

**COUNCIL MEETING
APRIL 5, 2005 – 9:00 A.M.**

A regular meeting of the Statesboro City Council was held April 5, 2005, at 9:00 a.m. Present were Mayor William S. Hatcher, and Council members Gary Lewis, Will Britt, Joe Brannen and Tommy Blich. Councilman John Morris was absent. 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 REGULAR COUNCIL MEETING MINUTES OF MARCH 1, 2005 & MARCH 15, 2005

Councilman Brannen made a motion, seconded by Councilman Lewis to approve the regular council meeting minutes of March 1, 2005 and March 15, 2005 as presented. Councilmen Brannen, Lewis, Britt, and Blich voted in favor of the motion. The motion carried by a 4-0 vote.

RECOGNITIONS:

PRESENTATION OF BEAUTIFICATION AWARDS

Mr. Henry Clay recognized and presented awards to several property managers as well as the groundskeeper for the beautification of their properties located in the City of Statesboro. The properties were Woodlands Apartments, University Pines Apartments, and Campus Club Apartments.

GMA HEART AND SOUL BUS TOUR

Mrs. Stephanie Howell, Executive Director of DSDA and Main Street, presented a slide presentation outlining the agenda for the GMA Heart and Soul Bus Tour scheduled for Wednesday, April 20, 2005. This tour shows the City's support for both public and private investment downtown. There will be approximately 40 guest touring the downtown area and will visit three of the revitalization projects: The Arts Center, Alicia Bea's & Galleria on Main, and Gaslight Crossing & French Quarter Café. The goal is to disburse additional economic development.

SAFE HAVEN GRANT ENDORSEMENT

Mrs. Anne Hilderbrandt reported each year Safe Haven applies for funding from the Department of Community Affairs for an ESG Homeless Supportive Housing Operations Grant for people in domestic violence. She requested the City's endorsement of the application in the amount of \$117,000.00. Although the grant request is \$117,000.00, they are rarely funded at that level. Councilman Brannen made a motion, seconded by Councilman Blich to approve the City's endorsement of the application for Safe Haven to apply for a grant from DCA. Councilmen Brannen, Blich, Lewis, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

FIRST READING – ORDINANCE TO ANNEX 4.18 ACRES OF PROPERTY INTO THE CITY OF STATESBORO

Mr. Wood reported this is a request to annex 4.18 acres of Mr. Biff Thompson's property into the City of Statesboro. The property is located at the corner of Stockyard Road and West Main Street. He reported 9.61 acres is already in the City and the total 13.8 acres will be developed.

The property is also listed as a public hearing to change the zoning from Light Industry (LI) to Planned Unit Development (PUD) for a single family residential development. Councilman Blich made a motion, seconded by Councilman Britt to adopt the first reading of an ordinance to annex 4.18 acres of property into the City. Councilman Brannen inquired if this was the request of the property owner. Mr. Wood said yes. Councilmen Blich, Britt, Brannen, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

PUBLIC HEARINGS:

MR. ANDY BURNS & MR. DANNY CLIFTON-REZONING OF 17.25 ACRES ON BRAMPTON AVENUE FROM COMMERCIAL RETAIL TO R-4

Mr. Wood reported this request has been advertised and the Statesboro Planning Commission recommended approval. The tract of land was previously zoned R-4 before being rezoned C-R. The new owners of the property want to sell Parcel 30 (13 acres) for an apartment complex for student housing. They have requested to rezone the property to R-4. The City staff has reviewed it and recommends approval. No one spoke in favor or in opposition to the request. Councilman Lewis made a motion, seconded by Councilman Brannen to approve the request to rezone 17.25 acres on Brampton Avenue from Commercial Retail to R-4 High Density Multi-Family Residential. Councilmen Lewis, Brannen, Britt, and Blich voted in favor of the motion. The motion carried by a 4-0 vote.

FOUNDATION DEVELOPMENT, LLC (APPLICANT) & MR. ANDY BURNS (OWNER) – VARIANCE REQUEST/BRAMPTON AVENUE

Mayor Hatcher reported Foundation Development, LLC (applicant) and Mr. Andy Burns, et. al. (owner) are requesting a variance of 5 feet over the maximum height limit of 35 feet for the R-4 High Density Multi-family Residential development “Campus Edge Apartments” located on 17.25 acres on Brampton Avenue. City Planner Hawa Samatar reported the Statesboro Planning Commission recommended approval of the request, which was properly advertised. No one spoke in favor or in opposition to the request. Councilman Blich made a motion, seconded by Councilman Lewis to approve the variance request. Councilmen Blich, Lewis, Britt, and Brannen voted in favor of the motion. The motion carried by a 4-0 vote.

MR. BIFF THOMPSON-REZONING OF 13.8 ACRES AT THE CORNER OF STOCKYARD ROAD AND WEST MAIN STREET & APPROVAL OF THE PRELIMINARY PLAT FOR PLANNED UNIT DEVELOPMENT

Mayor Hatcher reported Mr. Biff Thompson is requesting the rezoning of 13.8 acres at the corner of Stockyard Road and West Main Street from LI-Light Industrial to PUD-Planned Unit Development R-15 Density, and to approve the preliminary plat for PUD submitted with the rezoning request. City Planner Hawa Samatar reported the Statesboro Planning Commission recommended approval of the request, which was properly advertised.

Mr. John Dotson, representative for Mr. Biff Thompson, spoke in favor of the request. He reported part of this property is currently located in the city and part is in the county. The request is to rezone 13.8 acres into the city as Planned Unit Development because of the number of trees in the pecan orchard. The development would have paved streets, curve and gutter, and a decorative fence along West Main and a portion of Stockyard Road to the Pecan Manor Nursing Home.

City water and sewer as well as other utilities would be provided. Also, areas have been set aside for greenspace. Councilman Blicht asked if a buffer zone would be near Pecan Manor or the strip along Stockyard Road. Mr. Dotson said the strip along Stockyard Road would be maintained as a greenspace, and the houses would not be built along that portion of Stockyard Road. All the houses would front inside the development and one entrance would be on West Main. Mr. Wood reported Planned Unit Development allows more flexibility on lot size to include more trees and the forty (40) homes would be on smaller lots. No one spoke in opposition to the request. Councilman Blicht made a motion, seconded by Councilman Britt to approve the rezoning of 13.8 acres from Light Industrial to Planned Unit Development R-15 Density, and to approve the preliminary plat for PUD submitted with the rezoning request. Councilmen Blicht, Britt, Brannen, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

AMBLING DEVELOPMENT PARTNERS SUPPORT FOR AN APPLICATION TO DCA FOR A LOW INCOME HOUSING TAX CREDIT FOR THE RENOVATION OF THE SUMMIT APARTMENTS

City Planner Hawa Samatar reported the Statesboro Planning Commission recommended approval of the application. Derrin Lee of Ambling Development Partners spoke in favor of the proposal. He reported their intent is to acquire the Summit Apartments and to renovate the property through the use of low income housing tax credits allocated through the Georgia Department of Community Affairs. The tax credit allocation process is on a competitive basis and points can be gained by receiving the City's support. He requested the City to adopt a resolution of support. No one spoke in opposition to the proposal.

Councilman Brannen made a motion, seconded by Councilman Britt to support Ambling Development Partners application to DCA for a low income housing tax credit for the renovation of the Summit Apartments. Councilman Britt asked did we approve an application of support for this proposal last year. Mr. Wood said yes, but they were not successful with it. Councilmen Brannen, Britt, Blicht, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

MOTION TO AWARD A BID FOR THE PURCHASE OF A 2006 FORD F-450 WITH KNAPHEIDE BODY AS A UTILITY TRUCK IN THE WASTEWATER MAINTENANCE DIVISION

Wayne Johnson Director of Water/Wastewater reported this purchase would replace a 1990 F-450 in the Wastewater Maintenance Division. Councilman Blicht made a motion, seconded by Councilman Britt to award a bid to the lowest bidder, Roberts Truck Center, in the amount of \$35,950.00 for the purchase of a 2006 Ford F-450 with Knapheide body as a utility truck in the Wastewater Maintenance Division. Councilmen Blicht, Britt, Lewis, and Brannen voted in favor of the motion. The motion carried by a 4-0 vote.

MOTION TO AWARD A BID FOR THE WEST MAIN/SOUTH COLLEGE STREET PARKING LOT DRAINAGE AND CONCRETE WORK

Mr. Wood reported the City is pleased with the Linear Park which was done by Blount & Sons. They have a good credit rating and submitted the lowest bid for the drainage and concrete work.

He asked City Engineer Maz Elhaj to explain why this project was split into two contracts. City Engineer Elhaj said a better price is given when the projects are split into two contracts. Councilman Britt made a motion, seconded by Councilman Blicht to award a bid to the lowest bidder, Blount & Sons Concrete in the amount of \$48,798.00 for the West Main/South College Street parking lot drainage and concrete work. Councilmen Britt, Blicht, Brannen, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

MOTION TO REJECT ALL BIDS AND TO REVISE THE SPECIFICATIONS FOR A BACKHOE FOR THE WATER & SEWER DEPARTMENT

Mr. Wood reported there were questions about the specifications on the bids that were sent out for a backhoe for the Water & Sewer Department. He said various departments met and the general consensus was to reject the bids and revise the specifications. Councilman Brannen made a motion, seconded by Councilman Lewis to reject all bids received and revise the specifications for a backhoe for the Water and Sewer Department. Councilmen Brannen, Lewis, Britt, and Blicht voted in favor of the motion. The motion carried by a 4-0 vote.

RESOLUTION AUTHORIZING THE WAIVER OF ANY PAYMENT IN LIEU OF TAXES (PILOT) BY THE STATESBORO HOUSING AUTHORITY TO THE CITY OF STATESBORO FOR THE 2004 TAX YEAR

Mr. Wood reported the City has waived the (pilot) taxes for the Statesboro Housing Authority of the City of Statesboro over the last years. The funds are used for additional maintenance on facilities overseen by the Statesboro Housing Authority. He recommended the waiver of \$16,131.98 for the 2004 tax year to the City. Councilman Brannen made a motion, seconded by Councilman Britt to adopt a resolution authorizing the waiver of any payment in lieu of taxes (pilot) by the Statesboro Housing Authority to the City for the 2004 tax year. Councilmen Brannen, Britt, Blicht, and Lewis voted in favor of the motion. The motion carried by a 4-0 vote.

MOTION TO AWARD A BID FOR THE DEMOLITION OF THE GRADY STREET GYM FOR PREPARATION OF THE NEW POLICE HEADQUARTERS

Police Chief Stan York submitted a memo recommending accepting the low bid of Tri-Star of America of Norcross, GA. Councilman Lewis made a motion, seconded by Councilman Blicht to award a bid for the demolition of the Grady Street Gym to the low bidder, Tri-Star in the amount of \$37,442.00. Mr. Wood reported this bid covers everything on the construction with the exception of the two houses on the site. Bids would be accepted to remove the houses in late August or early September.

Mr. Wood reported a reference is in the minutes about a time capsule being buried near a cornerstone at the Grady Street Gym, but no cornerstones have been found only two plaques. The contractor is on notice to look out for cornerstones. Councilmen Lewis, Blicht, Brannen, and Britt voted in favor of the motion. The motion carried by a 4-0 vote.

CONTRACT TO PROVIDE "EGOVERNMENT" APPLICATION SUBSCRIPTION SERVICES BETWEEN GMA & CITY OF STATESBORO

Mr. Wood reported this contract is for software we have pilot with GMA. This is a standard contract, and we are given credit until September 1, 2005.

Director of Finance and Administration Judy McCorkle reported the City paid \$10,000 in advance to be part of the program. The first year's monthly fee of \$1,089.62 was waived, which gave the City more than a \$2,000.00 credit. Councilman Brannen asked how is this working. She said this process is going well and it will be promoted more to make students aware of it. GSU plans to add a link to their website, and a computer will be located in the City Hall lobby to access accounts. This would also save from adding additional staff. Councilman Blitch made a motion, seconded by Councilman Lewis to authorize the Mayor and City Clerk to execute the contract to provide "Egovernment" Application Subscription Services between the Georgia Municipal Association and City of Statesboro at \$1,089.62 per month. Councilmen Blitch, Lewis, Britt, and Brannen voted in favor. The motion carried by a 4-0 vote.

FIRST READING OF AN ORDINANCE REGARDING THE REQUIREMENTS FOR AN ALCOHOL SERVICE PERMIT

Mr. Wood reported many applications for alcohol service permits are being rejected due to minor traffic violations, which would be removed from the list because we do not see them as a potential problem. Councilman Brannen made a motion, seconded by Councilman Britt to adopt an ordinance on first reading amending the requirements for an alcohol service permit. Councilmen Brannen, Britt, Lewis, and Blitch voted in favor of the motion. The motion carried by a 4-0 vote.

STAFF REPORTS:

CITY MANAGER – UPDATES

BANKING SERVICES BIDS & AUDIT SERVICES BIDS

Mr. Wood reported the banking services bids occur about every three years. The current contract with BB&T expires on June 30, 2005. On April 6, 2005 a pre-bid conference will be held with representatives from the local banks. He reported the bids are due at the end of April or early May. The best bid for the City's overnight money wins the bid. Mr. Wood said this is a conflict of interest for him because his wife is employed with one of the banks. He reclude himself from any further work on this.

Mr. Wood reported the City's audit services are up for re-bid and was extended before due to GASBY 34. Bid packets will go out in May 2005.

BUDGET PLANNING RETREAT & PLANNING DIRECTOR'S SEARCH

Mr. Wood reported the budget planning retreat will be held next Friday at 8:00 a.m. at the Pond House. He also reported three candidates for the Planning Director's position will be interviewed this week and next week.

EMINENT DOMAIN BILLS; SPECIAL CALLED MEETING; & LETTER FROM CANDLER COUNTY

Mr. Wood reported GMA has informed us the eminent domain bill has been tabled in the Legislature, and will go back into session next January. A Special Called Meeting is scheduled for April 14, 2005 at 4:00 p.m. to review the new police station plans with the architect.

Mr. Wood reported the City received a letter from Candler County in appreciation for use of City personnel and equipment to inspect storm water drainpipes at Mill Branch Bridge.

DIRECTOR OF FINANCE & ADMINISTRATION – BUDGET COVER PHOTO & GMA SEMINAR

Mrs. McCorkle reported the photo shoot for the City budget cover is scheduled for Monday, May 2, 2005 at 3:30 p.m. at the Arts Center. She also reported the Secretary of State's Office asked the City to co-host an Investment Education Seminar in the City Hall Council Chambers on October 6, 2005. This would be no cost to the City or public.

FINAL ACCOUNTING ON THE ARTS CENTER PROJECTS

Mr. Wood reported the final accounting on the Arts Center Projects was distributed in the packets.

PLANNING DIRECTOR – PUBLIC HEARINGS

City Planner Hawa Samatar reported the following public hearings are scheduled for the April 19, 2005 Council meeting: 1) Mr. Gary W. Barnes (agent), Eloise Jackson, June Rushing, & Gene Hodges (owner) is requesting the rezoning of 3(t) acres from R-4 high density residential district to HOC-Highway Oriented Commercial. The property is located in the southeast quadrant of the intersection of Georgia Highway 24 East and Veterans Memorial Parkway. This property is in two parcels and both are currently zoned R-4 high density residential district. (2) Mrs. Barnell P. Wells is requesting the rezoning of Lots 18 and 19 at 27 Martin Luther King Drive from R-6 single family residential to CR-Commercial retail.

OTHER BUSINESS: COMMUNITY FORUM

Mayor Hatcher reported a Community Forum is scheduled tonight at 6:00 p.m. at the North Judicial Annex.

A RESOLUTION ACCEPTING TWO STREETS AS PUBLIC STREETS TO BE OWNED AND MAINTAINED BY THE CITY OF STATESBORO, GEORGIA

Mr. Wood reported the City has been working with Attorney Wallace Wright, representative for Sawmill Plantation, Inc., who is requesting the City to accept the dedication of two streets and the right-of-way deed. A cost breakdown was included because of one minor correction the City Engineering Department informed us that Sawmill Plantation needs to make in the amount of \$9,882.20.

Mr. Wood reported he has requested them to put this money in escrow with Attorney Wright so that we were assured the corrections would be made. Given this and that one of the restaurants is now opened; we need to accept the streets with the exception the City Engineer is comfortable with the one area. He recommended that the City Council adopt the resolution accepting the two public streets (Buckhead Drive & Piedmont Loop) to be owned and maintained by the City.

Councilman Britt made a motion, seconded by Councilman Lewis to adopt a resolution accepting the two streets named above as public streets to be owned and maintained by the City of Statesboro. Councilmen Britt, Lewis, Brannen, and Blich voted in favor of the motion. The motion carried by a 4-0 vote.

ADJOURNMENT

Being no further discussion, Mayor Hatcher adjourned the meeting at 10:05 a.m.

