

**COUNCIL MEETING  
APRIL 19, 2005 – 6:00 P.M.**

A regular meeting of the Statesboro City Council was held April 19, 2005, at 6:00 p.m. Present were Mayor Pro tem Joe Brannen who conducted the meeting in the absence of Mayor William S. Hatcher, Council members Gary Lewis, Will Britt, Tommy Blitch and John Morris. Also present were Director of Finance and Administration Judy McCorkle, City Manager George Wood, City Attorney Sam Brannen, City Engineer Maz Elhaj, and City Planner Hawa Samatar.

**APPROVAL OF THE APRIL 5, 2005 REGULAR MINUTES**

Councilman Blitch made a motion, seconded by Councilman Lewis to approve the regular council meeting minutes of April 5, 2005 with the addition of the item under other business that was omitted regarding a resolution accepting two streets as public streets to be owned and maintained by the City of Statesboro. Councilmen Blitch, Lewis, Britt, and Morris voted in favor of the motion. The motion carried by a 4-0 vote.

**RECOGNITIONS:**

**MR. CHRIS BOESDORFER OF UNITED DISTRIBUTORS REGARDING NO DOOR-TO-DOOR SOLICITATION ORDINANCE**

Mr. Chris Boesdorfer of United Distributors requested permission from the City to solicit door to door sales of water purification treatments. He reported some cities allow solicitation and some do not. Mr. Wood informed him that the City of Statesboro has an ordinance that prohibits door to door sales.

Councilman Blitch made a motion, seconded by Councilman Lewis to deny the request since this is prohibited in the ordinance. Councilmen Blitch, Lewis, Britt and Morris voted in favor to deny the request. The motion carried by a 4-0 vote.

**PUBLIC HEARINGS:**

**MS. BARNELL WELLS & SIBLINGS-REZONING/27 MARTIN LUTHER KING DRIVE FROM R-6 TO C-R**

Mayor Pro tem Brannen reported Ms. Barnell Wells and siblings are requesting the rezoning of property at 27 Martin Luther King Drive from R-6 Single Family Residential to CR-Commercial Retail. City Planner Hawa Samatar reported the Statesboro Planning Commission recommended approval of the request, which was properly advertised.

Mrs. Virginia Harden, a sibling of Ms. Wells, spoke in favor of the request. She reported they would like to rezone this property from residential to commercial retail. Mayor Pro tem Brannen asked Mrs. Harden why are they requesting the rezoning. Mrs. Harden said they would like to sell the property and think it is best to sell it as commercial. She reported there are other businesses in this area that are zoned commercial.

Mr. Wood said three of four corners are already zoned commercial retail. Mrs. Harden said the surrounding property owners were in favor of the request. The City Planner reported the owner of one of the properties lives out of state and was concerned that his property taxes may increase if this request is approved.

Councilman Lewis reported he is familiar with this area and does not see a problem with approving the request. No one spoke in opposition to the request. Councilman Blitch made a motion, seconded by Councilman Lewis to approve the rezoning request, being three quadrants are already commercial retail. Councilman Britt asked if the rezoning would create a traffic problem from Carver St. Mrs. Harden said the only thing on Carver St. is the American Legion, and you can enter from Carver St. Councilman Britt asked without the rezoning does the Council control what goes there? Mr. Wood said yes, and because of the lot size whoever purchases the property would have to buy additional property in order to place a commercial business at this location. Councilmen Blitch, Lewis, Morris, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

**MR. GARY BARNES (APPLICANT) FOR ELOISE JACKSON, JUNE RUSHING, AND GENE HODGES (OWNERS)/REZONING OF TWO PARCELS FROM R-4 TO HOC-INTERSECTION OF E. MAIN & VETERAN'S MEMORIAL PKWY**

Mayor Pro tem Brannen reported Mr. Gary Barnes (applicant) for Eloise Jackson, June Rushing, and Gene Hodges (owners) is requesting the rezoning of two parcels (3 + acres) at the southeast quadrant of the intersection of Georgia Highway 24 (East Main Street) and Veteran's Memorial Parkway, from R-4 High Density Residential to HOC-Highway Oriented Commercial. City Planner Hawa Samatar reported the Statesboro Planning Commission recommended approval of the request, which was properly advertised.

Mr. Gary Barnes spoke in favor of the request. He has purchased three or four acres of property on Hwy 24 that is currently zoned R-4. He said no residential neighborhoods would be impacted by this rezoning request because the only access to the property would be from East Main. The cost of land does not lend itself to residential development. Councilman Blitch asked Mr. Barnes what would be developed on the property. Mr. Barnes said a strip mall. No one spoke in opposition to the request. Councilman Morris made a motion, seconded by Councilman Lewis to approve the rezoning request. Councilmen Morris, Lewis, Blitch, and Britt voted in favor of the request. The motion carried by a 4-0 vote.

**SECOND READING OF ORDINANCE #2005-05 TO ANNEX 4.18 ACRES OF PROPERTY INTO THE CITY OF STATESBORO**

Councilman Blitch made a motion, seconded by Councilman Britt to adopt Ordinance # 2005-05 to annex 4.18 acres of Mr. and Mrs. Biff Thompson's property, which is located at the corner of Stockyard Road and West Main Street into the City of Statesboro. Councilmen Blitch, Britt, Lewis, and Morris voted in favor of the motion. The motion carried by a 4-0 vote.

**SECOND READING AMENDING ORDINANCE #2005-06 REGARDING THE REQUIREMENTS FOR AN ALCOHOL SERVICE PERMIT**

This section of the ordinance would be amended to remove minor traffic violations from the list as a requirement for an alcohol service permit. Mrs. McCorkle reported the Alcohol Control Board recommended approval of the amendment. Councilman Blitch made a motion, seconded by Councilman Morris to adopt ordinance #2005-06. Councilmen Blitch, Morris, Britt, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

**MOTION TO ADOPT RESOLUTON #2005-10 OF THE CITY OF STATESBORO  
RECOGNIZING GEORGIA CITIES WEEK, APRIL 24-30, 2005**

Director of Finance and Administration Judy McCorkle discussed the following scheduled activities in the City of Statesboro during the week of April 24-30, 2005, in order to recognize Georgia Cities Week.

- Tuesday, April 26, 2005 from 10:00 a.m. - 12:00 a.m.-Mayor, Council, City Manager and Department Heads will work with Habitat for Humanity at Statesboro Pointe Subdivision.
- Wednesday, April 27, 2005 from 3:30 p.m. – 5:30 p.m. – Planning Session for the Mock City Council Meeting.
- Thursday, April 28, 2005 at 6:00 p.m. – The Mock City Council Meeting will be held. Contest winners will be announced for the Coloring Contest, Art Contest, Essay Contest and Word Search Puzzle.

Councilman Morris made a motion, seconded by Councilman Britt to adopt resolution #2005-10 of the City of Statesboro recognizing Georgia Cities Week on April 24-30, 2005, and encouraging all citizens to support the celebration and corresponding activities. Councilmen Morris, Britt, Lewis, and Blicht voted in favor of the motion. The motion carried by a 4-0 vote.

**MOTION TO ADOPT RESOLUTION #2005-11 AUTHORIZING THE  
TRANSFER OF THE CITY’S ONE-HALF INTEREST IN A LOT AND HOUSE  
PREVIOUSLY OCCUPIED BY THE OGEECHEE AREA HOSPICE, INC. TO  
THE STATEBORO-BULLOCH COUNTY LAND BANK AUTHORITY TO  
QUITCLAIM**

Mr. Wood reported prior to this we had a request to Quitclaim this property but it was prohibited because of the Gratuity Clause under the Georgia Constitution and now we have a means of doing this through the Statesboro-Bulloch County Land Bank Authority. The City Attorney has reviewed this and indicates the City can donate the property to the Statesboro-Bulloch County Land Bank Authority to Quitclaim any and all interest to Ogeechee Area Hospice, Inc. Mr. Wood said this is worth approximately \$37,000.00. The land is owned jointly between the City and County and has been previously appraised at \$75,000.00. He recommended the assets be used to improve the new facility. He also reported in Mayor Hatcher’s absence, he is in favor of this and recommends approval.

Councilman Blicht made a motion, seconded by Councilman Morris to adopt resolution #2005-11 authorizing the transfer of the City’s one-half interest in a lot and house previously occupied by Ogeechee Area Hospice, Inc. to the Statesboro-Bulloch County Land Bank Authority for it to Quitclaim at no cost any and all interest in this property to Ogeechee Area Hospice, Inc. Mayor Pro tem asked if the Bulloch County Board of Commissioners have approved the Quitclaim. Mr. Wood said yes. Councilmen Blicht, Morris, Lewis, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

**ADOPTION OF RESOLUTION #2005-12 DECLARING CERTAIN PERSONAL PROPERTY OF THE CITY AS SURPLUS AND AUTHORIZING ITS DISPOSAL**

Mr. Wood distributed a list of surplus items to the Mayor and City Council. The Bulloch County Superior Court transferred two seized vehicles to the City that will be declared surplus. Councilman Blicht made a motion, seconded by Councilman Britt to adopt resolution #2005-11 declaring certain personal property of the City as surplus and authorizing its disposal. Councilmen Blicht, Britt, Morris, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

**AUTHORIZATION FOR THE MAYOR AND CITY CLERK TO EXECUTE DOCUMENTS WITH THE GMA LEASE POOL TO LEASE \$135,180 OF EQUIPMENT PREVIOUSLY PURCHASED THIS FISCAL YEAR**

Judy McCorkle, Director of Finance and Administration, reported the City budgeted to draw down \$85,000 from the GMA Lease Pool for equipment purchases in the General Fund CIP for FY 2005. She said in order for the City to stay active in the lease pool and meet its obligation; the City needs to draw \$135,000 by May 1<sup>st</sup>. She reported two leases will be executed for bookkeeping purposes. The funding for three pieces of the equipment would come from the General Fund which would be on one lease agreement. The service truck would be on the other lease agreement and would be funded from the Fleet Maintenance Fund. She also reported when the lease is executed, a paid invoice must be submitted. The following purchases were recommended by Mrs. McCorkle:

|          |                              |               |
|----------|------------------------------|---------------|
| PW-ST-72 | Bucket Truck                 | \$60,957      |
| PD-9     | Evidence Collection Vehicle  | 24,795        |
| PD-6     | Police Vehicles (not SPLOST) | 33,998        |
| FM-6     | Service Truck                | <u>15,430</u> |
| Total    |                              | \$135,180     |

Councilman Blicht made a motion, seconded by Councilman Lewis to authorize the Mayor and City Clerk to execute the documents with the GMA Lease Pool to lease \$135,180 of equipment previously purchased this fiscal year per the Director of Finance and Administration's memorandum. Councilman Blicht, Lewis, Britt, and Morris voted in favor of the motion. The motion carried by a 4-0 vote.

**APPROVAL OF THE SCHEMATIC DESIGN AND ELEVATIONS FOR THE NEW POLICE STATION AS PROPOSED BY THE ARCHITECTS; AND TO AUTHORIZE THE ARCHITECTS TO PROCEED TO THE FINAL PHASE, COMPLETE DESIGN, SPECIFICATIONS, & BIDDING DOCUMENTS**

Mr. Wood reported a Special Called Meeting was held last Thursday to discuss the schematic design and elevations of the new police station. The Old Grady Street Gym is completely demolished as of today. A schematic design of the new police station was presented that revealed a two-story brick facility. It would be located on the West Grady Street site where the gym was located. Mr. Wood reported the construction of the building is fully budgeted over a two year period.

If approved, the architect would put the full drawings and all specifications together. The tentative schedule to go to bid is late August or early September. Councilman Blicht made a motion, seconded by Councilman Lewis to approve the schematic design and elevations for the new Police Station as proposed by the architects; and authorize the architects to proceed to the final phase, complete design, specifications, and bidding documents. Councilmen Blicht, Lewis, Morris, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

**ACCEPTANCE OF THE COUNTY MANAGER'S OFFER FOR THE CITY TO JOIN IN BULLOCH COUNTY'S CONTRACT WITH RDS AND ITS SUBCONTRACTORS, UNDER THE SAME TERMS AND CONDITIONS OFFERED THE COUNTY, FOR A UTILITY ACCOUNTS AUDIT**

Mr. Wood reported this contract was approved by the County two weeks ago. There is no cost to the City, unless RDS finds where they have saved the City money. He recommended approval of the contract on utility and telecommunication bills. Councilman Blicht asked how long would the City have to pay RDS when they find savings. Mr. Wood said RDS would get 50% of the savings for 18 months. Mayor Pro tem Brannen asked Mr. Wood if he suspects the City is overcharging. Mr. Wood said no. Mayor Pro tem Brannen also asked if this involves time with City staff. Mr. Wood said very little. Councilman Morris made a motion, seconded by Councilman Britt to accept the County Manager's offer for the City to join in Bulloch County's Contract with RDS and its subcontractors, under the same terms and conditions as offered by the County, for a Utility Accounts Audit. Councilmen Morris, Britt, Lewis, and Blicht voted in favor of the motion. The motion carried by a 4-0 vote.

**APPROVAL OF THE APPOINTMENT OF MR. LEWIS STEWART TO THE PLANNING COMMISSION TO FILL THE UNEXPIRED TERM OF MR. WELDON DUPREE**

Mrs. McCorkle read a biography on Mr. Stewart. She said this is the recommendation from Mayor Hatcher. Councilman Blicht made a motion, seconded by Councilman Lewis to approve the appointment of Mr. Lewis Stewart to the Statesboro Planning Commission to fill the unexpired term of Mr. Weldon Dupree, who recently resigned. Councilmen Blicht, Lewis, Britt, and Morris voted in favor of the motion. The motion carried by a 4-0 vote.

**MOTION TO AWARD A BID FOR THE MATERIALS FOR THE BEASLEY ROAD/CAWANA ROAD NATURAL GAS PROJECT**

Mr. Wood reported this was a request from the Director of Natural Gas Steve Hotchkiss who recommended approval of the low bidder. Councilman Lewis made a motion, seconded by Councilman Morris to award a bid to the lowest bidder, Chris George Sales, in the amount of \$25,807.63 for the materials for the Beasley Road/Cawana Road Natural Gas Project. Councilmen Lewis, Morris, Blicht, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

**MOTION TO AWARD A BID FOR A 2005 MASSEY FERGUSON 471 TRACTOR WITH A RHINO TW72 MOWER**

Director of Water and Wastewater Wayne Johnson reported this equipment would help the department maintain water and sewer easements and right-of-ways. The equipment has been budgeted. Councilman Morris made a motion, seconded by Councilman Britt to award a bid to the lowest bidder, Spandle Equipment , Inc., in the amount of \$22,683.43 for a 2005 Massey Ferguson 471 Tractor with a Rhino TW72 Mower. Councilmen Morris, Britt, Blitch, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

**STAFF REPORTS**

**CITY MANAGER: GMA BUS TOUR; TREE BOARD VACANCY**

Mr. Wood reported the GMA Heart and Soul Bus Tour begins tomorrow in Statesboro at 10:45 a.m. and departs at 1:00 p.m. There is a vacancy on the Statesboro Tree Board.

**KBB GREAT AMERICAN CLEANUP**

The Keep Bulloch Beautiful Great American Cleanup netted 20 tons of trash.

**DIRECTOR OF FINANCE AND ADMINISTRATION- UPDATES**

Judy McCorkle, Director of Finance and Administration, updated the Mayor and Council on the dates of the GMA Spring Listening Sessions. She also reported the Budget Cover Photo is scheduled for May 2, 2005, at 3:00 p.m. at the Arts Center.

Mrs. McCorkle reported on Friday she will be attending the GMC/FOA Board Meeting. She was recently elected to GMC/FOA Executive Board as Treasurer. Their 50<sup>th</sup> Anniversary is approaching and she has submitted Statesboro in a bid to host the event.

**CITY ENGINEER – SAVANNAH AVENUE & NORTHSIDE DRIVE INTERSECTION IMPROVEMENTS**

City Engineer Maz Elhaj presented an overhead presentation of the drawings for the Savannah Avenue and Northside Drive Intersection Improvements. He reported the final plan is being reviewed by the Georgia Department of Transportation. Currently there is no left turn on Deanna Drive, and drivers must cross Northside Drive in order to make a left turn. The new alignment would be created so that Savannah Avenue would tie into Northside Drive at 150 ft. from Gentilly Road. This would taper out to allow another lane due to widening the road that would intersect Northside Drive. A traffic signal would be installed to allow traffic to move safely.

He reported the drainage structure would be realigned by the Gas Station on the corner of Savannah Avenue and would be extended under the street. Northside Drive would have two medians and left turn lanes would be installed. Also curb and gutter, and sidewalks would tie into Northside Drive. A concrete island would be placed on Deanna Drive where there is no left turn, and a traffic signal would be installed to allow pedestrian movement and safe traffic in all directions. Mayor Pro tem Brannen asked how long has this project been worked on? City Engineer said over nine years.

## **PUBLIC HEARINGS**

City Planner Hawa Samatar reported the following public hearing is scheduled for the May 3, 2005, Council Meeting: (1) Mr. Anthony Waters, owner of L.A. Waters, is requesting a variance to Section 1510, Area 3 of the City of Statesboro Sign Ordinance in order to erect a two cabinet wall sign at 623 Brannen Street.

## **OTHER BUSINESS**

### **PROPERTY & DRUGS ON WEST MAIN**

Craig Tremble of Craig R. Tremble and Sons Funeral Home brought before the Mayor and Council concerns of the upkeep of housing and property on West Main Street. Other concerns were abandoned vehicles and drugs.

Councilman Lewis said this is a bad situation from Proctor Street to Statesboro Pointe Subdivision. He reported the City needs to do something about the drug problems in this area because they are being sold all around this subdivision. Mayor Pro tem Brannen asked Chief York is the problem being alleviated in this area. Chief York said they are aware of the areas and have taken care of the problems in the past and continue to do so in the future. Councilman Lewis said dilapidated homes should not be in this area of the new subdivision.

## **ADJOURNMENT**

Being no further business, Mayor Pro tem Brannen adjourned the meeting at 7:10 p.m.