



**August 07, 2018 9:00am**

1. Call to Order by Mayor Jonathan McCollar
2. Invocation and Pledge of Allegiance by Councilman John Riggs
3. Recognitions/Public Presentations
  - A) Presentation of the City of Statesboro Employee of the Quarter
  - B) Presentation of the City of Statesboro Employee of the Year
  - C) Recognition of the Firefighters and Fire Officers involved with the rescue of two victims during a structure fire on morning of July 9th, 2018.
  - D) Presentation by Ecological Planning Group on the completion of Task Order 2 of the Stormwater Master Plan.
  - E) Presentation on the Building Code Effectiveness Grading Schedule (BCGES) evaluation of the building inspections Program performed by Insurance Services Office (ISO)
4. Public Comments (Agenda Item):
5. Consideration of a Motion to approve the Consent Agenda
  - A) Approval of Minutes
    - a) 07-17-2018 Council Minutes
    - b) 07-17-2018 Executive Session Minutes
    - c) 07-25-2018 Called Council Minutes
    - d) 07-25-2018 Executive Session Minutes
6. Public Hearing and First Reading of **Ordinance 2018-08**: An Ordinance of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.
7. Second Reading and Consideration of a Motion to approve/deny **Ordinance 2018-06**: An Ordinance of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.
8. Public Hearing and First Reading of **Ordinance 2018-07**: An Ordinance of the Statesboro Code of Ordinances: Chapter 2 (Administration) Amendment amending the appointment procedure for members of the Alcohol Advisory Board as set out in Section 2-98.
9. Consideration of a Motion to authorize the City to enter into a memorandum of understanding with Bulloch County to share expenses of a cloud-based GIS system. Under this MOU, the City will manage and maintain this cloud-based system and the

County will share half the related expenses in this project. This project is budgeted in fiscal year 2019 within the GIS Division of Central Services.

10. Consideration of a Motion to Approve **Resolution 2018-22**: A Resolution of the Mayor and City Council of the City of Statesboro, Georgia; Calling for a General Municipal Election to be held on November 6, 2018. (Brunch Bill)
11. Consideration of a Motion to Approve **Resolution 2018-23**: A Resolution approving and adopting a 2018 Redevelopment Plan and associated Tax Allocation District (“TAD”) for an area within the City and authorizing the entry into one or more intergovernmental agreements between the City, Board of Commissioners of Bulloch County, and/or the Board of Education of Bulloch County.
12. Discussion regarding Distribution of TSPLOST funding and Prioritization of Project List.
13. Discussion and Consideration of a Motion to Approve Creating the New Position of TSPLOST Project Manager.
14. Consideration of a Motion to set the dates for the required three (3) public hearings to solicit input regarding the millage rate of 7.308 for the 2018 property taxes.
  - 1<sup>st</sup> Public Hearing- August 28<sup>th</sup>, 2018 at Noon (12:00) pm
  - 2<sup>nd</sup> Public Hearing- August 28<sup>th</sup>, 2018 at 6:00 pm
  - 3<sup>rd</sup> Public Hearing- September 4<sup>th</sup>, 2018 at 9:00 am
15. Consideration of a Motion to approve the RFP for the City of Statesboro Employee pay plan study.
16. Other Business from City Council
17. City Managers Comments
18. Public Comments (General)
19. 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 (2012)**
20. Consideration of a Motion to Adjourn

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager

**From:** Jason Boyles, Director of Public Works and Engineering

**Date:** July 30, 2018

**RE:** Stormwater Master Planning Project Update, Task Order 2

**Policy Issue:** Stormwater Utility

### **Recommendation:**

Presentation by Ecological Planning Group on the completion of Task Order 2 of the Stormwater Master Plan.

### **Background:**

At the October 4, 2016 meeting city council approved a professional services agreement with Ecological Planning Group (EPG) to perform stormwater master planning services for the City of Statesboro. At the November 7, 2017 meeting city council approved Task Order 2 of the agreement with EPG to perform hydrologic and hydraulic (H&H) engineering analysis, modeling, and development of improvement recommendations for Basin 7, MLK West. This basin was chosen due to scoring of improvement needs in this drainage basin vs the other delineated drainage basins within the city limits. EPG has completed work under this task order and will present their findings to city council at the August 7, 2018 meeting. The findings from Task Order 2 will guide staff in preparation of CIP projects to improve drainage conditions in this basin and immediately downstream.

Staff is prepared to proceed with Task Order 3 to perform additional H&H analysis and requests direction from the mayor and city council regarding which drainage basin to proceed with next. Staff recommends either the basin(s) immediately downstream of Basin 7 as a result of these findings or Basin 2, Lake Sal area, based on assessed needs.

**Budget Impact:** No additional impact with this item

**Council Person and District:** citywide

**Attachments:** Memo from EPG



## **Memo:**

**City of Statesboro, Stormwater Masterplan Update  
August 7, 2018**

### **RE: Completion of Task Order No. 02:**

***Assessment, Modeling, and Conceptual Design of Basin No. 7 (MLK West)***

#### ***Background***

As part of Task Order No. 01, Ecological Planning Group (EPG) worked with the City of Statesboro to inventory the drainage infrastructure across the City and conduct a condition assessment of the pipes, ditches, and structures. The project team of EPG and Parker Engineering also updated the City's Capital Improvement Program (CIP) with new projects identified from the inventory and condition assessment. Each CIP project was rated based on nine weighted-factors to calculate a CIP Index (total score). The individual scores for each factor were 5, 3, 1, or 0, and descriptive descriptions for each score were provided on the form used to calculate the CIP Index to ensure consistency. The nine factors are described below (multiplier in parentheses):

- (1) City Right of Way/Easement (10)
- (2) Structural Flooding (10)
- (3) Street Flooding (10)
- (4) Property Damage Potential (10)
- (5) Public Runoff Influence (5)
- (6) Ease of Construction (5)
- (7) City Plan Compatibility (5)
- (8) Water Quality (3)
- (9) Cost Analysis (3)

Using the updated CIP list, EPG worked with the City to prioritize basins for stormwater master planning. First, the basin delineations were revised using the new drainage system GIS inventory and the most recent 1-ft contours from LIDAR data. A map of the City with 32 basins is presented in Figure 1. At least one CIP project was located in 20 out of 32 basins. Second, EPG worked with the City to identify the first basin to be modeled and master planned as part of Task Order 02. The basins were prioritized based on a combination of the following five factors:

- (1) individual ranks of CIP projects
- (2) collective CIP project index (score) for basins with multiple projects
- (3) density of CIP projects per basin area
- (4) location within the watershed (higher up in watershed was given priority)
- (5) cost of projects that were ranked high

Basin #7 (MLK West) was identified as the highest priority basin, and it is the focus of the work completed in this Task Order. Background information for how Basin #7 was selected as well as information about the other basins with elevated priority for future modeling and master planning are described in this section.



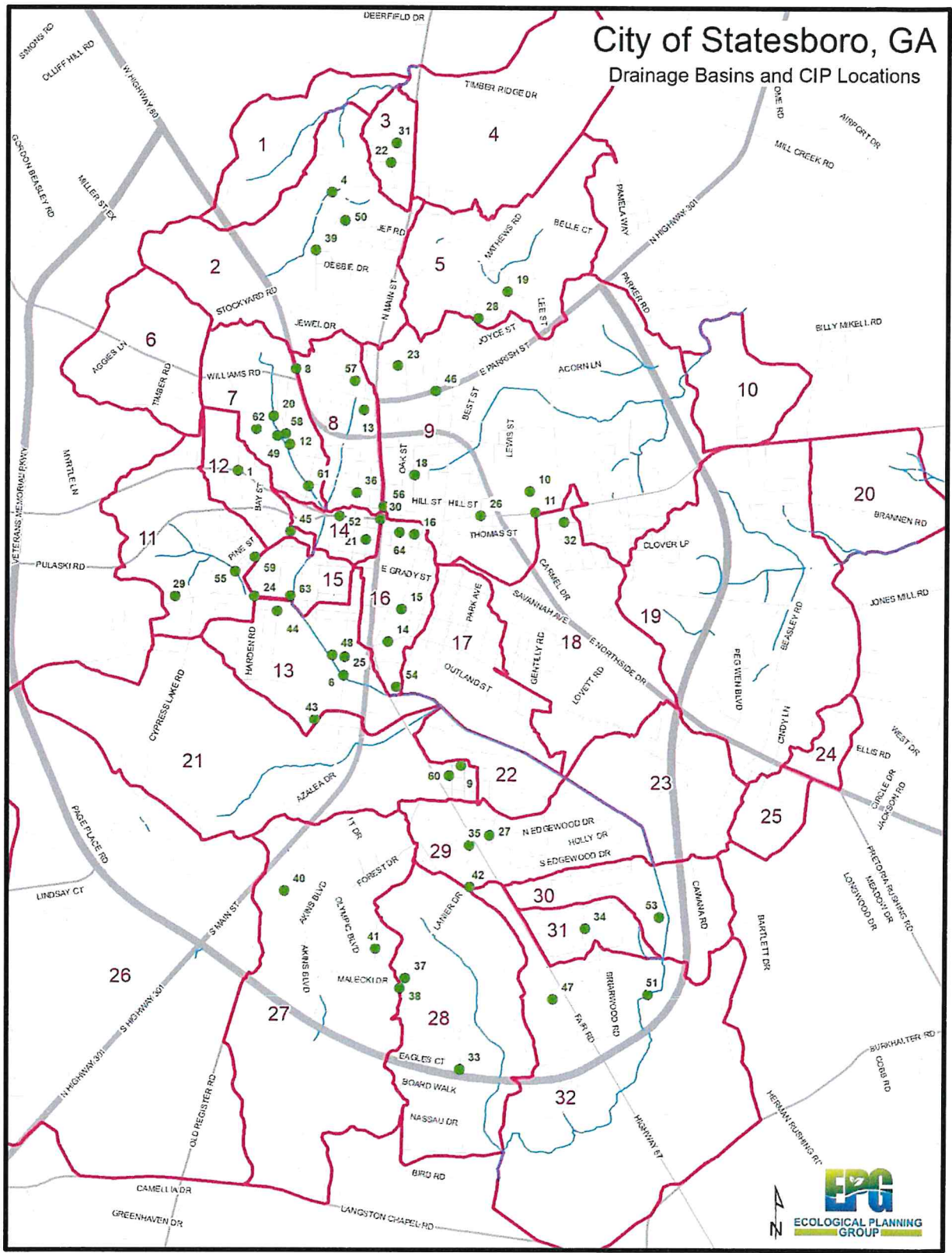


Figure 1. Basin Map (with CIPs identified by green dots)

Basin #7 (MLK West) was identified as the highest priority basin because it ranked 2<sup>nd</sup> in CIP projects and 4<sup>th</sup> in density of projects per area – 6 CIPs for 255 acres. It also included 3 CIP projects ranked in the Top 15, including #2 and #4. In addition, this basin is at the top of the watershed, so the effects of addressing flooding issues at the source and providing additional detention will trickle down to downstream basins. Summary information of the 20 basins with CIP projects are provided in Table 1. Basin #7 is highlighted in yellow, and the next five basins in terms of prioritization are shaded in green.

**Table 1. List of Basins with CIP Projects**

Basin #	Basin Name	Drainage Area (acres)	No. CIP Projects	CIP Project Cost	Individual Project Rankings <sup>1</sup>	Total CIP Index	Rankings	
							CIP Index <sup>1</sup>	CIP Density <sup>1</sup>
2	Lake Sal Area	624	3	\$ 425,686	2, 8, 15	595	5	13
3	Rogers Pond Area	81	2	\$ 53,125	30, 56	227	16	3
5	Whitesville	425	2	\$ 55,958	32, 44	257	14	14
7	MLK West	255	6	\$ 1,022,007	2, 4, 15, 27, 42, 46	1,004	1	4
8	MLK East	189	4	\$ 504,854	46, 49, 50, 54	434	8	5
9	Mill Creek Tributaries	1263	7	\$ 279,218	6, 21, 27, 32, 35, 54, 58	940	2	12
11	Westside	343	4	\$ 79,118	1, 13, 30, 44	664	4	8
12	Johnson	124	2	\$ 344,274	6, 10	376	11	7
13	Cromartie	305	5	\$ 373,687	5, 22, 27, 57, N/A	590	6	6
14	South Downtown Upper	70	3	\$ 344,015	20, 22, 53	411	10	1
15	South Downtown Lower	95	1	\$ 73,390	10	173	17	9
16	South Downtown East	166	5	\$ 288,700	15, 22, 22, 22, 48	715	3	2
18	Mall/High School	482	1	\$ 65,245	51	107	20	19
21	Beautiful Eagle Creek	820	2	\$ 123,338	10, 34	310	12	18
27	GSU Campus	935	3	\$ 124,046	13, 35, 41	420	9	17
28	Southside	591	2	\$ 51,703	37, 39	256	15	16
29	Edgewood	294	3	\$ 336,344	9, 15, 42	467	7	10
30	Woodlawn Terrace Upper	243	1	\$ 410,100	39	127	19	15
31	Woodlawn Terrace Lower	103	1	\$ 22,638	37	129	18	11
32	Little Lotts Creek	1072	2	\$ 1,030,940	19, 51	266	13	20
<b>Total</b>			<b>59</b>	<b>\$ 6,008,386</b>		<b>8,468</b>		

Note: Bold and shaded cells represent higher priority basins for CIP projects

<sup>1</sup> Factor used in Basin Prioritization.

The reasoning for selecting the next five basins with elevated priority (green shaded rows in Table 1) were:

1. Lake Sal Area (Basin #2) has 3 CIP projects all ranked in the Top 15. The 15<sup>th</sup> ranked project is proposed regional detention. This basin is at the top of the watershed.
2. South Downtown Upper (Basin #14) has the highest density of projects per area – 3 CIPs in 70 acres. This basin is also tied to the drainage study CIP that is part of MLK West and ranked T-2<sup>nd</sup>. There is an ongoing detention project in this basin. Since this basin has the smallest area, the factors described above elevate that its total CIP Index score was ranked 10<sup>th</sup> with 411.
3. South Downtown East (Basin #16) ranks tied for 3<sup>rd</sup> in CIP projects and 2<sup>nd</sup> in density of projects per area – 5 CIPs for 166 acres. It is near the top of the watershed.
4. Cromartie (Basin #13) has 5 CIP projects, including a relatively large project (\$190,362) that is ranked 5<sup>th</sup> overall.
5. Johnson (Basin #12) has both of its CIPs ranked in the Top 10, totaling \$344,274. The project ranked 10<sup>th</sup> is large – \$277,968. It is near the top of the watershed.

Two basins ranked in the Top 5 for total CIP Index were not highlighted in Table 1. These basins along with reasoning are described below:

- Mill Creek Tributaries (Basin #9) had the 2<sup>nd</sup> highest total CIP Index, but it also had the largest drainage area. Overall project density was ranked 12<sup>th</sup>, and only 1 of the 7 CIPs was ranked in the Top 20. The low density and lack of highly-ranked projects resulted in this basin not being selected in the Top 6.
- Westside (Basin #11) had the 4<sup>th</sup> highest total CIP Index, but its CIP density was ranked 8<sup>th</sup>. While it had the highest rated CIP, it was an O&M project type and not drainage, and its estimated cost was \$2,640. This project could be completed independently without master planning and modeling. The next highest CIPs were 13<sup>th</sup> and 30<sup>th</sup>. The lack of highly-ranked projects, other than the one O&M project, resulted in this basin not being selected in the Top 6.

The Top 10 highest-rated CIP projects (including ties) are listed in Table 2. Basin #7, MLK West has projects ranked 2<sup>nd</sup> and 4<sup>th</sup>, and these have relatively large costs – \$256,908 and \$150,000. As a note, 7 of the projects on this list are in the higher priority basins, including all of the Top 8, except for two projects that are less than \$10,000.



**Table 2. Top 10 Highest Rated CIP Projects**

Rank	CIP Index	Project ID Number	Project Type	Estimated Cost	Basin
1	243	59	O&M	\$2,640	11, Westside
T2	237	4	Drainage	\$44,000	2, Lake Sal Area
T2	237	61	Drainage	\$150,000	7, MLK West
4	223	62	Drainage	\$256,908	7, MLK West
5	217	6	Drainage	\$190,362	13, Cromartie
T6	203	56	Drainage	\$8,965	9, Mill Creek Tributaries
T6	203	45	Drainage	\$66,306	12, Johnson
8	197	39	O&M	\$43,470	2, Lake Sal Area
9	183	27	O&M	\$59,284	29, Edgewood
T10	173	63	O&M	\$73,390	15, South Downtown Lower
T10	173	60	Drainage	\$8,250	21, Beautiful Eagle Creek
T10	173	1	Drainage	\$277,968	12, Johnson

Prioritization of modeling and master planning future basins were identified in Task Order No. 01. Based upon completion of Task Order No. 02, these recommendations still seem appropriate.

- Lake Sal Area (Basin #2) is the 2<sup>nd</sup> highest priority basin. All 3 CIP projects are ranked in the Top 15, and the 15<sup>th</sup> ranked project is proposed regional detention. This basin is also at the top of the watershed, so work in the upper portion of the watershed will have a positive impact on downstream conditions.
- South Downtown Upper (Basin #14) is the 3<sup>rd</sup> highest priority basin. This will continue south downstream from MLK West (Basin #7), and it is part of the drainage study CIP that was identified for MLK West (ranked T-2<sup>nd</sup> overall). There is also an ongoing detention project in this basin, and as described later in this report, modeling conditions in this segment of the canal is necessary for appropriately sizing the proposed detention to address flooding in Basin #7. In order to model conditions in Basin #14, MLK East (Basin #8) would also need to be modeled because it contributes flow to the main canal.



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STATESBORO, GEORGIA 30459-0348

**To:** Randy Wetmore, City Manager

**From:** Jason Boyles, Director of Public Works and Engineering

**Date:** July 30, 2018

**RE:** Building Code Effectiveness Grading Schedule (BCEGS) evaluation

**Policy Issue:** Ordinance Enforcement, Chapter 14: Building Codes

### **Recommendation:**

Briefing to Mayor and City Council on the Building Code Effectiveness Grading Schedule (BCEGS) evaluation of the building inspections program performed by Insurance Services Office (ISO).

### **Background:**

The Protective Inspections Division of the Public Works & Engineering Department completed an Insurance Services Office (ISO) Building Code Effectiveness Grading Schedule (BCEGS) evaluation in June 2018. The final report indicates that the City of Statesboro has maintained a Class 4 for 1 and 2 family dwellings and has maintained a Class 4 for all other construction classes.

**Budget Impact:** No additional impact with this item

**Council Person and District:** citywide

**Attachments:** Executive Summary excerpt from the BCEGS evaluation report

## Section 1 Executive Summary

Not all communities have rigorous building codes, nor do all communities enforce their codes with equal commitment. Yet the effectiveness of local building codes can have a profound effect on how the structures in your community will fare in a hurricane, earthquake, or other natural disaster.

Studies conducted following recent natural disasters concluded that total losses might have been as much as 50% less if all structures in the area had met current building codes. Building-code enforcement can have a major influence on the economic well-being of a municipality and the safety of its citizens. Insurance Services Office (ISO) helps distinguish amongst communities with effective building-code adoption and enforcement through comprehensive program called the Building Code Effectiveness Grading Schedule (BCEGS®).

ISO is an independent statistical, rating, and advisory organization that serves the property/casualty insurance industry. ISO collects information on a community's building-code adoption and enforcement services, analyzes the data, and then assigns a Building Code Effectiveness Classification from 1 to 10. Class 1 represents exemplary commitment to building-code enforcement. The concept behind BCEGS is simple. Municipalities with well-enforced, up-to-date codes demonstrate better loss experience, and their citizens' insurance rates can reflect that. The prospect of minimizing catastrophe-related damage and ultimately lowering insurance costs gives communities an incentive to enforce their building codes rigorously.

The following management report was created specifically for Statesboro based on a BCEGS survey conducted on 1/16/2017. This report can help you evaluate your community's building-code enforcement services utilizing benchmarking data collected throughout the country. The report is designed to give your management team an expanded perspective for dealing with the important issues surrounding effective building code enforcement. This is accomplished through comparisons of your code enforcement to that of others in your area and state. The analysis goes further to allow you to compare your jurisdiction to others across the country with similar permit, plan review and inspection activity. ISO thanks you for your participation and we encourage you to take advantage of the information contained in this report to assist in making decisions regarding the level of code enforcement best suited for Statesboro.

The survey conducted has resulted in BCEGS class of 4 for 1 and 2 family dwellings and a class 4 for all other construction. More information regarding how this recent survey compares to previous surveys is provided below.

Table 1 details the points your department earned during the most recent survey as well as the points earned in the previous survey including a comparison of the two. This information may be used to track local trends or pin-point improvement target areas.

Table 1

	Building Code Effectiveness Grading Point Comparison						
	Point Totals					Difference	
	Current Grading Yr:		Maximum Point Possible	Previous Grading Yr:			
	2017			2012			
	Com	Res		Com	Res	Com	Res
Section I - Administration of Codes	31.26	31.01	54.00	36.53	36.02	-5.27	-5.01
Section 105 - Adopted Codes	8.00	7.60	8.00	8.00	7.60	0.00	0.00
Section 108 - Additional Code Adoptions	2.86	2.86	4.00	3.35	3.35	-0.49	-0.49
Section 110 - Modification to Adopted Codes	4.00	3.80	4.00	4.00	3.80	0.00	0.00
Section 112 Method of Adoption	0.00	0.00	1.00	0.00	0.00	0.00	0.00
Section 115 - Training	3.97	3.97	13.00	6.61	6.61	-2.64	-2.64
Section 120 - Certification	5.92	6.27	12.00	8.47	8.56	-2.55	-2.29
Section 125 - Building Official's Qualification / Exp/ Education	1.75	1.75	4.00	2.75	2.75	-1.00	-1.00
Section 130 - Selection Procedure for Building Official	0.25	0.25	0.50	0.00	0.00	0.25	0.25
Section 135 - Design Professionals	0.35	0.35	2.00	0.00	0.00	0.35	0.35
Section 140 - Zoning Provisions	0.00	0.00	1.00	0.00	0.00	0.00	0.00
Section 145 - Contractor / Builder Licensing & Bonding	1.00	1.00	1.00	0.40	0.40	0.60	0.60
Section 155 - Public Awareness Programs	2.16	2.16	2.50	2.05	2.05	0.11	0.11
Section 160 - Participation in Code Development Activities	0.50	0.50	0.50	0.50	0.50	0.00	0.00
Section 165 - Administrative Policies & Procedures	0.50	0.50	0.50	0.40	0.40	0.10	0.10



Building Code Effectiveness Grading Point Comparison (continued)

	Point Totals						
	Current Grading Yr:		Maximum Point Possible	Previous Grading Yr:		Difference	
	2017			2012			
	Com	Res	Com	Res	Com	Res	
Section II - Plan Review	17.88	17.88	23.00	14.04	11.36	3.84	6.52
Section 205 - Existing Staffing	7.43	7.43	9.00	3.54	4.11	3.89	3.32
Section 210 - Experience of Personnel	0.45	0.45	1.50	1.50	1.50	-1.05	-1.05
Section 215 - Detail of Plan Review	9.50	9.50	11.50	8.50	5.25	1.00	4.25
Section 220 - Performance Evaluation for Quality Assurance	0.50	0.50	1.00	0.50	0.50	0.00	0.00
Section III - Field Inspection	17.02	19.90	23.00	16.25	19.40	0.77	0.50
Section 305 - Existing Staffing	6.12	9.00	9.00	5.85	9.00	0.27	0.00
Section 310 - Experience of Personnel	2.30	2.30	3.00	3.00	3.00	-0.70	-0.70
Section 315 - Managing Inspection and Re-inspection activity	1.00	1.00	1.00	0.00	0.00	1.00	1.00
Section 320 - Inspection Checklist	0.20	0.20	2.00	0.00	0.00	0.20	0.20
Section 325 - Special Inspections	0.90	0.90	1.00	0.90	0.90	0.00	0.00
Section 330 - Inspections for Natural Hazard Mitigation	1.50	1.50	1.50	1.50	1.50	0.00	0.00
Section 335 - Final Inspections	2.50	2.50	2.50	2.50	2.50	0.00	0.00
Section 340 - Certificate of Occupancy	2.00	2.00	2.00	2.00	2.00	0.00	0.00
Section 345 - Performance Evaluations for Quality Assurance	0.50	0.50	1.00	0.50	0.50	0.00	0.00
Subtotal:	66.16	68.79	100.00	66.82	66.78	-0.66	2.01
The final score is determined by a relationship between Item 105 and the balances of the scoring.							
Final Score:	66.16	65.73	100.00	66.82	63.82	-0.66	1.91

## Section 2 Background Information

### Introduction

ISO collects information from communities in the United States on their adoption and enforcement of building codes. ISO analyzes the data using its Building Code Effectiveness Grading Schedule (BCEGS) and then assigns a BCEGS Classification number to the community. The classification number-which ranges from 1 to 10-measures a jurisdiction's commitment to the adoption and enforcement of building codes affecting the construction of new buildings. Class 1 indicates the most favorable classification of commitment to the adoption and enforcement of building codes.

ISO's commitment to polling each building code enforcement agency on a regular basis is important to the program - periodic surveying helps determine if a community has made any significant changes since its last field evaluation. This ongoing effort is designed to re-evaluate each community at approximate 5-year intervals or sooner if changes indicate a potential revision to the classification number.

The purpose of this report is fourfold:

1. To summarize a community's scoring under the criterion contained in the BCEGS program.
2. To identify opportunities for communities desiring to improve their BCEGS classification number.
3. To assist a community in understanding how other jurisdictions with similar needs address building code adoption and enforcement.
4. To provide hazard mapping information important in planning and developing a sustainable community.

### Data Collection and Analysis

ISO has evaluated over 14,000 code enforcement departments across the United States. In each of these communities, three elements of building code adoption and enforcement are reviewed. These three elements are the administration of codes, plan review and field inspection.

#### Administration of Codes:

ISO evaluates the administrative support for code enforcement within the jurisdiction -- the adopted building codes and the modifications of those codes through ordinance, code enforcer qualifications, experience and education, zoning provisions, contractor/builder licensing requirements, public awareness programs, the building department's participation in code development activities, and the administrative policies and procedures. This section represents 54% of the analysis in the BCEGS program.

Jurisdiction: Statesboro  
Survey Date: 1/16/2017

County: Bulloch

State: GA

Plan review division:

Consideration is given to determine staffing levels, personnel experience, performance evaluation schedules, and the level of review of construction documents for compliance with the adopted building code of the jurisdiction being graded. This section represents 23% of the analysis.

Field inspection:

Consideration is given to determine staffing levels, personnel experience, performance evaluation schedules, and the level of the agency's review of building construction. This section also represents 23% of the analysis.

The information necessary to determine the BCEGS classification number was collected from the community building officials through a combination of on-site interviews and completed questionnaires.





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**CITY OF STATESBORO  
Council Minutes  
July 17, 2018**

A regular meeting of the Statesboro City Council was held on July 17, 2018 at 5:30p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Derek Duke. Also present were City Manager Randy Wetmore, Deputy City Manager Robert Cheshire, City Clerk Sue Starling and City Attorney Cain Smith.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman Sam Lee Jones

**Recognitions/Public Presentations**

**A) Results and overview of the Statesboro Fire Department's Insurance Services Office (ISO) Public Protection Classification (PPC) evaluation completed in November of 2017."**

Fire Chief Tim Grams updated Council on the recent fire and the lives that were saved by the Statesboro Firefighters. The firefighters will be recognized at a later time.

Fire Chief Grams also updated Council on the ISO evaluation. He stated the City went from a Class 3 to a Class 2 and was very close to being a Class 1.

**Public Comments (Agenda Item):** None

**Consideration of a Motion to approve the Consent Agenda**

- A) Approval of Minutes**
  - a) 06-19-2018 Council Minutes**
  - b) 06-27-2018 Called Council Minutes**
  - c) 06-27-2018 Executive Session Minutes**

Councilman Riggs made a motion, seconded by Councilman Yawn to approve the consent agenda in its entirety. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Discussion for the Old Register Tax Allocation District (TAD) Redevelopment.**

Councilman Riggs made a motion, seconded by Councilman Boyum to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Attorney Dan McCrae spoke in favor of the TAD. Darin Van Tassel presented a slide show and overview of the proposed parcels and their uses.

Councilman Yawn made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

There was no action taken on this item.

**Consideration of a Motion to approve an application for Sec.6-17(d) exemptions to open container prohibition.**

**A) Eagle Creek Brewing Company**

Councilman Riggs made a motion, seconded by Councilman Yawn to approve the exemptions to open container prohibition application for Eagle Creek Brewing Company. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-05-02 : Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000).**

Councilman Riggs made a motion, seconded by Councilman Yawn to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Jan Phillips representing Whitfield Signs spoke in favor of the request.

Councilman Yawn made a motion, seconded by Councilman Jones to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded by Councilman Boyum to approve APPLICATION V 18-05-02 : Whitfield Signs requests a variance from Article XV Section 1509(C) Table 3 of the Statesboro Zoning Ordinance regarding the maximum allowed total square feet of building signs in Sign District 1 (Tax Parcel S44 000065 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-06- 01: West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).**

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-06- 02: West District Development, LLC requests a variance from Article XXX Section 3010**

regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000).

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-06- 03: West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000).**

Councilman Yawn made a motion, seconded by Councilman Jones to open the public hearing for **Application V-18-06-01, V-18-06-02 and RZ 18-06-03.** Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

The attorney representing West District and Brian Kent spoke in favor of the request.

Councilman Duke made a motion, seconded by Councilman Riggs to close the public hearing for **Application V-18-06-01, V-18-06-02 and RZ 18-06-03.** Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded By Councilman Riggs to approve **APPLICATION V 18-06- 01:** West District Development, LLC requests a variance from Article XXIII Section 2301 regarding the required landscape buffer between non-residential uses abutting a residentially zoned area and multi-family residences adjacent to single-family or two-family residences for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded by Councilman Boyum to approve **APPLICATION V 18-06- 02:** West District Development, LLC requests a variance from Article XXX Section 3010 regarding the requirement to provide sidewalks along the public right-of-way in the Downtown District (Tax Parcels S19 000002 000 & S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded by Councilman Yawn to **APPLICATION RZ 18-06- 03:** West District Development, LLC requests a zoning map amendment in order to revise a previously approved site plan for a combination of parcels addressed 91 South College St and South College St (Tax Parcels S19 000002 000 & S19 000001 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-06- 04: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000).**

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-06- 05: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required**



rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm St (Tax Parcel S18 000109 000).

**Public Hearing and Consideration of a Motion to Approve: APPLICATION V 18-06- 06 : Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (Tax Parcel S18 000109 000).**

Councilman Jones made a motion, seconded by Councilman Yawn to open the public hearing for Application V-18-06-04, V-18-06-05 and V-18-06-06. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Rudolph Payton spoke in favor of the request.

Councilman Jones made a motion, seconded by Councilman Yawn to close the public hearing for Application V-18-06-04, V-18-06-05 and V-18-06-06. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Jones made a motion, seconded by Councilman Yawn to approve APPLICATION V 18-06- 04: Rudolph Payton requests a variance from Article X Section 1003(E) to reduce the required minimum distance between buildings in the CR (Commercial Retail) zone to construct a garage on a parcel located at 204 Elm Street (Tax Parcel S18 000109 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Jones made a motion, seconded by Councilman Riggs to approve APPLICATION V 18-06- 05: Rudolph Payton requests a variance from Article X Section 1003(H) to reduce the required rear yard setback in order to construct a garage on .31 acres of property located at 204 Elm St (Tax Parcel S18 000109 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Jones made a motion, seconded by Councilman Yawn to approve APPLICATION V 18-06- 06: Rudolph Payton requests a variance from Article X Section 1003(A) to reduce the required square footage per structure in order to construct a garage on .31 acres of property located at 204 Elm Street (Tax Parcel S18 000109 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and Consideration of a Motion to Approve: APPLICATION RZ 18-06- 07: Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000).**

Councilman Jones made a motion, seconded by Councilman Riggs to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Penny Nesmith, owner of Eagle Auto spoke in favor of the request. She stated she was in the process of cleaning up the property.

Councilman Jones made a motion, seconded by Councilman Duke to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion with staff recommendations, seconded by Councilman Jones to approve **APPLICATION RZ 18-06- 07**: Eagle Auto, Inc. requests a zoning map amendment of 2.79 acres of property located at 1168 Martin Luther King Jr Drive from the CR (Commercial Retail) to the HOC (Highway Oriented Commercial) zoning district in order to operate an automotive service station and towing business (Tax Parcel S16 000090 000). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Second Reading and Consideration of a Motion to Approve Ordinance 2018-03: An Ordinance of the Statesboro Code of Ordinance for Chapter 6 (Alcoholic Beverages) Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages.**

After much discussion, Councilman Boyum presented his proposal of the categories that he would like to be considered for this ordinance. His list of categories would be restaurants, low volume sales, event venues and pubs. Each business would choose their category and then run the business based on the rules for that particular type

Councilman Riggs made a motion, seconded by Councilman Jones to approve the Approve **Ordinance 2018-03**: An Ordinance of the Statesboro Code of Ordinance for Chapter 6 (Alcoholic Beverages) Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages. This Ordinance is referred to as option "A" as included in the packet. The motion failed with a 3-2 vote. Councilman Boyum, Yawn and Duke voted against the motion.

**Second Reading and Consideration of a Motion to Approve Ordinance 2018-02: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment to Section 6-5 adding insurance requirements for alcoholic beverage licensees.**

Councilman Yawn made a motion, seconded by Councilman Boyum to approve **Ordinance 2018-02**: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment to Section 6-5 adding insurance requirements for alcoholic beverage licensees. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Second Reading and Consideration of a Motion to Approve Ordinance 2018-04: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment adding Low Volume Licensees to Section 6-3 Definitions and consideration by Mayor and Council of whether a discount for license fees should be available for such licensees and in what amount.**

Councilman Boyum made a motion, seconded by Councilman Yawn to approve **Ordinance 2018-04**: An Ordinance of the Statesboro Code of Ordinances for Chapter 6 (Alcoholic Beverages) Amendment adding Low Volume Licensees to Section 6-3 Definitions and consideration by Mayor and Council of whether a discount for license fees should be available for such licensees and in what amount. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Second Reading and Consideration of a Motion to Approve Ordinance 2018-05: An Ordinance of the Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages) Amendment adding Special Events provision to Section 6-8 “Regulations pertaining to certain classes of licenses generally” as Section 6-8 9(d)(3)**

Councilman Boyum made a motion, seconded by Councilman Yawn to approve **Ordinance 2018-05**: An Ordinance of the Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages) Amendment adding Special Events provision to Section 6-8 “Regulations pertaining to certain classes of licenses generally” as Section 6-8 9(d)(3). Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Discussion to finalize the 2019 Special Purpose Local Option Sales Tax (SPLOST) project amounts.**

A Special Called Council Meeting will be tentatively set for next week after the final numbers are received from the Bulloch County Commissioners office.

**Consideration of a Motion to authorize the City Manager to enter into a contract with Development Associates to conduct the searches to fill the Human Resources Director and City Engineer positions**

Councilman Yawn made a motion, seconded by Councilman Riggs, to authorize the City Manager to enter into a contract with Development Associates to conduct the searches to fill the Human Resources Director and City Engineer positions. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Consideration of a Motion to Approve Resolution 2018-21: A Resolution extending the terms of Alcohol Advisory Board members.**

Councilman Yawn made a motion, seconded by Councilman Jones to approve **Resolution 2018-21**: A Resolution extending the terms of Alcohol Advisory Board members. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Consideration of a Motion to Approve Award of Contract to Y-Delta, Inc. for the 2016 CDBG project in the amount of \$770,452.57 based on unit pricing. Funding is provided by a combination of a Community Development Block Grant in the amount of \$500,000, Water-Sewer Fund Revenues in the amount of \$225,000 and Stormwater Fund Revenues in the amount of \$150,000.**



Councilman Jones made a motion, seconded by Councilman Riggs to approve Award of Contract to Y-Delta, Inc. for the 2016 CDBG project in the amount of \$770,452.57 based on unit pricing. Funding is provided by a combination of a Community Development Block Grant in the amount of \$500,000, Water-Sewer Fund Revenues in the amount of \$225,000 and Stormwater Fund Revenues in the amount of \$150,000. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Motion to award a contract for the purchase of six (6) mobile vehicle lifts to Stertil-Koni in the amount of \$63,854.33 per NJPA/Sourcwell contract # 061015-SKI. This unit will be paid by Fleet Management Fund revenues.**

Councilman Yawn made a motion, seconded by Councilman Riggs to award a contract for the purchase of six (6) mobile vehicle lifts to Stertil-Koni in the amount of \$63,854.33 per NJPA/Sourcwell contract # 061015-SKI. This unit will be paid by Fleet Management Fund revenues. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

### **Other Business from City Council**

Councilman Riggs stated he is not for loosening alcohol laws and that he wants to keep them tight. No one person can fix the problem; it takes everyone. The Police needs to have more undercover stings.

Mayor McCollar spoke to the economic growth of Statesboro. We can't continue to go back to archaic laws. It is 2018 and we are still dealing with prohibition. We need to think forward. We need to move into the new millennium. He stated he was very disappointed he was not told of Councilman Boyum's document before the meeting.

Councilman Boyum stated that no one saw the document before tonight.

Mayor McCollar and Councilman Boyum had an outspoken debate on Councilman Boyum's document regarding the changes to the proposed Alcohol Ordinance 2018-03. Councilman Boyum stated he did talk with some business owners about his ideas.

Al Chapman stated he was not aware of Councilman Boyum's proposals.

Councilman Boyum also asked Council to consider the possibility of placing the "Brunch Bill" on the November election ballot.

### **City Managers Comments**

Director of Planning and Zoning Frank Neal updated Council on the Comprehensive Plan as members for the committee were being chosen. He also asked that one Council member be on the committee.

## **Public Comments (General)**

### **A) John Robinson request to speak regarding a community nuisance.**

Mr. Robinson expressed his concerns regarding the property at 207 Church Street. He stated the property was in bad shape and needed to be cleaned up. He also stated he has been trying for years to get it done. He also stated the Scott Brunson was helping him in contacting the property owner.

## **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 (2012)**

At 7:55 pm, Councilman Yawn made a motion, seconded by Councilman Riggs to enter into Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

At 8:45 pm, Councilman Riggs made a motion, seconded by Councilman Yawn to exit the Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Mayor McCollar called the meeting back to order with no action taken.

## **Consideration of a Motion to Adjourn**

Councilman Riggs made a motion, seconded by Councilman Yawn to adjourn the meeting. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

The meeting was adjourned at 8:45 pm.



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**CITY OF STATESBORO  
Called Council Minutes  
July 25, 2018**

A Called meeting of the Statesboro City Council was held on July 25<sup>th</sup>, 2018 at 5:30p.m. in the Council Chambers at City Hall. Present were Mayor Jonathan McCollar, Council Members: Phil Boyum, Sam Lee Jones, Jeff Yawn, John Riggs and Derek Duke. Also present were City Manager Randy Wetmore, Deputy City Manager Robert Cheshire, City Clerk Sue Starling and City Attorney Cain Smith.

The Meeting was called to Order by Mayor Jonathan McCollar.

The Invocation and Pledge of Allegiance was led by Councilman Jeff Yawn

**Consideration to enter into an Intergovernmental Agreement(IGA) with Bulloch County and other municipalities regarding the 2019 SPLOST and distribution of the 2019 SPLOST funds.**

Councilman Jones made a motion, seconded by Councilman Riggs to open the discussion for the SPLOST agreement. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

City Manager Randy Wetmore gave an overview of the project list pointing out the greatest difference on parks and green spaces in the 7-24<sup>th</sup> and 7-25<sup>th</sup> project list. He also stated that GSU and the City would purchase radios on their own.

Councilman Riggs made a motion, seconded by Councilman Jones to approve the 7-25-2018 project list. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Councilman Yawn made a motion, seconded by Councilman Boyum to approve the Intergovernmental Agreement (IGA) for SPLOST with Bulloch County and the City. . Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Consideration of a Motion to award the Emergency purchase of two (2) clarifier drive units to Southern Water Technologies in the amount of \$72,984.00**

Councilman Riggs made a motion, seconded by Councilman Yawn to approve the emergency purchase of two (2) clarifier drive units to Southern Water Technologies in the amount of \$72,984.00. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

**Public Hearing and First Reading of Ordinance 2018-06: An Ordinance of the Statesboro Code of Ordinance Amending Chapter 6 (Alcoholic Beverages) regarding Sec.6-3 Definitions and Sec 6-9 Minors and persons under 21 years of age.**

Councilman Riggs made a motion, seconded by Councilman Jones to open the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

Mike Vaquer of the Vaquer Firm LLC and representing Franklin Dismuke, spoke regarding the proposed alcohol ordinance. He asked that he be a part of the process and present to Council his version of how the ordinance should be written. Council stated he should bring a proposal back to Council at the August 7, 2018 meeting for be reviewed.

Councilman Riggs made a motion, seconded by Councilman Boyum to close the public hearing. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

No action was taken on first reading

**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 (2012)**

At 6:10 pm, Councilman Boyum made a motion, seconded by Councilman Yawn to enter into executive session to discuss “Real Estate”. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

At 6:40 pm, Councilman Yawn made a motion, seconded by Councilman Riggs to exit Executive Session. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

There was no action taken.

**Consideration of a Motion to Adjourn**

Councilman Riggs made a motion, seconded by Councilman Yawn to adjourn. Councilman Boyum, Jones, Yawn, Riggs and Duke voted in favor of the motion. The motion carried by a 5-0 vote.

The meeting was adjourned at 6:40 pm.



# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager and Sue Starling, City Clerk

**From:** Cain Smith, City Attorney

**Date:** August 3, 2018

**RE:** August 7, 2018 City Council Agenda Items Ordinance 2018-08

**Policy Issue:** *Statesboro Code of Ordinances: Chapter 6 (Alcoholic Beverages)* Amendment modifying policy relating to admission of patrons under 21 years to establishments licensed to sell alcoholic beverages.

**Recommendation:** Attached proposal for Consideration, Council Discussion and Solicitation of Community Feedback

**Background:** Directive was given by Council at July 25, 2018 meeting for Mike Vaquer of the Georgia Restaurant Association to present for the Council meeting on August 7.

**Budget Impact:** None

**Council Person and District:** N/A

**Attachments:** Proposed Ordinance Revision

## Ordinance 2018-08

### Sec. 6-3. - Definitions.

*Bar* means any public place with its primary business being the service of alcoholic beverages for on premises consumption. A properly provisioned kitchen and sales of food are allowed, but not required. There is no requirement or provision regarding percentage of sales derived from meals prepared on premises.

*Event Venue* means a public place hosting advertised sporting events, projected cinematic showings, live musical concerts, performing arts presentations or performances, and/or any other type of live entertainment of limited duration for which a ticket is required for admission and attendance with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. Event Venues may host private functions with guest list and no ticket being required. Serving of prepared food and its attendant facilities shall be permitted but not required. Event Venues shall only be open to public for one hour before and after hosted events. An event venue shall not have a permanent bar and all alcoholic beverages shall be removed from the premises at the conclusion of an event. A bar is not an event venue.

*Live Musical Concert* means a performance by two or more musicians/singers playing music through the use of conventional musical instruments where a ticket is required for admission. A Disc Jockey, a person playing pre-recorded music, or Karaoke is not considered to be a live musical performance for the purposes of this ordinance.

*Live Performing Arts Presentation* means an artistic performance by one or more actors/performers in a play, comedy act or other similar live ticketed presentation. A film, movie, or video presentation does not meet the requirements of this definition.

### Sec. 6-4. - License and permits—Required; classes; fees.

- (a) *License and permits required.* It shall be unlawful to sell, dispense, pour or offer to sell, dispense or pour any distilled spirits, alcoholic beverages, wine, beer or malt beverages as defined by Georgia law within the corporate limits of the city without first applying for and obtaining a license and/or permit therefor from the city.
- (b) Licenses which may issue under this chapter, including any combination of the following; provided, such combination is not otherwise prohibited by applicable law, including but not limited to Title 3 of the Official Code of Georgia Annotated, O.C.G.A. § 3-3-1, et. seq., as amended, and Title 560, Subtitle 560-2 of the Administrative Code of Georgia, Ga. Comp. R. & Regs. § 560-2-1-.01, et seq., as amended.
- (c) *Classes.* The licenses shall be divided into the following classes:
  - (1) Class A, reserved;
  - (2) Class B, retail beer package;
  - (3) Class C, retail wine package;
  - (4) Class D, retail liquor by the drink;
  - (5) Class E, retail beer by the drink;

- (6) Class F, retail wine by the drink;
- (7) Class G, wholesale liquor;
- (8) Class H, wholesale beer;
- (9) Class I, wholesale wine;
- (10) Class J, licensed alcoholic beverage caterer;
- (11) Class K, brewer, manufacturer of malt beverages only;
- (12) Class L, broker;
- (13) Class M, importer;
- (14) Class N, reserved;
- (15) Class O, manufacturer of wine only.
- (16) **Class P, Event Venue**

(d) *Sunday sales permits.* All licensees who engage in Sunday sales as permitted under subsection 6-7(p) shall also be required to obtain a separate Sunday sales permit as provided in the rules and regulations for administration of the chapter.

(e) *Minor Persons Under 21 Years of Age Permits.* All licensees who allow Minor Persons under 21 Years of Age on their premises under Sec 6-9(c), in accord with O.C.G.A. 3.3.24.1, who hold a Class D, E, or F License shall also be required to obtain a separate Under Age Permit as provided in the rules and regulations for administration of this chapter.

(ef) *Distance waiver permit for restaurants.* Any licensee who operates a restaurant that does not meet all of the distance requirements in subsection 6-7(e) shall also be required to obtain a distance waiver permit for the restaurant as provided for in subsection 6-5(o) and in the rules and regulations for administration of the chapter.

(fg) *Event permit for caterers.* Pursuant to O.C.G.A. § 3-11-3 in order to distribute or sell distilled spirits, malt beverages, or wine at a catered event, a licensed alcoholic beverage caterer shall be required to obtain a catered event permit as provided in the rules and regulations for administration of the chapter.

(gh) *Fees.* Unless otherwise provided for in this chapter, the fees for each type of license and permit listed in paragraph (c) hereinabove, as well as any other fee described in this chapter, shall initially be set by resolution, and from time to time amended by mayor and city council by incorporating and amending the schedule of fines and fees as adopted by the mayor and city council except that private clubs as defined in section 6-3 shall pay 70 percent of the applicable fees.

(hi) *Change of business.* If a licensed premises changes ownership or changes its location a new alcohol application must be filed, and the fee for the license shall be the same as if the application was for an original or new alcohol license. An alcohol license is non-transferrable when there is a change in ownership, or a change in location.

(hj) *Payment.* The fees referred to in this section shall be payable annually on a fiscal-year basis except for the initial year when they will be prorated for the number of quarters remaining in the calendar year at the time the license was purchased. If the license is purchased and the premises fail to open within 45 days of issuance, the license shall be automatically revoked, and there shall be no refunds for any portion of the fees. All new licenses must be paid and received by the business not later than 30 days from notification of approval. If payment is not received, the license granted shall be considered void and treated as if denied.

## Sec. 6-9.-Minors and Persons under 21 years of age

### Section 6-9 Age Requirements for Entry or Employment at a Bar

(A) Bar designation under this section shall not apply to event venues, spectator sports facilities, performing arts centers, or live musical concert venues that only engage in alcoholic beverage sales from less than one hour prior to start of sporting, musical, or performing arts events that are open to the public until the conclusion of said events.

(b) All individuals must be at least 21 years of age to enter or remain in a Bar unless he or she is accompanied by a parent, legal guardian, or spouse who is 21 years of age or older.

(C) In compliance with O.C.G.A. 3.3.24.1, ~~This~~ the restriction in 6.9(b) shall not apply if a minor ~~over~~ between 18 years and 21 years of age enters the Bar in order to attend a bona fide live musical concert or live performing arts presentation for which the minor has paid an admission charge and is visibly and conspicuously marked as a minor for purposes of alcohol consumption and service. Persons under 21 must purchase printed tickets for admission not less than one hour prior to Bar doors opening for such event. During such events door personnel must use an ID Scanner to verify the age of each patron, regardless of age, must place wristbands on each underage patron, and must serve beverages to underage patrons in a plastic, colored cup. Events permitted under this subsection shall be limited to 26 events annually per licensed premises. Licensee shall furnish Statesboro City Clerk and Chief of the Statesboro Police Department or his/ her designee with notice of events being held pursuant to this subsection not less than five (5) business days prior to event. Licensees must possess an Underage Permit as stipulated in 6-4-(e).

(c) All employees of the Bar, whether part or full time and regardless of employment capacity, must also be at least 21 years of age.

(d) The restriction in Section 6-9(c) shall not apply to 3<sup>rd</sup> party outside vendors or other non-staff employees who are on premises for a limited duration, are being compensated to perform a specific task, are not regularly on the premises, and are not on premises for purposes of patronizing the Bar. Such exemption shall not apply to individuals serving as a Bouncer or Bouncers.

(e) "Bouncer" means an individual primarily performing duties related to verifying age for admittance, security, maintaining order or safety, or any combination thereof.

(f) No person shall allow or require an individual under the age of 21 to serve as a Bouncer on any premises where alcoholic beverages are dispensed, served, or sold pursuant to an alcoholic beverage license.



**Ordinance 2018-06: An Ordinance Amending Chapter 6 of the Statesboro Code of Ordinances (Alcoholic Beverages)**

WHEREAS, the City has previously adopted an ordinance regulating alcoholic beverages; and

WHEREAS, the Mayor and City Council has determined there is sufficient reason and need to amend Chapter 6 (Alcoholic Beverages) of the Code of Ordinances, City of Statesboro, Georgia; and

WHEREAS, the public hearing that preceded the adoption of the ordinance amendment was advertised; and

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

Chapter 6 Alcoholic Beverages of the Code of Ordinances, City of Statesboro, Georgia is hereby amended and shall read as follows:

**Section 6-3 Definitions**

*Bar* means any public place with its primary business being the service of alcoholic beverages for on premises consumption. A properly provisioned kitchen and sales of food are allowed, but not required. There is no requirement or provision regarding percentage of sales derived from meals prepared on premises.

*Event Venue* means a public place hosting advertised sporting events, **projected cinematic showings**, live musical concerts, performing arts presentations or performances. and/or any other type of entertainment for which a ticket is required for admission and attendance with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. Event Venues may host private functions with guest list and no ticket being required. Cover charges are expressly prohibited. Serving of prepared food and its attendant facilities shall be permitted but not required. Event Venues shall only be open to public for one hour before and after hosted events.

*Pub* means any public place kept, used, maintained, and advertised and held out to the public as a place where meals are served and where meals are actually and regularly served, such place being provided with adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at tables with seating, and holding a certificate of inspection and approval from the county health department. At least one meal per day shall be served every day that the premises is open to the public, and the serving of such meals shall be a substantial portion of the business conducted, with the serving of alcoholic beverages also comprising a substantial portion of its business. A pub shall have 40 percent or more of its total annual gross sales of from the sale of prepared meals. The sale of ice, garnishes, soft drinks, mixers or beverages of any kind shall not constitute the sale of prepared meals.

*Restaurant* means any public place kept, used, maintained, and advertised and held out to the public as a place where meals are served and where meals are actually and regularly served, such place being provided with adequate and sanitary kitchen and dining room equipment, having employed a sufficient number of cooks and kinds of employees to prepare, cook, and serve suitable food at all times the place is open with the sole exception of one hour after food preparation ceases for business at tables with seating, and holding a certificate of inspection and approval from the county health department. At least one meal per day shall be served every day that the premises is open to the public, and the serving of such meals shall be the principal business conducted, with the serving of alcoholic beverages to be consumed on the premises as only incidental thereto. A restaurant shall have 70 percent or more of its total annual gross sales of from the sale of prepared meals. The sale of ice, garnishes, soft drinks, mixers or beverages of any kind shall not constitute the sale of prepared meals.

Low Volume adequate definition should be codified after approval at 7/17 meeting

#### **Sec. 6-9. - Minors and persons under 21 years of age.**

In addition to the prohibitions set forth at O.C.G.A. §§ 3-3-23, 3-3-23.1, 3-3-24, and 3-3-24.1 as amended, which are hereby incorporated by reference herein, the following guidelines for license type shall apply:

- (a) *Bars*: No persons under 21 are allowed to enter, remain, or be employed except for third-party outside vendors or other non-staff individuals who are on the premises for a limited duration and are being compensated to perform a specific task on the premises but are not regularly on the premises nor are on the premises to patronize the Bar. Examples of such individuals include, but are not limited to, the following: construction workers, couriers, deliverymen, and handymen and repairmen. **Parent/ guardian exception??**
- (b) *Event Venues*: No age restrictions during permitted hours of operation.
- (c) *Low Volume Licensees*: No age restrictions shall apply.
- (d) *Pubs*: No one under 18 shall be allowed in or to remain on premises after 10 pm without a parent or guardian. No one under 21 years of age shall be allowed to enter or remain on premises after the kitchen has stopped serving. Pubs may allow patrons over 18 years of age to enter and remain during live music concerts that continue past 10 PM if the kitchen remains open offering the full or substantial menu during that time. At no time shall patrons under 21 be allowed to sit at alcohol dispensing station (bar) unless accompanied by parent or guardian. There shall be no set time for a Pub owner to close the kitchen nor does the closing time need to be consistent on a daily basis.
- (e) *Restaurants*: At no time shall patrons under 21 be allowed to sit at alcohol dispensing station (bar) unless accompanied by parent or guardian. No other age restrictions shall apply.

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager and Sue Starling, City Clerk

**From:** Cain Smith, City Attorney

**Date:** August 1, 2018

**RE:** August 7, 2018 City Council Agenda Items

**Policy Issue:** *Statesboro Code of Ordinances: Chapter 2 (Administration)*  
Amendment amending the appointment procedure for members of the Alcohol Advisory Board as set out Section 2-98.

**Recommendation:** N/A

**Background:** Council expressed concern that the non-staggered terms of AAB members as set out currently would inhibit continuity of operations and suggested the appointment procedure be amended in accordance with appointment procedure and schedule of other City committees.

**Budget Impact:** None

**Council Person and District:** All

**Attachments:** Proposed, current, and amended/ redlined versions of Section 2-98

Ordinance 2018-07

**PROPOSED**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city council member shall each have authority to appoint one member to the alcohol advisory board. The appointment of members of the alcohol advisory board on September 4, 2018 shall be as follows:

- (1) Board members appointed by Mayor, and Districts 1 and 4 shall be appointed for terms of two years.
- (2) Board members appointed by Districts 2, 3, and 5 shall be appointed for terms of one year.

Each successor appointed to the alcohol board thereafter shall be appointed by majority vote of the governing body for a term of two years. Members may be appointed for up to two successive terms. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by majority vote of the governing body. The governing body shall have the authority to remove any member of the alcohol advisory board by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

**CURRENT**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city councilmember shall each have authority to appoint one member to the alcohol advisory board. The term of office of each appointed member of the alcohol advisory board shall be two years, and the term shall begin on July 1 st , and end at the stroke of midnight on June 30 th . The initial term for initial members of the alcohol advisory board shall end on June 30, 2018. The initial members of the alcohol advisory board shall be appointed at the time this division takes effect, shall hold office for the balance of their terms then remaining, and their successors shall be appointed by the mayor and each city councilmember for a term of two years. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the mayor or councilmember who appointed the member who vacated the seat. The mayor and city council shall have the authority to remove any member of the alcohol advisory board appointed by it by a majority vote for cause, on written charges, after a public hearing. All members shall serve without compensation.

**REDLINE**

Sec. 2-98. - Establishment; appointment; terms; compensation; removal.

There is hereby created a board to be known as the alcohol advisory board. The alcohol advisory board shall consist of six members who shall be residents of Bulloch County. The mayor and each city councilmember shall each have authority to appoint one member to the alcohol advisory board. ~~The term of office of each appointed member of the alcohol advisory board shall be two years, and the term shall begin on July 1 st , and end at the stroke of midnight on June 30 th . The initial term for initial~~

~~members of the alcohol advisory board shall end on June 30, 2018. The initial members of the alcohol advisory board shall be appointed at the time this division takes effect, shall hold office for the balance of their terms then remaining, and their successors shall be appointed by the mayor and each city councilmember for a term of two years. The appointment of members of the alcohol advisory board shall be as follows:~~

~~(1) Board members appointed by Mayor, and Districts 2 and 4 shall be appointed for terms of four years.~~

~~(2) Board members appointed by Districts 1, 3, and 5 shall be appointed for terms of two years.~~

~~Each successor appointed to the alcohol board thereafter shall be appointed for a term of four years. Members may be appointed for up to two successive terms. Vacancies on the alcohol advisory board occurring other than by expiration of term shall be filled by an interim appointment for the unexpired term by the mayor or councilmember who appointed the member who vacated the seat. The mayor and city council shall have the authority to remove any member of the alcohol advisory board appointed by it by a majority vote for cause, on written charges, after a public hearing. All members shall serve~~

# CITY OF STATESBORO

## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Travis L. Chance, District 5



Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To: Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager**

**From: Darren Prather, Central Services Director**

**Date: 7-31-18**

**RE: Policy Issue: Memorandum of Understanding—City and County GIS Data**

### Recommendation:

We recommend the City adopt this memorandum of understanding (MOU) with Bulloch County to share a cloud-based geographical information system (GIS). This MOU would provide an opportunity for the City and County to share resources and expenses related to both GIS programs. The chart below depicts the shared amounts between the two entities that are recommended.

Item	Total Cost	County's Obligation	Frequency
Microsoft Azure Cloud Server	\$6,500.00	\$3,250.00	Yearly
ESRI License Upgrade Fee	\$8,500.00	\$4,250.00	One Time
ESRI Yearly License Fee	\$5,000.00	\$2,500.00	Yearly
EagleView Aerial Imagery Service	\$2,000.00	\$1,000.00	Yearly

The total yearly cost to the City, as illustrated above, would be \$11,000 for the first year and \$6,750 every year after the initial year. This includes all license fees; upgrade fees, cloud server access fees and imagery service fees to operate this GIS resource.

This project and related expenses was included in the current 2019 fiscal budget under the GIS Division of Central Services.

### Background:

This MOU is being recommended due to the fact the City of Statesboro and Bulloch County both utilize GIS services for numerous functions. In addition, many of these services are similar and include the same resources. Due to this fact, it makes economical and functional sense to share these resources and expenses as to not duplicate these costs between the two entities. GIS is a valuable tool utilized by both the City and the County to assist in the operation of utility mapping, emergency services and numerous other critical functions needed for the daily operations of these entities.



**Council Person and District:** All

**Attachments:** Copy of MOU

**JOINT CITY / COUNTY  
CLOUD BASED ENTERPRISE GIS**

**MEMORANDUM OF UNDERSTANDING**

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 2018, by and between the CITY OF STATESBORO, a municipal corporation chartered under the laws of the State of Georgia and BULLOCH COUNTY, a political subdivision of the State of Georgia hereinafter referred to as the “Parties”

WITNESSETH:

**WHEREAS** both parties recognize that an enterprise Geographic Information Systems (“GIS”) is integral to their current operations;

**WHEREAS** the City must upgrade its current enterprise GIS;

**WHEREAS** the County currently does not have an enterprise GIS;

**WHEREAS** the data interoperability between the parties afforded by a joint enterprise GIS will be a mutual benefit for both entities;

**WHEREAS** a cloud based enterprise GIS would allow both parties to share the hardware and maintenance cost for said GIS;

**WHEREAS** a cloud based enterprise GIS would increase the cyber security of the City’s current GIS;

**WHEREAS** both parties must provide access to the latest aerial imagery products to their users;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements herein made, the Parties do hereby mutually agree as follows:

1. **City’s obligation:** The City of Statesboro hereby agrees to build and manage a cloud based GIS server using the Microsoft Azure platform for cloud server hardware at an estimated annual cost of \$6500.00 and ESRI’s ArcEnterprise suite of software at an upfront cost of \$8500.00 and an annual license fee of \$5,000.00. The City will also enter into a contract with EagleView aerial imagery for a web-based imagery service. This imagery service will be used by the enterprise GIS to provide access to aerial imagery products at an annual cost of \$2000.00.
2. **County’s Obligation:** Bulloch County shall reimburse the City for one half of each of the costs listed above. This includes \$3250.00 per year for one half the estimated annual cost of the Microsoft Azure cloud server. The County will reimburse the City \$4250.00 for the upfront ESRI license fee, then \$2,500.00 per year for the annual ESRI license maintenance fee. The County will also reimburse the City \$1,000.00 per year for one half the cost of the EagleView aerial imagery service. Costs are better displayed in the table below.

Item	Total Cost	County's Obligation	Frequency
Microsoft Azure Cloud Server	\$6,500.00	\$3,250.00	Yearly
ESRI License Upgrade Fee	\$8,500.00	\$4,250.00	One Time
ESRI Yearly License Fee	\$5,000.00	\$2,500.00	Yearly
EagleView Aerial Imagery Service	\$2,000.00	\$1,000.00	Yearly

3. **Cooperation and Representation:** The City agrees to faithfully represent Bulloch County, consult with the County regularly, permit and not hinder the County from having direct access to the enterprise GIS or any vendor listed above, and will forward all correspondence between City and the vendors to the County.
4. **Amendments to this Agreement.** This Agreement may be amended by the mutual agreement of both parties hereto. Such Amendment shall be in writing to be attached to and incorporated into this Agreement.
5. **Term:** This Agreement shall be for a term of fifty (50) years, but may be terminated earlier upon the mutual written consent of both parties hereto.
6. **Legal Construction.** In the event any one or more of the provisions contained in this Agreement shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
7. **Governing Law.** This Agreement shall be governed in all respects by the laws of the State of Georgia.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly approved by their respective governing authorities and executed and attested by their proper officers with their official seals affixed hereto set forth in duplicate originals.

CITY OF STATESBORO

BULLOCH COUNTY

By: \_\_\_\_\_  
Jonathan McCollar, Mayor

By: \_\_\_\_\_  
Roy Thompson, Chairman

Attest: \_\_\_\_\_  
Sue Starling, Clerk

Attest: \_\_\_\_\_  
Olympia Gaines, Clerk

(SEAL)

(SEAL)

**RESOLUTION 2018-22:A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF STATESBORO, GEORGIA; CALLING FOR A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 6, 2018**

**WHEREAS**, Senate Bill 17 provides for authorization of a referendum to permit the sale of alcoholic beverages for consumption on the premises on Sundays for an additional hour and a half during the time period of 11:00 A.M. until 12:30 P.M.

**WHEREAS**, the ballot shall have written or printed thereon the words:

Shall the governing authority of the City of Statesboro be authorized to permit and regulate Sunday sales of alcoholic beverages for on premises consumption between 11:00 A.M. and 12:30 P.M.?

**WHEREAS**, the City of Statesboro has an Intergovernmental Agreement with the Bulloch County Board of Elections to conduct Municipal Elections. This agreement sets forth the duties of the City Clerk and the Supervisor of the Bulloch County Elections and Registration Office; and

**WHEREAS**, the voter registration deadline for this election is October 9, 2018; and

**WHEREAS**, Absentee, Advance, Early and Saturday Voting will be handled through the office of the Bulloch County Board of Elections.

**RESOLVED**, this \_\_\_\_ day of July 2018.

CITY OF STATESBORO

\_\_\_\_\_  
Jonathan M McCollar, Mayor

Attest:

\_\_\_\_\_  
Sue Starling, City Clerk  
(Seal)

# CITY OF STATESBORO

## COUNCIL

Phillip A. Boyum  
Sam Lee Jones  
Jeff B. Yawn  
John C. Riggs  
Derek Duke



Jonathan McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager and Sue Starling, City Clerk

**From:** Cain Smith, City Attorney

**Date:** August 2, 2018

**RE:** August 7, 2018 City Council Agenda Items

**Policy Issue:** Consideration of resolution approving and adopting a 2018 Redevelopment Plan and associated Tax Allocation District ("TAD") for an area within the City and authorizing the entry into one or more intergovernmental agreements between the City, Board of Commissioners of Bulloch County, and/or the Board of Education of Bulloch County.

**Recommendation:** N/A

**Background:** Public hearing regarding Redevelopment Plan was held July 24, 2018. Redevelopment Plan includes funding installation and improvement of public infrastructure (roads, water, and sewer) on land adjacent to GSU South Campus. Funding for public infrastructure would solely be through pledging tax increment on such real property to pay off bonds to be issued. Bulloch County and Bulloch County School District have expressed interest in pledging their tax increment as well. Separate IGAs with these governing authorities are required in order for these authorities to pledge their tax increment.

**Budget Impact:** None

**Council Person and District:** Jeff Yawn, District 3

**Attachments:** Redevelopment Plan and Fiscal Analysis



**RESOLUTION 2018-23:A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF STATESBORO, GEORGIA, ADOPTING AND APPROVING A REDEVELOPMENT PLAN AND THE ASSOCIATED TAX ALLOCATION DISTRICT FOR “TAX ALLOCATION DISTRICT #2: OLD REGISTER”; APPROVING THE EXECUTION AND DELIVERY BY THE CITY OF INTERGOVERNMENTAL AGREEMENTS AMONG THE CITY OF STATESBORO, GEORGIA AND THE BOARD OF COMMISSIONERS OF BULLOCH COUNTY, AND THE CITY OF STATESBORO, GEORGIA, AND THE BULLOCH COUNTY BOARD OF EDUCATION, RESPECTIVELY, RELATING TO THE DEDICATION OF THE TAX INCREMENTS OF SAID PARTIES IN THE AFORESAID TAX ALLOCATION DISTRICT; AND FOR OTHER PURPOSES.**

**WHEREAS**, O.C.G.A. Sec. 36-44-1 *et seq.* (the “**Redevelopment Powers Law**”), provides for the authorization of redevelopment powers and the creation of redevelopment plans and tax allocation districts by municipalities in the State of Georgia; and

**WHEREAS**, the City of Statesboro, Georgia (the “**City**”), is authorized to exercise redevelopment powers under the Redevelopment Powers Law by 2014 Ga. Laws p. 3577, as approved by referendum; and

**WHEREAS**, the governing body of the City has designated the City Council to serve as the City’s redevelopment agency (“**Redevelopment Agency**”) under the Redevelopment Powers Law; and

**WHEREAS**, the Redevelopment Agency has prepared a redevelopment plan (the “**Redevelopment Plan**”) for the redevelopment area described therein (the “**Redevelopment Area**”) and submitted it to the City for consideration by its governing body pursuant to O.C.G.A. Sec. 36-44-3(9); and

**WHEREAS**, the Redevelopment Plan contemplates the creation, within the Redevelopment Area, of “Tax Allocation District #2 of the City of Statesboro, Georgia,” to be generally known as the “Tax Allocation District #2: Old Register”, as more fully identified in the Redevelopment Plan (the “**TAD**”); and

**WHEREAS**, the Redevelopment Plan will be submitted to the Board of Commissioners of Bulloch County (the “**County**”) and the Bulloch County Board of Education (the “**Board of Education**”), together with respective Intergovernmental Agreements (each, an “**Agreement**”, and collectively, the “**Agreements**”) to be made and entered into between the City and the County, and the City and the Board of Education, respectively, under which (i) the County consents and agrees to the inclusion of County *ad valorem* taxes on real property within the TAD in the computation of the Tax Allocation Increments for the TAD in accordance with the Redevelopment Powers Law, effective as of December 31, 2018, subject to and in accordance with the appropriate Agreement; and (ii) the Board of Education consents and agrees to the inclusion of Board of Education *ad valorem* taxes on real property within the TAD in the computation of the Tax Allocation Increments for the TAD in accordance with the

Redevelopment Powers Law, effective as of December 31, 2018, subject to and in accordance with the appropriate Agreement; and

**WHEREAS**, the governing body of the City conducted a public hearing on the Redevelopment Plan and the TAD and solicited public comment and input as required by the Redevelopment Powers Law; and

**WHEREAS**, the City has caused publication of notice, in accordance with the Redevelopment Powers Law, giving notice of the intention of the governing body of the City, (i) to review, approve and adopt the Redevelopment Plan, (ii) to create the TAD; and (iii) to approve and authorize the execution of the Agreements.

**NOW, THEREFORE, BE IT RESOLVED** by the governing body of the City of Statesboro, and it is hereby so resolved by the authority of the same that:

1. Redevelopment Plan.

(a) The governing body of the City finds and declares that the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan.

(b) The governing body of the City finds and declares that the improvement of the Redevelopment Area is likely to enhance the value of a substantial portion of other real property in the TAD.

(c) The governing body of the City hereby adopts the Redevelopment Plan attached to this Resolution as Exhibit "A" as the Redevelopment Plan for the Redevelopment Area pursuant to O.C.G.A. Sec. 36-44-8(3), and by reference to said Redevelopment Plan, incorporates herein the information contained therein.

(d) Pursuant to said Redevelopment Plan and the Redevelopment Powers Law, the governing body of the City hereby creates, as of December 31, 2018, the "Tax Allocation District #2 of the City of Statesboro, Georgia," to be generally known as the "Tax Allocation District #2: Old Register".

(e) The governing body of the City hereby establishes the estimated Tax Allocation Increment Base of \$2,089,729 for the TAD. The boundaries of the TAD and property taxes to be used for computing tax allocation increments are specified in the Redevelopment Plan.

(f) The governing body of the City hereby finds and declares that the property proposed to be pledged for payment and as security for payment of the tax allocation bonds proposed by the Redevelopment Plan shall include the positive *ad valorem tax* allocation increments derived from the TAD. The governing body of the City also deems it advisable to create a special service tax district (coterminous with the TAD) as additional security for the repayment of such tax allocation bonds, and hereby declares its intention to do so.

2. Authorization to Execute Agreement and Other Documents. The governing body of the Council authorizes the Mayor of the City to execute any document relating hereto, including but not limited to the Agreements, copies of which are attached hereto as Exhibit "B" and incorporated herein by reference. The Mayor and the City's staff are also authorized to perform all acts necessary to accomplish the purposes of this Resolution.

3. Repeal of Conflicting Resolutions. All resolutions and parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

4. Effective Date. This Resolution shall be effective immediately upon its adoption by the City.

**SO ORDAINED** this 7th day of August, 2018.

**CITY OF STATESBORO, GEORGIA**

By: \_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

[SEAL]

**EXHIBIT A**  
**REDEVELOPMENT PLAN**

**EXHIBIT B**  
**AGREEMENTS**

(TO BE ATTACHED)





## **Bulloch County Schools Fiscal Impact Analysis – Statesboro Stadium Complex TAD**

At the request of JGR Development and Seyfarth Shaw LLP, the Center for Economic Development Research (CEDR) at Georgia Tech’s Enterprise Innovation Institute conducted a fiscal impact analysis of the above proposed Tax Allocation District (TAD) on the Bulloch County school system.

The project is proposed to be developed in four phases and in total represents \$160.5 million in new real property investment. The project includes a mix of retail space, restaurants, hotels, movie theater, golf driving range, and 144 residential units, all anchored by a new soccer stadium for use by South Georgia Tormenta FC. Based on the types of proposed uses, it is expected that more than 900 employees will work at the development.

However, not all of these employees will be new to Bulloch County. Some of the spending on retail and restaurants will simply replace spending that is already occurring elsewhere in the county. Similarly, some of the professional office tenants may relocate from existing office space in Bulloch County. To the extent either of these occur, it does not represent new revenue or new expense to the school system. For this analysis, it was assumed that only half of the retail and restaurant spending at the development will be new to Bulloch County. Similarly, it was assumed that only half of the professional office tenants will be new to the county.

With respect to the remaining NEW employment, it is unlikely that many of the retail, restaurant, and hotel employees will relocate to Bulloch County for these type of jobs. These jobs will simply draw from the existing labor pool and should not result in the creation of new households. However, the new office and professional jobs that locate in the development (not the ones that relocate from elsewhere in Bulloch County) will represent new households, and as such, new expense to the county school system.

The fiscal impact estimates presented here are generated using a mixed-use fiscal impact model developed by researchers at Georgia Tech. Extensive research into the cost of servicing residential and non-residential properties has clearly shown that, on average, households generate less revenue (property and sales taxes, fees, etc.) than they require in government services. On the other hand, commercial and industrial properties do just the opposite. The mixed-use model approach used here is based on statistical analyses of the influence of changes in residential, commercial, and industrial property values on specific revenue and expenditure categories. This is achieved through regression equations using pooled time series and cross-sectional data for counties and cities in Georgia. The model also uses financial data specific to the Bulloch County school system, as well as the Bulloch County tax digest, retail sales, effective buying income, commuting patterns, and other demographic and employment data specific to Bulloch County.

Revenue and expenditure data specific to Bulloch County schools was used in the model and were taken from the most recent financial documents publicly available from the Georgia Department of Education. For the school system it is important to note that only LOCAL costs per student were considered, i.e., the costs covered by state or federal monies were not considered.

Finally, the stream of new revenues and expenditures are forecast for a 15-year period. The future stream of net benefits (positive or negative) is then put in current dollars using a Net Present Value (NPV) calculation using a discount rate bracketed by the interest that must be paid on current debt and the interest that could be earned in the appropriate investment funds market. For this analysis the discount rate was 3 percent.

**Enterprise Innovation Institute**  
innovate.gatech.edu

Table 1 shows the estimated revenues and expenses that will accrue to the Bulloch County school system as a result of this development under the assumptions presented above. Of the 144 residential units, 80 are 1-bedroom units and the remaining 64 are 3-bedroom units. It is estimated that this mix of residential units will generate 41 new students for the school system. In addition, based on Bulloch County commuting patterns, the professional office space that represents new employees to the county is expected to create more than 100 new county households, and subsequently, 69 new students for the school system. In total, we estimate this project will result in 110 new students to the school system. The new LOCAL cost of those students is \$340K. New revenues from this development, excluding the new property tax associated with the TAD increment, is estimated to be \$387K and is due in large part to both the education sales tax and the local option sales tax that are both distributed to the school system. Given the new revenues and expenses, the NPV of the net fiscal benefit of this project to the school board over the next 15 years is approximately \$760K.

The mixed-use model used here is only designed to forecast revenues and expenses for up to 15 years. While the TAD is expected to be longer than this, it is clear that both revenues and expenses stabilize after year 6. Therefore, it is simple enough to extend the fiscal impact for an additional 15 years and calculate a 30-year NPV. This results in a NPV of the project to the Bulloch County school system of \$1.1M.

**Table 1 - Mixed Use Fiscal Analysis  
Bulloch County School System & Soccer Complex**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Total	
<b>BENEFITS</b>																	
Total Property Taxes	\$2,295	\$5,338	\$19,019	\$27,714	\$35,392	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$36,969	\$459,452
Total Sales Taxes (ELOST)	\$45,232	\$141,672	\$158,756	\$167,472	\$173,928	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$2,439,596
Total Sales Taxes (LOST)	\$45,232	\$141,672	\$158,756	\$167,472	\$173,928	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$175,254	\$2,439,596
<b>TOTAL BENEFITS</b>	<b>\$92,759</b>	<b>\$288,682</b>	<b>\$336,530</b>	<b>\$362,657</b>	<b>\$383,248</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$387,477</b>	<b>\$5,338,643</b>	
<b>COSTS</b>																	
Total Education (Local Cost)	\$11,611	\$165,227	\$226,798	\$286,444	\$330,629	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$339,704	\$4,417,750
<b>TOTAL COSTS</b>	<b>\$11,611</b>	<b>\$165,227</b>	<b>\$226,798</b>	<b>\$286,444</b>	<b>\$330,629</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$339,704</b>	<b>\$3,058,933</b>
<b>NET BENEFITS</b>	<b>\$81,148</b>	<b>\$123,456</b>	<b>\$109,732</b>	<b>\$76,213</b>	<b>\$52,619</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$47,773</b>	<b>\$920,893</b>
<b>Present Value of Net Revenues</b>	<b>\$760,199</b>																
<b>New Students:</b>																	
Total from project residential	0.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0	41.0
Total from new employees	3.7	12.3	32.2	51.4	65.7	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6	68.6
<b>TOTAL NEW STUDENTS</b>	<b>3.7</b>	<b>53.3</b>	<b>73.2</b>	<b>92.4</b>	<b>106.7</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>	<b>109.6</b>

Source: Center for Economic Development Research, Georgia Institute of Technology



STATESBORO, GEORGIA  
TAX ALLOCATION DISTRICT #2: OLD REGISTER  
REDEVELOPMENT PLAN  
2018

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**APPENDICES**

- A. OLD REGISTER TAD MAPS
- B. PROPOSED MASTER PLAN FOR THE TORMENTA PROJECT
- C. SCHOOL IMPACT ANALYSIS FOR THE TORMENTA PROJECT



## **I. EXECUTIVE SUMMARY**

Presented below is a summary of the key points detailed in this redevelopment plan (the “Redevelopment Plan”) for a redevelopment area that is with the proposed co-extensive Statesboro Tax Allocation District #2: Old Register (the “Old Register TAD”) located within the City of Statesboro, Georgia (the “City”) and Bulloch County, Georgia (the “County”).

### **Overview**

The proposed area for the Old Register TAD is at the intersection of Old Register Road and Veterans Memorial Parkway in the City, adjacent to the MC Anderson Sports Complex and Georgia Southern University’s (“GSU”) campus recreation and intramural fields, and includes a popular family entertainment center known as “The Clubhouse.” The surrounding area has a healthy mix of adult and student residents, a relatively large employment base with large employers such as GSU, East Georgia Regional Medical Center and Briggs & Stratton and excellent highway access via Highway 301.

Unfortunately, the intersection of Old Register Road and Veterans Memorial Parkway has yet to reach its full commercial potential as its growth is retarded by a variety of factors, including agricultural land occupying a majority of the southern quadrant of the intersection as well as inadequate infrastructure to support further retail and commercial development.

Old Register TAD would create a major financial incentive that would encourage new and substantial private investment at the intersection, enhance the entrance of GSU and the Old Register Road corridor, enhance pedestrian connectivity in the area, and provide an important economic incentive for new private development opportunities that might otherwise locate outside of the City. The Old Register TAD would spur private redevelopment activity in much the same way as tax allocation districts in other communities have attracted projects and promoted significant growth and redevelopment throughout the state.

### **Proposed Redevelopment Projects**

The redevelopment projects contemplated by this Redevelopment Plan (the “Redevelopment Projects”) are comprised of both public sector projects and private sector projects.

#### ***Public Sector Projects***

In order to attract the private sector projects to the Old Register TAD, the developer will design public infrastructure improvements within the Old Register TAD — including road, water, wastewater, and stormwater infrastructure improvements — sufficient to support the proposed private sector projects. The City will be instrumental in assisting the developer by facilitating the review, permitting, and implementation of financial accommodations for these projects.

The redevelopment costs for the public sector projects are estimated at \$4,750,000. The City will finance these costs through the tax allocation bonds (the "TAD Bonds") that are described in this Redevelopment Plan.

### ***Private Sector Projects***

The following projects are contemplated within the Old Register TAD and will be paid for by private investors:

- Construction of a privately owned 5,000 seat state-of-the-art stadium, with a 10,000 seat capacity expansion;
- Development that includes a privately owned retail and professional complex surrounding the stadium;
- Development of privately owned grocery store, hotel, retail, and commercial properties;
- Development of a village of privately owned retail, office space, and residential units; and
- Privately funded electrical utility improvements related to the privately owned developments.

The private sector projects, when completed, are estimated to represent an investment of approximately \$160.5 million and will be paid for by private sector entities. In contrast, the City estimates that the State Revenue Commissioner will certify \$2,089,729 (estimated based on 2017 millage rates) as the taxable value of all taxable property subject to ad valorem property taxes, located within the proposed Old Register TAD on the effective date such district is created, which is proposed to be December 31, 2018; i.e., this amount is the Old Register TAD's "tax allocation increment base."



## II. INTRODUCTION

### Overview of a Tax Allocation District

The creation of a tax allocation district is authorized in Georgia under the Redevelopment Powers Law, Official Code of Georgia Annotated Chapter 44, Title 36. A tax allocation district is a tool used to publicly finance redevelopment activities in a redevelopment area. A tax allocation district derives its funding from the incremental increase in the redevelopment area's ad valorem revenues as a result of new development and natural increases in the tax base. These revenues are placed in a special fund for the tax allocation district and are used to pay directly for the redevelopment costs or to repay tax allocation bonds issued to finance the redevelopment costs.

Georgia's Redevelopment Powers Law was amended in 2001 to expand the definition of a redevelopment area which has enabled communities to use the tax allocation district financial tool in more areas than prior to the amendment. As a result, tax allocation districts have become a popular economic development tool in Georgia. More than 48 states nationally use tax allocation districts / tax increment financing as a redevelopment financing mechanism for underdeveloped or blighted areas. Since the 1970s, these states have completed hundreds of projects using tax increment financing. Georgia only began to use tax allocation districts in a substantial way in 1999 with the approval of two major tax allocation districts in Atlanta. Since then, the number of tax allocation districts in Georgia has increased significantly. Tax allocation districts, and the financing they enable, offer important tools for cities and counties to use in attracting investment into underdeveloped areas.

There are also other advantages to the use of tax allocation districts:

- **General.** Tax allocation district financing has been used to successfully address site-specific development problems while achieving broader economic development

objectives, resulting in greater, long-term economic benefits to those cities and counties where they are located.

- **A stronger economic base.** Private development that would not have otherwise occurred without the tax allocation district designation can be attracted by this incentive.
- **Redevelopment is supported without additional taxes.** Redevelopment is effectively promoted without tapping into general funds or levying special assessments on property owners throughout the local government.
- **Tax allocation districts / tax increment financing is a well-known incentive.** With 48+ states using tax allocation districts / tax increment financing, the incentive is known and understood by the development community. Other communities have found tax increment financing an effective way to lure private development, attract new industry, create more jobs, and, ultimately, expand an area's tax base.
- **Tax allocation districts have a strong track record of promoting redevelopment.** This technique has a strong track record of attracting private investment on a nationwide basis and in the State of Georgia.

### **How Residents in the City and County will Benefit From the Creation of the Old Register Tax Allocation District**

The specific benefits to the City and County from the Redevelopment Projects include:

- New private capital investment on property located in an area that historically has been underserved by private investment and development;
- Creation of jobs in the professional, business, and service industries with the substantial new commercial and retail development;
- Creation of new shopping, recreation, and entertainment opportunities;
- Creation of a more vibrant neighborhood environment by expanding residential opportunities with new residential units;
- Improved pedestrian access to shopping, employment, and regional transportation;
- Establishment of neighborhood gathering places;
- Attraction of new customers for existing local businesses;
- New annual sales tax revenues; and
- No impact on existing property tax revenues and with increased revenues for the general fund when all redevelopment costs have been paid and the Old Register TAD is terminated.

### III. TAD CREATION

#### Grounds for Exercise of Redevelopment Powers

In order to create a tax allocation district, a “redevelopment plan” must first be approved, in accordance with the Redevelopment Powers law, which includes a “redevelopment area.” A redevelopment area is defined in O.C.G.A. Sec. 36-44-3(7), part of the Redevelopment Powers Law, as follows:

“Redevelopment area” means an urbanized area as determined by current data from the U.S. Bureau of the Census or an area presently served by sewer that qualifies as a “blighted or distressed area,” a “deteriorating area,” or an “area with inadequate infrastructure,” as follows:

(A) A “blighted or distressed area” is an area that is experiencing one or more conditions of blight as evidenced by:

(i) The presence of structures, buildings, or improvements that by reason of dilapidation; deterioration; age; obsolescence; inadequate provision for ventilation, light, air, sanitation, or open space; overcrowding; conditions which endanger life or property by fire or other causes; or any combination of such factors, are conducive to ill health, transmission of disease, infant mortality, high unemployment, juvenile delinquency, or crime and are detrimental to the public health, safety, morals, or welfare;

(ii) The presence of a predominant number of substandard, vacant, deteriorated, or deteriorating structures; the predominance of a defective or inadequate street layout or transportation facilities; or faulty lot layout in relation to size, accessibility, or usefulness;

(iii) Evidence of pervasive poverty, defined as being greater than 10 percent of the population in the area as determined by current data from the U.S. Bureau of the Census, and an unemployment rate that is 10 percent higher than the state average;

(iv) Adverse effects of airport or transportation-related noise or environmental contamination or degradation or other adverse environmental factors that the political subdivision has determined to be impairing the redevelopment of the area; or

(v) The existence of conditions through any combination of the foregoing that substantially impair the sound growth of the community and retard the provision of housing accommodations or employment opportunities;

(B) A “deteriorating area” is an area that is experiencing physical or economic decline or stagnation as evidenced by two or more of the following:

(i) The presence of a substantial number of structures or buildings that are 40 years old or older and have no historic significance;

(ii) High commercial or residential vacancies compared to the political subdivision as a whole;

(iii) The predominance of structures or buildings of relatively low value compared to the value of structures or buildings in the surrounding vicinity or significantly slower growth in the property tax digest than is occurring in the political subdivision as a whole;

(iv) Declining or stagnant rents or sales prices compared to the political subdivision as a whole;

(v) In areas where housing exists at present or is determined by the political subdivision to be appropriate after redevelopment, there exists a shortage of safe, decent housing that is not substandard and that is affordable for persons of low and moderate income; or

(vi) Deteriorating or inadequate utility, transportation, or transit infrastructure; and

(C) An “area with inadequate infrastructure” means an area characterized by:

(i) Deteriorating or inadequate parking, roadways, bridges, pedestrian access, or public transportation or transit facilities incapable of handling the volume of traffic into or through the area, either at present or following redevelopment; or

(ii) Deteriorating or inadequate utility infrastructure either at present or following redevelopment.

### **Boundaries of the Redevelopment Area**

The proposed Old Register TAD is co-extensive with the entirety of the proposed redevelopment area (the “Redevelopment Area”). Approval by the City of this Redevelopment Plan’s Redevelopment Area will also constitute approval of the Old Register TAD, both of which will consist of approximately 289.80 acres with four individual parcels located near the intersection of Old Register Road and Veterans Memorial Parkway (the “Parcels”). These Parcels, together, constitute the Redevelopment Area and the proposed Old Register TAD. Maps depicting the Redevelopment Area are included in Appendix A. The following tables summarize the estimated 2018 tax values of the Parcels as well as the address, acreage, and uses of each of the Parcels.



Sum of Parcels	Acreage	Sum of Market Value	Sum of Taxable Value	2017 Tax Rate	Sum of Taxes
4	289.80	\$5,806,504	\$2,089,729	29.33 mills	\$61,292

MAP PARCEL	Address	Acreage	Existing Land Use
076 - 000001-006	2704 Old Register Road	7.82	PUD/CR
076 - 000001-002	2802 Old Register Road	19.52	PUD/CR
076 - 000001-004	Old Register Road	37.01	PUD/CR
076 - 000001-000	2457 Old Register Road	225.45	R40

Source: Bulloch County Tax Assessors Office.

### Why This Qualifies as a “Redevelopment Area” Under the Redevelopment Powers Law

As is more specifically shown below, in the judgment of the City, and by the approval of this Redevelopment Plan the City is finding that, the proposed Redevelopment Area is inadequately served by existing infrastructure and that the Redevelopment Area on the whole has not been subject to growth and development through private enterprise and would not reasonably be expected to be developed without the approval of this Redevelopment Plan. As such, the Redevelopment Area is in need of a strong financing tool, like a tax allocation district, to facilitate further development and to attract private sector projects to the Redevelopment Area.

The Redevelopment Area qualifies as a “redevelopment area” under numerous sections of the Redevelopment Powers Law, found at O.C.G.A. Sec. 36-44-3(7), particularly 7(B)(vi), 7(C)(i) and (ii), due to the following conditions:

- It is presently served by sewer (see the Existing Utility Map in Appendix D);
- Within the Redevelopment Area conditions exist that substantially impair the sound growth of the community and retard the provision of employment opportunities;
- Within the Redevelopment Area there exists inadequate infrastructure, particularly including
  - inadequate roadways incapable of handling the volume of traffic through the area following redevelopment; and
  - utility infrastructure that is inadequate to support development growth involving private enterprise.

## **Summary of Project Conditions**

The Redevelopment Area has been under-utilized and, with the exception of The Clubhouse, is primarily vacant and undeveloped agricultural land. The proposed Redevelopment Area can currently be described as follows:

- Presence of vacant and undeveloped properties;
- Uninhabitable residential options;
- Limited retail and commercial options;
- Inadequate roadways to support additional development; and
- Inadequate water, stormwater, and wastewater infrastructure to support additional development.

## ***Plan Vision***

The vision for the Old Register TAD is to create a major financial incentive that will redevelop the Redevelopment Area and serve as a catalyst for the further development of the surrounding area by extending the tax allocation district “halo effect” to other parts of the City and the County. By its design, it will generate significant direct economic impacts in terms of new development, increased retail spending, more appealing residential development opportunities, and retain jobs that could be lost to other areas of the region.

The proposed Redevelopment Projects will be strategically located vis-a-vis two existing developments which would permit the Redevelopment Projects to become part of a rebranding for the City and become part of the new perceived entrance to GSU.

The first of the existing developments is that of GSU and its 28,000 students. The Redevelopment Projects will be part of a quadrant that includes GSU’s \$90 million Recreation Activity Center (“RAC”). Less than one mile from GSU’s football stadium, the RAC is the center of campus life for many GSU students. Originally opened in 1998 with 80,000 square feet, the RAC was expanded in 2006 to its present size of 215,000 square feet. Each day the RAC welcomes over 5,500 visitors.

The second is The Clubhouse, a family entertainment center that already encourages wellness and physical activity. The award-winning 60 acre site has 24 lanes of bowling and its own private luxury bowling suite and conference room. Designed by Doug Wilkerson, utilizing his 16 years of experience at Disney, The Clubhouse has a state-of-the-art arcade, golf driving range, laser tag arena, indoor playground, and Coca-Cola 125 Raceway and has ample space for meetings, parties, and other special events. Spikes Sports Grill and Bar, located within The Clubhouse, offers a full menu restaurant and catering service. The Clubhouse has 325,000 guests annually.

The proximity to GSU, and the potential to build upon the already successful The Clubhouse, would enable the Old Register TAD to transform the southern portion of the City and spur even further development throughout the City and County.

### ***Plan Goal***

If this Redevelopment Plan is adopted by the City, thereby proposing the Old Register TAD, and if the County and the Board of Education of Bulloch County consent to include in the tax allocation increment their ad valorem property taxes for the Old Register TAD, the Old Register TAD will promote the redevelopment of the Redevelopment Area by:

- Attracting substantial private investment to help finance key commercial, residential, and retail development that will act as catalysts for additional private investments in this part of the City;
- Spurring new construction on underutilized and deteriorated sites that will create a significant number of jobs, expanding the economy of the City; and
- Helping to increase the future tax digest of the City and the County, allowing the City and County to fund improvements that will enhance the quality of life for all area residents.

### **Current Market Conditions**

#### ***Property Values***

The Parcels have a 2018 market value of approximately \$5,806,504, a 2018 taxable value of approximately \$2,089,729, and generate approximately \$61,292 in property taxes annually to the City, County, and the Board of Education of Bulloch County (estimated based on 2017 millage rates).

#### ***Study Area Economic History***

An analysis of the economic and demographic trends in the Redevelopment Area, and the surrounding area, reveals important information regarding the relative economic stagnation that the Redevelopment Area, and the surrounding area, has experienced.

#### ***Population***

Population growth within the Redevelopment Area, and the surrounding area, has been relatively stagnant due to the lack of development. The City has experienced moderate growth from 2012 to 2016 (the most recent information available) of 6.8%, and the County has experienced a 3.8% growth in population for the same time period. Source: American Community Survey, 5-Year Estimates.

### ***Existing Retail and Commercial Development***

Besides The Clubhouse, there are no existing retail or commercial developments within the Redevelopment Area.

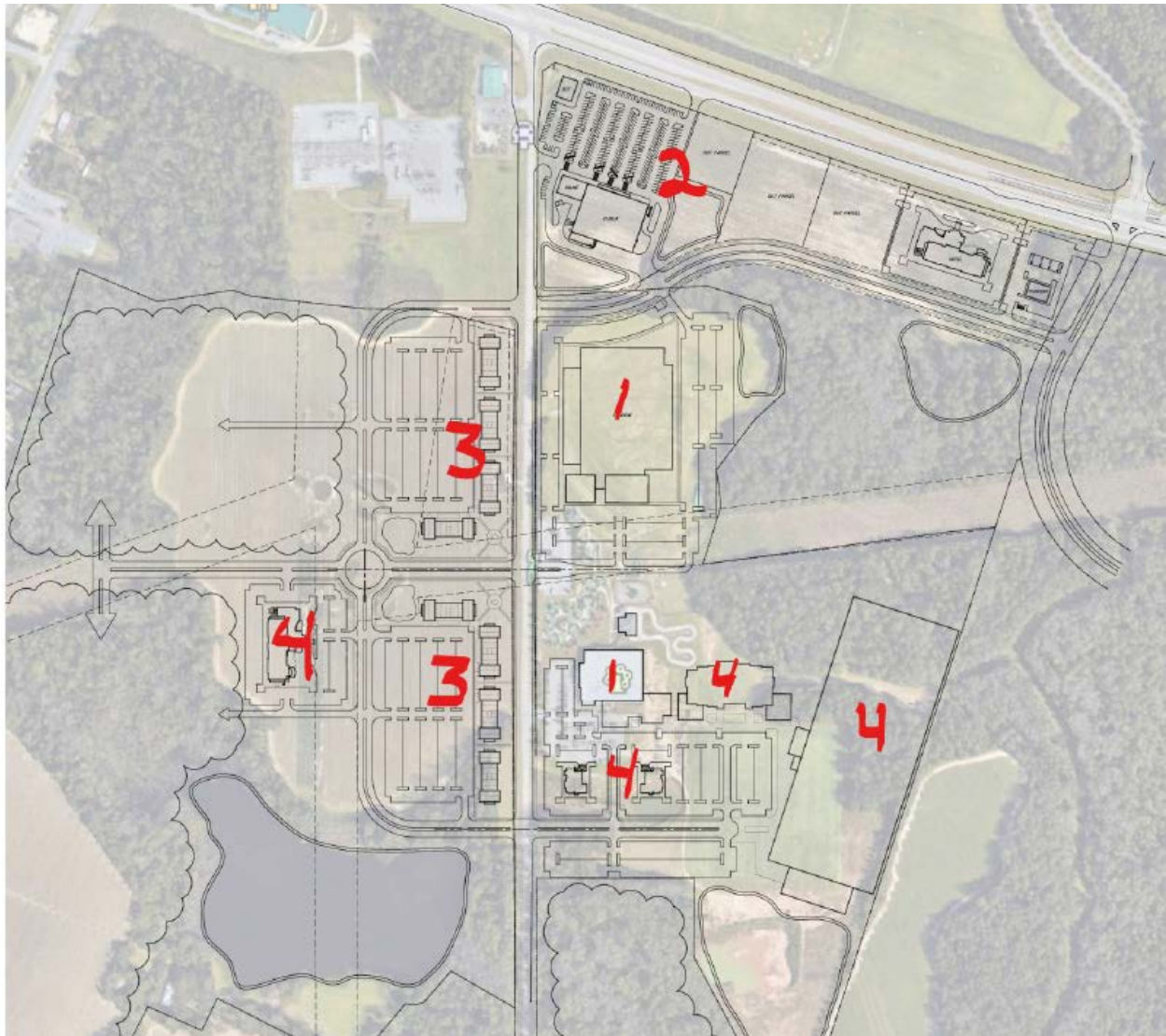
### **Proposed Land Uses After Redevelopment**

The redevelopment of the Redevelopment Area will be carried out in phases, which are described below. The Development Plan for each phase included in its description sets for the private and/or public Redevelopment Project for such phase.

The Old Register TAD will provide the necessary infrastructure for these phases. It will stimulate the creation of a vibrant gateway of retail and commercial activity into the City. Infrastructure improvements, to be completed as part of Phase 1, are designed to serve the Redevelopment Area and attract the private development contemplated by Phases 1, 2, 3, and 4, (these phases are described below) and include roadway widening, water, wastewater, and stormwater infrastructure improvements.

The private sector Redevelopment Projects will be developed by a highly qualified development team. In order to carry out this Redevelopment Plan, the City's Redevelopment Agency (i.e., the City Council) proposes to enter into a multi-year Master Development Agreement with JGR Development, LLC, as Master Developer. JGR Development, LLC, The Clubhouse and South Georgia Tormenta FC are all affiliated by common ownership.

A summary of the private sector and public sector Redevelopment Projects per phase and a map with the corresponding phases labeled are set forth below.



### Phase 1

#### Private Projects

**Central Focus for Redevelopment:** Phase 1 focuses on the construction of a retail and professional complex and a 5,000 seat state-of-the-art stadium (with a 10,000 seat expansion capacity), as well as private utilities, entry design, and landscaping. The stadium will accommodate GSU’s Men’s and Women’s Division I soccer programs, and it will be a permanent home to South Georgia Tormenta FC – a soccer franchise in the USL’s Premier Development League as well as the USL’s newest professional soccer league, USLD3. The complex will also have a restaurant open to the public that will also serve GSU and South Georgia Tormenta FC athletes two meals a day and be open to the public for dining for a charge. The restaurant will focus on educating the athletes and the public on proper nutrition.

(Note: A new road project connecting the GSU main campus, new South Campus, and new

stadium complex is estimated to cost approximately \$10 million. GSU is funding the portion that will run through the GSU campus, at a cost of approximately \$5 million, and the remaining portion of the road and the costs will be financed through TAD Bond proceeds as part of the Phase 1 Public Sector Infrastructure Improvements described below.)

**Existing Land Uses:** vacant land; recreational use

**Description of Existing Development:** The Clubhouse; the City has an existing sanitary sewer main extended to the rear of The Clubhouse; golf driving range

**Development Plan:**

The development plan for Phase 1 contains the following land use elements:

- 5,000 seat state-of-the-art-stadium (with a 10,000 seat expansion capacity) with offices, locker rooms, and retail space forming a retail/professional complex within the stadium;
- Restaurant;
- Parking;
- Electrical utilities; and
- Entry and landscaping.

It is anticipated that all these projects will be built in a 12-month timeframe, to be completed by February 2020.

*Estimated Phase 1 private capital investment: \$31 million.*

Public Projects

**Phase 1 Public Sector Infrastructure Improvements** (see proposed infrastructure improvements map at Appendix A):

- Old Register Road will be widened along the frontage of the soccer stadium as well as The Clubhouse. Additionally, a portion of a new road will be constructed perpendicular to and intersecting with Old Register Road.
- In addition, a longer portion of Old Register Road will be widened to a three lanes measuring 36 feet in total width. Its earthen shoulders and ditches will be replaced with concrete curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of Old Register Road. Street lights will be installed along one side of Old Register Road. Streetlight spacing will be in accordance with City standards.
- A new road (the “New Road”) will be constructed as a four lane divided road similar to nearby Akins Boulevard on GSU's campus. Each of the four lanes will be 12 feet wide, creating two 24 feet wide paved sections divided by a 20 feet



wide landscaped median. This road will feature curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of the proposed road. Street lights will be installed on both sides of road and spaced in accordance with City standards.

- The New Road will be extended (the “Extension”) to the Veteran's Memorial Parkway and Akins Boulevard intersection. The existing traffic signal at the intersection will be modified to accommodate a fourth leg of the intersection. Additionally, a central detention pond will be constructed to manage stormwater runoff from the new road and private commercial development.
- The Extension will be constructed as a four lane divided road. Each of the four lanes will be 12 feet wide creating two 24 feet wide paved sections divided by a 20 feet wide landscaped median. This road will feature curb, gutter, and a piped stormwater conveyance system. Standard 5 feet wide concrete sidewalks will be provided along both sides of the proposed road. The total length of this will be 2,500 linear feet. Streetlight spacing will be in accordance with City standards.
- Water, wastewater, and stormwater infrastructure improvements necessary to support the above roads and the Phase 1, Phase 2, Phase 3, and Phase 4 private sector development projects will also be constructed.
- To the extent necessary for this Redevelopment Project, the City expects that by agreement with the County, any right-of-way along Old Register Road that is located in the unincorporated County will be deeded by the County to the City, which will annex the underlying territory into the City.

*Estimated TAD Bonds proceeds used for Phase 1 public infrastructure improvements: \$4,750,000.*

## **Phase 2**

### **Private Projects**

**Central Focus for Redevelopment:** Phase 2 focuses on the construction of a major grocery store, a hotel, a movie theater, a bank, a pharmacy, retail properties, private utilities, and landscaping.

**Existing Land Uses:** vacant land

**Description of Existing Development:** The City currently has a sanitary sewer main extending to a location approximately 1,000 feet south of the Akins Boulevard and Veteran's Memorial Parkway intersection.

### **Development Plan:**

The development plan for Phase 2 contains the following land use elements:



- 41,000 square foot grocery store;
- Movie theater;
- Pharmacy;
- Bank;
- Retail space;
- 110 bed hotel;
- Convenience store;
- Restaurant;
- Electrical utilities; and
- Landscaping.

It is anticipated that all these projects will be built simultaneously with Phase I or, in any event, by early 2020.

*Estimated Phase 2 private capital investment: \$43.5 million.*

#### Public Projects

There are no public projects for Phase 2.

### **Phase 3**

#### Private Projects

**Central Focus for Redevelopment:** Phase 3 focuses on the construction of a village of four-story buildings featuring retail, office space, residential units, and private utilities. The primary occupants will be general retail, professional/medical offices, and residences.

**Existing Land Uses:** vacant land

**Description of Existing Development:** None

#### **Potential Development Plan:**

The development plan for Phase 3 consists of eight 56,000 square foot buildings, with each building containing:

- 18 residential units (ranging from 725-1525 square feet);
- 13,000 square feet of professional/medical office space;
- 13,000 square feet of retail; and
- Electrical utilities.

It is anticipated that all these projects will be built over a 10-month timeframe, commencing on or before the third quarter of 2020.

*Estimated Phase 3 private capital investment: \$64 million*

Public Projects

There are no public projects for Phase 3.

**Phase 4**

Private Projects

**Central Focus for Redevelopment:** Phase 4 focuses on the construction of a second hotel, additional restaurants, and a golf driving range.

**Existing Land Uses:** vacant land

**Description of Existing Development:** None

**Potential Development Plan:**

The development plan for Phase 4 consists of the following land use elements:

- Hotel with 110 beds;
- Two restaurants;
- Golf entertainment facility; and
- Electrical utilities.

It is anticipated that all these projects will be built over a 10-month timeframe, commencing on or before the third quarter of 2020.

*Estimated Phase 4 private capital investment: \$22 million*

Public Projects

There are no public projects for Phase 4.

#### IV. SUMMARY OF PROPOSED REDEVELOPMENT OF THE OLD REGISTER TAD

The below chart summarizes the phased private development investment as well as the public infrastructure costs.

	Estimated Total Investments (\$ in millions)
Phase 1 - Stadium (private investment)	\$31
Phase 2 - Retail (private investment)	\$43.5
Phase 3 - Residential/Office (private investment)	\$64
Phase 4 - Retail (private investment)	22
Infrastructure Improvements (public investment)	\$4.75
<b>Total</b>	<b>\$165.25</b>

#### Tax Allocation District Infrastructure Costs

Public infrastructure needed for the public sector Redevelopment Projects includes improvements to roadways, water, wastewater, and stormwater infrastructure. The public infrastructure costs to be funded in whole or in part with TAD Bonds have been estimated to be \$4,750,000. The amount of proposed TAD Bonds issued will be in an amount not to exceed the amount necessary such that TAD Bond proceeds available for deposit to the project fund to pay public sector project costs amount to \$4,750,000. It is the City's expectations that the TAD Bonds will have a term of up to 30 years and the City's assumption that a rate of interest (average coupon) of 6% will apply to such TAD Bonds. However, the actual term for the TAD Bonds may be different (but will not be longer than 30 years, the legal maximum), and will be determined by the City taking into account the recommendations of its financial advisor. The actual rate of interest applicable to the TAD Bonds will be determined by market conditions at the time of issue. The positive tax allocation increments derived from the Old Register TAD will be pledged for payment of the TAD Bonds. The City will also consider the creation of a special service tax district as additional security for the repayment of the TAD Bonds if the City deems such special service tax district advisable.

The allocation of Old Register TAD funds for infrastructure costs and other predevelopment costs specific to the public sector Redevelopment Projects will be determined at the time of funding by the City, based upon the specific characteristics of the public sector Redevelopment Projects and other needs of the Old Register TAD. Even though the Old Register TAD is currently served by sewer, utility improvements are needed and use expected to include additional sewer lines to connect to the already existing sewer line in the Old Register TAD that currently

serves The Clubhouse. The City will determine, to the extent TAD Bond proceeds are available, which public infrastructure projects the excess proceeds will be spent on.

Substantial investment in public infrastructure is warranted to provide an environment conducive to attracting the major private investment contemplated and to provide the connectivity between the development areas of the corridor.

## **V. CONTRACTUAL RELATIONSHIPS - SEC. O.C.G.A. 36-44-3(9)(E)**

The Redevelopment Powers Law, O.C.G.A. Sec. 36-44-3, authorizes the City to designate a Redevelopment Agent for the purpose of carrying out the Redevelopment Plan. The City has designated the City Council to serve as the City's Redevelopment Agent responsible to the City for implementing the proposed Redevelopment Plan. The terms "City Council" and "Redevelopment Agency" are used interchangeably in this document. As the City's Redevelopment Agent, City Council will carry out tasks in the following areas:

1. Coordinate implementation activities with other major participants in the Redevelopment Plan and their respective development and planning entities including the Board of Education of Bulloch County, the County, the neighborhoods impacted and other stakeholders, as well as with various City departments involved in implementing the Redevelopment Plan.
2. This Redevelopment Plan conforms with the local Comprehensive Plan, master plan, zoning ordinance, and building codes of the City. The Redevelopment Agency may, however, conduct (either directly or by subcontracting for services) standard predevelopment activities, including but not limited to site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of compatibility of proposed development projects with the City's Comprehensive Plan and the Redevelopment Plan.
3. Seek appropriate development projects, financing, and other forms of private investment in the Redevelopment Area from qualified sources.
4. Develop public-private ventures and intergovernmental agreements as needed.
5. Market the Redevelopment Area among developers, capital sources, and the general public.
6. Coordinate public improvement planning and construction.
7. Enter into negotiations, either directly or through designated brokers, with property owners and real estate developers within the Redevelopment Area for the purpose of acquiring land and property for redevelopment in accordance with the Redevelopment Plan.
8. Prepare economic and financial analyses, project-specific feasibility studies and assessments of tax base increments in support of the issuance of Tax Allocation Bonds by the City.
9. As determined by the City, the City Council will negotiate and enter into development agreements to implement the Redevelopment Plan. This activity includes, without limitation, the Master Development Agreement with JGR Development, LLC.
10. The Redevelopment Agency will perform other duties as necessary to implement the Redevelopment Plan.

The Redevelopment Agency will seek reimbursement for Redevelopment Plan preparation and redevelopment consulting as needed to complete the plan implementation provisions. To manage the redevelopment process, the Redevelopment Agency will seek contractual arrangements with qualified vendors to provide the professional and other services required in qualifying and issuing the bonds, as well as in services including design, feasibility, project management, legal, engineering, and other services required for implementation of the proposed Redevelopment Plan.

## **VI. RELOCATION PAYMENTS - SEC. O.C.G.A. 36-44-3(9)(F)**

Currently no relocation is anticipated with the Old Register TAD. In any case where there would be future relocation of existing residents or businesses, such relocation expenses will be provided for under all applicable federal, state, and local guidelines if public funds are used for property acquisition and such sources for funds require relocation benefits to be offered to tenants and users for relocation.



## **VII. ZONING AND LAND USE COMPATIBILITY - SEC. O.C.G.A. 36-44-3(9)(G)**

The proposed land uses contained in this Redevelopment Plan conform with the local comprehensive plan, master plan, zoning ordinance, and building codes of the City.

## VIII. METHOD OF FINANCING/PROPOSED PUBLIC INVESTMENT

### Why is the creation of a tax allocation district by the City and consent by the County and County School District a good policy decision?

- Using tax allocation district financing to fund construction of infrastructure will enable the City to leverage annual property tax increments (the initial positive tax allocation increment for Phase 1 is estimated at approximately \$10 million) to provide the infrastructure necessary to generate approximately \$160.5 million in private sector investment in the tax allocation district without tapping into current tax revenues. These funds can either be used to support the issuance of the TAD Bonds or be paid out directly to cover costs of the Redevelopment Projects. This Redevelopment Plan contemplates that the redevelopment costs that are paid will involve debt service on TAD Bonds.
- This investment will generate new jobs and new sales tax revenues as well as increased incomes for City and County residents and increased revenues for area businesses. The development will provide new shopping, entertainment, public service, and recreational opportunities on an underdeveloped site. Property values in the surrounding area may increase as a result of this investment, further enhancing the property tax base.
- Once the TAD Bonds are retired, the City, County and Board of Education of Bulloch County will receive the full property tax increment generated from the Old Register TAD.
- The development of the Redevelopment Projects requires support from the Old Register TAD for infrastructure improvements. Thus, without the tax allocation district, there will be no new tax revenue. The Redevelopment Projects cannot occur without public assistance for transportation improvements, and other public infrastructure. The projected Redevelopment Projects will not be financially viable without tax allocation district financing.

## **IX. TAXABLE VALUATION FOR OLD REGISTER TAD**

According to the tax records of the County, the Redevelopment Area had a fair market value of \$5,806,504 for tax year 2018. Taxable value, defined as 40 percent of fair market value, less applicable homestead exemptions, for all parcels is \$2,089,729. The largest parcel is under a 10 year land covenant whereby the assessed value for 2014 of \$124,238 is frozen for 10 years.<sup>1</sup> The taxable value of a given property is then multiplied by the millage rate to determine its ad valorem property taxes.

The current ad valorem tax base for the Old Register TAD is approximately \$61,292 (estimated based on 2017 millage rates).

Pursuant to the Redevelopment Powers Law, upon adoption of the Redevelopment Plan, and after the County and Board of Education of Bulloch County consent to their ad valorem property taxes being included, the Redevelopment Agency will request that the Commissioner of Revenue of the State of Georgia certify the tax base as of the effective date of the creation of the Old Register TAD; i.e., as of December 31, 2018.

This tax base in the Redevelopment Area will be increased by the private investment stimulated by the implementation of the Redevelopment Plan through the issuance of TAD Bonds. In addition, this redevelopment is intended to stimulate other development around the Redevelopment Area and lead to an overall increase in property values in all of this territory as the Redevelopment Plan is implemented.

Upon completion of the Redevelopment Projects as presented in this plan, the Old Register TAD is projected to have a fair market value of \$166,306,504 and a taxable value of \$66,522,601.

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<sup>1</sup> The largest parcel is under such a 10 year land covenant because it is part of a conservation use easement. The grocery store is expected to be built on the conservation use easement and, as a result, the existing covenant will be breached and the value related to the land now in the conservation use easement will be at its fair market value instead of its conservation use easement value.

**X. HISTORIC PROPERTY WITHIN BOUNDARIES OF OLD REGISTER TAD - O.C.G.A. SEC. 36-44-3(9)(J)**

A review of the National Register of Historic Places and City Designated Properties Register was conducted. Within the Redevelopment Area boundary, there is one property found on the National Register of Historic Places, the Sol Akins House, national register information system number 90000487. The Sol Akins House will not be substantially altered in any way inconsistent with technical standards for rehabilitation or demolished unless feasibility for reuse has been evaluated based on technical standards for the review of historic preservation project.

## **XI. CREATION AND TERMINATION DATES - O.C.G.A. SEC. 36-44-3(9)(K)**

The Old Register TAD will be created effective December 31, 2018. The Redevelopment Powers Law provides that the district will be in existence until all redevelopment costs, including debt service, are paid in full. The City anticipates dissolving the Old Register TAD once the TAD Bonds are paid off.

## **XII. TAX ALLOCATION INCREMENT BASE - O.C.G.A. SEC. 36-44-3(9)(M)**

The Redevelopment Area contains a total of four parcels with a total of 289.80 acres. The 2018 taxable value of the parcels in the Old Register TAD is \$2,089,729, which is the increment base of the proposed Old Register TAD.

The value of the base increment of the properties included in the proposed Old Register TAD, together with the existing South Main TAD, would represent less than ten percent of the City's Tax Digest.

**XIII. PROPERTY TAXES FOR COMPUTING TAX ALLOCATION INCREMENTS - O.C.G.A. SEC. 36-44-3(9)(N)**

As provided in the Redevelopment Powers Law, the property taxes included for computing tax allocation increments for the Old Register TAD are shown below. For information, also included are their related millage rates for 2017 (2018 millage rates are not now available).

<b>City and County Millage Rates (per \$1,000)</b>	
<u>Property Taxes Included:</u>	<b>2017</b>
City	7.308
Bulloch County Public Schools*	9.685
Bulloch County*	12.340
Total Old Register TAD Millage	29.333

\*Subject to its consent



#### **XIV. SCHOOL SYSTEM IMPACT ANALYSIS - O.C.G.A. SEC. 36-44-3(9)(R)**

This Redevelopment Plan proposes to include in the tax allocation increment ad valorem taxes levied by a board of education; i.e., the Board of Education of Bulloch County.

Appendix B attached hereto and incorporated by reference contains a school system impact analysis addressing the financial and operational impact on the school system of the proposed redevelopment, including but not limited to an estimate of the number of net new public school students that could be anticipated as redevelopment occurs; the location of school facilities within the proposed Redevelopment Area; an estimate of educational special purpose local option sales taxes projected to be generated by the proposed redevelopment, if any; and a projection of the average value of residential properties resulting from redevelopment compared to current property values in the Redevelopment Area.



◆  
**BEFORE**

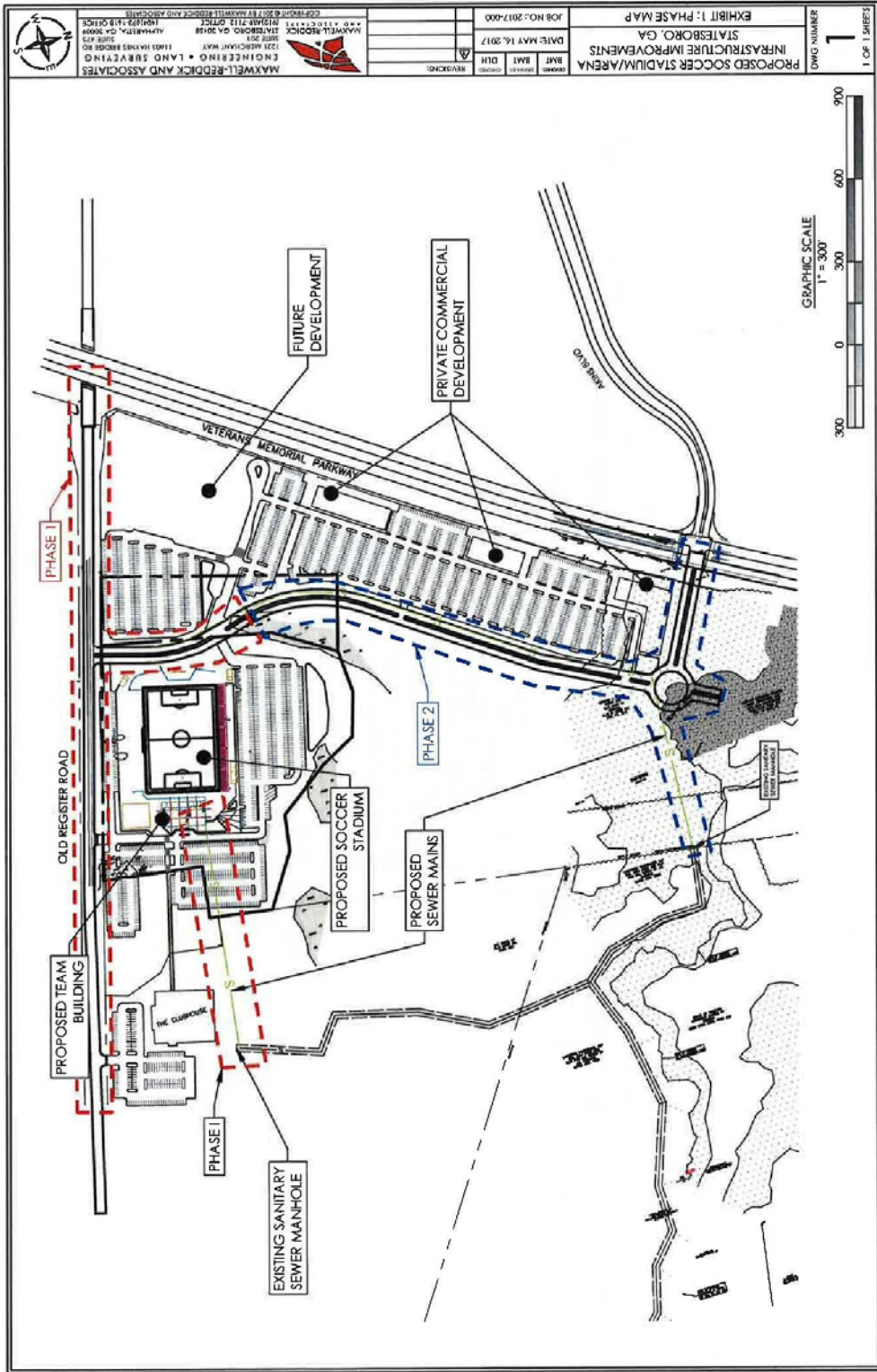


**PROPOSED DEVELOPMENT**

Appendix A  
Old Register TAD Maps  
[Attached]









## Appendix B







**New Retail Development**

- 1. TORMENTA FC STADIUM
- 2. NEW RETAIL DEVELOPMENT
- 3. OUTLOT
- 4. THE CLUBHOUSE
- 5. NEW UNDERPASS
- 6. H.C. ANDERSON MULTIPLEX
- 7. SOCCER/TRACK STADIUM
- 8. ALLEN E. PAULSON STADIUM

Overall Master Plan

**Tormenta FC Stadium Center**  
 Statesboro, GA 30428



Appendix C  
School Impact Analysis for the Redevelopment Projects

1. Georgia Tech analysis attached.
2. Currently, no school facilities are located with the proposed Redevelopment Area.
3. Currently, no habitable residences are located within the proposed Redevelopment Area. The average value at cost of proposed residential properties resulting from redevelopment and included in the Redevelopment Projects is estimated at \$32,000,000.
4. The above collectively constitutes the School System Impact Analysis for this Redevelopment Plan.

Appendix D  
Existing Utility Map





# CITY OF STATESBORO



## COUNCIL

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Jeff Yawn, District 3  
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Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager  
Sue Starling, City Clerk  
**From:** Robert Cheshire, Deputy City Manager  
**Date:** August 7, 2018  
**RE:** City of Statesboro's TSPLOST Project List

### Policy Issue:

Mayor and City Council Approval of TSPLOST Project Prioritization List

### Recommendation:

Requesting approval of TSPLOST project prioritization list and proposed distribution of TSPLOST funds between the twelve (12) categories identified.

### Background:

In May of 2018, the Citizens of Bulloch County passed a Transportation Special Purpose Local Option Sales Tax (TSPLOST) Referendum, thereby, calling for the local sales tax rate to be increased from 7% to 8%. The money from this 1% increase is to be specifically utilized to fund transportation related projects. City staff developed the attached spreadsheet which identifies twelve (12) categories, and then listed potential transportation projects under each category along with their projected costs. This list of projects can be used as the basis for determining how TSPLOST funding should be distributed among the categories as well as the prioritization of the project list.

### Budget Impact:

Est. amount of Tier 1 & Tier 2 money the City will receive over 5 years is \$ 25,350,000.

### Council Person and District:

All

### Attachments:

Excel Spreadsheet

Prioritizing TSPLOST Project List  
City of Statesboro

Project Type	Location/Description (sidewalk)	Overall Est. Cost	Est. TSPLOST Funding @ 43% (Tier 1)	Est. TSPLOST Funding @ 43% (Tier 2)	TSPLOST Category
Bike-Ped	Packinghouse Rd. from E. Main St. to 301 N.	\$579,500	\$579,500	-	Bike-Ped
Bike-Ped	Hwy. 24 (E. Main St.) from Lester Rd. to Packinghouse Rd.	\$324,500	\$324,500	-	Bike-Ped
Bike-Ped	West Main St. from Foss St. to Ivory St.	\$98,000	\$98,000	-	Bike-Ped
Bike-Ped	Marvin Ave. from Fair Rd. to Gentilly Rd.	\$197,600	\$197,600	-	Bike-Ped
Bike-Ped	Northside Dr. from Lester Rd. to Williams Rd (City share w/ GDOT)	\$400,000	-	-	Bike-Ped
Bike-Ped	North Main St. from Parrish St. to Pinewood Dr.	\$70,000	\$70,000	-	Bike-Ped
Bike-Ped	Zetterower Rd. from Hwy. 80 W. to North Main St.	\$817,000	-	-	Bike-Ped
Bike-Ped	Stockyard Rd. from Hwy 80 W. to West Main St.	\$679,250	-	-	Bike-Ped
Bike-Ped	Beasley Rd. from Hwy 80 E. to Hwy. 24 (E. Main St.)	\$1,000,000	-	\$1,000,000	Bike-Ped
Bike-Ped	S. Edgewood Dr. from Gentilly Rd. to Rowand St.	\$98,800	-	-	Bike-Ped
Bike-Ped	North Zetterower Ave. from Hill St. to US 301 N.	\$190,000	\$190,000	-	Bike-Ped
Bike-Ped	South College St. from West Grady to Azalea Dr.	\$627,000	-	-	Bike-Ped
Bike-Ped	Fleming Dr. from Carmel Dr. to Lester Rd.	\$285,000	\$285,000	-	Bike-Ped
Bike-Ped	West Jones Ave. from South Main St. to Johnson St.	\$150,000	\$150,000	-	Bike-Ped
Bike-Ped	South Main St. to Fair Road Park (10' Trail)	\$46,000	-	-	Bike-Ped
Bike-Ped	South Main to South College St. (10' Trail)	\$67,000	-	-	Bike-Ped
Bike-Ped	Extend Julius Abraham Trail (10 Trail) to Donnie Simmons Way	\$150,000	-	-	Bike-Ped
Bike-Ped	Wendwood Dr. from Gentilly Rd. to Hwy. 67	\$380,000	-	-	Bike-Ped
Bike-Ped	Cromartie Dr. from Bruce Dr. to West Jones Ave.	\$251,750	-	-	Bike-Ped
Bike-Ped	Herty Dr. from Hwy 67 to Gentilly Rd.	\$166,250	\$166,250	-	Bike-Ped
Bike-Ped	E. Grady St. from Gentilly Rd. to S. Zetterower Ave.	\$112,000	-	-	Bike-Ped

Prioritizing TSPLOST Project List  
City of Statesboro

Project Type	Location/Description	Overall Est. Cost	Est. TSPLOST Funding @ 43% (Tier 1)	Est. TSPLOST Funding @ 43% (Tier 2)	TSPLOST Category
Bike-Ped	Matthews Rd from US 301 N. to Fletcher Dr.	\$570,000	-		Bike-Ped
Bike-Ped	E. Jones Ave. from S. Main St. to S. Zetterower Ave.	\$50,000	\$50,000		Bike-Ped
Bike-Ped					Bike-Ped
	<b>Total</b>	<b>\$7,309,650</b>	<b>\$2,110,850</b>	<b>\$1,000,000</b>	
Intersection	S. Main St. (US 301) @ Fair Rd. (SR 67) Improvements	\$3,000,000	\$1,000,000	-	Operations/Safety
Intersection	Fair Rd. (SR 67)/S. Zetterower Ave./Tillman Rd. Improvements	\$1,575,000	\$750,000	\$200,000	Operations/Safety
Intersection	W. Main St./Johnson St./MLK Dr. Improvements	\$1,750,000	\$1,750,000	-	Operations/Safety
Intersection	Brampton Ave @ Bermuda Run Improvements	\$450,000	\$450,000	-	Operations/Safety
Intersection	S. Zetterower Ave @ Stillwell St. Improvements	\$650,000	\$500,000	\$150,000	Operations/Safety
Intersection	Brannen St. @ Cawana Rd. & Cawana Rd @ RR Bed Rd.	\$500,000	\$300,000	\$200,000	Operations/Safety
Intersection	New Traffic Controls, Geometric Improvements or Similar	\$500,000	\$150,000	\$250,000	Operations/Safety
Intersection		-	-	-	Operations/Safety
Intersection		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$8,425,000</b>	<b>\$4,900,000</b>	<b>\$800,000</b>	
Roadway	Stillwell St. Improvements	\$750,000	\$750,000	-	Operations/Safety
Roadway	Corridor Studies	\$200,000	\$200,000	-	Operations/Safety
Roadway	Northside Dr. West (Williams Rd. Area) Drainage Improvements	\$1,100,000	-	\$170,000	Operations/Safety
Roadway	Brannen St. @ Little Lotts Creek Drainage Improvements	\$300,000	\$220,000	\$80,000	Operations/Safety
Roadway	Railroad Bed Road Improvements	\$700,000	\$700,000	-	Operations/Safety
Roadway	W. Main St. (College St. to MLK) Drainage Improvements	\$500,000	\$500,000	-	Operations/Safety
Roadway	Northside Dr. widening	\$3,100,000	-	-	Operations/Safety
Roadway	Georgia Ave. Geometric Improvements @ Curve	\$600,000	-	-	Operations/Safety



Prioritizing TSPLOST Project List  
City of Statesboro

Project Type	Location/Description	Overall Est. Cost	Est. TSPLOST Funding @ 43% (Tier 1)	Est. TSPLOST Funding @ 43% (Tier 2)	TSPLOST Category
Roadway	General Improvements: Geometric, Railroad Crossings, Bus Stops, Studies, Drainage or similar.	-	\$250,000	\$205,000	Operations/Safety
Roadway		-	-	-	Operations/Safety
Roadway		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$7,250,000</b>	<b>\$2,620,000</b>	<b>\$455,000</b>	
Striping/Signage	Striping & Signage Improvements Citywide	\$125,000	\$125,000	-	Operations/Safety
Striping/Signage		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$0.00</b>	
Streetscapes	S. Main (Blue Mile) Phase I	\$4,000,000	\$1,000,000	\$700,000	Operations/Safety
Streetscapes	W. Main St. from MLK to N. Foss St.	\$1,000,000	\$750,000	\$250,000	Operations/Safety
Streetscapes		-	-	-	Operations/Safety
Streetscapes		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$5,000,000</b>	<b>\$1,750,000</b>	<b>\$950,000</b>	
Traffic Calming/Pedestrian Safety	Implement Traffic Calming and/or Pedestrian Safety Measures "Citywide"	\$830,000	\$750,000	\$80,000	Operations/Safety
Traffic Calming/Pedestrian Safety		-	-	-	Operations/Safety
Traffic Calming/Pedestrian Safety		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$830,000</b>	<b>\$750,000</b>	<b>\$80,000</b>	
Resurfacing/Rehabilitation of Roads	Resurfacing or Rehabilitating Streets Citywide (Approx. 8 miles/year)	\$5,650,000	\$3,860,350	\$1,200,000	Road/Street Improvements
Resurfacing/Rehabilitation of Roads		-	-	-	Road/Street Improvements
Resurfacing/Rehabilitation of Roads		-	-	-	Road/Street Improvements
	<b>Total</b>	<b>\$5,650,000</b>	<b>\$3,860,350</b>	<b>\$1,200,000</b>	
Paving	Paving Anderson St.	\$100,000	\$100,000	-	Road/Street Improvements
Paving		-	-	-	Road/Street Improvements
	<b>Total</b>	<b>\$100,000</b>	<b>\$100,000</b>	<b>\$0.00</b>	

Prioritizing TSPLOST Project List  
City of Statesboro

Project Type	Location/Description	Overall Est. Cost	Est. TSPLOST Funding @ 43% (Tier 1)	Est. TSPLOST Funding @ 43% (Tier 2)	TSPLOST Category
New Roads or Extensions	Construct New Road from Old Register Rd. to Intersection of Akins Blvd. @ Bypass (Veterans Memorial Parkway)	\$4,200,000	\$500,000	-	Road/Street Improvements
New Roads or Extensions	Construct New Road from Cawana Road to the Bypass	\$500,000	\$500,000	-	Road/Street Improvements
New Roads or Extensions	Construct New Roads or Extend Existing Roadways	\$2,700,000	\$1,000,000	\$500,000	Road/Street Improvements
New Roads or Extensions		-	-	-	Road/Street Improvements
New Roads or Extensions		-	-	-	Road/Street Improvements
	<b>Total</b>	<b>\$7,400,000</b>	<b>\$2,000,000</b>	<b>\$500,000</b>	
Parking	Provide Additional Parking Spaces Throughout the City Including: ■ Downtown ■ S. Main Street ■ Other Locations	\$2,000,000	\$875,000	\$100,000	Operations/Safety
Parking		-	-	-	Operations/Safety
Parking		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$2,000,000</b>	<b>\$875,000</b>	<b>\$100,000</b>	
Maintenance	Upkeep and Maintenance of Elements & Equipment located within Street Rights of Way Citywide	\$150,000	\$150,000	-	Accompanying Services
Maintenance		-	-	-	Accompanying Services
Maintenance		-	-	-	Accompanying Services
	<b>Total</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$0.00</b>	
Equipment	Purchase of Equipment Used for Maintenance or Construction of Transportation Related Purposes	\$850,000	\$850,000	\$75,000	Accompanying Services
Equipment		-	-	-	Accompanying Services
	<b>Total</b>	<b>\$850,000</b>	<b>\$850,000</b>	<b>\$75,000</b>	
Transit	Creation/Extension/Expansion of a Limited Route Bus System	\$1,000,000	\$450,000	-	Operations/Safety
Transit		-	-	-	Operations/Safety
	<b>Total</b>	<b>\$1,000,000</b>	<b>\$450,000</b>	<b>\$0.00</b>	
<b>Grand Total</b>		<b>\$46,089,650</b>	<b>\$20,541,200</b>	<b>\$5,160,000</b>	

# CITY OF STATESBORO



## COUNCIL

Phil Boyum, District 1  
Sam Jones, District 2  
Jeff Yawn, District 3  
John Riggs, District 4  
Derek Duke, District 5

Jonathan M. McCollar, Mayor  
Randy Wetmore, City Manager  
Robert Cheshire, Deputy City Manager  
Sue Starling, City Clerk  
I. Cain Smith, City Attorney

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

**To:** Randy Wetmore, City Manager  
Sue Starling, City Clerk  
**From:** Robert Cheshire, Deputy City Manager  
**Date:** August 7, 2018  
**RE:** Proposed Creation of TSPLOST Project Manager Position

### Policy Issue:

Requires City Council's authorization to add a paid position.

### Recommendation:

Request City Council's consideration of adding this one position, TSPLOST Project Manager, to the Department of Public Works & Engineering. Pay Grade not determined at this time.

### Background:

In May of 2018, the Citizens of Bulloch County passed a Transportation Special Purpose Local Option Sales Tax (TSPLOST) Referendum, thereby, calling for the local sales tax rate to be increased from 7% to 8%. This 1% sales tax is to be specifically utilized to fund Transportation Improvements. It is estimated that the City's share of this new funding will amount to approximately \$4.1million per year, which is 5 times the annual amount of funding that the City has historically received and committed to transportation related projects. With this significant increase in funding will come the need for a great deal of coordination and management in order to ensure transportation projects are being completed at an acceptable rate and the end products are as desired. It is my opinion that existing staff will not have the time to properly handle these additional duties, thus as mentioned previously in the FY 2019 Budget Assumptions, I am recommending the creation of the new TSPLOST Project Manager Position within the Dept. of PW & Eng. The TSPLOST Project Manager would have broad and varied duties including assisting with acquiring professional services, providing contract administration, meeting with citizens, assisting with the acquisition of rights of way or easements, performing project inspections, and providing the reports and documentation that go along with the construction of capital improvements.

### Budget Impact:

Salary and Benefits to total between approximately \$60,000 and \$75,000 annually.

### Council Person and District:

All

### Attachments:

None

# CITY OF STATESBORO



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I. Cain Smith, City Attorney

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

To: Mayor and City Council

From: Randy Wetmore, City Manager

Date: July 25, 2017

RE: Pay Study Request for Proposal

**Policy Issue:** Included in the 2018-2019 Budget that was approved in June were funds to undertake a pay study for the organization. In order to get this completed in a timely manner for discussion during next year's budget process, it needs to get started now.

**Background:** In 2015 a classification and pay study was undertaken. The plan was implemented over the course of two years. Since the implementation of the plan, it has become evident that there have been changes in the economy that have made recruitment and retention of employees more of a challenge.

Examples over the past couple of years is it has taken multiple searches for City Manager, Planning & Development Director, City Engineer, Human Resources Director, Payroll Clerk, Fire Fighters, Police Officers, CDL Licensed Drivers, Equipment Operators, Sanitation Workers and others.

In this study the consultant will be asked to do comparisons not only with cities and counties, but with the private sector as well. There are positions in the private sector that the City directly competes for candidates such as Engineering, Finance, IT, HR, skilled labor, CDL Drivers, etc.

It is planned that this study will be completed in time to be considered during the next budget cycle.

**Recommendation:** It is recommended that the study be approved to be undertaken.

**Budget Impact:** 2018-2019 Budget has \$30,000 approved for this item.

**Council Person and District:** All

**Attachment:** Proposed Pay Study RFP



**Request for Proposal  
Compensation Study and Analysis**

# **Request for Proposal Compensation Study and Analysis**

## **Introduction**

The City of Statesboro, Georgia, (“City”) is requesting proposals for consulting services to conduct a Citywide Employee Compensation Study as described herein.

## **Background Information**

Located in Southeast Georgia, Statesboro is only 1 hour away from Savannah. It is home to Georgia Southern University, Ogeechee Technical College and East Georgia State College. Statesboro is the economic hub of an eight county area.

The City is a full service City, with a Mayor and five member City Council operating under the Council/Manager form of government. City departments include Fire, Police, Sanitation, Water & Sewer, Code Enforcement, Community Services, Planning and Zoning, City Manager, City Clerk, Municipal Court, HR, Public Works, Engineering, Finance, Payroll, Purchasing, and IT. Overall, the City has approximately 300 full-time employees and 13 part-time employees.

The City’s current Classification and Compensation plan was adopted in 20\_\_

## **Goals and Objectives**

The purpose of the Compensation Study is to have a competitive compensation package that assists in retaining qualified employees and attract qualified people to join the City workforce.

The City’s objectives are to:

1. Attract and retain qualified employees;
2. Provide salaries commensurate with assigned duties;
3. Clearly outline promotional opportunities and provide recognizable compensation growth;
4. Provide justifiable pay differential between individual classes; and
5. Maintain a competitive position with other comparable government entities and private employers within the same geographic areas.

All work will be done with regular involvement of the City Manager, Deputy City Manager & Human Resource Department. Department Heads and other key personnel will be involved as necessary. Regular presentations and meetings with these individuals or groups, incorporating their input into the process, is required. Presentation to the City Council upon completion of the project is also required.

The study shall evaluate the present salary structure as compared to the specific job market for comparable positions in the public sectors and private sectors when applicable. The consultant shall perform or provide the following:

## **A. Scope of Services**

1. Provide for a comprehensive evaluation of every job within the City to determine relative worth within the organization for internal equity and for the establishment of pay ranges and step progressions within the ranges.
2. Review all current job classifications, confirm, and recommend changes to hierarchical order of jobs using your evaluation system.
3. Establish appropriate benchmarking standards and conduct salary surveys as needed for similar positions with comparable Georgia municipalities and private sector companies as required.
4. Identify potential pay compression issues and provide potential solutions.
5. Analyze and recommend changes to the present compensation structure to meet market analysis. This recommendation may include recommendations for individual positions as well.

## **B. Information Meetings**

1. Consultant to schedule an initial meeting with City Manager, Deputy City Manager, & HR Director, to discuss the process and tasks to be performed in the study.
2. Consultant to meet with department heads to explain study and process to be used.
3. Consultant to provide frequent updates to Human Resources Director.

## **C. Compensation Study**

1. Consultant to review current compensation plan (salary grade levels and steps) and understand current challenges in recruiting and retaining employees.
2. Consultant to recommend and identify a consistent and competitive market position that the City can strive to maintain.
3. Consultant to recommend comparable labor markets, including both private and public sector employers for compensation survey.
4. Consultant to develop and conduct a comprehensive compensation and benefits survey,
5. Consultant to recommend appropriate salary range for each position based on the compensation survey results, and the internal relationships and equality. Prepare a new salary structure based on the results of the survey and best practices.
6. Consultant to develop guidelines to assist City staff with determining the starting pay for new employees based on knowledge and experience above the minimum requirements of the position, how difficult the position is to fill, and market competitiveness.
7. Consultant to recommend implementation strategies including calculating the cost of implementing the plan.
8. Consultant to identify any extreme current individual or group compensation inequities and to provide a recommended corrective action plan and process to remedy these situations.
9. Consultant to make recommendations and to provide implementation strategies related to other key compensation practices, based on market demands, including pay for performance, skill pay, special assignment pay, bilingual pay, and acting assignment pay.



10. Consultant to provide system documentation and computer formats/software to administer compensation plan.
11. Consultant to provide recommendations for the ongoing internal administration and maintenance of the proposed compensation plan. Maintenance should include annual activities such as market survey
12. Consultant to conduct a compression analysis to include any recommendations for implementation.
13. Consultant to conduct a comprehensive training program for Human Resources staff to ensure that the staff can explain and administer the new system in the future. The training program should be clearly spelled out in the proposal.
14. Develop a manual that includes all policy recommendations for the administration and maintenance of the compensation system.

### **City Resources**

The City will provide copies of all pay ranges, job classifications, and any other available in-house information requested by the selected consultant that may be required to complete the study.

### **Proposal Format and Requirements**

The offeror shall submit one original (conspicuously marked “ORIGINAL”), five complete copies, and one CD or memory stick of their written proposal that presents their qualifications and understanding of the work to be performed. Include all information requested, organized in tabbed sections clearly identified in a table of contents as described in the paragraphs that follow. Any other information thought to be relevant, but not applicable to the enumerated categories, may be provided as a separate appendix to the proposal. No RFP may be withdrawn for a period of sixty (60) calendar days after the submittal deadline. The following information/documents shall be included in the proposal package to be considered **responsive** to the Request for Proposals:

#### **A. Agents and Address**

Identify who will be the project manager and key staff assigned if awarded. Provide resumes summarizing the qualifications and experience of the individuals who will be conducting the study. Include specific information on the staff’s experience with public sector compensation. Describe successful outcomes. List the address, e-mail address, and telephone number of the office from which the services are to be provided. Promotional literature and other public relations documents should NOT be included.

#### **B. Statement of Methods and Procedures**

Provide a statement describing the scope of work as you understand it. Describe the approach, means, methods, and procedures to be used to gather the data, analyze findings, and develop recommendations as requested. Provide a sample of reports and/or other correspondence.

#### **C. Management Synopsis**

Provide a synopsis prepared for management review, covering the significant features of the proposal including overall costs and term of work. The overall cost should be in a separate envelope.

## **D. Structure and Content of Work Product**

Provide a detailed breakdown and description of the specific steps, services, and study products that will be provided. Describe how the final product will be structured and presented upon completion. Include any computer/software compatibility information. Firms may elect to include in the section any innovative methods or concepts that might be beneficial to the City of Statesboro as long as the minimum requirements set out in this RFP are met.

## **E. Work Schedule**

Provide a timeline indicating tasks required and the start and completion dates for each. It is expected that the work will commence as soon as possible after the contract is awarded.

## **F. References**

Include the name, address, telephone number, and e-mail address for contact persons at five (5) other public entities for which comparable services have recently been rendered.

## **G. Cost of Services**

Provide a total cost estimate, including travel expenses, and “not to exceed” amount for the work described in scope of work; a rate schedule for computing any extra work not specified in the contracted scope of work.

## **H. Final Product**

Provide a statement that the proposer agrees to:

- a. Deliver at least one (1) original, five (5) copies, and a flash drive of the final report to the City Manager, Deputy City Manager and HR Director.
- b. Provide the final report, tables, schedules, job descriptions, charts, spreadsheets, salary surveys, and other materials necessary for the implementation and maintenance of the compensation/classification system in an electronic medium (flash drive).
- c. Appear at a scheduled Council meeting to discuss the recommendations and final report.

## **I. Additional Services (Optional)**

Provide any other related and recommended products or service not specified in the RFP which may be considered essential or benefitted by the firm. These services should be priced separately from “G” above and shown here and will not factor in price evaluation.

## **J. Other**

The complete (all pages) Request for Proposal documents with any addenda acknowledgements filled out, initialed, and signed as required. The person that signed the RFP shall have the authority to negotiate the full scope of services on behalf of the organization and shall be authorized to bind the contract to the terms and conditions of this RFP.

The classification and compensation system to be recommended as responses to this RFP must adhere to the following basic elements and characteristics: (a) the system must meet all legal requirements, (b) be totally nondiscriminatory and provide for compliance with all pertinent federal, state, and local requirements (e.g., ADA, FLSA, EEO, etc).

1. The system must be easy for management to administer, maintain, and defend.
2. The system must easily accommodate organizational changes and growth.
3. The system should be based on sound compensation principles in which internal and external equity are considered within the pay structure, as well as, the concepts of equal pay for equal work, equal pay for similar work, and equal pay for comparable work.
4. The system should provide for new positions to be incorporated into the compensation plan, as well as, regular adjustments to maintain the plan's competitiveness.
5. The system should be compatible with current City of Statesboro payroll programs/software (Tyler Incode) Payroll Programs and software.
6. The City requests that all information submitted by the successful consulting firm be in Microsoft Word format on CD, flash drive, and in hard copy. The City further requests the complete use of the material developed for the ability to update or change it as needed. All work provided by the consultant under contract with the City of Statesboro shall belong exclusively to the City.

### **Cost Proposal**

This request for information does not, under any circumstance, commit the City to pay any costs incurred by any proposer in the submission of qualifications. The proposer is responsible for all costs associated with response to this request.

### **General Information**

The City's website is [www.statesboroga.gov](http://www.statesboroga.gov).

### **Questions**

Questions pertaining to this document should be submitted via e-mail with "Questions about Salary Survey" in the subject line, at least seven days prior to the due date to [**EMAIL ADDRESS**]

### **Addenda**

It is the proposer's responsibility to check the website for any addenda. Go to [www.statesboroga.gov](http://www.statesboroga.gov) and select "Purchasing" in the drop down box.

## Criteria and Selection

After city staff has reviewed the proposals, a final recommendation will be made. The recommendation will go to the City Council for action. The successful contractor will be required to enter into an agreement for professional services with the City of Statesboro.

Proposals will be evaluated using the following criteria:

- Quality and thoughtfulness of the proposal. 10%
- Related experience of the firm and key staff with similar studies in similar cities 20%
- References, credentials and/or recommendations from past clients. 10%
- SAMPLE OF A COMPARABLE STUDY 20%
- Ability of the firm and the firm's subcontractors to provide the services requested as well as financial stability and availability. 20%
- Cost 20%

## Submittals

All proposals must be delivered to the City no later than 3:00 p.m. local time on **[NEED DATE]**. Proposals must be delivered to the City of Statesboro Purchasing Office, Attn: Darren Prather, Purchasing Director, 22 W. Grady St., Statesboro, GA 30458 or by mail to the City of Statesboro Purchasing Office, Attn: Darren Prather, Purchasing Director, PO Box 348, Statesboro, GA 30459. Proposers will be responsible for delivery of their proposals to the City before the deadline. Any proposal received after the deadline will not be considered.

The City of Statesboro reserves the right to reject any or all proposals at any time with no penalty and to waive immaterial defects and minor irregularities in proposals.

The evaluation of proposals will be done by City personnel who will then forward a recommendation to the City Council for consideration. Fee proposals, which are to be submitted with the qualification proposal will also be taken into consideration.

The duration of this consultant agreement shall be December 19, 2018.

The City of Statesboro does not discriminate on the basis of race, creed, color, ethnicity, national origin, sex, age or marital status.

*AFFIDAVITS – Signed form to be returned with proposal*

### **NON COLLUSION AFFIDAVIT**

1. Vendor fully understands the preparation and contents of the attached offer and of all pertinent circumstances respecting such offer;
2. Such offer is genuine and is not a collusive or sham offer;
3. Neither the said vendor nor any of its officers, partners, owners, agents, representatives, employees or parties interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other responder, firm, or person to submit a collusive or sham offer in connection with the contract or agreement for which the attached offer has been submitted or to refrain from making an offer in connection with such contract or agreement, or collusion or communication or conference with any other firm, or, to fix any overhead, profit, or cost element of the offer price or the offer price of any other firm, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City of Statesboro or any person interested in the proposed contract or agreement; and
4. The price or prices quoted in the attached offer are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the firm or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

### **AFFIDAVIT OF ELIGIBILITY**

1. The vendor is not ineligible for employment on public contracts as a result of a conviction or guilty plea or a plea of nolo contendere to violations of the Sherman AntiTrust Act, mail fraud or state criminal violations with a contract let by the State of Georgia or any political subdivision of the State of Georgia.
2. No councilman or officer of the City of Statesboro or other person whose duty it is to vote for, let out, overlook or in any manner superintend any of the work for the City of Statesboro has a direct interest in the responder.

### **CONFLICTS OF INTEREST CERTIFICATION**

No employee, officer or agent shall participate in the selection, or in the award or administration of a contract if a conflict of interest, real or apparent, would be involved. Such a conflict would arise when:

- The employee, officer or agent,
- Any member of immediate family
- An organization which employs, or is about to employ, any of the above, has a financial or other interest in the firm selected for award.

Officers, employees or agents will neither solicit nor accept gratuities, favors or anything of monetary value from vendors, potential vendors, or parties to sub-agreements. By submission of this form, the vendor is certifying that no conflicts of interest exist.

The undersigned hereby acknowledges receipt of the above applicable laws and verifies that the bid submitted in response to this solicitation is in full compliance with the listed requirements.

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Signature

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Printed Name

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Title

NOTARY:

Subscribed and sworn to before me this date:

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BY: \_\_\_\_\_  
Notary Public

My Commission Expires On: \_\_\_\_\_