areas out to bid with a contract to begin July 1, 2026.

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: John Washington, Director - Public Works and Engineering

Date: December 10, 2024

RE: FY2025 Pinleand Behavioral Health & Developmental Disabilities (BHDD)
TRANSIT VOUCHERS

Policy Issue: Transit Implementation Funding

Recommendation:

Staff recommends approval of the memorandum of understanding between Pineland BHDD and the City of Statesboro. Request consideration of a motion for Council to authorize the Mayor to execute the attached memorandum of understanding authorizing the distribution of transit vouchers by Pineland BHDD.

Background:

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

Budget Impact:

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

Council Person and District:

The public transportation system will service citizens in all districts.

Attachments: Pineland MOU

MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF STATESBORO AND PINELAND BHDD

- 1. Parties.** This Memorandum of Understanding (hereinafter referred to as ("MOU")) is made and entered into by and between the City of Statesboro, whose address is 50 E. Main Street, Statesboro, Georgia 30458, and Pineland Behavioral Health and Developmental Disabilities (BHDD), whose address is 5 West Altman Street, Statesboro, GA 30458.
- 2. Purpose.** The purpose of this MOU is for Pineland BHDD to provide qualified families with transportation using Statesboro Area Transit (SAT).
- 3. Term of MOU.** This MOU is effective July 2024 and shall remain in effect until June 2025. This MOU may be terminated, without cause, by either party with a 30 day written notice to the address listed above by certified mail or delivered by hand.
- 4. Responsibilities of City of Statesboro.** The City of Statesboro will collect and destroy vouchers once they have been used for transit services. Each voucher will be worth a one-way trip on SAT, which is equal to \$5. The cost of the number of vouchers collected will be deducted from the \$3,800 provided by Pineland BHDD. Once the funds are diminished, vouchers will no longer be permitted for that fiscal year. Any remaining funds will roll over to the next fiscal year to be used for additional transit vouchers for that fiscal year. In the event this Memorandum of Understanding is cancelled all remaining funds will be remitted back to Pineland BHDD.
- 5. Responsibilities of Habitat for Humanity of Bulloch County.** Pineland BHDD will create and distribute transit vouchers for qualified families. These vouchers will be numbered for tracking purposes. If the number of vouchers used/distributed exceed the funding available, Pineland BHDD agrees to cover the cost of excess vouchers.
- 6. Payment.** Pineland BHDD will use Transportation Grants to fund up to \$4,000 worth of transit vouchers. No other funds will be required of either party.

The Parties have executed the Agreement for the remainder of FY25 on _____.

City of Statesboro
Authorized Representative

Pineland BHDD
Authorized Representative



Timothy E. Grams
Fire Chief

Statesboro Fire Department

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



Jonathan M. McCollar
Mayor

City Council Agenda Memorandum

To: Charles Penny, City Manager

From: Timothy E. Grams, Fire Chief

Date: 12-11-2024

RE: Purchase Agreement with Robbie Franklin Real Estate LLC

Policy Issue: NA

Recommendation: Approve a Purchase Sale Agreement with Robbie Franklin Real Estate LLC in the amount of \$588,000 for the purchase of 1.301 acres of land for a new fire station.

Background: The Statesboro Fire Department currently operates from two fire stations, located at 24 West Grady Street and 1533 Fair Road. However, the rapid and sustained growth in both residential and commercial developments within our community has increased the demand for fire protection and emergency services. To address these needs, the addition of a third fire station is necessary and has been a project listed in the department's Capital Improvement Plan (CIP) since at least 2010.

The proposed fire station location is strategically positioned to serve a high-growth area, enhancing our ability to respond promptly to emergencies. Adequate resource distribution is essential for reducing response times, which is a critical factor in saving lives, protecting property, meeting professional standards as well as maintaining the City's current Class 2 Insurance Services Offices (ISO) Public Protection Classification Rating. Improved coverage in this growing area would also ensure a more effective and balanced allocation of departmental resources, supporting operational efficiency across the entire service area.

Once constructed, the new fire station would be equipped to house one to three fire apparatus and staffed by a minimum of four personnel operating 24 hours a day, 365 days a year. This commitment ensures continuous, high-quality service to the community. Investing in this additional station will enable the Statesboro Fire Department to better meet the current and future needs of our growing community while maintaining the highest standards of public safety and service excellence.

Budget Impact: This purchase will utilize funds from the 2019 SPLOST.

Council Person and District: This property is located in District 5 (Council Member Shari Barr)

Attachments: Purchase Agreement (signed by current property owner)


IN WITNESS WHEREOF, Buyer and Seller, by and through their authorized representatives, have hereunto executed, signed, and delivered this Agreement in duplicate the day, month, and year first above written, each of the said parties keeping one of the copies hereof.

MAYOR AND CITY COUNCIL OF STATESBORO


By: _____
JONATHAN MCCOLLAR, CITY MAYOR

Attest: _____
LEAH HARDEN, CITY CLERK

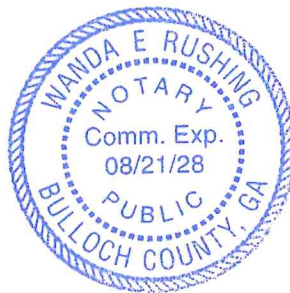
(Seal)


By: _____
ROBERT THOMAS FRANKLIN
Managing Member, Robbie Franklin Real
Estate, LLC

SIGNED in the presence of:



Notary Public



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 W. Penny, City Manager

From: John Washington, P.E., R.L.S., Director of Public Works and Engineering
Marcos Trejo, P.E., Assistant Director of Public Works

Date: December 10, 2024

RE: Replacement Wheel Loader for the Solid Waste Disposal Division

Policy Issue: Purchasing

Recommendation: Consideration of a motion to award a contract to Yancy Brother Company in the amount of \$221,770 for a 2024 Caterpillar 926m Wheel Loader with funds approved as part of the 2025 CIP Budget, item SWD-11 in the appropriated amount of \$235,000.00.

Background: This item is part of a planned replacement of an existing 2012 CASE 621F that has been in service for many years and it is past its useful life. It is our plan to offer the CASE 621F wheel loader to other to City Department or surplus it. The primary use for this tractor will be used in inert landfill operations.

We are proposing to purchase this unit using a Sourcewell CAT Contract #011723 as approved by City purchasing policy. Sale and Service will be through Yancy Brother Company in Statesboro, GA. They are the dealer for in our area for commercial construction equipment.

Budget Impact: Paid for with operating solid waste disposal operating funds.

Council Person and District: All

Attachments: Yancy Brothers Company Sourcewell CAT Contract #011723



November 20, 2024

City of Statesboro

Sourcewell CAT CONTRACT# 011723
 SOURCEWELL Account #33094

RE: Quote 270021-03

Caterpillar, Inc. Model: 926 Wheel Loader

CONFIGURATION DETAILS

Components	Ref No.	Wgt	Qty	List
CAT Consist				
926 14A WHEEL LOADER	579-7700		1	243,270
CAT Components (Attachments)				
LANE 2 ORDER	0P-9002	0	1	0
PREP PACK, UNITED STATES	593-8900	0	1	0
ENVIRONMENT, STANDARD	579-7720	0	1	0
WEATHER, STANDARD	611-3020	0	1	0
ENGINE	593-8993	0	1	0
STANDARD LIFT, COUPLER READY	593-8911	0	1	730
DIFFERENTIAL, OPEN REAR	333-6529	0	1	0
HYDRAULICS, 3V	593-8913	0	1	2,120
LINES, AUX 3RD, STD LIFT	530-1623	0	1	407
HYDRAULICS, STANDARD, SL	536-5281	0	1	0
LIGHTS, AUX, HALOGEN	590-8867	0	1	560
LIGHTS, ROADING, HALOGEN, RH	633-0624	0	1	0

CAB, STANDARD	578-1363	0	1	3,500
AIR CONDITIONING, R134A REF	579-7735	0	1	0
PUSH START, PASSCODE SECURITY	579-7738	0	1	0
SEAT, DELUXE, TILT AND TELE	593-8962	0	1	1,425
CAMERA, REAR VIEW	579-7761	0	1	0
MIRROR, BASE	423-7168	0	1	0
STANDARD RADIO (12V)	590-8872	0	1	985
STEERING WHEEL, STANDARD	579-7716	0	1	0
JOYSTICK 3V, STEERING WHEEL	593-8916	0	1	316
WINDSHIELD ACCESS STEPS	598-2802	0	1	855
PRODUCT LINK, CELLULAR PLE643	573-8455	0	1	0
FILM GP, WARNING, PL, ANSI	638-5475	0	1	0
TIRES, 20.5R25 TI MXL * L3	376-0828	0	1	16,000
FENDERS, STANDARD	593-8950	0	1	0
CTWT, STD, 538LBS, 2PCS	376-0502	0	1	0
TOOLBOX AUX, NONE	519-8081	0	1	0
HYDRAULIC OIL, STANDARD	619-8443	0	1	0
SERIALIZED TECHNICAL MEDIA KIT	421-8926	0	1	0
MIRROR, INTERNAL 2X REAR VIEW	623-6438	0	1	273
VISOR, INTERNAL, REAR	342-0215	0	1	187
GUARD, POWERTRAIN, LOWER	349-8165	0	1	1,870
GUARD, CRANKCASE	349-8163	0	1	1,285
GUARD, DRIVESHAFT	349-7940	0	1	830
SHIPPING/STORAGE PROTECTION	0P-2266	0	1	274
PACK, DOMESTIC TRUCK	0P-0210	0	1	0
JUMPER LINES, NONE	536-5339	0	1	0
TRANSPORT GROUP	387-2859	0	1	730
KIT, ELECTRIC, SWL 14A	638-9773	0	1	299
Total CAT List/Net:				275,916

Total Machine List Price	\$275,916
Sourcewell Contract 24% off List Price for 926 Wheel Loaders	-\$66,220
Price after Sourcewell Discount	\$209,696
JRB Coupler	\$4,756
JRB Bucket	\$8,492
Mandatory Service & Outbound Freight	\$1,181
Travel Time & Mileage	Included
60 MO/ 5000 HR Premier Warranty	\$6,369
24 Mo/ 1000 HR Parts only CVA	\$844
Total Price after Add-Ons	\$231,338
Additional Yancey Bros. Discount for City of Statesboro	-\$9,568
TOTAL QUOTE PRICE	\$221,770

Accepted by _____ on _____

Sincerely,

Zach Tatum

Machine Sales / Heavy Rents Rep
Yancey Bros. Co.



Serve. Solve. Succeed.

City of Statesboro Public Utilities Department



To: Mr. Jason Boyles
Assistant City Manager

From: Steve Hotchkiss
Director of Public Utilities

Date: 12-10-2024

RE: Emergency repairs to Collapsed Sewer Lines on Lanier Drive and Tillman Rd.

Policy Issue: Purchasing – Emergency Repairs

Recommendation: Consideration of a Motion to authorize payment to Y-Delta Inc. in the amount of \$87,279.47 for repairs to collapsed sewer mains on Lanier Drive and Tillman Rd. To be paid for with funds from system revenues.

Background: On August the 12th shortly after Hurricane Debbie passed through, the Water Sewer Department received a call of a backed up sewer on Lanier Drive at the entrance to Park Place. It was discovered that a manhole had collapsed and blocked a main sewer line. The sewer line was deep and required that a bypass pump be set up to avoid flooding nearby homes, so a contractor was called in to complete the repairs. The second repair on Tillman Rd was similar to the first. A section of sewer adjacent to the Del Sur restaurant had collapsed and was in danger of flooding nearby homes. This line was also deep, beyond the ability of our crews to repair, so a contractor was called in to assist.

Budget Impact: Funds will come for system revenues.

Council Person and District: All

Attachments: Invoices



Invoice No.
8601

Y-DELTA, INC.
 5657 Lakeview Road
 Statesboro, GA 30461-8415
 (912) 587-5839
 (912) 587-9889 Fax

lr Rogers@ydelta-ga.com Prepared By: Langley Rogers Duffany

Billed To:	City of Statesboro	Job No.	SC2429
		Date.	11/4/2024
		Your Order No.	
Attn:	ACCOUNTS PAYABLE	Terms	NET 30

Description of Services		Amount Billed
	Emergency bypassing and sewer receiving manhole rehab at 16'	
TOTAL AMOUNT DUE THIS REQUEST		\$ 64,650.13
<i>THANK YOU. WE APPRECIATE YOUR BUSINESS.</i>		

IF NOT PAID WITHIN 30 DAYS, A FINANCE CHARGE OF 1.5% PER MONTH WILL BE ADDED.



Invoice No.
8602

Y-DELTA, INC.
 5657 Lakeview Road
 Statesboro, GA 30461-8415
 (912) 587-5839
 (912) 587-9889 Fax

lrouters@ydelta-ga.com Prepared By: Langley Rogers Duffany

Billed To:	City of Statesboro	Job No.	SC2439
		Date.	11/4/2024
		Your Order No.	
Attn:	ACCOUNTS PAYABLE	Terms	NET 30

Description of Services		Amount Billed
	Emergency sewer repair of existing collapsed line with cutter head retrieval	
TOTAL AMOUNT DUE THIS REQUEST		\$ 22,629.34
<i>THANK YOU. WE APPRECIATE YOUR BUSINESS.</i>		

IF NOT PAID WITHIN 30 DAYS, A FINANCE CHARGE OF 1.5% PER MONTH WILL BE ADDED.