



CITY OF STATESBORO
WORK SESSION MINUTES
FEBRUARY 15, 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 February 15, 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. Public Safety Reports

a) Police

Police Chief Mike Broadhead began his presentation with an overview of 2021 statistics for the Statesboro Police Department. The training hours for officers in 2021, averaged 172.8 hours for sworn officers and 19.2 hours for civilian employees. The records unit at the Statesboro Police Department has provided over 2,000 video recordings. Chief Broadhead reviewed the top five vehicle crash locations in the city and each one of the sites involves Veterans Memorial Parkway and vehicle crash numbers increased by 1.41% from the previous year. Chief Broadhead reviewed the stats for violent crime, property crime, crimes committed with a firearm, and stolen firearms from vehicles. He also reviewed the stats for use of force stating of the 1195 arrests 16 involved the use of force. Internal affairs investigations had a total of 11 and citizen complaints totaled 21. Gang activity over the past year included one strong arm robbery and one homicide that led to two gang prosecutions. In addition there were 7 gang influenced investigations three of which were shooting incidents, three drug sales/trafficking, and one case involving threats. Lastly Chief Broadhead shared the grant funding the Statesboro Police Department received including CJCC Law Enforcement Training Grant in the amount of \$160,000, COPS Office Law Enforcement Mental Health and Fitness Grant in the amount of \$104,046, and BJA Edward Byrne Memorial Justice Assistance Grant in the amount of \$10,014.

b) Fire

Statesboro Fire Chief Tim Grams began his presentation with the Statesboro Fire Departments 2021 accomplishments that include the addition of 9 Firefighter positions, all operational personnel achieved 240 hours of training, the prevention division provided numerous public safety events and conducted over 2000 fire inspections, and the Fire Department received \$55,000 in grant funding. Next, Chief Grams presented the 2021 statistics for Statesboro fire service. The calls for service includes the City, Fire District and the outside primary response area. Other statistics include average response time, average time on-scene, number of overlapping incidents, and arson investigations. Chief Grams concluded his presentation with the Statesboro Fire Departments community outreach stating despite COVID personnel donated hundreds of canned goods and money to the Statesboro Food Bank; they also raised over \$1,300.00 in the annual Cancer Awareness T-shirt sale and on Veterans Day placed crosses on the Bulloch County Courthouse lawn.

2. Quarterly Financial Review

Director of Finance Cindy West presented the second quarter financial report of Fiscal Year 2022, reviewing revenues and expenditures in the General Fund, Fire Service Fund, Water/Sewer Fund, Stormwater Fund, Natural Gas Fund, Solid Waste Collection Fund and the Solid Waste Disposal Fund. Revenues in the General fund are down slightly due to Cares Act funding the city received last year. Ms. West also reviewed the SPLOST and TSPLOST funds distribution and these funds are trending more in FY 2022 than in FY 2021. The Hotel/Motel tax revenue has increased as we have collected \$227,000 more than this time last year.

3. Creek on the Blue Mile

a) Economic Impact Analysis

Ben McKay with the Center for Business Analytics and Economic Research presented the cost-benefit analysis for the redevelopment of the Creek on the Blue Mile project. The long term impacts include property and sales taxes, fiscal analysis and economic impact of construction. Looking at the overall budget the City would invest around 27.5 million and developers would contribute around 41 million. Most of the funds for the City's portion will be covered through grant funding. The property tax forecast assumptions presented looked at the city, county, and school district collections and were compared with the development and without the development. Without the creek project property taxes total collection would increase \$2.8 million over the next thirty years, with the project they would increase by 13.9 million with the city collecting 3.6 million from that over the same amount of time. In addition with the project we are looking at 2.3 million in collections for the TAD over the 30 year life of the project. The sales tax forecast assumptions focused on SPLOST and TSPLOST and is estimated to have an increase of 5.7 million over the thirty years. The construction economic impact for the first two years for both tax forecasts are assumed to be construction over the 30 year timeframe which ended up with \$80 million in economic impact if everything is built as it was described to us. We looked at how the project is being financed with the city covering \$27.6 million. \$5.5 million is covered with the Governor's Water Supply Bond, \$15.6 million covered with a Clean Water State Revolving loan, and \$6.5 million the city will seek other grant opportunities to cover this amount. The revolving loan fund of \$15.6 million has an annual interest rate of 2.25% with an annual payment of \$713,000. Over the 30 years \$5.8 million will be payments of interest will a total of \$21.4 million. In conclusion the city is estimated to receive an additional \$9 million in collections. Other important things to note is there will be no displacement of current residents as no one lives along that section of the creek. It will create a new walkable space downtown and increase the vitality of downtown Statesboro and flood mitigation with improvements in storm water management.

b) Design Proposal

Eric Nease with Freese and Nicols reviewed with Mayor and Council the Creek on the Blue Mile Design and permitting Phase beginning with the final concept and the retail and residential sections of the project. The key goals are to mitigate flooding of Little Lotts Creek and to support the Blue Mile Project. This phase includes concept design, environmental permitting, a flood study of Little Lotts Basin (upstream of bypass), site design, and bridge design. To begin this phase the next steps are to complete a flood study of the basin upstream of the bypass and side streams, then submit a LOMR (Letter of Map Revision) for existing conditions. Next proceed to engineering and project permitting and submit for flood map revision. After construction is complete a final LOMR will be submitted.

4. Housing Rehabilitation Policy and Procedures

Chris Hilbert with Insight Planning & Development presented the Housing Rehabilitation policy and procedures for the City of Statesboro. A contractor's handbook was created which serves as an explanation of methods and materials related to housing construction work in Statesboro Housing Rehabilitation Program. The housing rehabilitation polities include project budget resolution, financial management resolution, housing assistance policy & housing forms, housing construction contract award policy, citizen participation plan,

residential anti displacement and relocations assistance plan, local job initiative plan, code of conduct, fair housing policy, procurement standards and equal opportunity plan. Applications are rated based on income level, special population (elderly or disabled), and severity of housing condition. Rehabilitation will be completed to Community development Block Grant (CDBG) standards. Temporary relocation benefits will be available on an as needed basis. Maintenance agreements will be executed for all rehabilitated properties and community meetings will be held at multiple locations during the project. Owner occupied rehabilitation will be secured by a deferred payment loan. Rehab amounts should be below \$50,000 or \$70/sq ft of heated occupiable space. In addition the household income must be below 80% of Bulloch County median income. Handicap accessibility improvements will be provided for an eligible owner occupant and special populations (elderly or disabled) will be prioritized in the rating system. Investor owner rehabilitation will contribute between 0 -35% of the contract amount based on their income and will be secured by a deferred payment loan. Rent control provisions will be in place for the length of the lien. Mr. Hilbert presented the application forms for the housing rehabilitation program. The application includes a request for assistance, list of household members, and income verification.

5. Package Sale Ordinance

Mayor Pro Tem Shari Barr began the conversation stating she is not in favor of eliminating proximity requirements to college campuses. Councilmember John Riggs agreed stating he is not ok with package stores being next to or across the street from student housing or school buildings. Councilmember Paulette Chavers stated the reason for her compromise was because any application would come before council and they would decide whether to allow a store in a particular area but was originally in favor of the 200 yard proximity. Mayor Jonathan McCollar stated he reached out to Georgia Southern and their stance is to keep the state requirement of the 200 yard proximity from campus as most of the students are underage. Mayor Pro Tem Shari Barr stated that the requirements need to be stated in the ordinance and I am in favor of at least 100 yards. Another concern is the 3000 sq. ft. requirement because of how large that area is, it will bring in chain stores and big investors. We need to give an opportunity to reuse vacant stores. Mayor McCollar asked, what the purpose of 3000 sq. ft. minimum? Councilmember Riggs stated to limit the number of stores. Councilmember Paulette Chavers stated if we reduce the square footage requirement we need to place a limit on the number of stores allowed. Mayor Pro Tem Shari Barr stated the proximity requirement between stores is a number we can discuss as a way to limit the number of stores. Councilmember John Riggs stated he is in favor of reducing the square footage to either 2500 or 2000 because it would still limit the number of stores without putting a number on it. Councilmember Phil Boyum stated he has advocated all along that we go with state requirements. If we place a number on the amount of stores allowed we will have to come up with a policy that chooses who gets what. Further discussion by council included reducing the square footage requirement to 2200 and to add a 100 yard proximity requirement from college campus.

Mayor Jonathan McCollar adjourned meeting at 5:09 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk