



PUBLIC HEARING & WORK SESSION

June 2, 2026

6:30 P.M.

I. INVOCATION AND PLEDGE

Councilmember Burnette gave the invocation.
Mayor Krause led the Pledge of Allegiance

II. CALL TO ORDER

Mayor Krause called the meeting to order at 6:31 pm
Present: Mayor Krause and Councilmembers Terilli, Barton, Patterson, Penn, and Burnette.
Also Present: City Attorney Jody Campbell, City Clerk Nicole Sapp,
City Administrator Cheryl Venable, Public Works Director Brett Day,
City Accountant Rachel Bembry, and P.D. Personnel.

III. MINUTE APPROVAL

III.1 May 19, 2026 Regular Meeting
Councilmember Penn made a motion to approve the May 19, 2026 meeting minutes.
Councilmember Patterson second the motion.
Terilli -Yes, Burnette-Yes, Patterson-Yes, Penn-Yes, Barton- Yes
Motion passed 5-0.

IV. REPORTS

IV.1 Finance Department Report- Rachel Bembry gave the finance department report.
IV.2 Police Department Report- Lt. Hood gave the police department report.
IV.3 Public Works Department Report- Brett Day gave the public works report.
IV.4 Mayor Report- State of the City: City of Statham video was played, and
Mayor Krause gave the mayor report.
IV.5 Committee Reports- no reports were given.

V. PUBLIC HEARING

Councilmember Patterson made a motion to enter into the Public Hearing at
6:57 p.m.
Councilmember Terilli second the motion.
Terilli- Yes, Burnette- Yes, Patterson-Yes, Penn- Yes, Barton- Yes
Motion passed 5-0.

V.1 FY2027 Budget

Rachel Bembry gave a presentation explaining the components of the proposed FY2027 Budget for the City of Statham.

There were no additional questions or discussions regarding the proposed FY2027 Budget for the City of Statham.
Rachel stated she is available by email or phone for any questions that may arise.

V.2 1862 Railroad Street Rezone

Jody Campbell discussed the rezone application for the property located at 1862 Railroad Street. The proposal is to rezone the property from HB to SR-1.

Chris Adamson, from Carter Engineering, spoke about the proposed 1862 Railroad Street Rezone. He stated that the landowner, Rob Scott, understands and agrees to the previously set zoning conditions. Chris gave details on the plans for the homes that are proposed to be built.

Councilmember Penn stated that he liked the look of the proposed houses being built. He asked Rob Scott if he would be the builder or if the homes would be subcontracted out for building. Rob stated that he is the one planning to build and he would probably start with building two homes at a time considering the price of the homes to be around \$500,000.00.

Councilmember Patterson asked what Rob's plan was for the existing house located on the property. Rob stated that the house is currently being rented. Once the home is vacant, he thinks he will renovate the structure and then sell the house.

Councilmember Burnette asked if the plans they were given to look at are the exact plans that will be built. Rob stated the plans council were given are similar to what will be built.

Councilmember Patterson asked if the homes would have two car garages and be on septic tank systems. Rob stated yes to both questions.

Councilmember Burnette asked if the homes would be sold for \$500,000.00-\$600,000.00. Rob stated that he hoped so considering the price to build most of the floor plans will cost him around \$350,000.00.

Councilmember Burnette stated he wished that a sidewalk could be built on the Mulberry St. side of the property. Rob stated that due to the ditch that is located there he was not sure a sidewalk would be possible.

Councilmember Terilli asked if custom homes would be allowed to be built on the property. Rob stated if someone wanted to build a custom home that the home plans would have to be approved and follow the same zoning conditions that have been set.

Councilmember Patterson asked about the street lighting plans. Rob stated that the plan is to put a light post every 60 feet.

Councilmember Penn stated he would like to see a sidewalk around the area. Brett Day said it would be possible to build one, but the ditch would have to be piped first. Rob stated he estimated the cost for the sidewalk would cost around \$100,000.00.

Councilmember Burnette asked Rob if he was planning to sell all the homes and not use them as rentals. Rob stated due to the cost of the homes he does not believe someone would rent a home for the amount he would need.

Rob stated that he would not be at the meeting on June 16th and hoped to answer all questions tonight. He did state that Chris would be present at the meeting on the 16th.

Councilmember Burnette asked for Chris' contact information. Chris did not have any business cards at the moment but would contact the city councilmembers by email.

Jody Campbell opened the floor for anyone that was in opposition to the rezone proposal.

Elanie Wright stated that she understood that Rob Scott was not planning to rent the homes but would like to see that these homes are never allowed to be bought and used as rentals.

There were no additional questions or discussions regarding the 1862 Railroad Street Rezone Proposal.

V.3 Development Regulations Ordinance

Jody Campbell discussed the Development Regulations Ordinance.

Mayor Krause asked if there were any questions from council.

There were no additional questions or discussions regarding the Development Regulations Ordinance.

Councilmember Penn made a motion to exit out of the Public Hearing at 7:33 p.m.

Councilmember Patterson second the motion.

Terilli- Yes, Burnette- Yes, Patterson-Yes, Penn- Yes, Barton- Yes

Motion passed 5-0.

VI. DISCUSSION ITEMS

VI.1 Statham Library Quarterly Update- Statham Library staff member, Janet Williams, spoke about the Statham Library.

VI.2 Impact Fees Presentation- Phil Sutton, President of Sutton Consulting, LLC., gave a presentation on Impact Fees.

VI.3 Amendment to Employee Handbook- Jody Campbell spoke about the Amendment to Employee Handbook.

VI.4 Payroll Audit-

Councilmember Terilli made a motion to table this item to the July 7, 2026 council meeting.

Councilmember Penn second the motion.

Terilli- Yes, Burnette- Yes, Patterson-Yes, Penn- Yes, Barton- Yes

Motion passed 5-0.

VI.5 Swift Car Wash (no contract) for a minimum of eight (8) Police vehicles- Lt. Hood spoke about the need for the Police to have a car wash budget to keep the Police vehicles clean.

VI.6 Police department work cell phones- Investigations & Patrol Supervisors- Lt. Hood spoke about the need for the Police to have two (2) cell phones for the Police department for Investigations & Patrol Supervisors.

VI.7 Finance Committee Ordinance- Jody Campbell explained the Finance Committee Ordinance and Councilmember Terilli and Patterson spoke about the need for the ordinance.

VI.8 Financial Policy Amendment- Jody Campbell spoke about the Financial Policy Amendment.

VII. CITIZEN INPUT

VII.1 Cathy Bennett- spoke about the items she would like to see reviewed in the payroll audit.

VII.2 Anne Roundtree- spoke about speeding on Broad St.

VIII. ADJOURN

Councilmember Terilli made a adjourn the public hearing and work session meeting.

Councilmember Penn second the motion.

Terilli- Yes, Burnette- Yes, Patterson-Yes, Penn- Yes, Barton- Yes

Motion passed 5-0.

Meeting adjourned at 8:32 p.m.