



CITY OF STATESBORO
WORK SESSION MINUTES
JANUARY 18, 2022

Mayor & Council Work Session

50 E. Main St. Statesboro, Ga

3:00 PM

A Work Session of the Statesboro City Council was held on January 18, 2022 at 3:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar, Council Members: Phil Boyum, Paulette Chavers, Venus Mack, John Riggs and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips.

1. Presentation of City 2021 Annual Audit

Richard Deal with Lanier, Proctor and Deal presented the highlights of the Fiscal Year 2021 City Audit. The City had a 13% increase in total assets and a 21% increase in total liabilities from the previous year. Liabilities include OPEB (other posted employee benefits), pension, and revenue bonds. The City's total net position increased by 12% and there was a 14% decrease in total expenses. Total revenues for governmental activities increased by 21% these revenues include CARES Act funds, TSPLOST, and SPLOST. The General Fund balance represents 54% percent of our annual expenditures and transfers out. This puts the City in a very strong financial position with the general fund. Lastly, Mr. Deal reviewed the net position of SPLOST, TSPLOST, Proprietary Funds, Enterprise Funds, and Internal Service Funds. The bottom line, the City is in a good financial position.

2. Everside – Employee Clinic

Human Resource Director Demetrius Bynes reviewed with Mayor and City Council the finalist for the onsite employee health clinic. Mr. Bynes gave an overview of the City's current vendor Premise Health. Premise Health is located on Brampton Avenue, their office hours are 8 am –5 pm on Tuesdays and Thursdays and they have been the City's provider for 10 years. During that time it was not been taken back to the market for vetting. The process began with the city engaging with NFP our benefits broker to lead the RFP process. After the RFP was released to the public NFP received responses from five vendors. These vendors were then interviewed by city employees. A representative from each department was involved in the interview process. Everside Health was identified as the finalist and they came for a visit in December, meeting with the City Managers, the employee interview team, and department heads.

Councilmember Paulette Chavers asked who the other vendors were that responded and what caliber of employees were on the interview team and did they decide on Everside?

The responses were from Everside, Premise Health, Statesboro Urgent Care, MCR Health, and Target Care. Employees on the interview team were from various levels within the city. In addition to the employee group interviews there was an administration interview group, we took all the information together, verified references and Everside was identified as the finalist. Everside has substantial experience with municipal government employees. They showed the ability and willingness to embrace our vision for the employee clinic. David Young with Everside presented the services Everside will provide to employees. A Nurse Practitioner will be on site for the employees and their families only. We take extra time, the average visit with a primary care physician is 16 minutes we are 28 minutes. In addition we have an afterhours number employees can call and receive care. We are a national company with 350 plus health center across the U.S with 23 health centers in Georgia. The services we offer include primary care, mental health, chronic condition management, wellness

coaching, onsite testing & labs, occupational health, referral management, and pharmacy. We are able to provide a better patient experience because of the additional time spent with each patient, as a result you will see better health outcomes which reduces the costs for the client and patient. We have a mobile app to promote engagement with employees. We also provide reporting into performance metrics for the city.

Councilmember Paulette Chavers asked if this service is in lieu of the insurance plan or does it work in conjunction to the plan?

Mr. Young stated they do not bill insurance the payment for service would come directly from the city.

Councilmember Phil Boyum stated the clinic is a great opportunity for our employees to have quicker access to care with no cost to the employee for the visit. It also enables our employees to have access to more maintenance type care to prevent them from getting sick in the first place, which is less costly and less damaging to the body.

The clinic will be open on Monday, Wednesday, and Thursday from 8 am – 5 pm for a total of 24 hours per week and they will begin services when the build out of the clinic is complete. In the meantime Premise Health has agreed to continue to provide clinic services to city employees.

City Manager Charles Penny stated we like to include our employees in any process we can, to get feedback and taking their comments into consideration when we formalize a final recommendation.

Councilmember Phil Boyum stated that we have a set guideline for bidding and purchasing our employees follow. Sharing those processes during a work session would be appropriate.

3. Downtown Master Plan

TSW project manager Woody Giles presented the final draft of the Downtown Master Plan. The process started with community outreach that included Stakeholder interviews, community workshops, student focus groups, community groups, and property owners. The responses for downtown include restaurants, music venue, green space, more welcoming, and new & renovated housing. Downtown Statesboro is broken down into districts unique to its different areas. The districts include a historic square, the Blue Mile, University-oriented Development, West District, Southern Gateway, and Neighborhood infill. The plan is organized around some big ideas such as infill housing & rehabilitated housing, University oriented development, downtown commons, music/event space, event strategy, boutique hotel, parking improvements, trail extensions, art installations, recreation center, branding & marketing, more restaurants, gateway improvements, historic district, and telling all stories. The action plan document includes interim and long-term projects, responsible parties, a rough order of magnitude and cost, and potential funding sources. The consideration for adoption of this plan will be placed on the agenda for the February 1st Council meeting. The downtown master plan is a guide to where we go in the future in our downtown.

4. Bulloch Alcohol & Drug Council

Charlotte Spell with the Bulloch Alcohol & Drug Council presented to Mayor and City Council the history on what the research shows us today and best practices in reducing excessive alcohol use and the negative consequences that can come about as a result of that. Ms. Spell began with a look at some communities that have put additional practices in place such as Brookhaven, Augusta, and Peachtree Corners have increased the distance between package stores. Research shows that when a large number of businesses are selling alcohol within a mile of a college campus there is an increase of underage drinking, sexual assault, and other criminal activities and since we have Georgia Southern University we have to think of the population that's there. Another concern is the number of DUI's that have been spiking here in our city. The CDC put together some recommendations on things local communities can put in place to help reduce harmful alcohol use which includes the regulation of alcohol outlet density, increase alcohol tax, requirement of Dram Shop Liability, limiting days of sales, limit hours of sale, and enhancement of laws prohibiting sales to minors. Some of the benefits to limiting alcohol out density are the reduction of excessive drinking, reduction in crime, reduction in underage drinking, reduction in intimate partner violence and child maltreatment, reduction in suicide and gun violence. Ways to regulate alcohol outlet density would be to require a free standing building, square footage and inventory requirements, limit the merchandise available for sale, enhance distance requirements between stores, and limit the number of licenses.

5. Package Store Ordinance and Recommendations

City Attorney Cain Smith reviewed with Mayor and Council the directives made by Mayor and Council at the December 21st work session. In regards to the number of licenses no directive was given to limit the number licenses, square footage and/or inventory requirement no directive was given to mandate minimums on either one. As to proximity to vulnerable establishments, directive was given to follow state regulations without local enhancement. The proximity between package stores no directive was given to increase beyond the 500 yard state regulation. Zoning requirements directive was given to limit to HOC, CR, and CBD zoning districts. For products available for sale directive to follow state regulation without local enhancement. The hours of operation directive was given to limit from 8:00 am – 10:00 pm Monday through Saturday. And no directive was given to limit the stores to freestanding. Mr. Smith also reviewed the alcohol license process, Completed Application submissions include the following, copy of lease or proof of ownership, a floor plan, a proximity map completed by a registered surveyor, and a copy of alcohol liability insurance policy declaration. The application is then reviewed and evaluated by the Fire Department, Police Department, Zoning Department, and the City Attorney. After each department has submitted their comments a sign is posted in front of the establishment giving public notice of the place and time for a meeting of Mayor and Council for consideration of the application seven days prior to the meeting. Some noteworthy items include an Occupational Tax Certificate must be obtained before the issuance of an alcohol license. Licenses are not transferable and must be approved by Mayor and Council at an open meeting of the body. In addition, failure to open a licensed establishment within 45 days of license issuance would result in the forfeiture and/or cancellation of the license. Package stores are unique in that state mandates 500 yards between license establishments, staff recommends issuing a temporary license to applicants to stake their place. The applicant will go through the approval process for the location and criminal background check. The application is then brought before Mayor and Council for approval. What this process does is secure the location from other stores applying for the same license type within the 500 yard distance requirement.

Councilmember Venus Mack stated she thought 45 day window was changed to 60 days.

City Manager Charles Penny stated at the last discussion there was a concern about what would happen with the 45 day requirement, since there is a big investment that would need to be made in order to either renovate or build a building. The outlined process would begin with Council on the front end. If the temporary license is issued the applicant would have 180 days from the date they get that approval to be under construction or renovation of that space. From then they have whatever time it takes to build the building, the 45 days kicks in when the building is finished and a final approval is given to open their business. However if within the original 180 days construction has not begun or substantial renovations begun the applicant would then forfeit that license.

Mayor Jonathan McCollar stated that Councilmember John Riggs was unable to attend today but stated to him that he is uncomfortable with the current ordinance and would like for the first reading to be pushed back. Mayor McCollar also stated that this is a public health matter we need to act responsibly. We need to have a work session that is dedicated to this issue.

Council discussion included limiting the number of licenses and postponing the first reading of the ordinance. In addition it was agreed to have a work session one day next week before the next regularly scheduled Council Meeting.

Jonathan McCollar, Mayor

Leah Harden, City Clerk