

**COUNCIL MEETING
MAY 17, 2005-6:00 P.M.**

A regular meeting of the Statesboro City Council was held May 17, 2005 at 6:00 P.M. Present were Mayor William S. Hatcher, Council members Gary Lewis, Joe Brannen, Tommy Blich, Will Britt, and John Morris. Also present were City Manager George Wood, City Engineer Maz Elhaj, City Planner Hawa Samatar, City Attorney Sam Brannen and Director of Finance and Administration Judy McCorkle.

APPROVAL OF THE MAY 3, 2005, REGULAR MEETING MINUTES

Councilman Brannen made a motion, seconded by Councilman Lewis to approve the May 3, 2005, minutes as presented. Councilmen Brannen, Lewis, Britt, Blich, and Morris voted in favor of the motion. The motion carried by a 5-0.

PUBLIC HEARINGS

PETITION FOR ANNEXATION & REZONING OF 78.9 ACRES OF LAND ADJACENT TO THE GARDEN DISTRICT APARTMENTS INTO THE CITY OF STATESBORO

Mayor Hatcher announced a public hearing to consider the annexation of 78.9 acres of land into the City of Statesboro, and the zoning of Parcels #1, #3, and #4 as CR-Commercial Retail, and Parcel #2 as R-4-High Density Multifamily Residential.

Mr. Wood reported the City received petitions and proceeded with this because verbal assurance was given by the owner that everyone would sign the petition. The owner of Monster Storage has not signed the petition. This needs to be reviewed because it is one of the parcels that need to be removed from this area. The three other parcels would remain, and the City Attorney advised this is legitimate to do. Mr. Wood recommended for this to be the first reading of the ordinance to annex Parcels #2, #3, & #4 into the City, but not parcel #1 Monster Storage. Parcels #3 and #4 would be Commercial Retail, and Parcel #2 would be R-4 Multi-Family High Density for student housing, which they have a buyer.

He said the rezoning of Parcels #2, #3, & #4 would be delayed until the property is annexed. The second reading on the annexation ordinance is scheduled at the next meeting and the properties would be zoned. This is the public hearing for the rezoning, as well as the annexation. Mayor Hatcher asked if the rezoning has been advertised. Mr. Wood said yes. Mayor Hatcher opened the public hearing for the rezoning of Parcels #2, #3, & #4. No one spoke in favor of or in opposition to the request.

Mr. Wood gave background information on the property. He said once Monster Storage is annexed into the City, this would include all frontages along the parkway. The Monster Storage property is contiguous to the Multifamily Housing along Lanier Drive and once these properties and Monster Storage is annexed into the City, the City plans to annex Bird's Pond which it owns. Bird's Pond goes all way back to Little Lotts Creek and along Hwy 67.

The reason we want to annex Bird's Pond is because we have interest from a developer who wants sewer on Hwy 67. If Monster Storage is not annexed into the City, we would have to wait and go to the Legislature and ask that they take the property into the City. We cannot create an unincorporated island inside the City, and if we take in Bird's Pond an island would be created. Councilman Blich asked if this would be the area from Hwy 67 from the bypass to Burkhalter or does it stop. Mr. Wood said it takes in only up to the westside of Hwy 67, but the State law says on annexation the property has to be 50-ft. wide contiguous to any North road. The property on the other side of the five-lane highway would be more than the 50-ft. contiguous to the property at Bird's Pond.

Councilman Blich made a motion, seconded by Councilman Brannen to approve the first reading of the annexation of 78.9 acres for Parcels #2, #3, & #4, less Parcel #1. Councilman Britt asked when property is annexed into the City, what are our obligations. Mr. Wood said we provide services such as police, fire, garbage collection, utilities, etc. This also includes ordinance regulations. Mayor Hatcher said the key to annexation is water and sewer, and we do not provide the services to the property owner if they do not agree to annexation. Councilmen Blich, Brannen, Morris, Britt, and Lewis voted in favor of the motion. The motion carried by a 5-0 vote.

ADOPTION OF RESOLUTION #2005-14 ADOPTING FINANCIAL POLICIES

Mr. Wood reported each year the financial policies are adopted. Before, we used a calendar separating the budget and now the calendar will be prepared by the Finance Department. He recommended that instead of adopting the financial policies each year, to make them effective unless there are changes. Councilman Brannen made a motion, seconded by Councilman Britt to adopt resolution #2005-14 adopting financial policies for the City of Statesboro. Councilman Brannen, Britt, Blich, Lewis, and Morris voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO ADOPT RESOLUTION #2005-15 AMENDING THE JOB POSITION CLASSIFICATION PLAN AND COMPENSATION PLAN (AMENDMENT #10) PAY GRADE OF THE CHIEF BUILDING INSPECTOR

Mr. Wood reported Chip Godbee did the inspections on the Arts Center Project, and will be doing them for the new Police Station and the Municipal Court. There would probably be other projects after this as well. This was not a part of his job duties; his job is to inspect buildings for building codes compliance. We pressed him into service with inspecting projects. The reason for this is most contractors or architects are only required to do periodic inspections, and does not provide on-site construction inspections. This is needed to ensure the contractors are doing the work and are in compliance. This saves the City money instead of hiring either an architectural firm or an outside construction inspector.

He recommended adopting a resolution increasing the pay of the Chief Building Inspector by 10%. The position would be increased from Grade 18 to Grade 20 retroactive to July 1, 2004, given the extended duties he has already performed on the Arts Center.

Councilman Britt made a motion, seconded by Councilman Morris to adopt resolution #2005-15 to amend the job position and classification plan (Amendment #10) regarding the pay grade of the Chief Building Inspector due to increased duties. Councilmen Britt, Morris, Blitch, Lewis, and Brannen voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO CALL FOR A PUBLIC HEARING ON THE FY 2006 BUDGET AND CAPITAL IMPROVEMENTS PROGRAM

Mr. Wood reported this is a requirement under the State law to hold a public hearing on the budget. He made a recommendation to set the public hearing for the FY 2006 Budget and Capital Improvement Program for June 14, 2005, at 5:00 p.m. in the Council Chambers at City Hall. Councilman Britt made a motion, seconded by Councilman Morris to approve the recommendation of the City Manager. Councilmen Britt, Morris, Brannen, Lewis, and Blitch voted in favor of the motion. The motion carried by a 5-0 vote.

APPOINTMENT OF A VOTING DELEGATE & ALTERNATE VOTING DELEGATE TO GMA'S ANNUAL CONVENTION AND BUSINESS MEETING

Councilman Britt made a motion, seconded by Councilman Brannen to appoint Councilman Lewis as Voting Delegate and Councilman Britt as the Alternate Voting Delegate to the Georgia Municipal Association's Annual Convention and Business Meeting. Councilmen Britt, Brannen, Blitch, Lewis, and Morris voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO AWARD A THREE-YEAR CONTRACT FOR BANKING SERVICES TO BRANCH BANKING AND TRUST COMPANY, INC.

For the record, Mr. Wood reclused himself from this discussion because his wife is employed by one of the local banks. Director of Finance and Administration Judy McCorkle reported she, Councilman Brannen and City Accountant Cindy West met on April 26, 2005, to review bids received by BB&T Bank and Wachovia. The bid received from Wachovia did not follow the written specifications required, but the dollar amount Wachovia offered to bid on the City's money was reviewed which was one of the deciding factors. Mrs. McCorkle said they used the estimated average collected balance Wachovia used to prepare both. They were also asked to bid on the Federal funds rate and Wachovia bid on the 90 day treasury bill.

She reported from Wachovia's proposal the City would realize \$228,116 annually in interest income. Using the same estimated average balance for the rate BB&T bid on, it would net the City 239,497 of annual interest. BB&T also bid to provide the City with a procurement card rebate of \$3,000 and their total bid the City would realize annually is \$242,497. The City would receive a greater return on its money by going with BB&T. The lowest administrative cost was awarded to BB&T. Councilman Brannen thanked Wachovia and BB&T for submitting bids on the City's Banking Services. Mrs. McCorkle said the rate BB&T bid on the first one million dollars (\$1,000,000) compensating balance was .50% less than the Federal Funds rate.

For any funds over the first one million dollars, the City would be paid a rate equal to the federal funds rate. Councilman Brannen made a motion, seconded by Councilman Lewis to award a three-year contract for banking services to Branch Banking and Trust Company, Inc. for submitting the best bid. Councilmen Brannen, Lewis, Morris, Blicht, and Britt voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO REJECT ALL BIDS FOR THE LINEAR PARK PEDESTRIAN AND BICYCLE PATHS LIGHTING PHASE & AUTHORIZE RE-BIDDING

Mr. Wood reported there was a \$20,000 difference from what was budgeted for this project. The bids received were \$75,000 & \$85,000. He made a recommendation to reject all bids for the Linear Park Pedestrian and Bicycle Paths Lighting Phase as they far exceed the budgeted amount, and authorize re-bidding. Councilman Brannen asked if some of the specifications need changing to go with the budgeted amount. Mr. Wood asked the City Engineer's opinion of Georgia Power's estimate. Georgia Power had given the City Engineer a tentative estimate of what the bid range should be. Georgia Power did not bid due to the fact that the person who handles the street lighting was on sick leave. Councilman Brannen made a motion, seconded by Councilman Blicht to approve the recommendation of the City Manager. Councilmen Brannen, Blicht, Morris, Britt, and Lewis voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO AUTHORIZE A SOLE SOURCE PURCHASE OF 5 MSA SELF CONTAINED BREATHING APPARATUS (SCBAs) FROM FIRELINE, INC.

Mr. Wood reported this is self explanatory and the equipment would be compatible to what we have. Chief Beasley reported the agenda total for this equipment shows \$13,350, but the correct total is \$14,947.80. Councilman Britt made a motion, seconded by Councilman Blicht to authorize a sole source purchase of 5 MSA Self Contained Breathing Apparatus (SCBAs) from Fireline, Inc. for a total of \$14,947.80 per the recommendation of the Fire Chief for compatibility with existing SCBAs. Councilman Brannen asked why this was considered a sole purchase when they were the low bidder. Chief Beasley said they are the low bidder, but he did not want to bring in another brand of equipment that may not be compatible to what we already have. Councilmen Britt, Blicht, Brannen, Lewis, and Morris voted in favor of the motion. The motion carried by a 5-0 vote.

MOTION TO AUTHORIZE THE WATER AND WASTEWATER DEPARTMENT TO INCREASE & DECREASE ONE STAFFING LEVEL OF THE WASTEWATER TREATMENT PLANT OPERATORS/WORKER

Mr. Wood reported this takes a plant worker vacancy to a wastewater plant operator. Director of Water/Wastewater Wayne Johnson said since the drying beds have been eliminated and the laborers are no longer needed, the staff is essentially doing the same job as a certified operator. As the positions come open instead of hiring in as a laborer we will get authorized strength changed to a certified operator. The higher grade will get a higher caliber person and they would be compensated for the work they are already doing. He said as the existing treatment plant workers are able to pass their certifications, he will then come back before the Council and ask that they be upgraded from a treatment plant worker to a certified operator.

Ultimately all laborer positions would be certified operators. Councilman Brannen made a motion, seconded by Councilman Blicht to authorize the Water and Wastewater Department to increase the staffing level of Wastewater Treatment Plant Operators by one, while decreasing the level of Plant Workers by one, as requested by the Water/Wastewater Director. Councilmen Brannen, Blicht, Morris, Lewis, and Britt voted in favor of the motion. The motion carried by a 5-0 vote.

STAFF REPORTS:

CITY MANAGER– CITY AUCTION UPDATE; BUDGET PUBLIC HEARING; CITY AUDITOR BIDS

Mr. Wood gave an update of the City Auction held on May 14, 2005. The total on the list of items sold was \$42,060. One police cruiser was sold via electronic auction in the amount of \$3,800.

A public hearing on the City budget will be held on June 14, 2005. The vote on the budget is scheduled for June 21, 2005.

Mr. Wood reported the specifications for the selection of a City Auditor is being worked on. It is time to re-bid and letters were mailed this week. Mrs. McCorkle reported the pre-bid meeting will be held this Friday at 10:00 a.m. and the bid opening is scheduled for May 27, 2005 at 3:00 p.m. This will come before the Council at the June 7, 2005, Council meeting.

DIRECTOR OF FINANCE AND ADMINISTRATION – TAX LIEN SALE; COUNCILMAN LEWIS CERTIFICATION; RECORDS MANAGEMENT

Director of Finance and Administration Judy McCorkle reported the tax lien sale is scheduled for July 5, 2005, and advertisement will begin in the Statesboro Herald next week. The till tap on personal property will be done this year.

Mrs. McCorkle reported Councilman Gary Lewis has reached the 120 hour training level for the Certificate of Excellence.

Mrs. McCorkle reported she and Kathy Smith have been working on the City's records management program and had discussion with Georgia Southern to help archive all the City's historical documents for the Drummer's Building, which we plan to use as a museum. The permanent records would be scanned and made available. This would also create a better retention plan. The records room on the first floor would be cleared for expanding the Finance Department.

She reported Kathy Smith has worked on applying for two separate grants. We were awarded the consultation grant through the Georgia Department of Archives and History. The second grant is a maximum of \$15,000. We are required to adopt a resolution and the grant has to be submitted by June 1, 2005. She recommended the Council to adopt the resolution to reaffirm our commitment to the records management program. If the grant is awarded, we are required to provide a match up to 25%.

Only a portion of the match has to be in cash and the remainder would be in-kind contribution such as staff time. Councilman Morris made a motion, seconded by Councilman Blich to authorize a resolution for records management. Councilman Britt asked if the Drummer's Building is secure to protect the records from the weather and changing climates. Mrs. McCorkle said she feels it is secure. Mr. Wood has received a Memorandum of Understanding from Georgia Southern which he is reviewing. They have offered to partner with the City to help develop this program for a City museum. She reported plans are in place to reduce the amount of paper created. Councilman Blich asked if this would be insured. Mrs. McCorkle said it is already covered under liability. Councilmen Morris, Blich, Britt, Lewis, and Brannen voted in favor of the motion. The motion carried by a 5-0 vote.

CITY PLANNER -PUBLIC HEARINGS:

City Planner Hawa Samatar reported eight public hearings are scheduled for the next City Council meeting. They are as follows:

- 1) Mr. Bill Simmons is requesting the rezoning of 6.5 acres from Commercial Retail to Planned Unit Development to allow the construction of a commercial office.
- 2) Mr. Craig Rigdon is requesting the rezoning of 1.6 acres from Commercial Retail to High Oriented Commercial in order to allow the construction of an auto body shop.
- 3) Mr. Donald Smith requesting the rezoning of 8.15 acres from Commercial Retail to Planned Unit Development in order to allow the construction of a commercial office.
- 4) Mr. Mark Anderson is requesting the rezoning of 6.39 acres from Highway Oriented Commercial to Planned Unit Development with CR criteria for a shopping center.
- 5) Mr. Jett Williams (applicant) and Henry Proctor (owner) is requesting a variance to locate a pet grooming salon at 372 Savannah Avenue.
- 6) Ms. Paula Raines is requesting a variance for a second road sign for University Tire at the new location at 151 Northside Drive East.
- 7) Ms. Cindy Thompson (applicant) and Ms. Helen Bowen (owner) is requesting a variance to locate a transitional treatment program residence for up to eight women at 405 West Parrish Street, an area zoned R-20 Single Family Residential.
- 8) Mr. Frank Parker is requesting a 20 ft. rear yard variance from the 50 feet rear yard setback for property located on US 301 South.

EXECUTIVE SESSION – PROPERTY ACQUISITION & PERSONNEL MATTERS

Councilman Morris made a motion, seconded by Councilman Britt to enter into an executive session for the purpose of discussion property acquisition and a personnel matter. Councilmen Morris, Britt, Blich, Brannen, and Lewis voted in favor of the motion. The motion carried by a 5-0 vote.

EXECUTIVE SESSION

An executive session of the City of Statesboro Council was held on Tuesday, May 17, 2005 at 6:55 p.m. for the purpose of discussing property acquisition and personnel matters. Present were Mayor William Hatcher, Council members John Morris, Gary Lewis, Joe Brannen, Will Britt, and Tommy Blich. Also present were City Manager George Wood, Director of Finance and Administration Judy McCorkle, City Engineer Maz Elhaj, and City Attorney Sam Brannen. No action was taken and the meeting adjourned at 8:14 p.m.

REGULAR SESSION

A regular session reconvened at 8:14 p.m. No action was taken and the meeting adjourned at 8:15 p.m.