



Mayor & Council Work Session

June 16, 2026 at 4:00 P.M



Agenda

1. Sewer Lateral Program
2. Land Bank Authority
3. Creek on the Blue Mile



**Private Sewer Lateral Ordinance Amendments
Chapter 82.-100 & 82.101|Statesboro Code of Ordinance**



Current Language in Statesboro's Code of Ordinances

Private Sewer Lateral Responsibility

Sec. 82-100. Private sewer laterals.

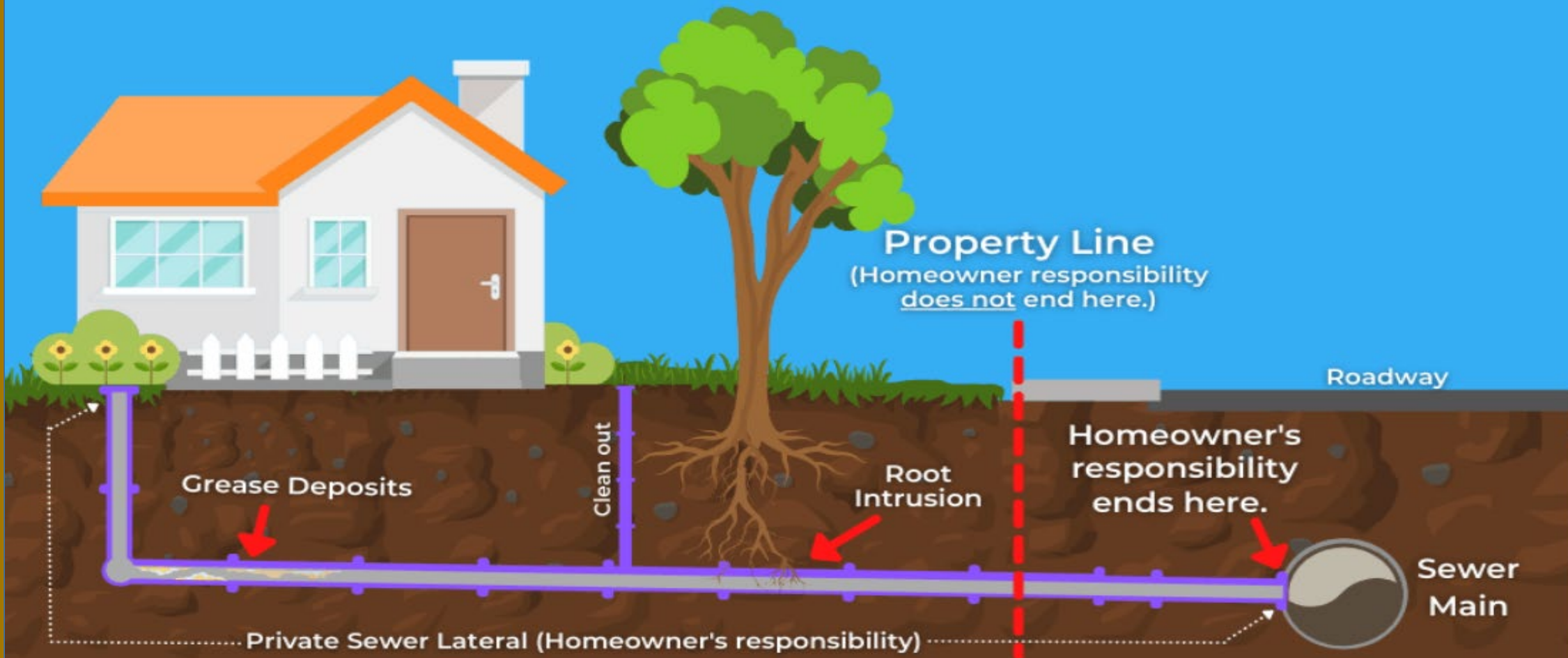
- (a) *Responsibility for the repair, replacement, and maintenance of the sewer lateral.* The owner of the property or properties serviced shall be responsible for any portion of the private sewer lateral extending from a building to the public sewer main, including the Y-fitting that joins the private sewer lateral to the public sewer main. Any repairs, replacements or maintenance, such as clearing pipes using common industry hydro or mechanical cleaning tools, will not be provided by the city on private sewer laterals or in private sewer systems. Responsibility for such repairs, replacements and maintenance is that of the owner of the property or properties serviced by the lateral.
- (b) *Determination.* The city authorities or any agent of the city shall have the sole discretion to determine when repair and/or replacement is required due to unacceptable conditions of a sewer lateral.

(Ord. No. 2023-18, 11-21-23)



Current Language in Statesboro's Code of Ordinances For Sewer Lateral Responsibility

Private Sewer Lateral





Current Issues with Sewer Lateral Failures

While very helpful to owner occupied single-family residential homes, the Sewer Lateral Assistance program has only assisted six homeowners with a total of \$23,000 paid over the last 3 years. Most property owners do not qualify for assistance.

Rising contractor costs have made replacement unaffordable for property owners even when they qualify for assistance. Depending on the amount of pavement that has to be cut and the depth of the sewer main, these costs can range from \$7,000 to \$17,000+.

Key Findings from Other Jurisdictions:

Staff recently researched policies and practices in several jurisdictions, including Savannah, Valdosta, Canton, Griffin, Richmond Hill, Dublin, Perry, Thomasville, Dalton, Fayetteville, Winder, Cartersville, and the counties of Cherokee, Coweta, Forsyth, Bartow, and Henry. The Georgia Association of Water Professionals also assisted by collecting information through a member survey.

Our research indicates that most cities do not have an established assistance program to help property owners manage these maintenance costs.



Proposed Changes to Statesboro's Sewer Lateral Replacement Assistance Program

Staff recommends the following text amendments to Chapter 82.-101:

(a) Eligibility. There shall be an established sewer lateral replacement program to mitigate a portion of the cost to repair a private sewer lateral within the public right away. In order for a property owner to be eligible for the replacement assistance program, the following conditions must be met:

1. Be the **owner** ~~and occupant~~ of a single-family residential home located within the municipal limits. Proof of property ownership must be provided.
1. Prior to obtaining replacement assistance, all city bills (i.e., water/sewer, sanitation, etc.), City of Statesboro property taxes, licenses, and/or permits, including the occupational tax certificate if the owner operates a business within the city limits, must be paid in full.
1. The property owner must first have a licensed plumbing contractor or **utility contractor** video inspect their sewer line. A copy of the video inspection must be submitted with the replacement assistance application.
- ~~1. The property owner must then obtain and submit three quotes from a licensed plumbing contractor to submit with the replacement assistance application. Assistance will not exceed the lowest quote.~~
1. The property owner is responsible for contacting their insurance company to determine if any portion or the entire sewer lateral repair is covered by the homeowner's insurance policy.



Proposed Changes to Statesboro's Sewer Lateral Replacement Assistance Program

Staff recommends the following text amendments to Chapter 82.-101:

(b) **No changes**

(c) Approval and repair process. Upon approval of the application, the property owner will be notified by city staff and instructed to contact the licensed plumbing **or utility contractor to schedule the repair.** ~~with the lowest quote.~~ The licensed plumbing or **utility** contractor will be required to obtain all the necessary permits prior to the property owner scheduling the work and will be required to obtain inspection of all work performed.

(d) ~~Basis for calculating replacement assistance~~ **Fees for excavating and replacing impacted public improved surfaces.** The city will ~~assist with~~ **pay** the cost of **excavating** and replacing impacted public improved surfaces (i.e., road, curb and gutter, sidewalk, etc.). **It will be the responsibility of the property owner to cover all other costs associated with the sewer lateral repair.** ~~at a specified amount per square foot as established in the schedule of fees and charges. Further, the city will assist with the replacement of the sewer lateral pipe per foot of depth in excess of 6' depth to be verified by city staff at a specified amount per linear foot of sewer lateral pipe as is established in the schedule of fees and charges.~~

Further amendment includes changes to Sewer Lateral Assistance Application and updating the Schedule of Rates, Fines, and Fees to reflect changes in policy.



Questions?

Statesboro - Bulloch County Land Bank Authority

Overview and Funding Request — City Council
Presentation

Established December 3, 2002



Why the Land Bank Exists

The Problem

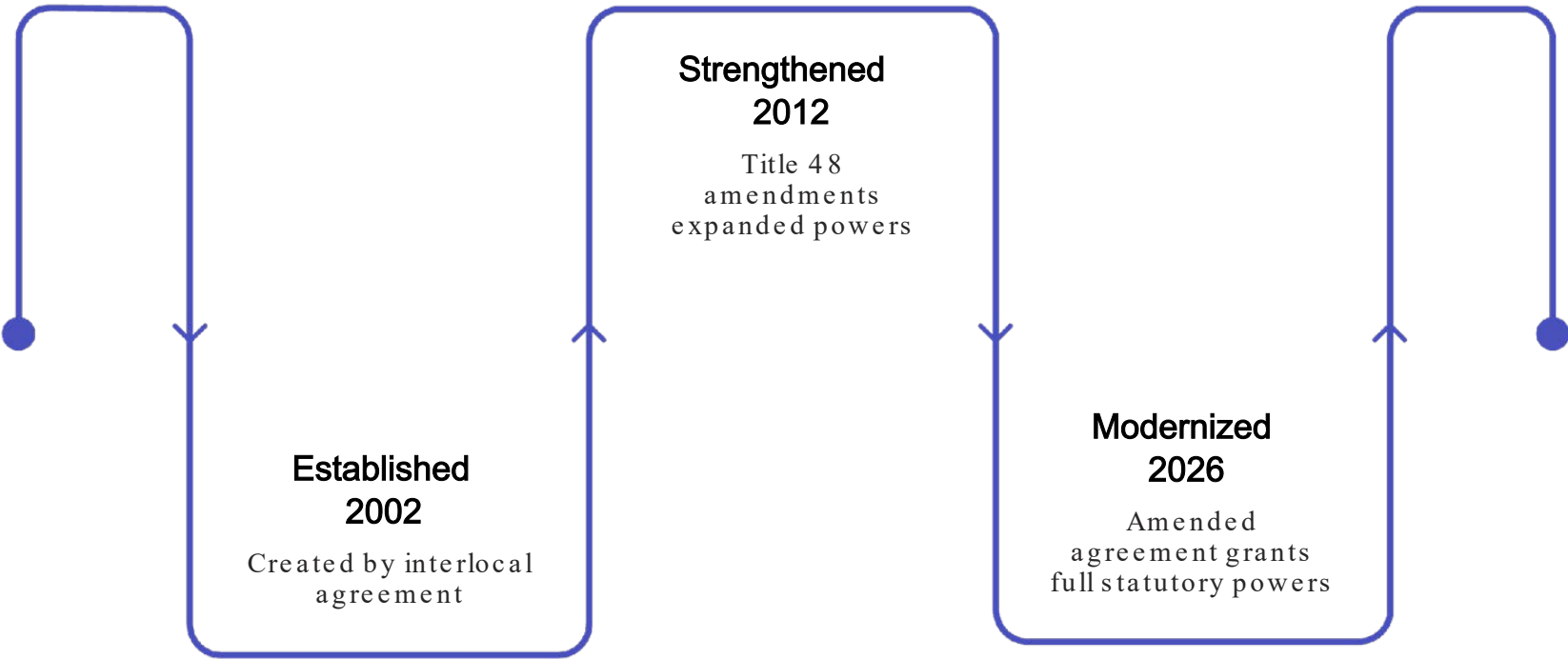
Non-revenue-generating, vacant, and dilapidated properties across the City and County contribute to blight, neighborhood deterioration, and economic burden on local government.

The Public Purpose

Return non-tax-producing property to **effective utilization** — generating housing, attracting new industry, and creating jobs for Statesboro and Bulloch County residents .



Legal Foundation and Recent Modernization



The 2026 amendment to the interlocal agreement aligns the Authority with the full scope of powers conferred under **Article 4 of Title 48 of the O.C.G.A.**, as currently written and as hereafter amended — ensuring the Land Bank operates on the most current state law framework.



Governance Structure

2 Board Members

Appointed by the Mayor of the City of Statesboro

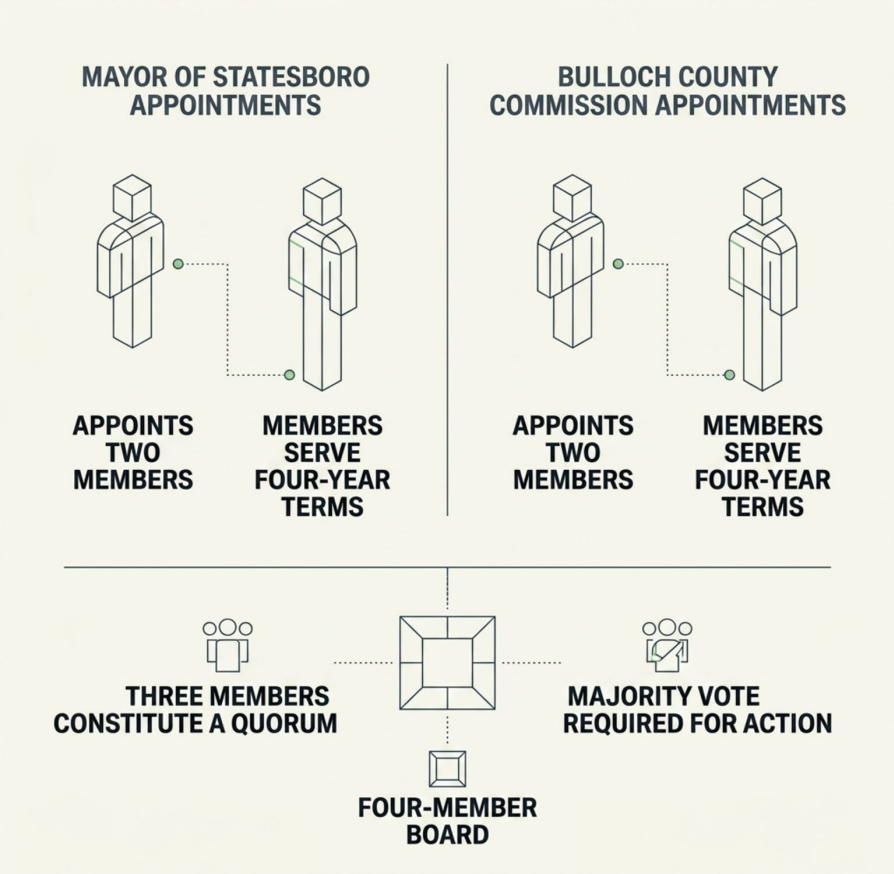
2 Board Members

Appointed by the Bulloch County Board of Commissioners

1 At-Large Member

Appointed by the other four directors — creating an odd-number majority

Directors serve **four-year terms** and must be residents with demonstrated expertise in urban planning, real estate, community development, or finance.



2024 Board Expansion

In July 2023, the Board unanimously resolved to continue in existence under the Land Bank Act, **contingent on appointment of at least one additional member** to ensure an odd-number board structure.

By joint resolution dated **July 16, 2024**, the City and County jointly nominated and approved **John Robinson** for an initial four-year term — fulfilling the statutory requirement and confirming the Board's continued authority.

- ✔ The appointment ensures balanced, odd-number governance consistent with the Land Bank Act and Authority bylaws.



Core Powers and Operating Functions



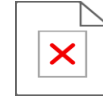
Acquire Property

Accept tax-delinquent parcels, donations, negotiated acquisitions, and tax foreclosure assignments from the City or County.



Dispose of Property

Sell, lease, trade, or exchange property under terms determined by the Authority and consistent with Georgia law.



Manage and Maintain

Protect, insure, repair, maintain, and alter holdings to preserve value and neighborhood safety.



Foreclose and Extinguish

Request tax foreclosure procedures and foreclose the right to redeem after the statutory redemption period expires.





Property Priorities and Public Benefit

1 Low - & Moderate - Income Housing

1 Nonprofit entities or ~~government agencies~~ developing or rehabilitating housing for low- or moderate-income persons receive **first priority** .

2 Other Affordable Housing Proposals

2 Additional entities proposing ~~qualifying low- or moderate-income~~ housing developments are given **second priority** .

3 Commercial Ventures and Job Creation

3 Individuals, nonprofits, or ~~government agencies~~ promoting commercial development, especially job creating projects receive **third priority** .



Conveyances may include an automatic reversion clause if construction or rehabilitation has not commenced within one year, protecting against speculation.



Meetings, Transparency, and Voting

Open Meetings & Records

The Board meets **at least four times per year** with public notice under the Georgia Open Meetings Act. All meetings are open to the public. Written minutes are maintained at the Authority's central office.

Quorum and Major Actions

Three directors constitute a quorum for administrative matters. **Majority approval of the full Board** is required for:

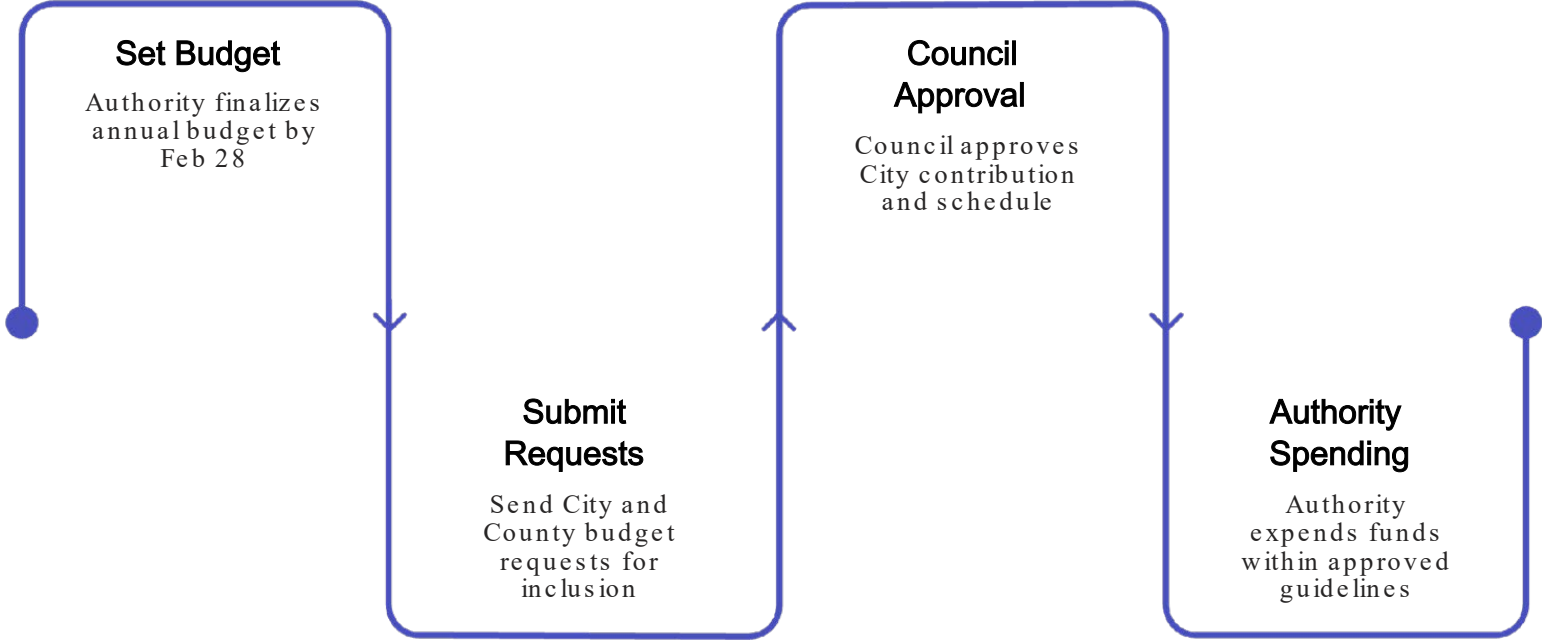
- Annual budget adoption or amendment
- Incurring debt
- High-value property disposition
- Extinguishment of liens or tax claims



Arvin Temkar/Atlanta Journal-Constitution via AP, File



Funding and Budget Framework



Budget Requests Cover Gaps
 Only requests to the City and County include ~~only costs not covered~~ by Authority-generated funds — minimizing the burden on municipal budgets.

Council Approval is Standard Process
 City contributions require annual approval of the ~~Mayor and City Council~~, with a written payment schedule — making this a routine, structured appropriation decision.



Authorized Uses of Funds

Approved Authority expenditures support the full lifecycle of land-bank operations:



Acquisition Costs

Purchase price, tax liens, surveys, closing, deed preparation, and outstanding taxes, penalties, and interest



Legal & Administrative

Legal fees, advertising, lien-holder notification, title searches, and appraisals



Property Maintenance

Ongoing maintenance and insurance premiums for properties held by the Authority



ACTION ITEM

2026 Funding Request Before the City

On **June 3, 2026** , the Authority's Board adopted a resolution formally requesting a budget allocation from the City of Statesboro.

The resolution identifies current potential acquisition opportunities **within the City limits** , and confirms the Authority's power to acquire real property interests from municipal corporations in furtherance of public purposes under the Land Bank Act.

Per Section V(A) of the governing agreement, the Land Bank shall establish a budget and submit it to parent bodies — **the City and County** — for approval. This request fulfills that requirement.



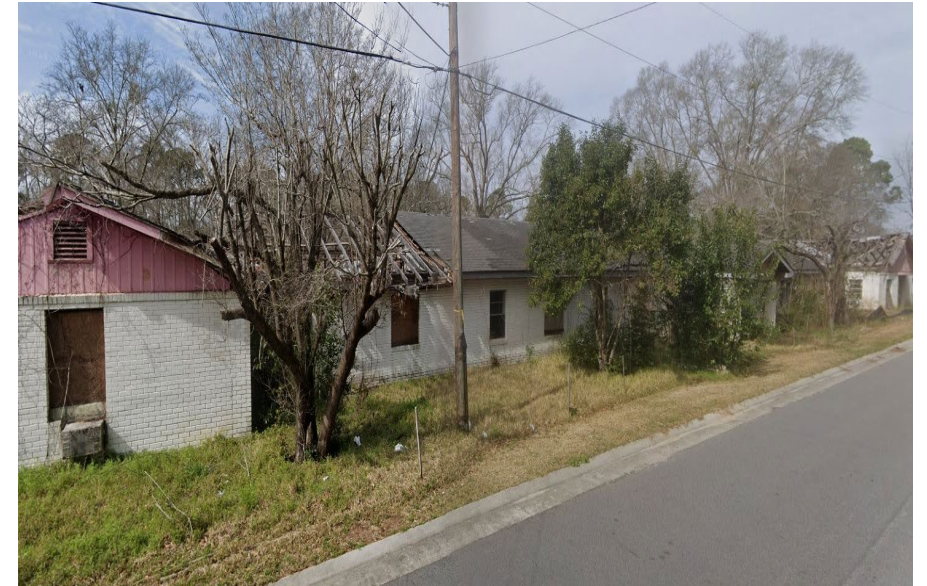
Council Considerations and Next Steps

1 Review the 2026 Budget Allocation Request

Evaluate the Authority's submitted request within the established annual approval framework. The request is on the agenda for this evening.

2 Authorize a City Contribution with Payment Schedule

Council approval, confirmed in writing is the mechanism by which the City participates in funding Authority operations.



Questions?



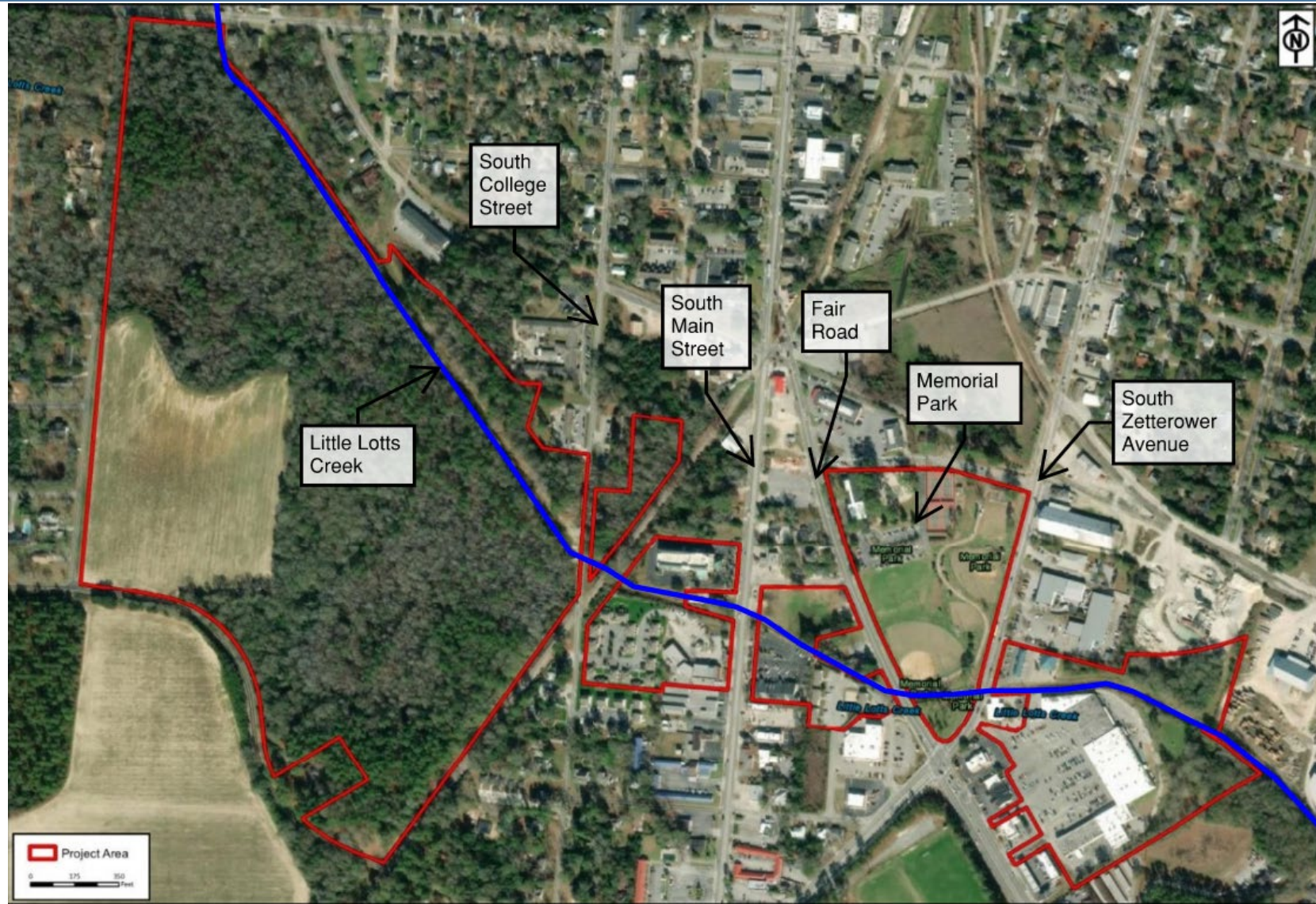


Creek on the Blue Mile Project Update

June 16, 2026



Creek on the Blue Mile Project Overview





Creek on the Blue Mile GEFA Loan Update

- In 2019, the City was approved for a loan from GEFA in the amount of \$15,559,000.
- This loan was proposed to be used for construction of the creek improvements.
- Deadline for the drawdown of loan was in 2026.
- Changes to the project funding sources and design consultants created delays in the project schedule.
- GEFA advised of conflicts between this loan and other grants received and did not approve extension of this loan.
- GEFA advised the City to re-apply for the loan when ready for construction, prior to January 1, 2030, and has indicated it will be approved with the same terms (rate, term and amount).



Creek on the Blue Mile INODIC Grant Update

- In 2023, the City was approved for an Improving Neighborhood Outcomes in Disproportionately Impacted Communities (INODIC) State grant in the amount of \$1,650,000.
- This grant was proposed to be used for construction of amenities on the promenade, such as brick pavers, lighting, benches, trash receptacles, bicycle racks, etc.
- Deadline for expenditure of funds is October 2026 so staff applied for a change in scope and was approved May 2026.
- These funds can now be used for design of Memorial Park, which was previously unfunded.



Creek on the Blue Mile INODIC Grant

- Contract task order with EMC Engineering is on today's Council Agenda (\$915,420).
- Design of Memorial Park will include new water features, sidewalks, pickleball courts and landscaping.
- This project will be integral with the Creek on the Blue Mile promenade and allows the City to use a large portion of the INODIC grant funds by the October 2026 deadline.



MEMORIAL PARK

MASTER PLAN

STATESBORO, BULLOCH COUNTY, GEORGIA

September 13, 2023



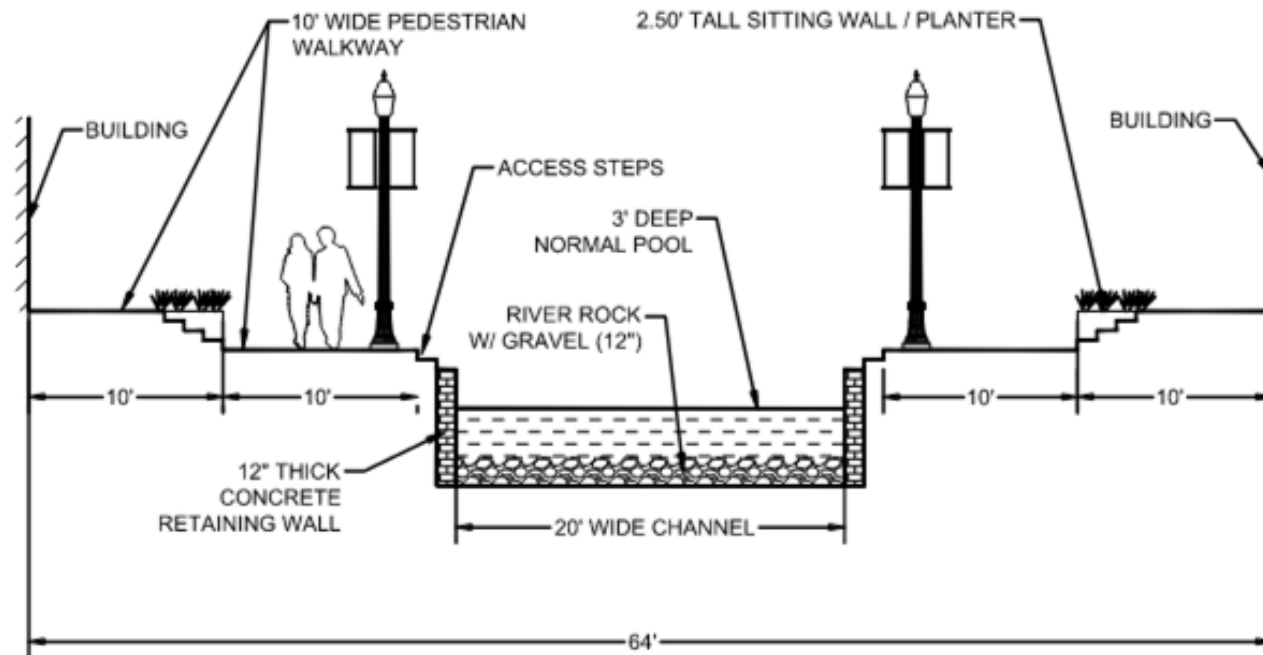


Creek on the Blue Mile Creek Improvement Design Update

- EMC Engineering is the design consultant under contract. Scope of work includes flood control and drainage improvements from West Jones Avenue to Gentilly Road.
- Current Task Order with EMC is \$1.4M. Additional Task Orders will follow. GEFA grant is projected to fund the creek design.
- Boundary and utility surveys, environmental fieldwork, and geotechnical surveys have been completed.
- Preliminary design plans are in progress.
- EMC meets with City staff, Creek partners, and Michael Baker International (Bridge Design Firm) monthly.



Creek on the Blue Mile Creek and Multi-Use Trail



PROMENADE TYPICAL SECTION SOUTH MAIN ST. THROUGH S. ZETTEROWER AVE.



Creek on the Blue Mile Bridge Design Update

- Project includes new bridges along Little Lotts Creek at South Main Street, Fair Road, and South Zetterower Avenue.
- Michael Baker International (MBI) is currently working on environmental reports, surveying, and initial bridge layout concepts.
- MBI meets with City staff and EMC monthly on progress reports.



Creek on the Blue Mile Bridges





Creek on the Blue Mile Funding Sources

- GDOT: Bridges-Design (\$3M), Construction (\$6M+)
- Transportation Alternatives Grant: Multi-Use Trail Design (Application for Additional Funds Pending for \$2.75M) and Construction (\$2.12M)
- GEFA State Direct Investment Grant (SDI): Design of creek improvements (\$5.5M total/\$2.6M remaining)
- GEFA Loan: Construction of creek improvements (\$15.559M). Funding available to re-apply in late 2029.
- INODIC: Memorial Park Design (\$915,420)



Questions?