



Mayor & Council Work Session

February 15, 2022 at 3:00 P.M.



Agenda

1. Public Safety Report
 - Police
 - Fire
2. Quarterly Financial Review
3. Creek on the Blue Mile
 - Economic Impact Analysis
 - Design Proposal
4. Housing Rehabilitation Policy and Procedures
5. Package Sale Ordinance

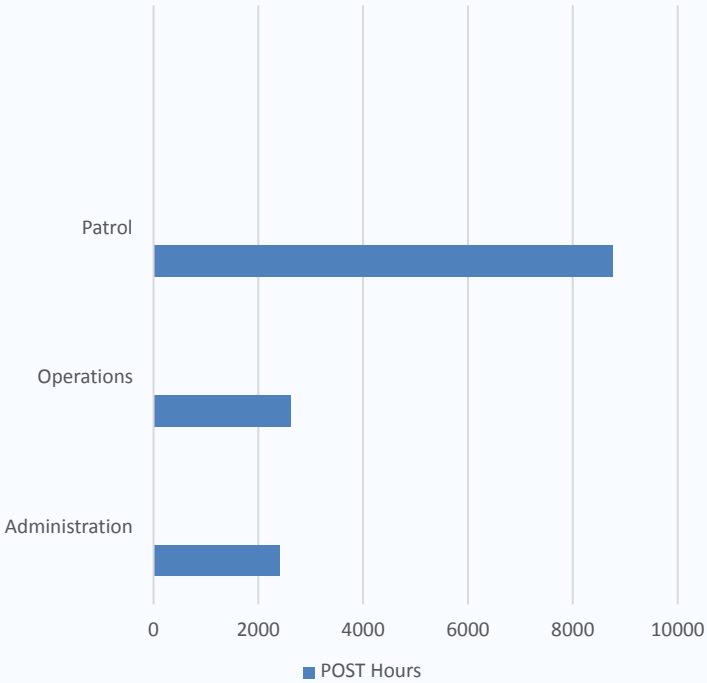
CITY COUNCIL WORK SESSION

STATESBORO POLICE DEPARTMENT

February 2022



TRAINING HOURS



TOTAL POST HOURS

13,781

TOTAL HOURS

14,017

In-House: 6,905

External: 4,455

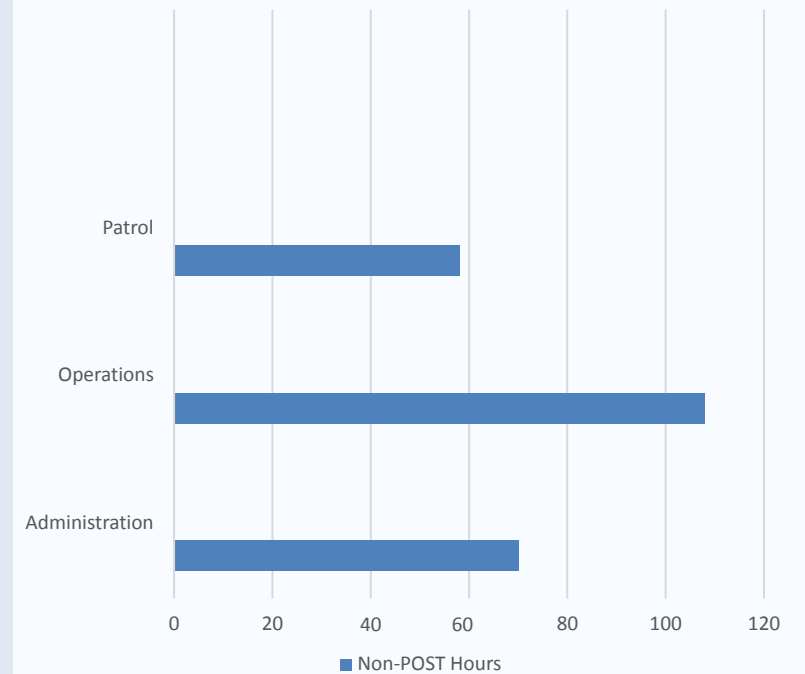
Academy: 1,224

Online: 1,321

Host: 112

Sworn Officer Average:

172.8 Civilian Average: 19.2



TOTAL NON-POST HOURS

236

Records Unit Report

TOP 5 VEHICLE CRASH LOCATIONS

2020

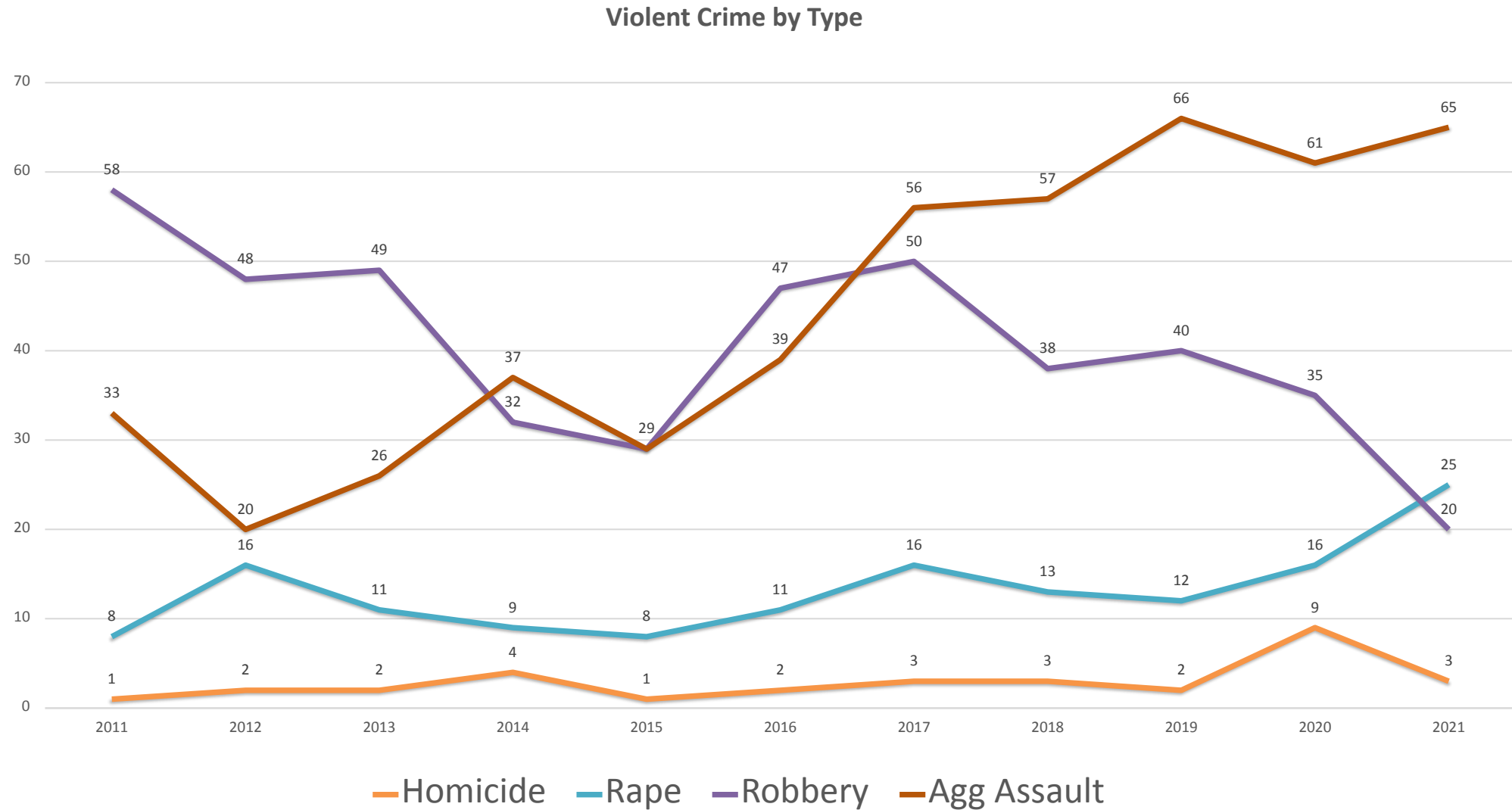
Location	Number of Crashes
1. Veterans Memorial Parkway @ Fair Road	72
2. Veterans Memorial Parkway @ Brampton	54
3. Veterans Memorial Parkway @ Northside Drive	49
4. Veterans Memorial Parkway @ Lanier Drive	43
5. Veterans Memorial Parkway @ Brannen Street	37

2021

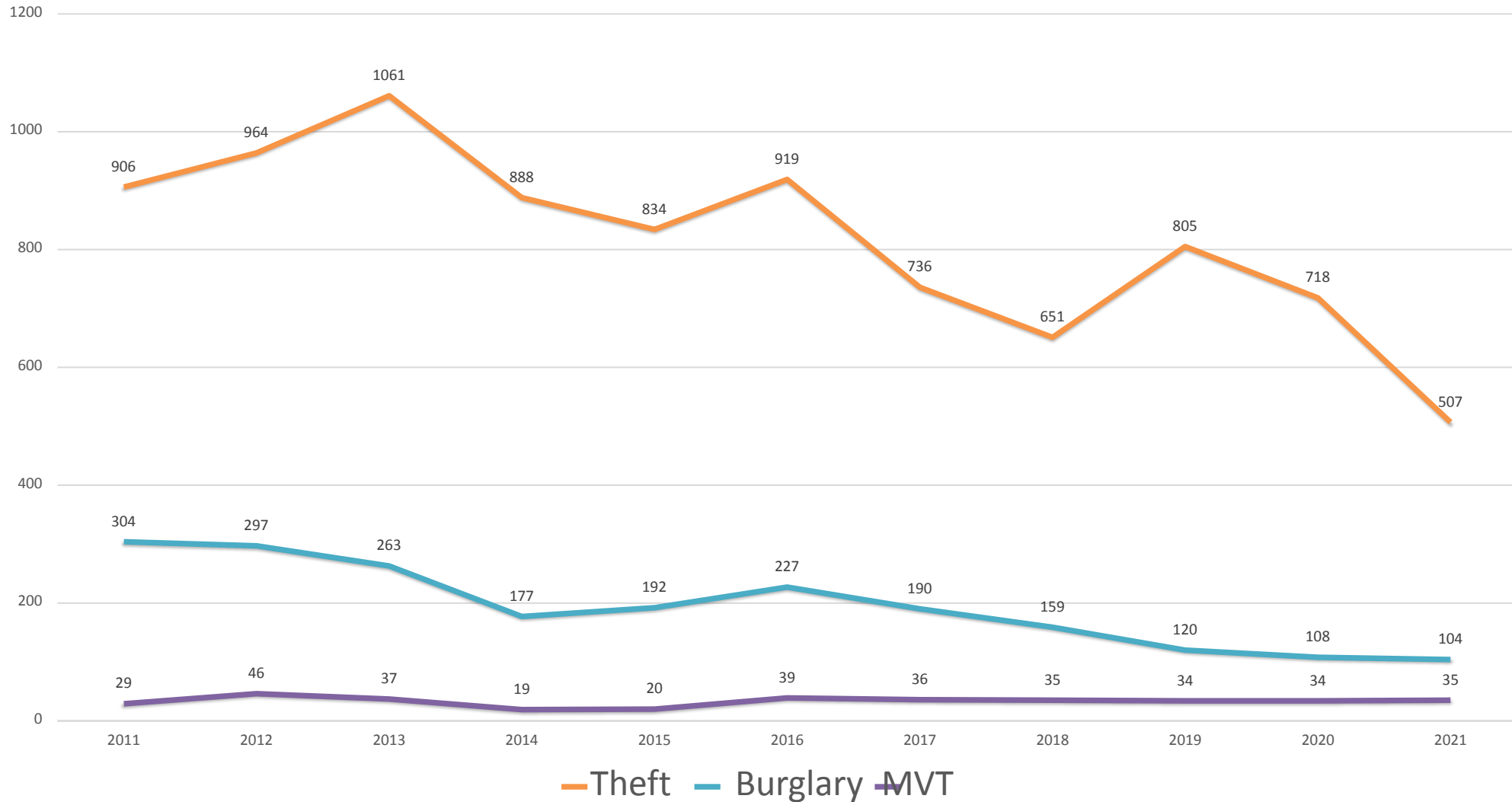
Location	Number of Crashes
1. Veterans Memorial Parkway @ Fair Road	102
2. Veterans Memorial Parkway @ Lanier Drive	59
3. Veterans Memorial Parkway @ Northside Drive	55
4. Veterans Memorial Parkway @ South Main Street	48
5. Veterans Memorial Parkway @ Brannen Street	42

1.41% increase in total crashes

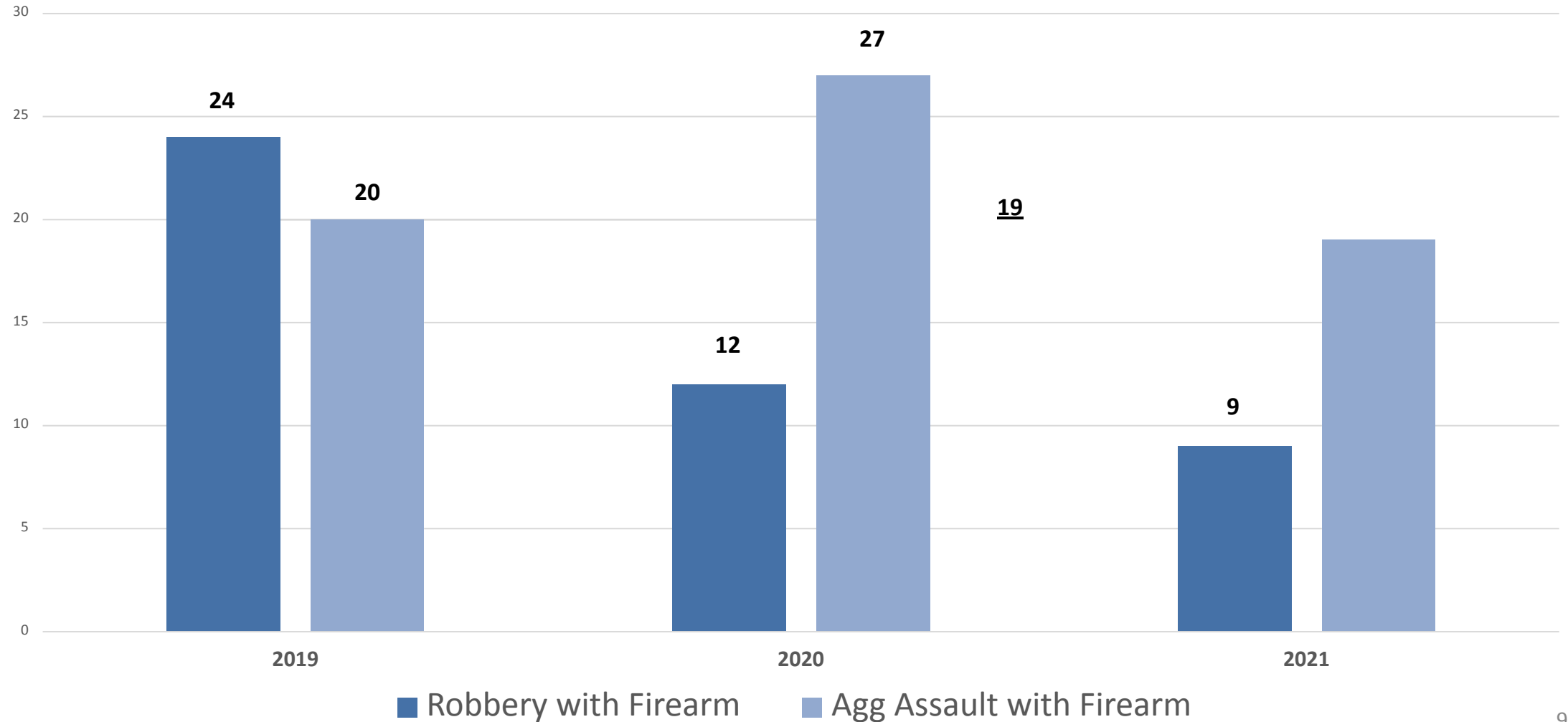
VIOLENT CRIME 2011-2021



PROPERTY CRIME 2011-2021



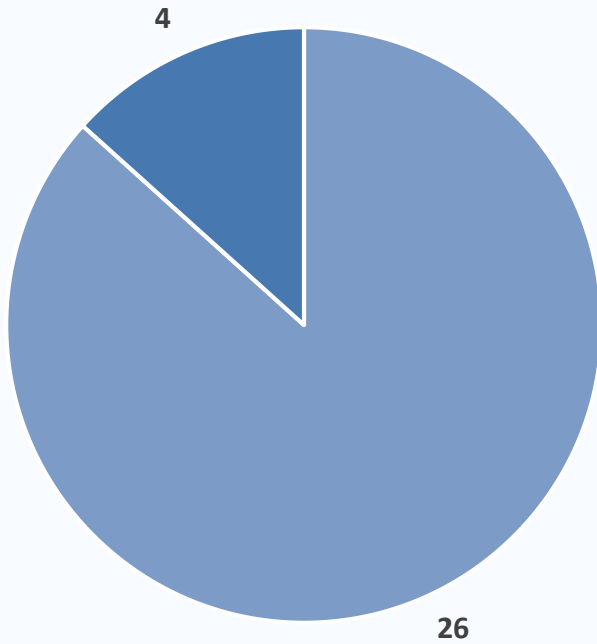
CRIME COMMITTED WITH FIREARM



Stolen Firearms from Vehicles

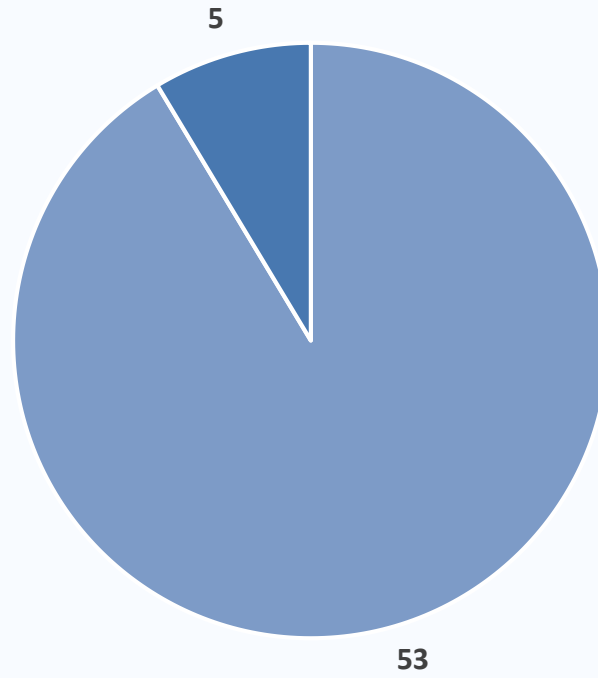
2019

30 total



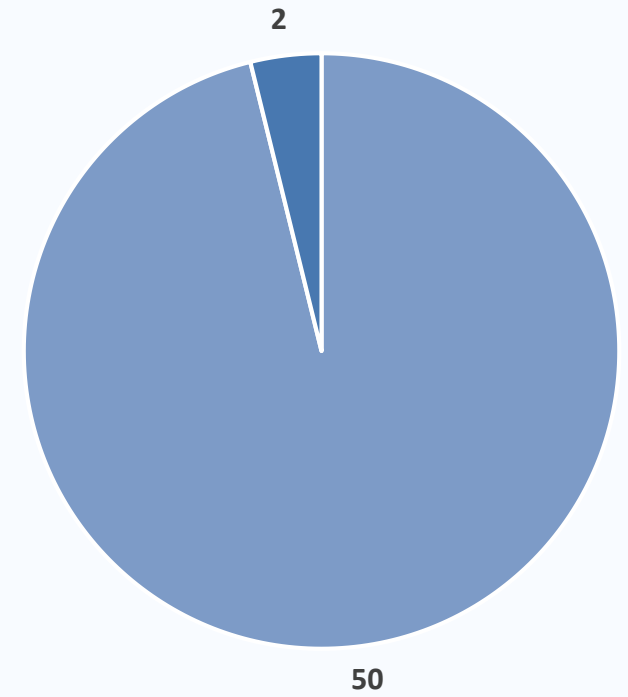
2020

58 total



2021

52 total

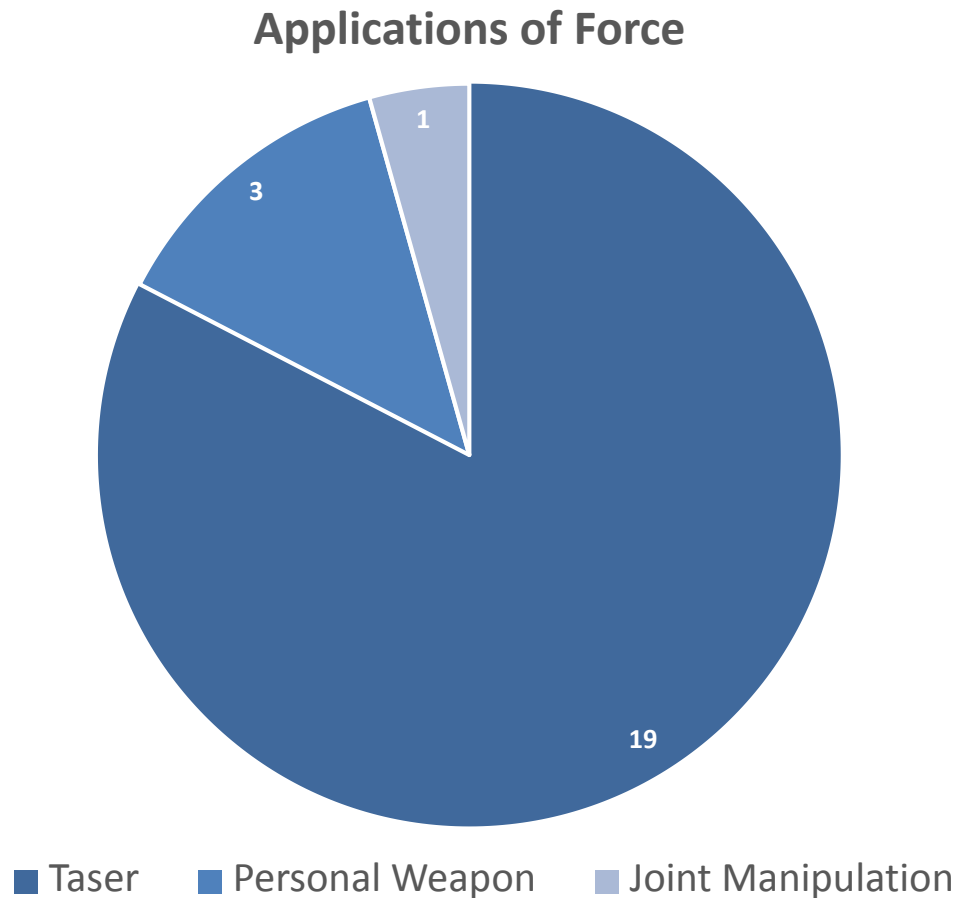


■ Non-Forced Entry

■ Forced Entry

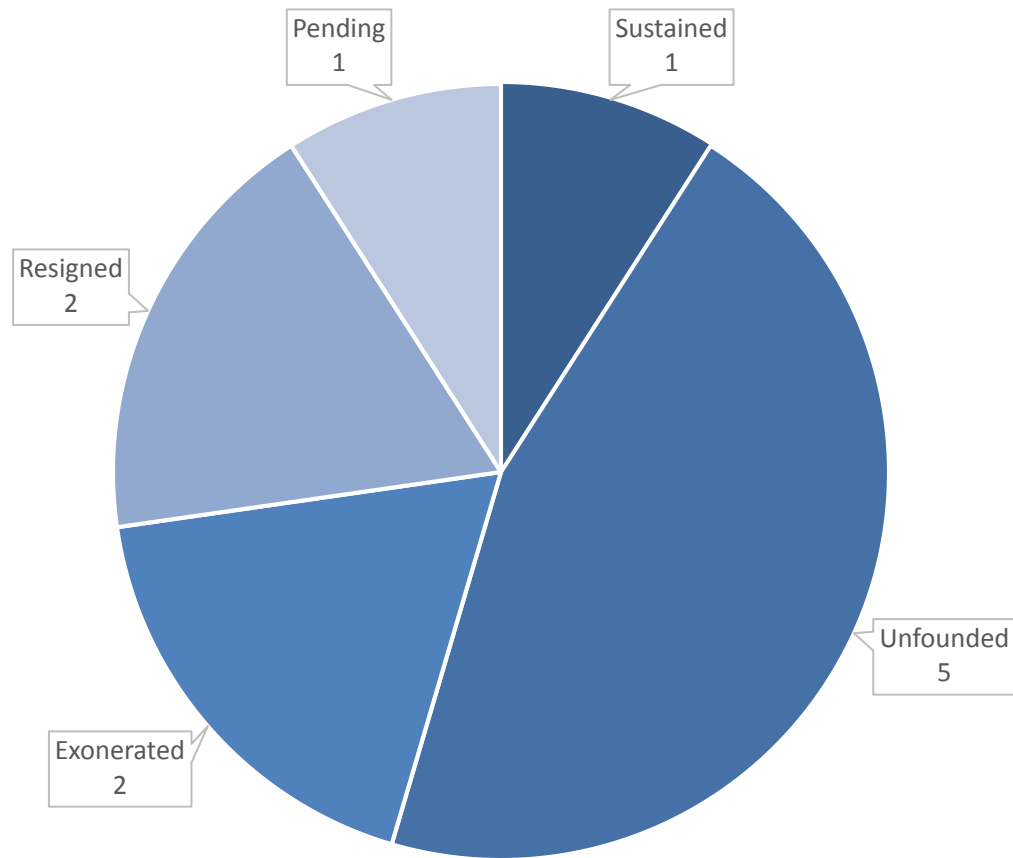
Use of Force 2021

- **1195** total arrests
- **16** incidents involving Use of Force
- **23** applications of force within those 16 incidents



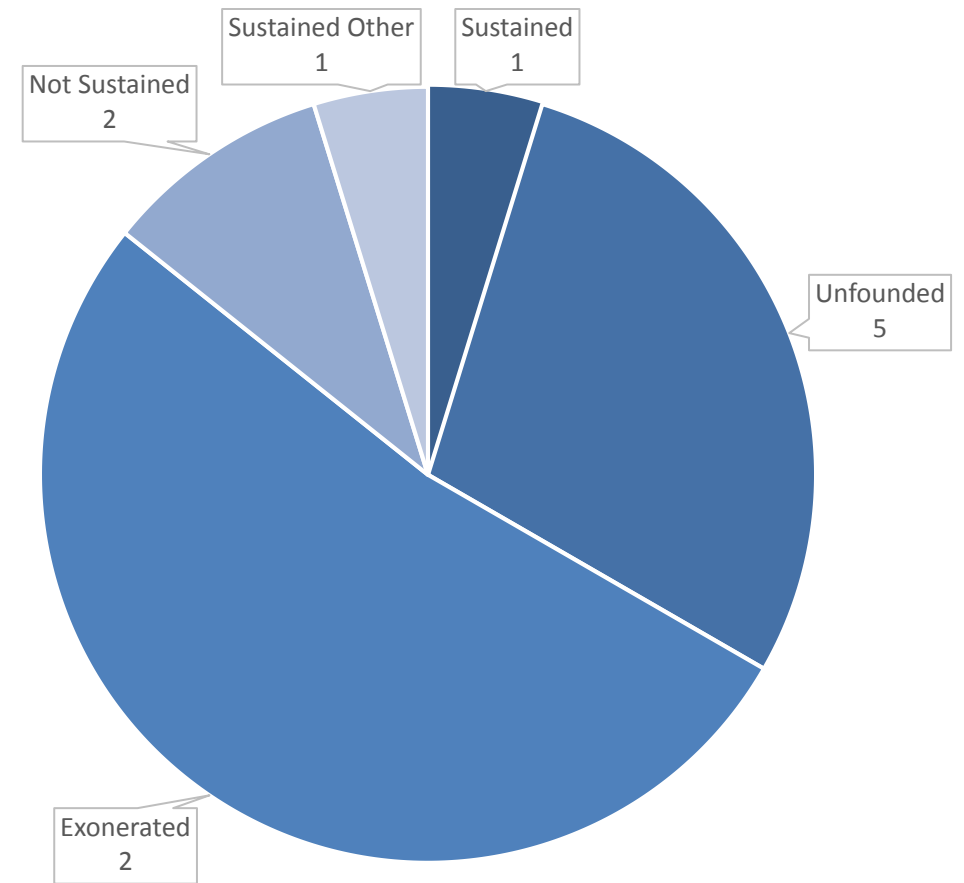
Internal Affairs & Citizen Complaints

Internal Affairs



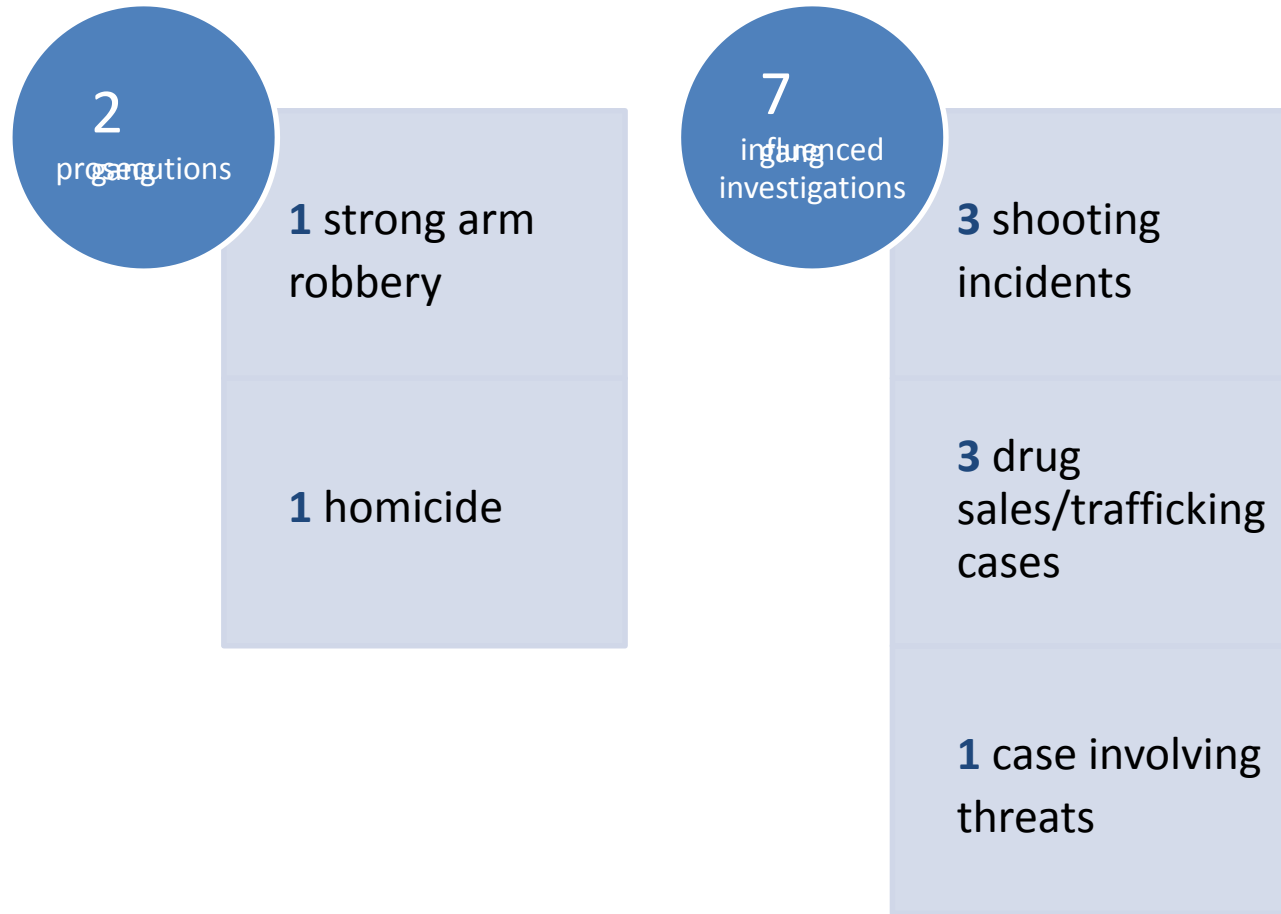
**11
Total**

Citizen Complaints



**21
Total**

Gang Activity



Grant Funding Received in 2021

- CJCC Law Enforcement Training Grant - **\$160,000**
- COPS Office – Law Enforcement Mental Health and Fitness Grant - **\$104,046**
- BJA Edward Byrne Memorial Justice Assistance Grant - **\$10,014**

Fusus

- 24 locations live
- 3 locations pending live
- 347 active cameras



fūsus



Questions?



Statesboro Fire Department

Annual Report Presentation
2021



2021 Accomplishments



- All Operational personnel achieved at least 240 hours of training and met all ISO Categories. With Covid-19, training opportunities outside of our department have been difficult.
- Received \$55,000 in Grant Funding.
- Added 9 Firefighter positions (3 per shift).
- Prevention Division provided over 2000 Fire Inspections, and numerous public safety events despite restrictions and complications as a result of the COVID-19 Pandemic.



Statistical Overview 2021



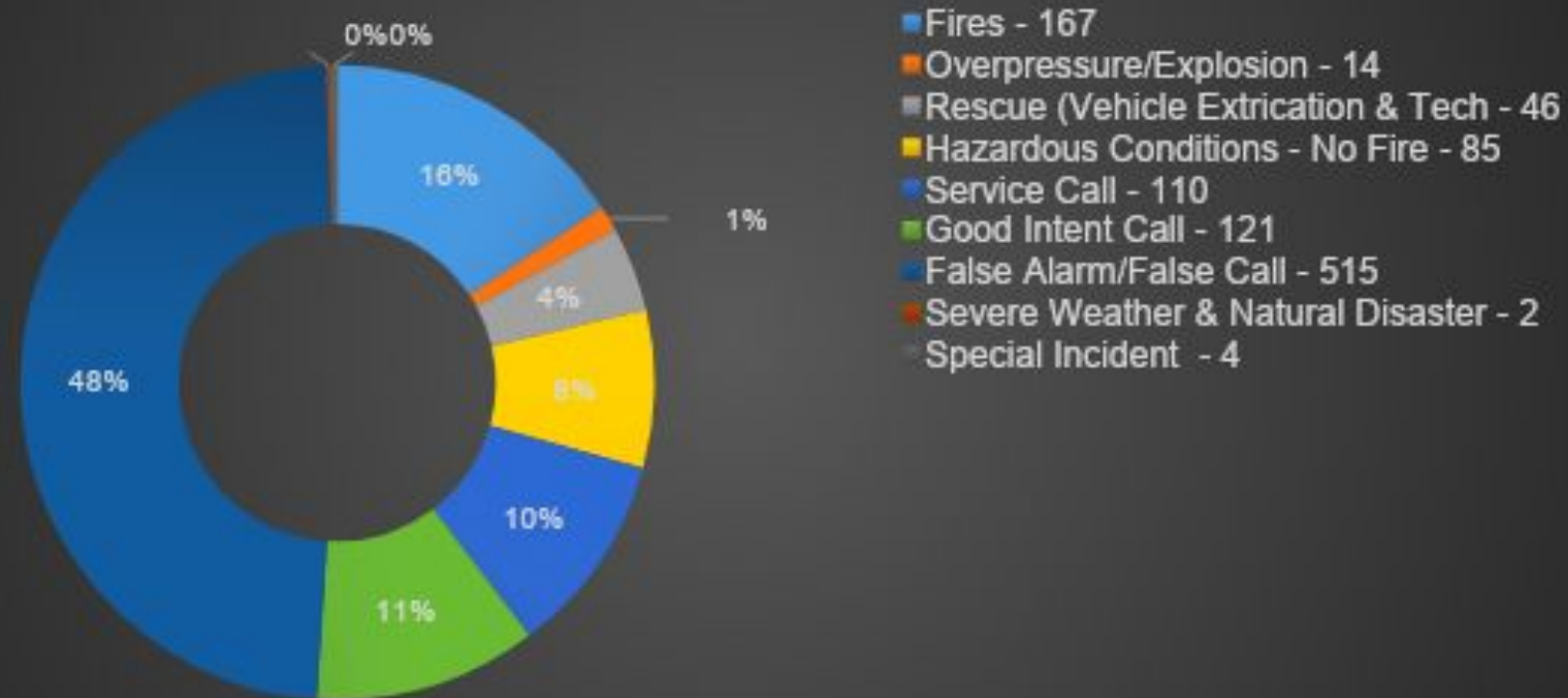
Total Calls for Service	1,064
Calls for Service - City	775
Calls for Service - Fire District	250
Calls for Service Outside Primary Response Area (Mutual/Auto Aid)	39
Average Response Time (Dispatch to Arrival)	6 Min & 7 Sec
Average Time On-Scene	26 Min & 10 Sec
Number of Overlapping Incidents	157
Percentage of Overlapping Calls (Total Calls for Service)	14.76%
Fires Requiring Investigations	13
Fire Inspections/Prevention Services (i.e. Plan Review)	3,156



Calls for Service



Incident/Service Type

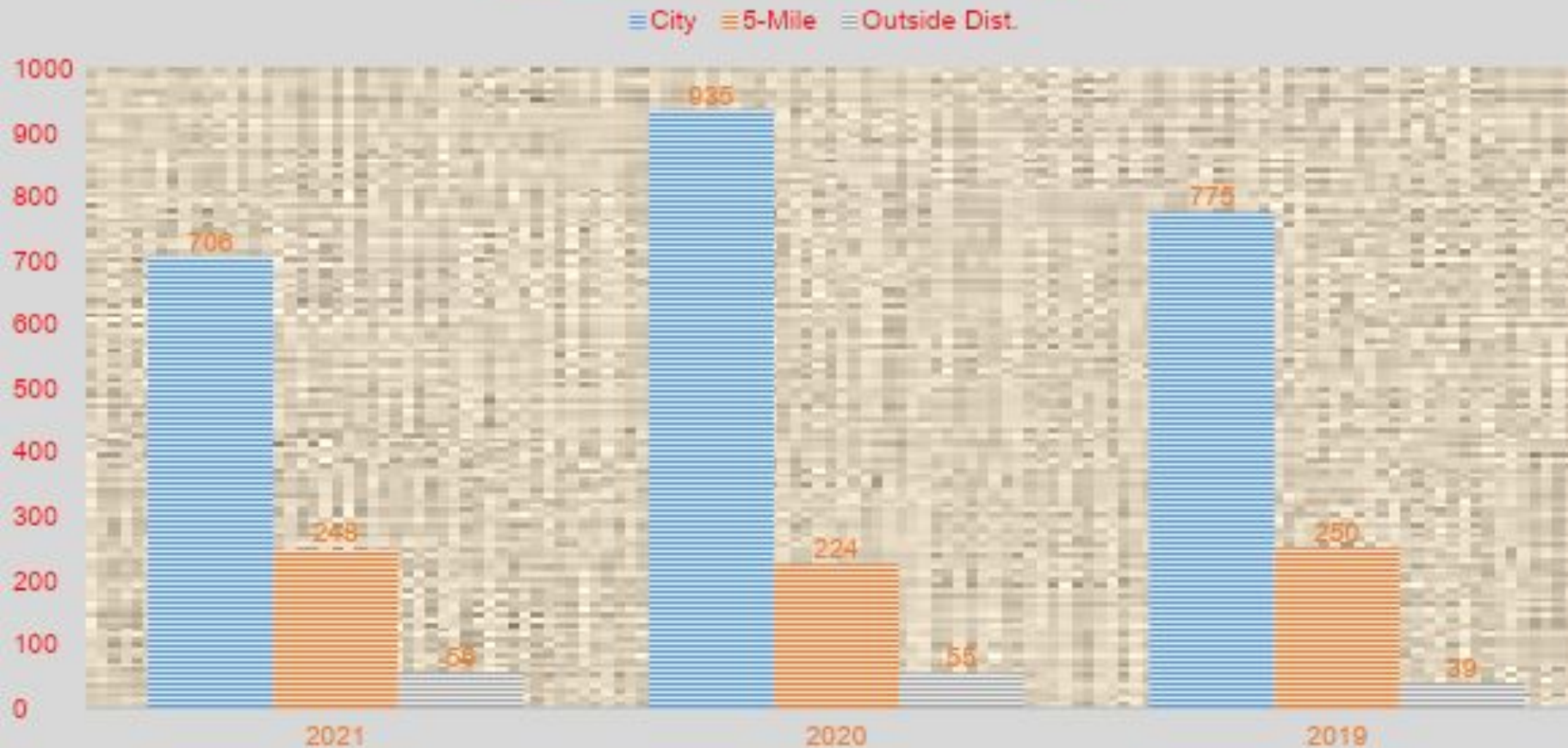




Calls for Service by District



Incident Location by Year





Property Value vs. Loss



NATIONAL AVERAGE OF FIRE RELATED PROPERTY LOSS
(BASED ON PRE-INCIDENT ASSESSED VALUE)

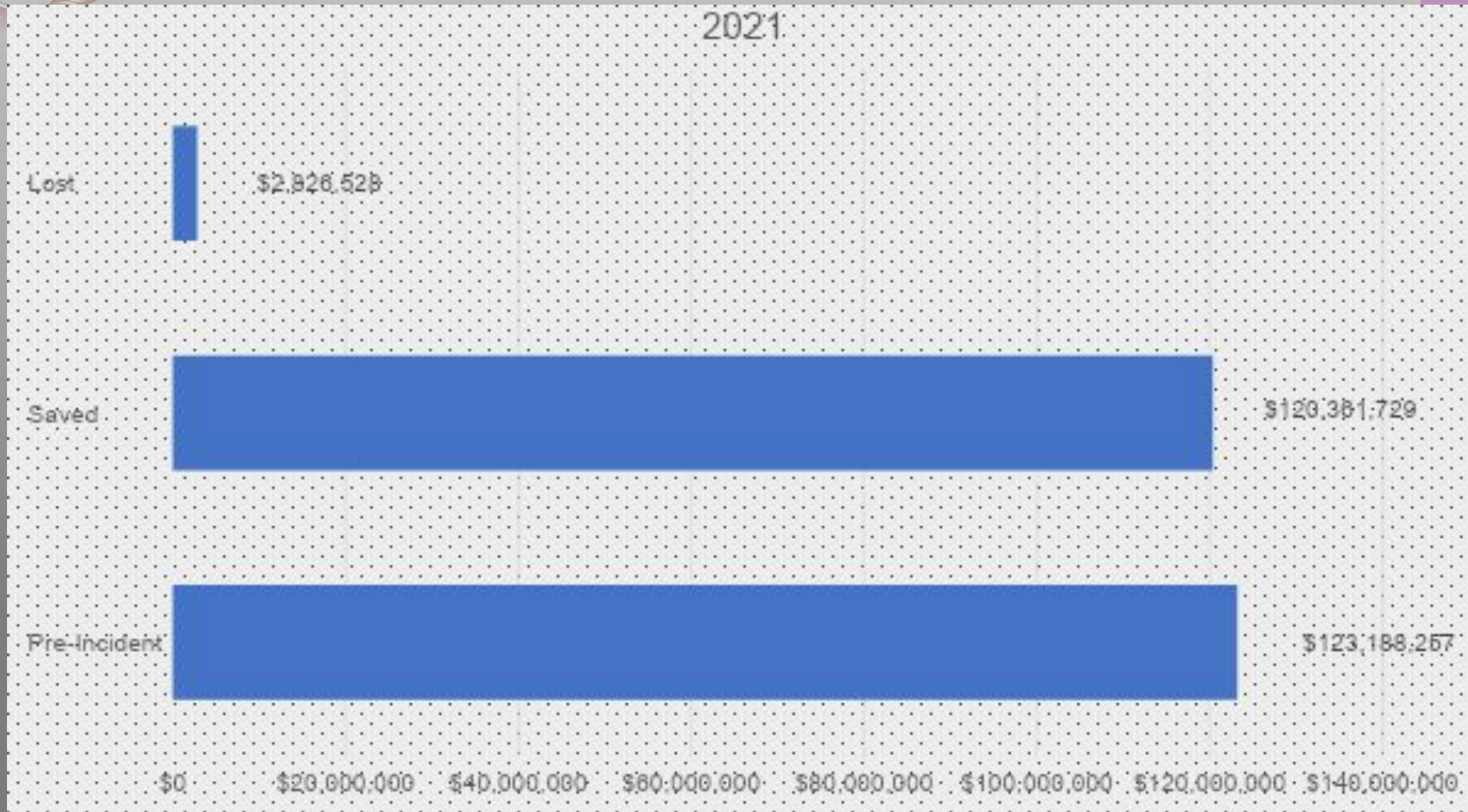
31%

STATESBORO FIRE RELATED PROPERTY LOSS
(BASED ON PRE-INCIDENT ASSESSED VALUE)

2.3%



Property Value vs. Loss





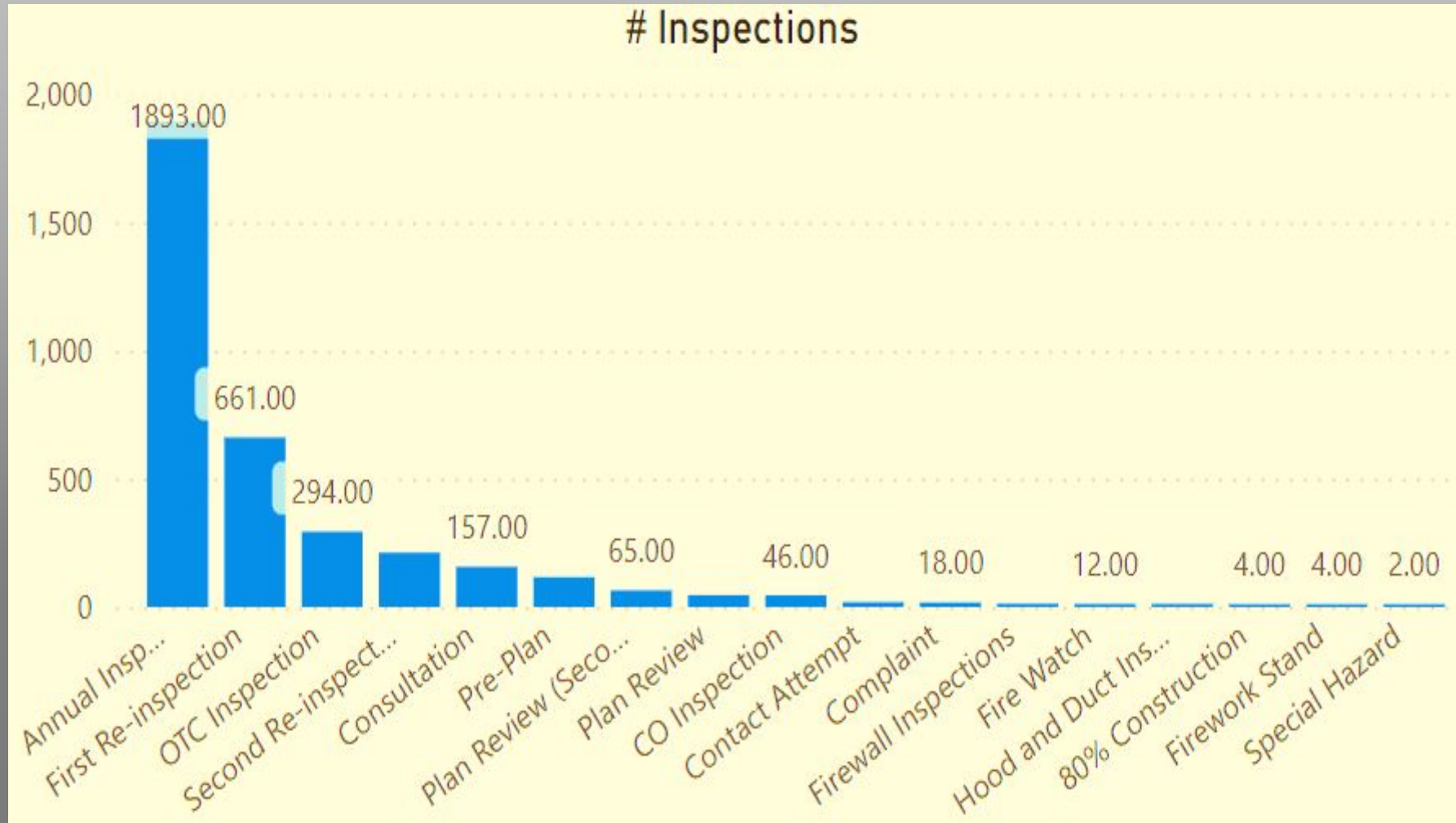
Training



ISO Training Category	Required Hour Per Firefighter	Percentage of ISO Required Training	Statesboro Fire Totals	Percentage of Dept. Total of ISO Requirements
Company Training	192	84%	9,453	82%
Haz-Mat Training	6	3%	350	3%
Officer Training	12	2%	441	4%
Driver Training	12	2%	485	4%
New Driver Training	60	1%	5	.04%
Facility Training	18	8%	821	8%
TOTALS	300	100%	11,555	101%



Prevention





Prevention Programs



- 31 Smoke Alarms Installed
 - 19 Battery Replacements



- Educational Programs
 - Fire Safety Videos



Community Outreach



- Department Personnel donated hundreds of canned goods along with money raised to the Statesboro Food Bank.
- Raised over \$1,300 in Department's Annual "Cancer Awareness T-Shirt" sale.
- Veteran's Day Crosses on Bulloch County Courthouse Lawn.



Questions?



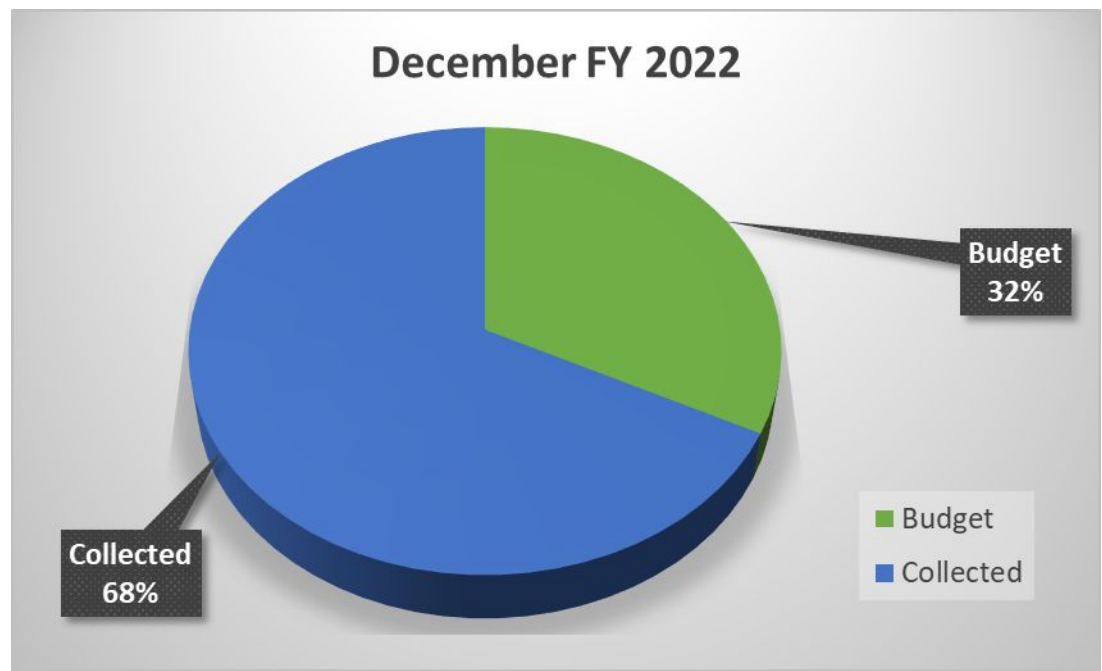
Quarterly Financial Review



FY2022 Second Quarter Financial Report

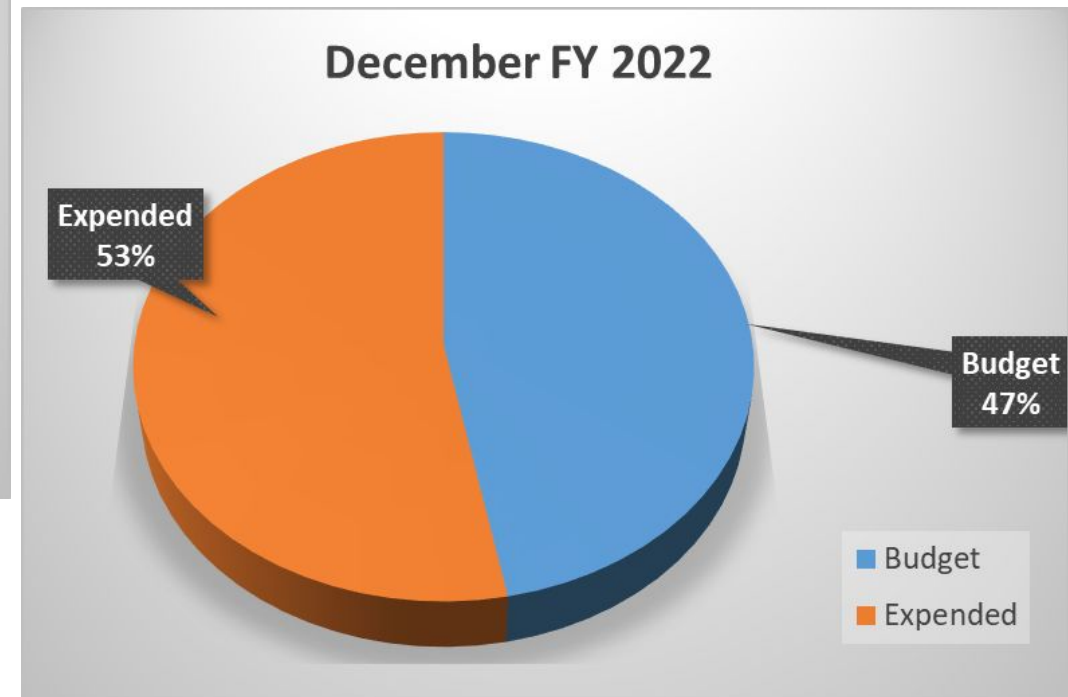
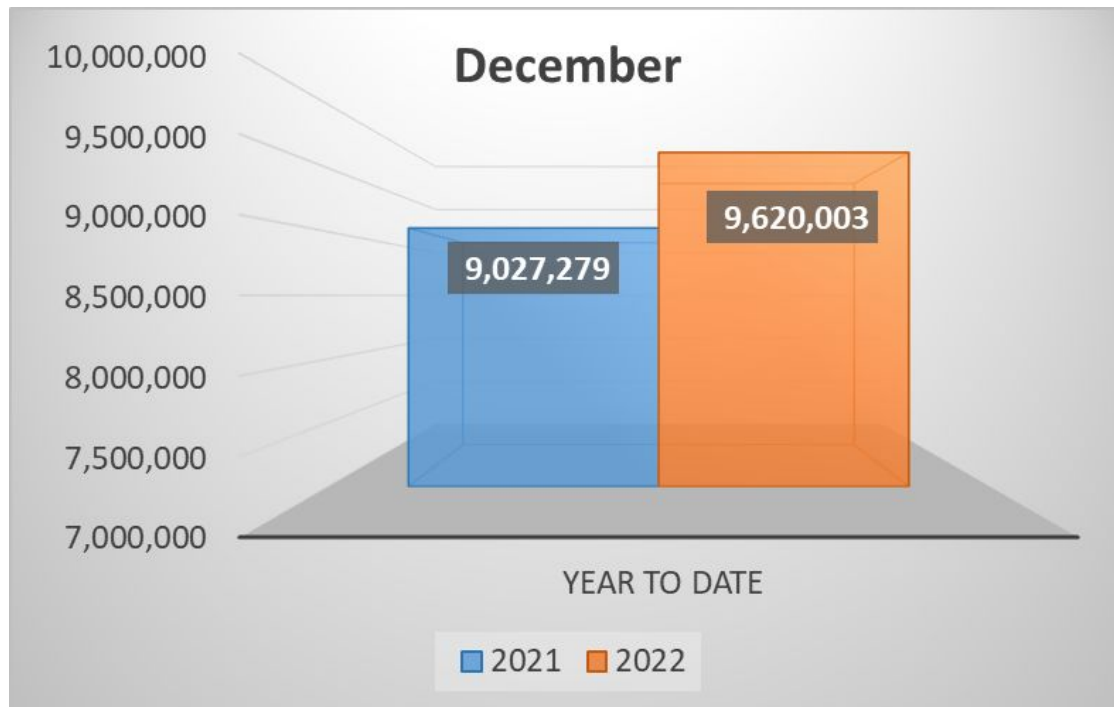
February 15, 2022
Work Session

General Fund – Revenues



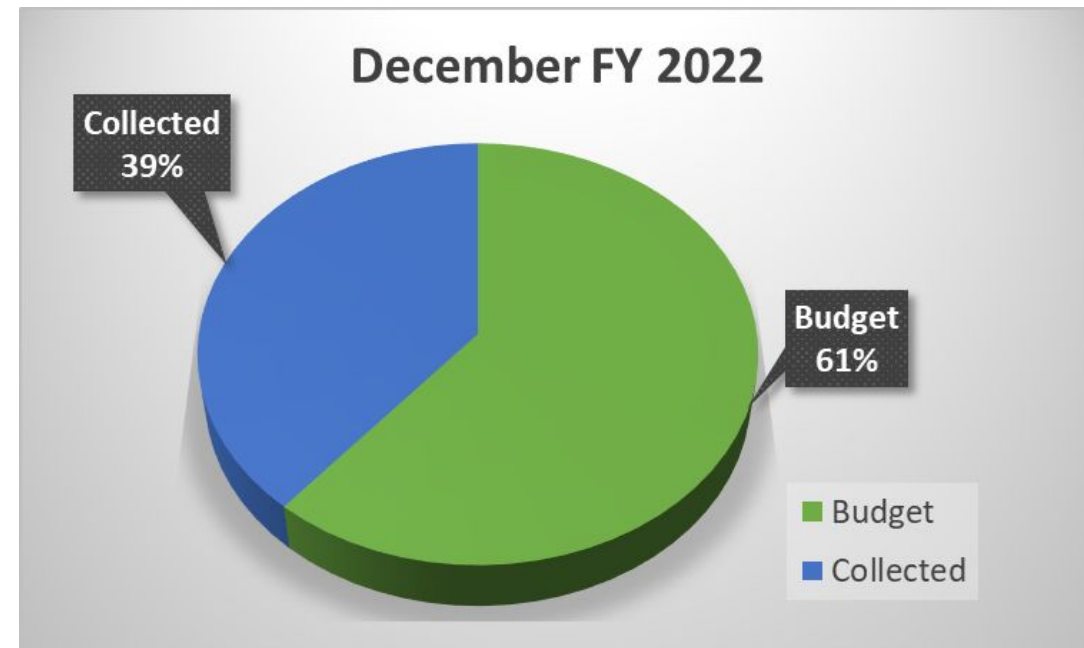


General Fund - Expenditures



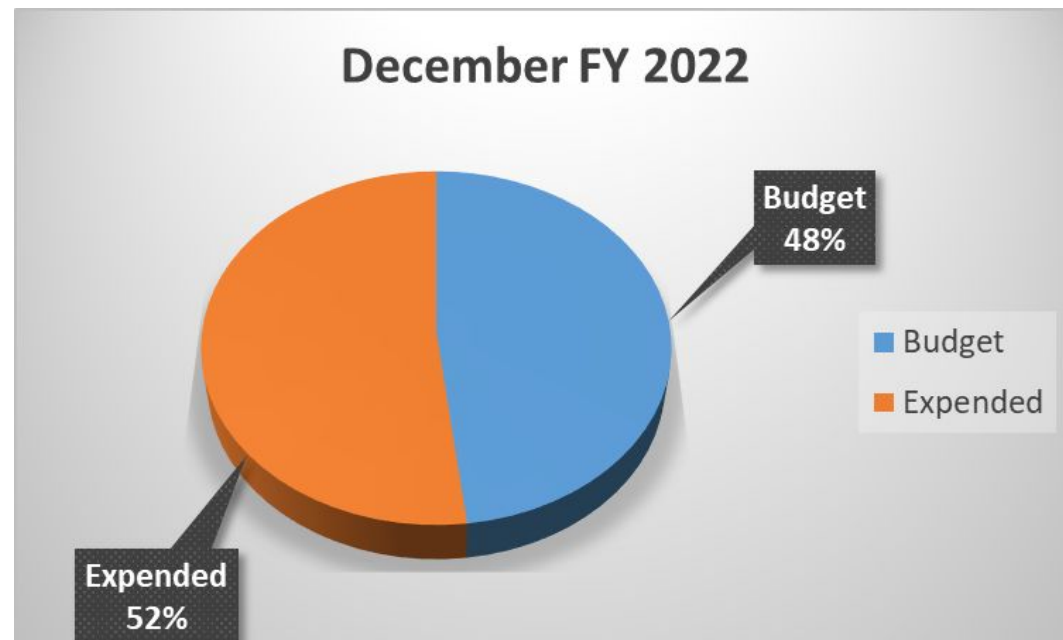


Statesboro Fire Service Fund – Revenues



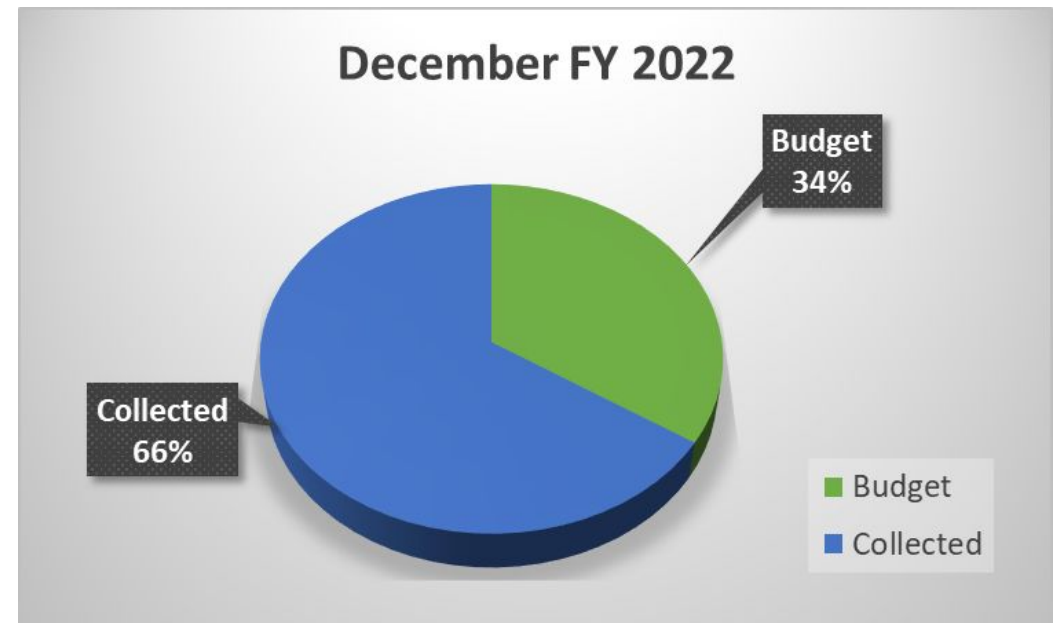


Statesboro Fire Service Fund – Expenditures



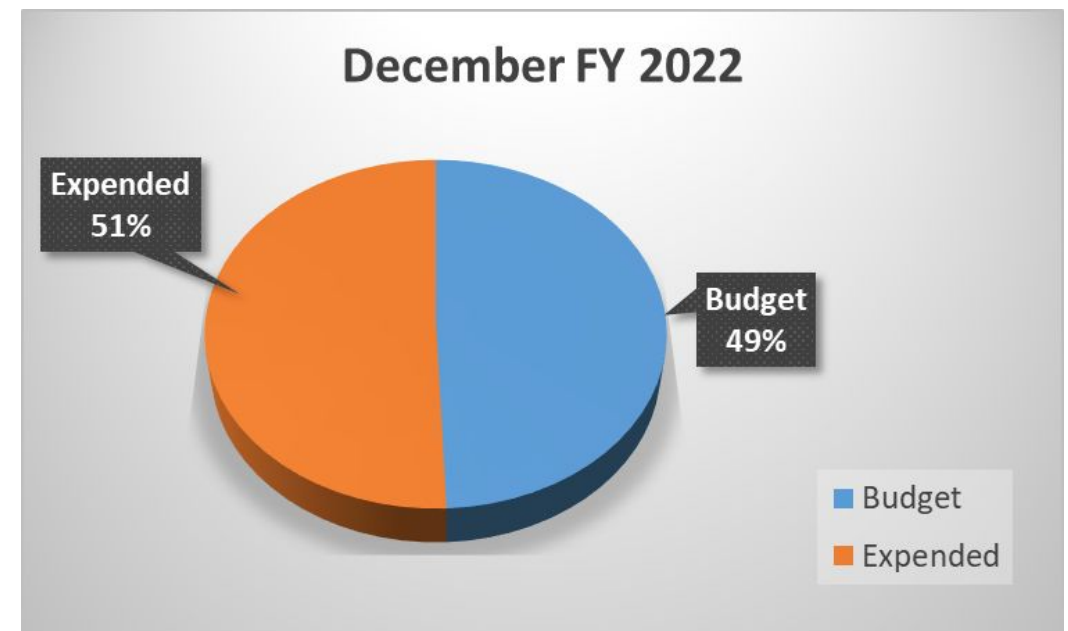
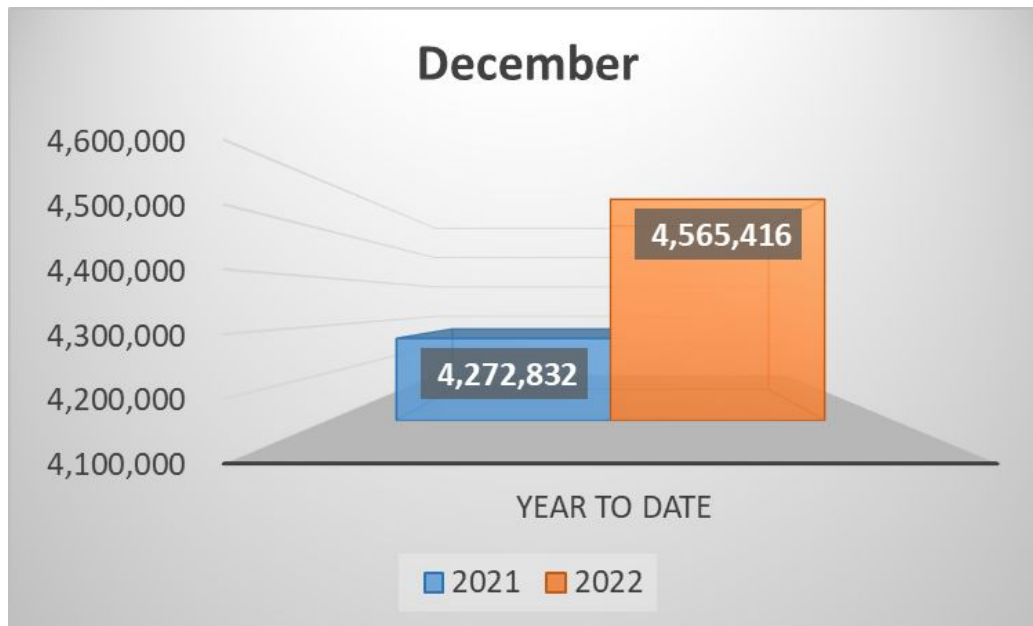


Water and Sewer Fund - Revenues



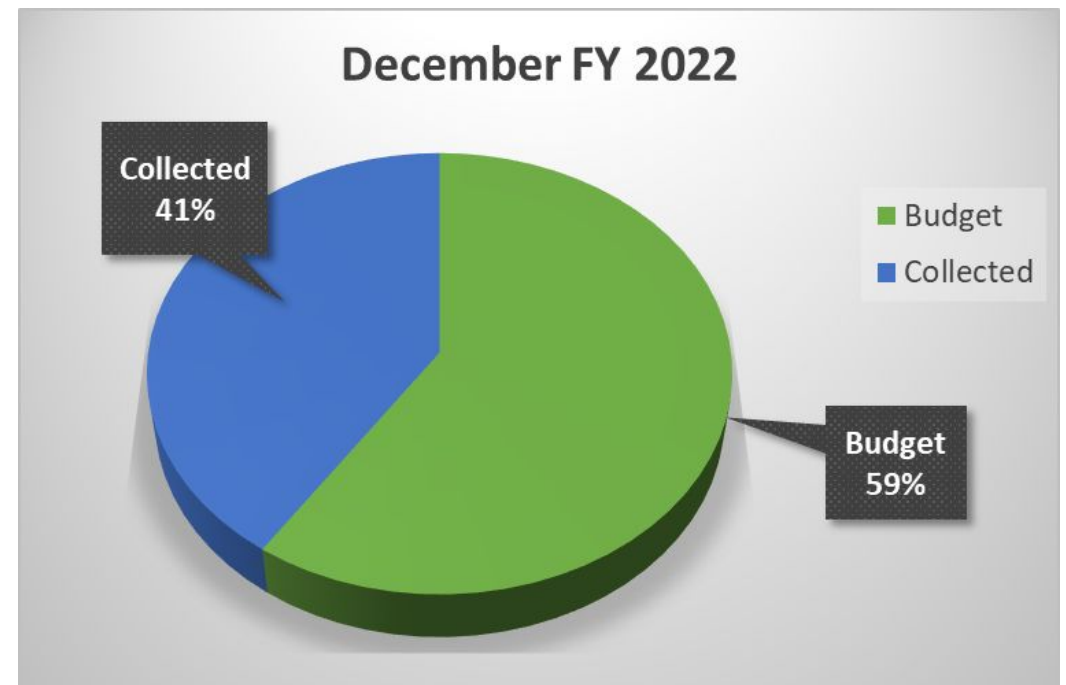
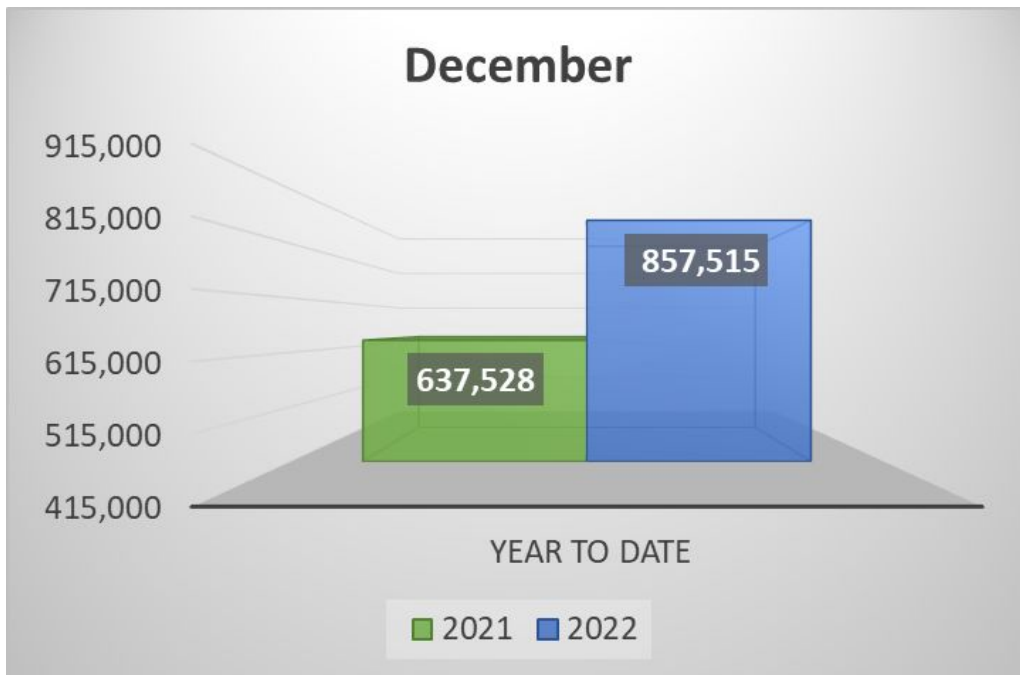


Water and Sewer Fund - Expenditures



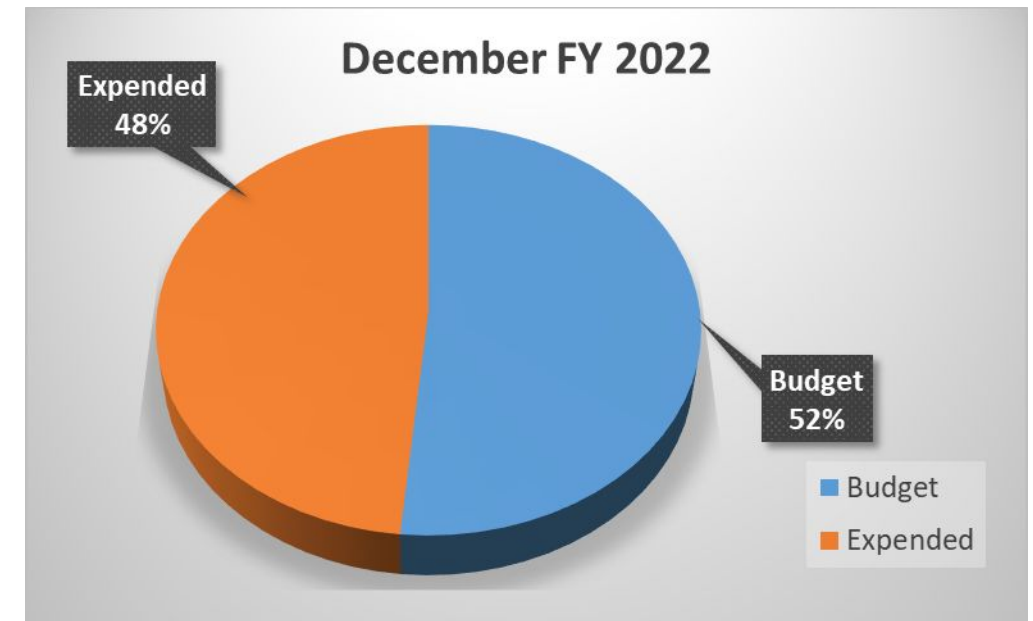


Stormwater Fund - Revenues



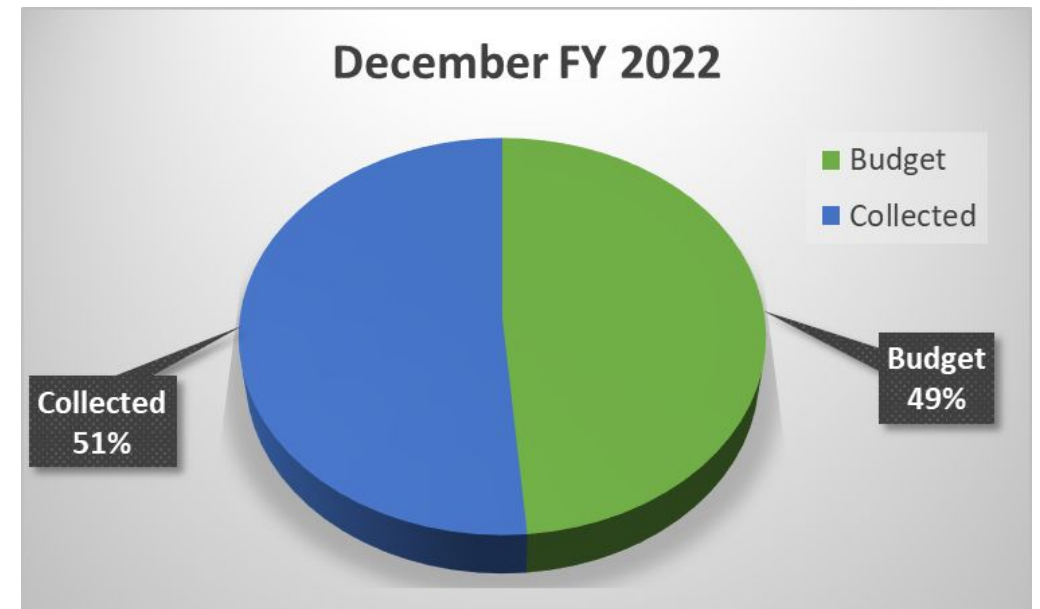


Stormwater Fund - Expenditures



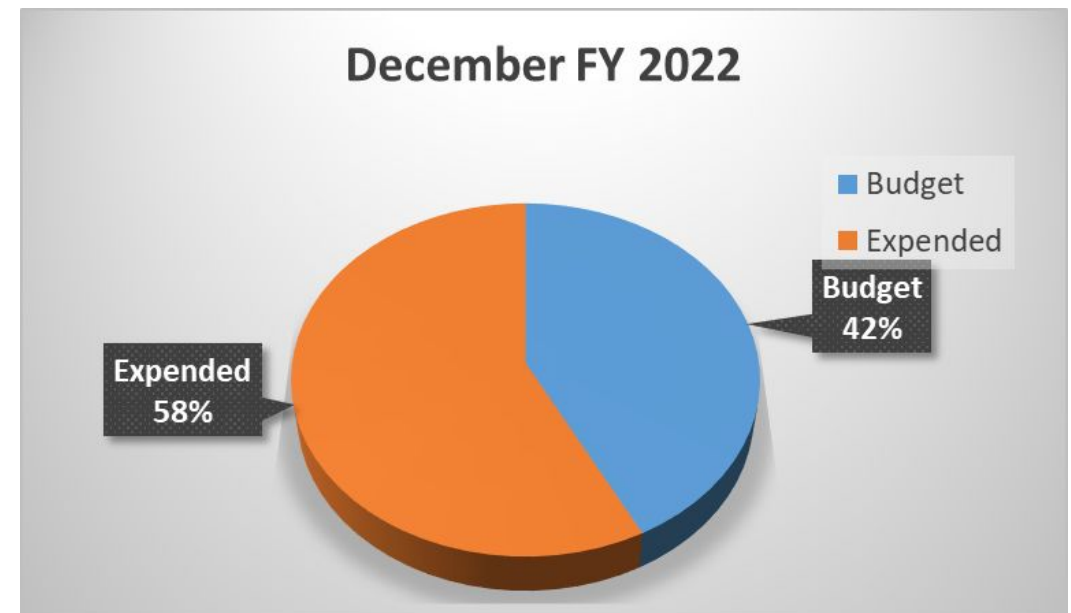
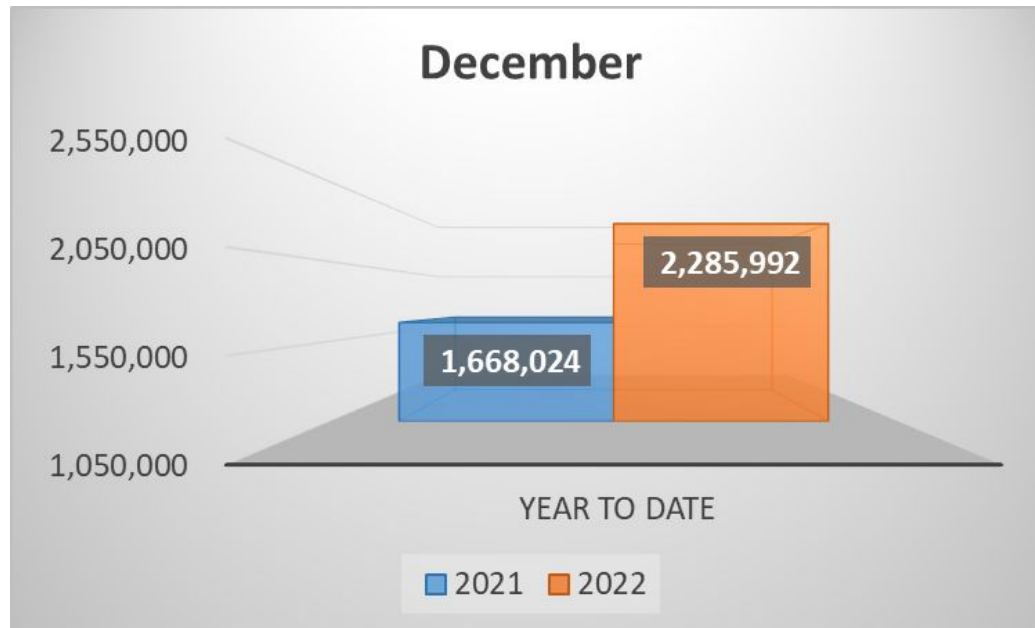


Natural Gas Fund – Revenues



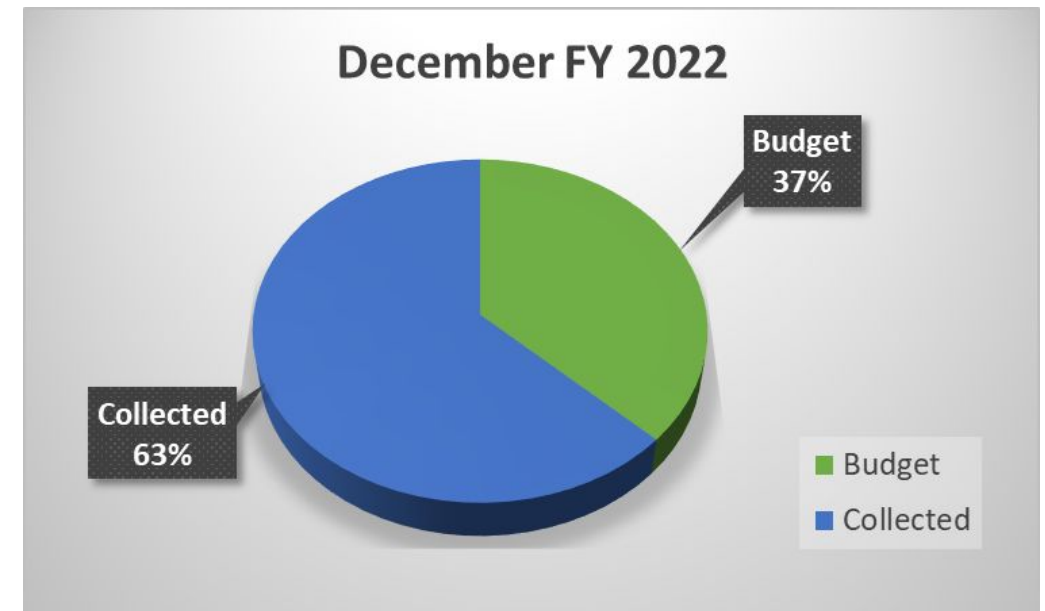


Natural Gas Fund – Expenditures



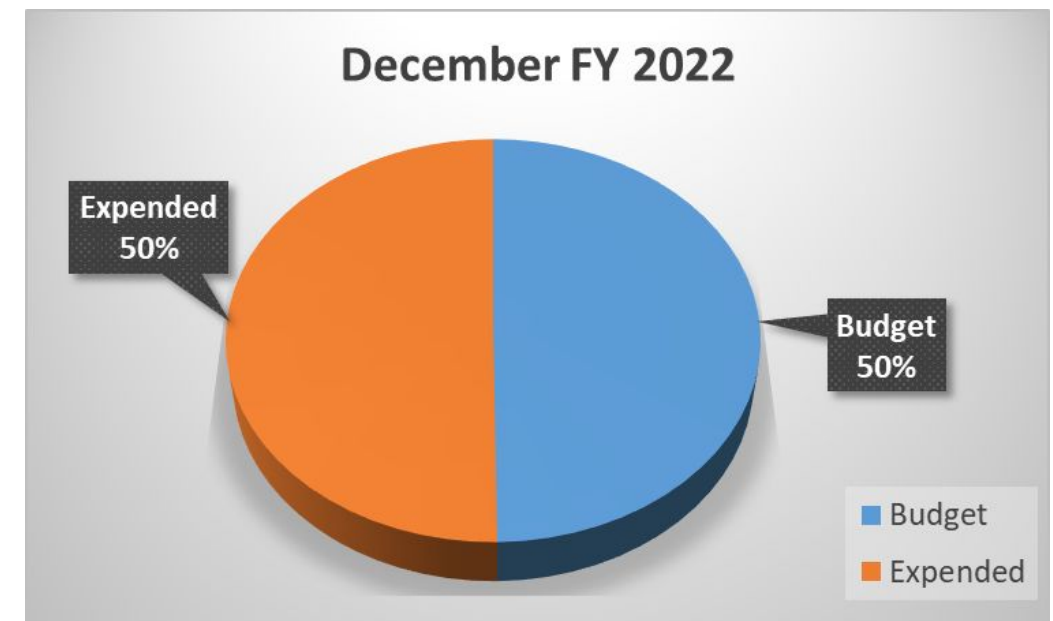
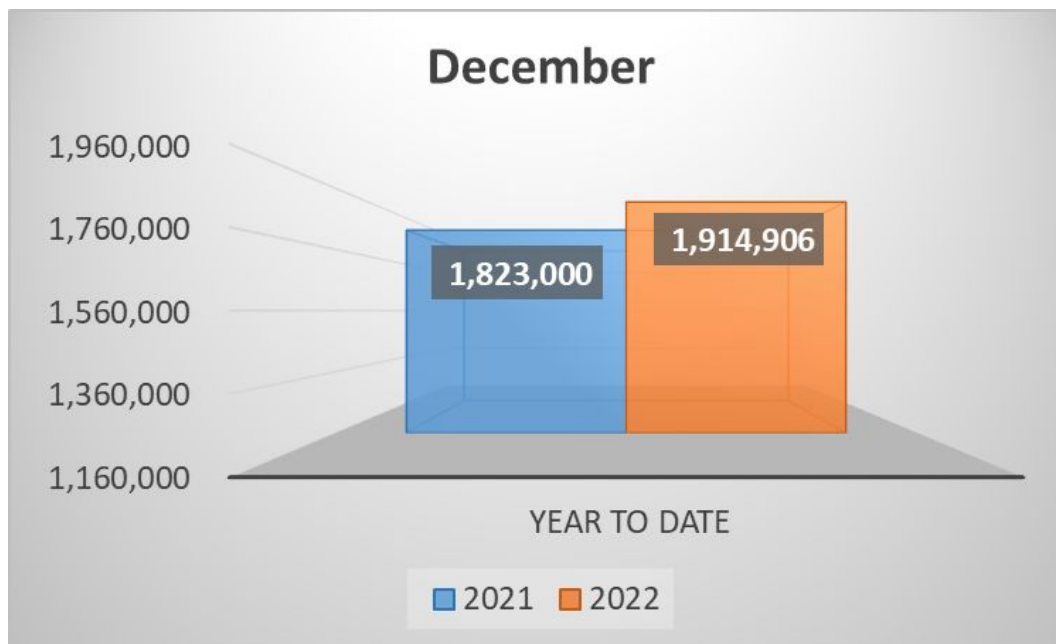


Solid Waste Collection Fund - Revenues



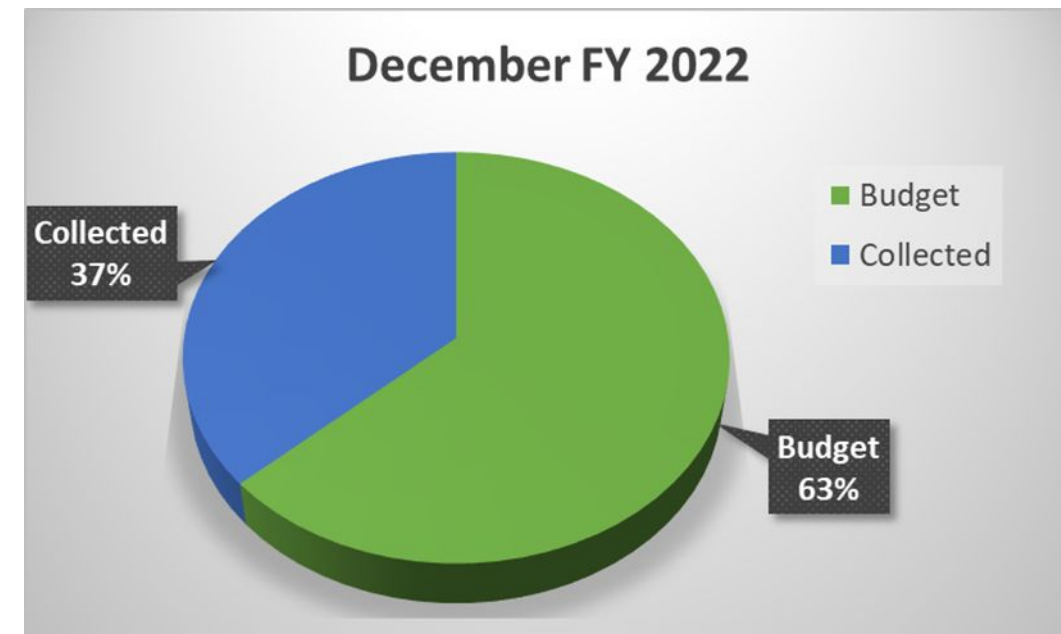


Solid Waste Collection Fund - Expenditures



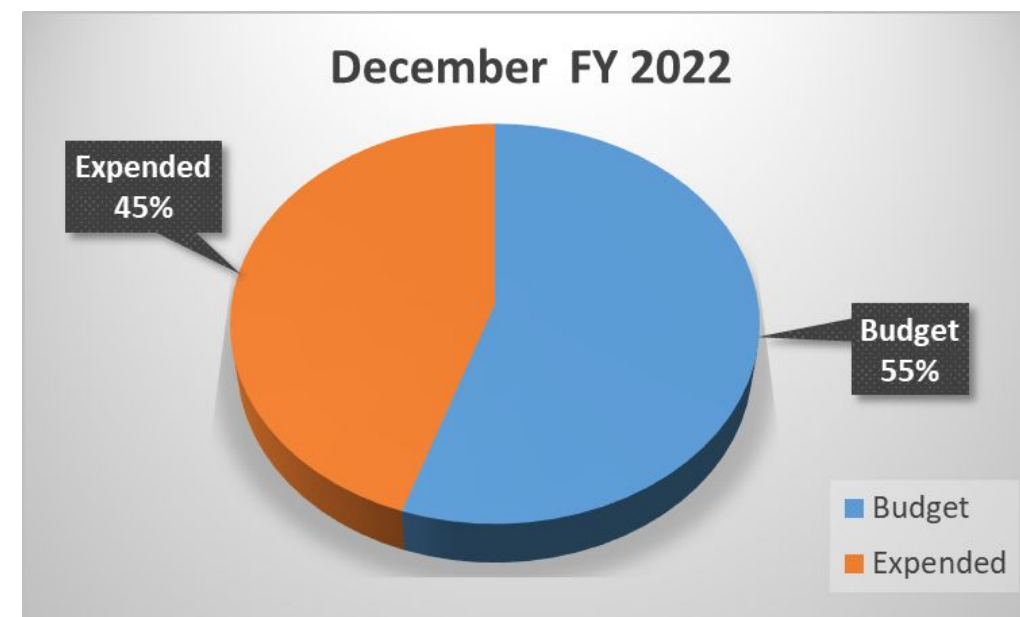


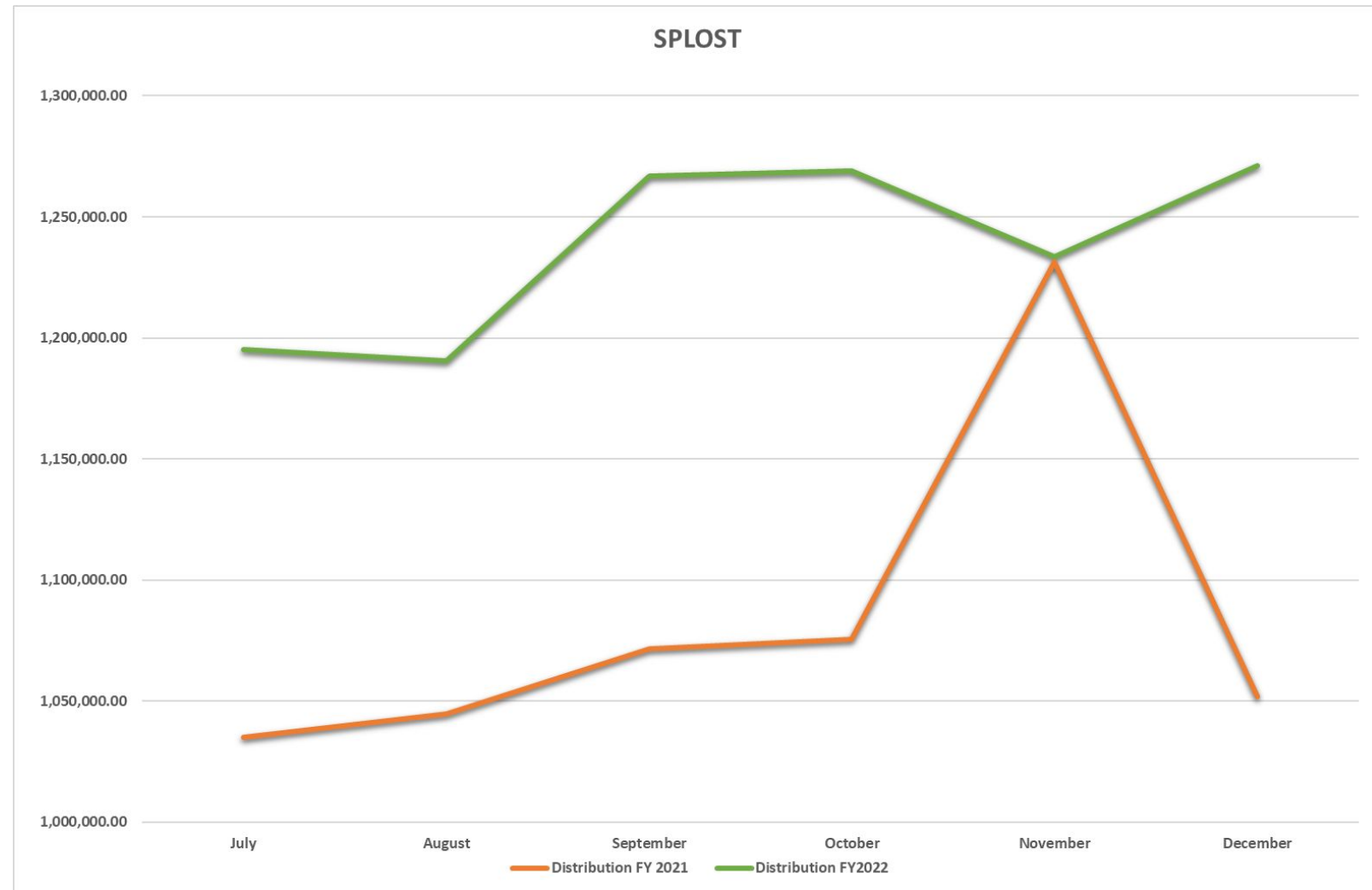
Solid Waste Disposal Fund - Revenues

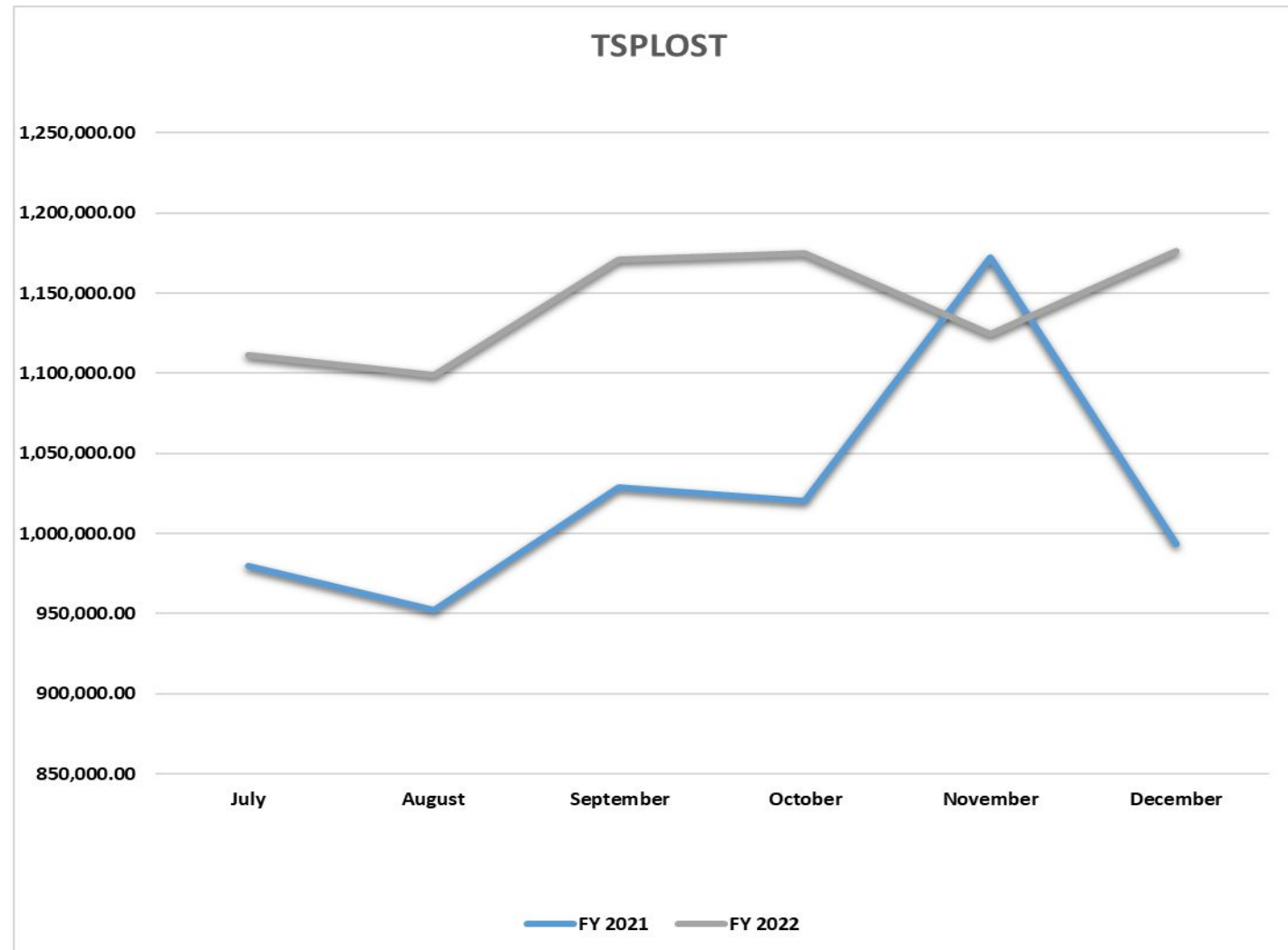




Solid Waste Disposal Fund – Expenditures





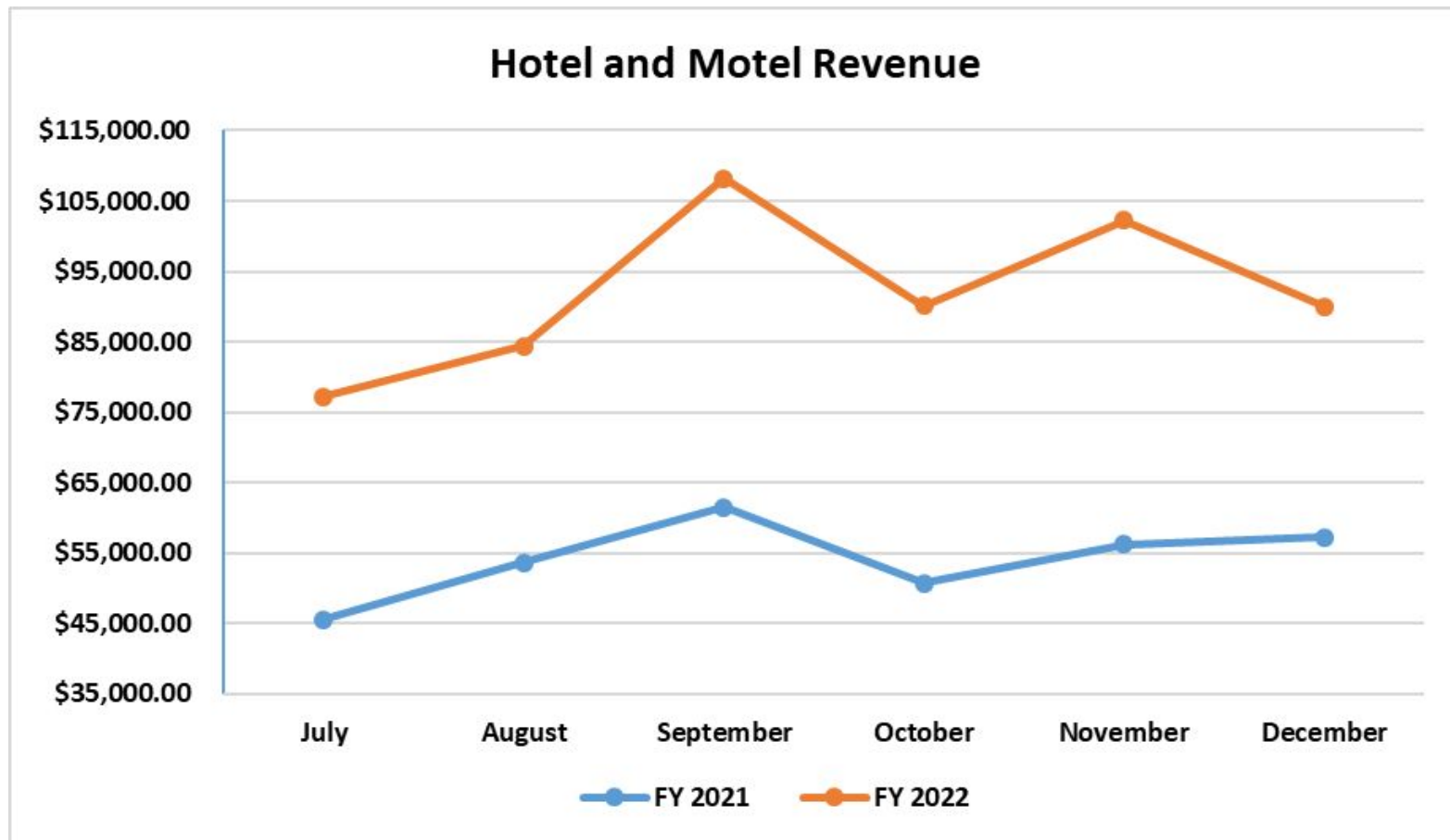




Revenue Collected:

July 2020-December
2020 =
\$325,076

July 2021-December
2021 =
\$552,113





Questions?



Creek on the Blue Mile

COST-BENEFIT ANALYSIS: REDEVELOPMENT OF THE CREEK ON THE BLUE MILE

Prepared for: City of Statesboro



Project Overview

- Long-Term Impacts
 - Property and sales taxes
 - Fiscal Analysis
 - Economic Impact of Construction
- Development Includes
 - 9 parcels of land or just over 13 acres
 - 4 townhomes
 - 20 mixed-use three-story buildings



Total Project Development Costs

Investments in Site Development	City	Private	Total
Stream Mitigation	\$3,068,186		\$3,068,186
Infrastructure	\$24,506,592		\$24,506,592
Investments in Private Development			
4 Townhomes (avg. 2,240 sq. ft.)		\$1,164,800	\$1,164,800
10 Townhomes (Optional)		\$2,912,000	\$2,912,000
20 mixed-use (\$1.5 million each)		\$30,000,000	\$30,000,000
Investments in Community assets			
Park (from lot sales)		\$7,000,000	\$7,000,000
TOTAL	\$27,574,778	\$41,076,800	\$68,651,578

Property Tax Forecast Assumptions

- **Without Development**

- Properties remain in current state
- Forecast millage rates, 30-years
- Fair Market Value, \$6.7 million
- Includes Holiday Inn Express

- **With Development**

- Covers 13.12 acres
- Excludes 11.5 acres of public park
- Two years of construction
- Fair Market Value, \$34.5 million
- Forecast timeframe, 30-years
- Forecasted millage rates, 30-years
- Excludes personal property taxes

Total Property Findings

Without The Creek on the Blue Mile

Year	Bulloch County	Bulloch County Schools	City of Statesboro	Total Tax
1	\$31,323	23,519	\$19,345	\$74,187
5	33,376	24,694	20,613	\$78,683
10	37,037	26,249	22,426	\$85,712
15	41,101	27,898	24,397	\$93,396
20	45,609	29,651	26,412	\$101,672
25	50,613	31,515	28,733	\$110,861
30	56,439	33,494	31,258	\$121,191
TOTAL	\$1,279,675	\$846,760	\$744,120	\$2,870,555

Source: CBAER Analysis

With The Creek on the Blue Mile

Year	Bulloch County	Bulloch County Schools	City of Statesboro	Total Tax
1	\$31,323	\$23,519	\$19,345	\$74,187
5	168,610	124,751	104,132	\$397,493
10	187,103	132,603	113,289	\$432,995
15	207,635	140,934	123,248	\$471,817
20	230,409	149,791	133,429	\$513,629
25	255,685	159,208	145,155	\$560,048
30	285,117	169,202	157,908	\$612,227
TOTAL	\$6,208,763	\$4,085,871	\$3,601,106	\$13,895,740

Source: CBAER Analysis

Maximum Eligible for Downtown TAD



Source: CB&ER Analysis, Brevard County Tax Assessor's Office

Sales Tax Forecast Assumptions and Findings

- Retail/restaurant market in surplus
- 50% of mixed-use space retail/restaurants
- Special Purpose Local Option Sales Tax
 - 56.5% Bulloch County and 43.5% City of Statesboro
- Transportation Special Purpose Local Option Sales Tax
 - 54.4% Bulloch County and 45.6% City of Statesboro

Year	Bulloch County	City of Statesboro	Total
1	\$0	\$0	\$0
5	\$217,120	\$174,440	\$391,560
10	\$232,619	\$186,892	\$419,511
15	\$249,230	\$200,238	\$449,468
20	\$267,034	\$214,542	\$481,576
25	\$286,116	\$229,874	\$515,990
30	\$306,570	\$246,307	\$552,877
TOTAL	\$7,169,128	\$5,759,868	\$12,928,996

Source: CBAER Analysis, City of Statesboro

Construction Economic Impact

- First two years of the project
- Public sector infrastructure improvements
- Private investment as outlined by the Blue Mile Foundation

Spending Category	Output	Gross Regional Product	Labor Income	Employment
Direct	\$55,084,018	\$23,555,758	\$18,553,212	453
Indirect	\$13,765,078	\$7,024,575	\$3,887,980	100
Induced	\$11,747,14	\$6,546,847	\$3,084,312	95
Total	\$80,596,230	\$37,127,181	\$25,525,504	647

Source: CBAER Analysis

Public Finance

- Cost \$27.6 million covered by City of Statesboro
 - \$5.5 million, Governor's Water Supply Bond
 - \$15.6 million, Clean Water State Revolving Loan
 - \$6.5 million, City's seeking new grant funding

Revolving Loan Fund Costs

- Loan of \$15.6 million payback amount
 - Loan, 2.25 percent annual interest rate
 - Over 30 years, \$5.8 million interest payments
 - Annual payment, \$713,000
- Total, \$21.4 million paid by City of Statesboro over 30 years

Conclusion

- Additional Tax Collection City of Statesboro
 - \$3.6 million, property taxes over 30 years
 - \$2.8 million, in SPLOST collections over 30 years
 - \$2.9 million, in TSPLOST collections over 30 years
- Triple Bottom Line Framework
 - Avoids displacement of vulnerable populations
 - New walkable neighborhood
 - Increase vitality of downtown Statesboro
 - Civic pride/placemaking
 - Flood mitigation/improvement in storm water management



Questions?



Creek on the Blue Mile Design and Permitting Phase

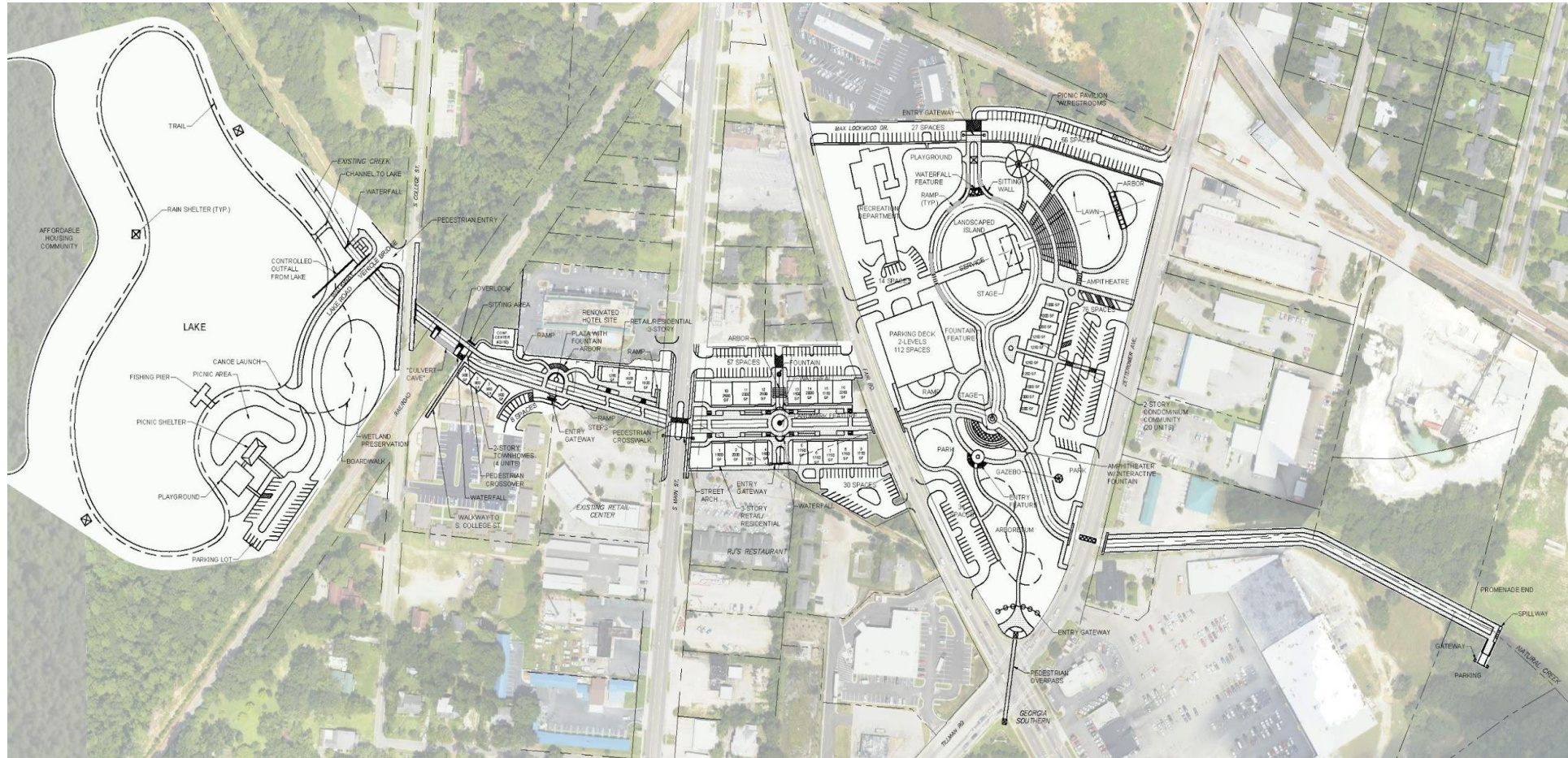
City of
Statesboro,
Georgia

February 15, 2022

presented by:

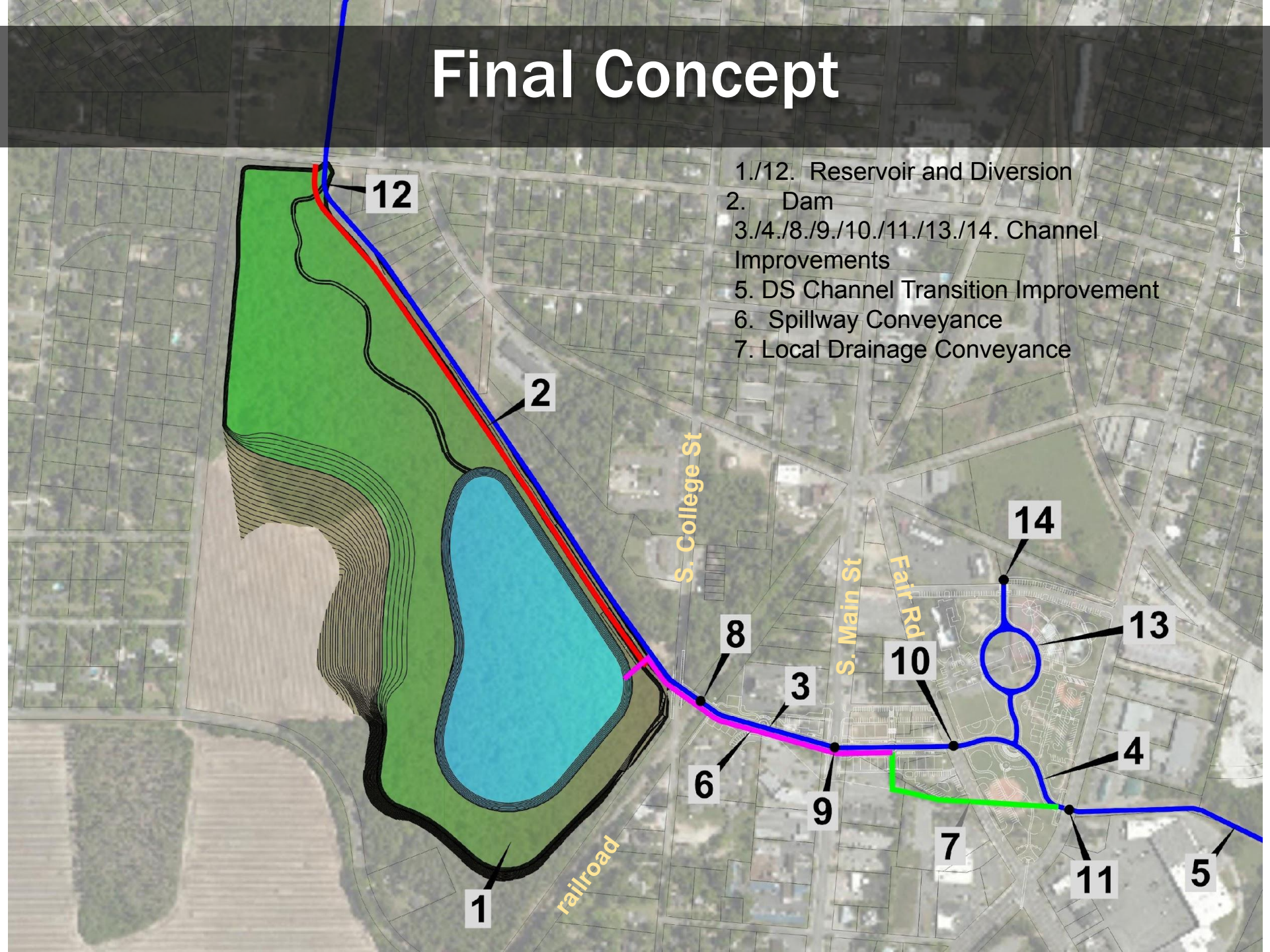


Original Concept

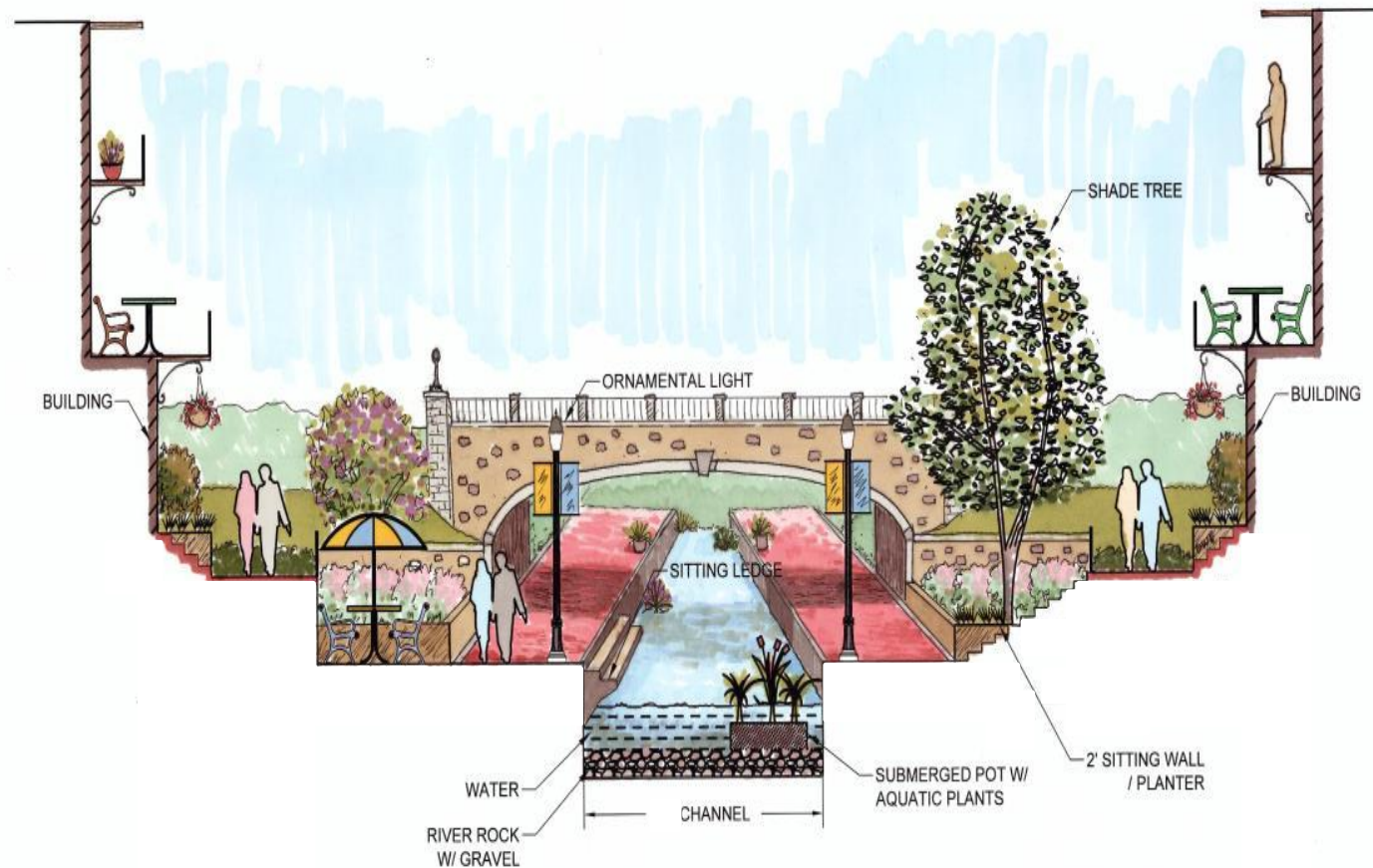


Final Concept

- 1./12. Reservoir and Diversion
- 2. Dam
- 3./4./8./9./10./11./13./14. Channel Improvements
- 5. DS Channel Transition Improvement
- 6. Spillway Conveyance
- 7. Local Drainage Conveyance



Typical Retail/Residential Section



Key Goals

- Mitigate Flooding of Little Lotts Creek
 - Allow for property redevelopment
 - Create recreational amenity along creek
 - Provide aesthetic and ecological improvement to creek
- Support Blue Mile Project
 - Create additional housing opportunities
 - Create venue and district to attract people
 - Improve pedestrian connectivity between Blue Mile and Memorial Park

Existing Floodplain Comparison




Proposed Floodplain



What happens in this phase?

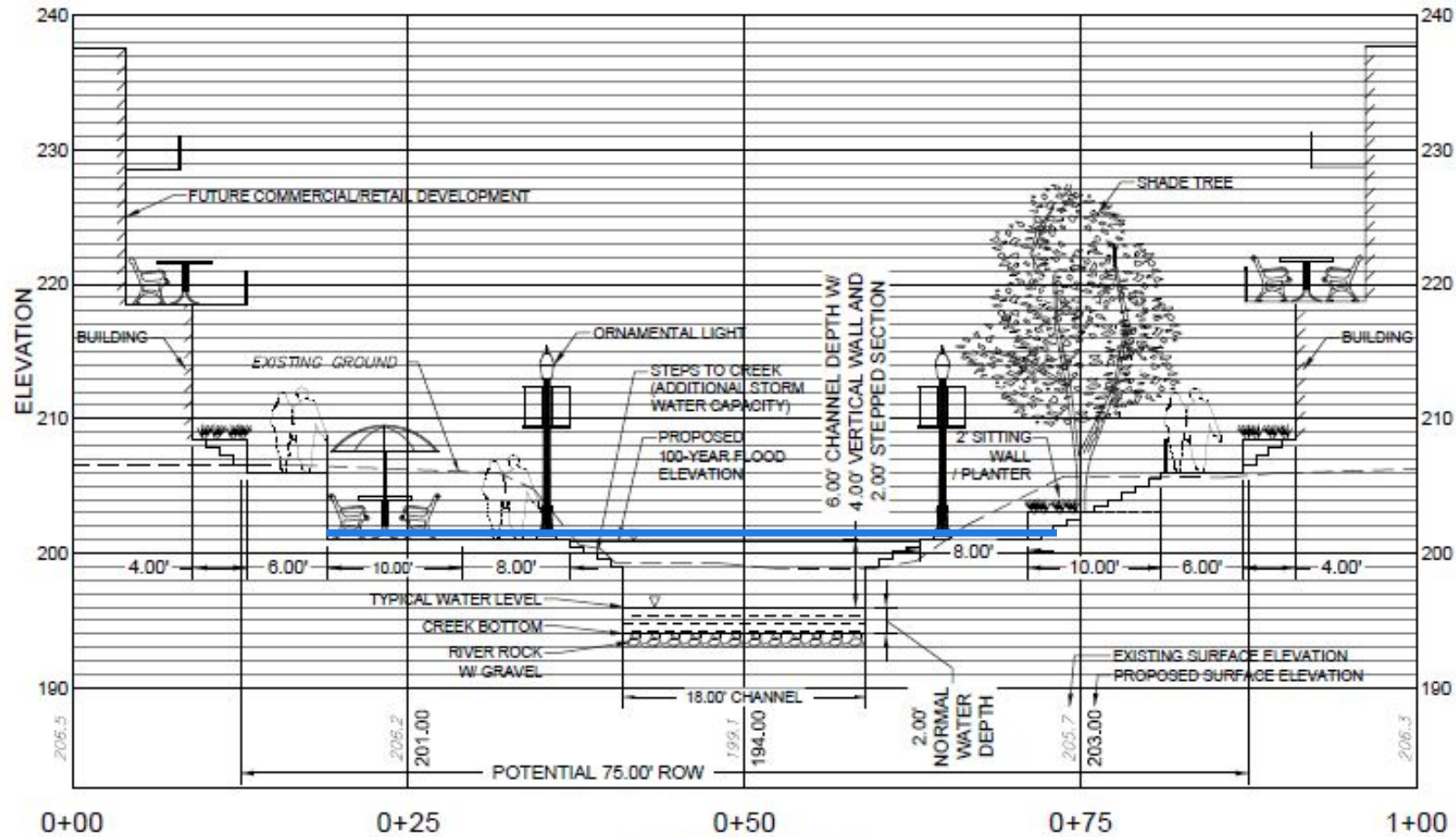
- Concept design of reservoir (add alternate)
 - Geotechnical testing and 30% design
- Environmental Permitting
 - Alternatives Analysis (required by USACE)
 - Individual Permit Application for Wetlands/Stream
- Flood Study of Little Lotts Basin (upstream of bypass)
- Site Design
 - Design of channel & promenade
 - Develop concept for Memorial Park
- Bridge Design
 - S. Main & Fair Road with pedestrian walkway (GDOT)
 - S. Zetterower Ave (for water flow)

Option 2 Costs - OPCC - AACE Class 4

Major Feature	Feasibility Cost Range (-10% / +45%)
Stream Mitigation	\$3,068,186 
Construction	\$18,084,018
10% Contingency	\$2,115,220
Engineering & Design	\$2,712,603
#3 USACE Sec 404 Individual Permitting	\$500,000
#4 FEMA CLOMR	\$79,750
Construction Administration Services	\$1,015,000
TOTAL COST RANGE	\$27,574,778

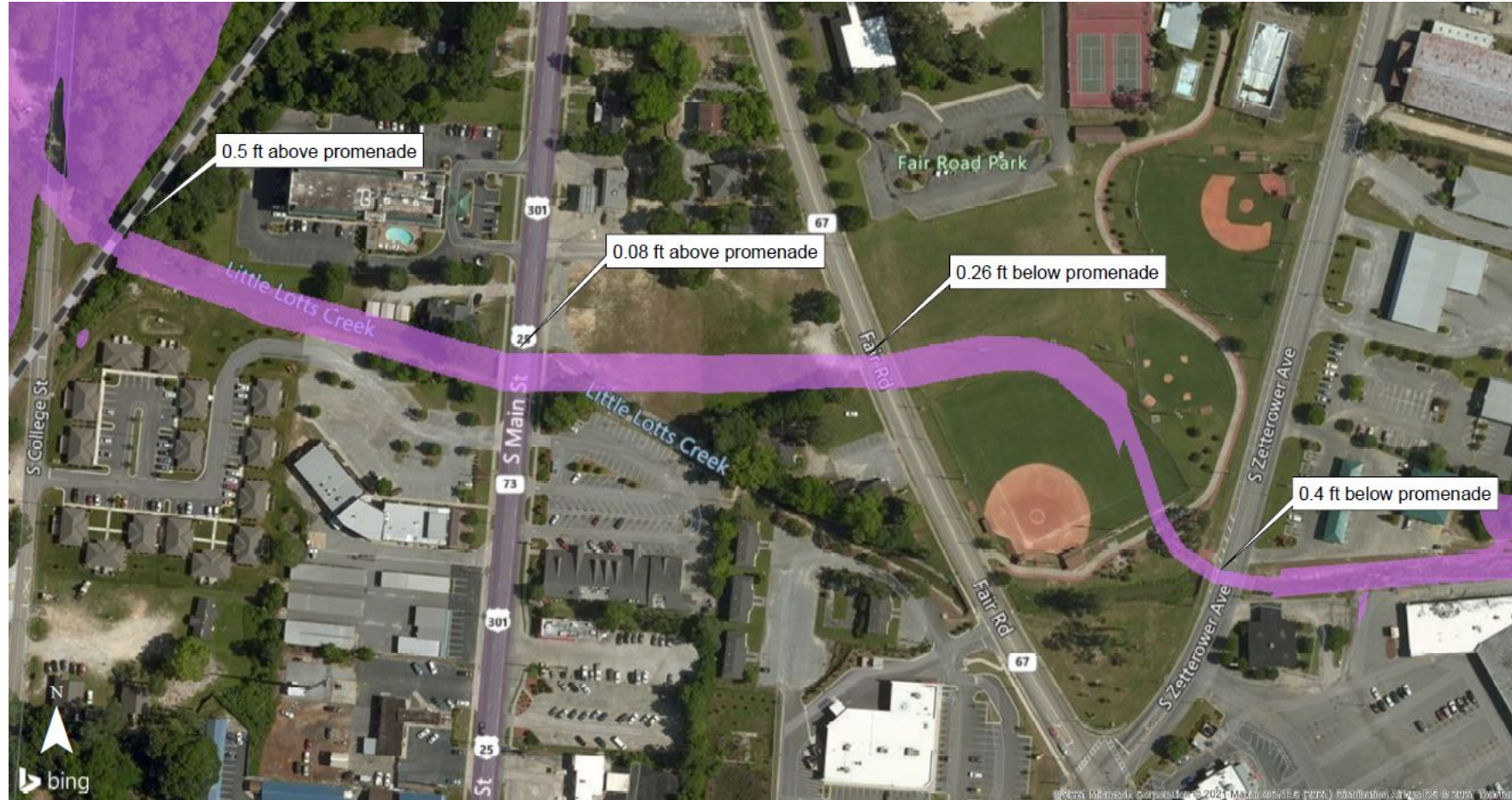
* REFER TO REPORT APPENDIX E FOR DETAILS OF THE ESTIMATES

Cross-section of Promenade



PROPOSED
CROSS SECTION DETAIL A
 NOT TO SCALE
 (VIEW: DOWNSTREAM)

100-yr Storm Depth on Promenade



Next Steps

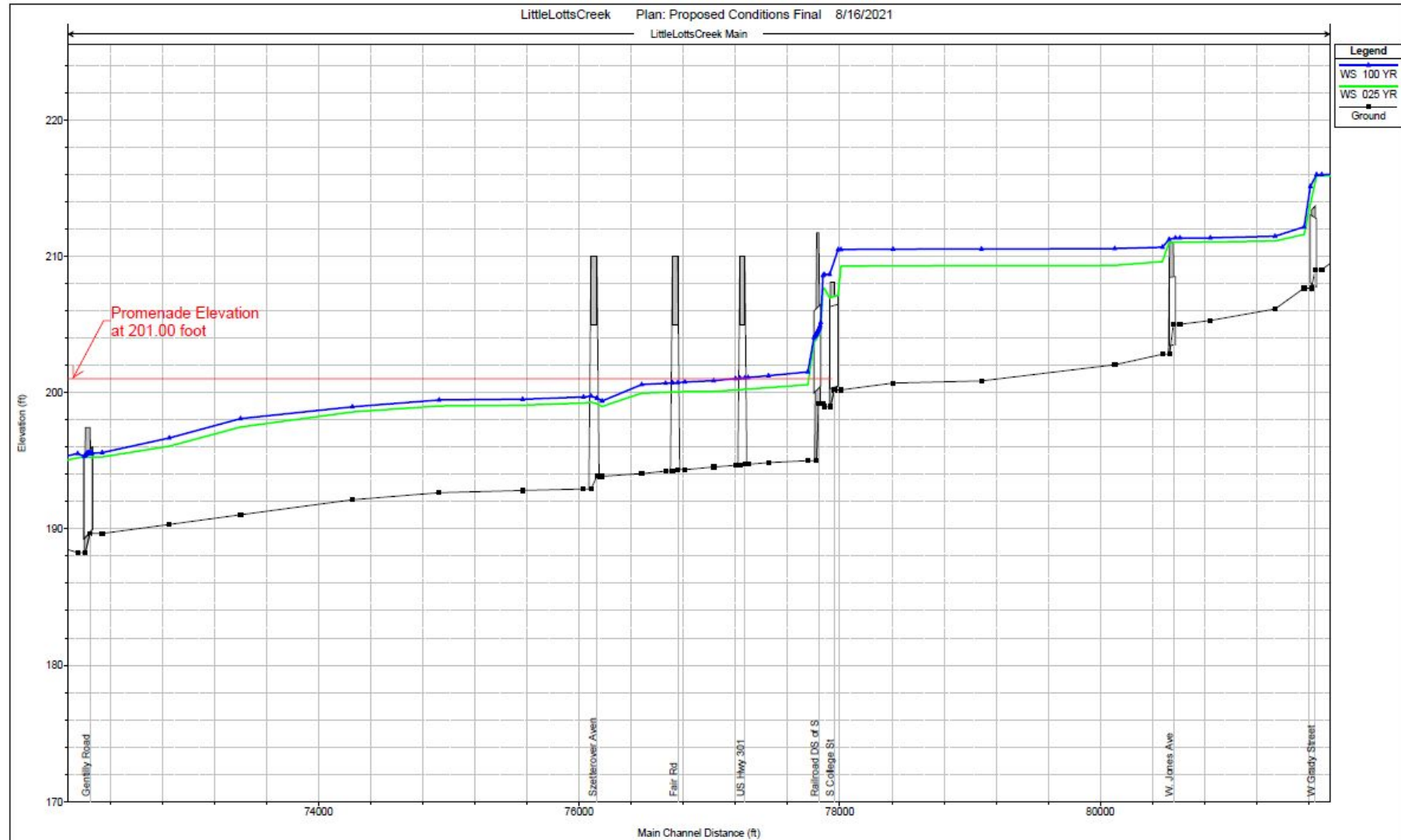
- Complete Flood Study of basin upstream of bypass, add side streams
- Submit LOMR for existing conditions
- Proceed to Engineering and Project Permitting
- Submit for flood map revision (CLOMR)
- Final LOMR after construction is complete

Original Costs - OPCC - AACE Class 4

Major Feature	Feasibility Cost Range (-10% / +45%)
#1 Dam, Reservoir, Inlet & Outlet Structures (30% Contingency)	\$27,565,560 - \$44,411,180
#2 Promenade & Downstream Infrastructure (20% Contingency)	\$12,516,356 – \$20,165,240
Engineering & Design	\$3,000,000 - \$5,500,000
#3 USACE Sec 404 Individual Permitting	\$250,000 – \$500,000
#4 FEMA CLOMR	\$55,000 - \$65,000
Construction Services	\$1,250,000 - \$1,750,000
TOTAL COST RANGE	\$44,636,916 - \$72,391,420

* REFER TO REPORT APPENDIX E FOR DETAILS OF THE ESTIMATES

Little Lotts Creek Profile





Questions?



Housing Rehabilitation Program

CITY COUNCIL WORK SESSION
FEBRUARY 15, 2022





Chris Hilbert
Community Development Director



What is Rehab?



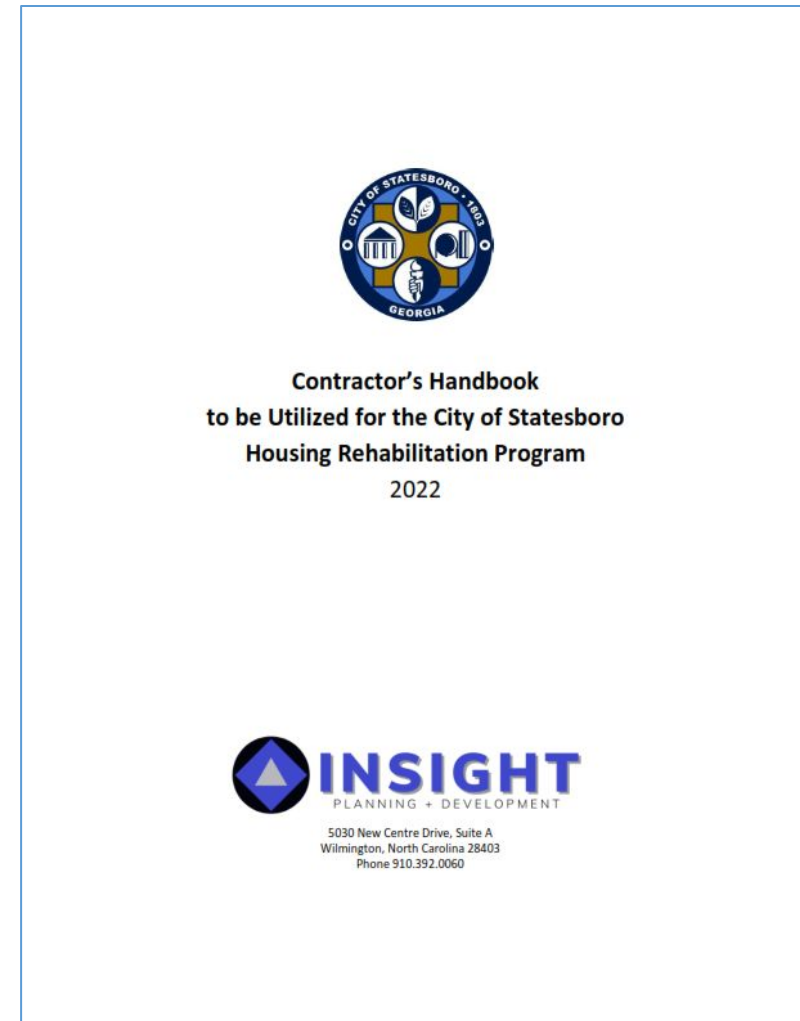
Pre-Rehab

Post-Rehab



Contractor's Handbook

- 107-page reference manual
 - Serves as an explanation of methods and materials related to housing construction work in the Statesboro Housing Rehabilitation Program
 - General Contracting Provisions
 - Construction Specifications
- Contract for Housing Construction Work
 - Between homeowner and contractor (City of Statesboro as Owner's Representative)
 - Defines scope of work
 - Defines obligations of all parties
 - Defines cost and construction schedule
- Forms to guide construction activities (CH.01 – CH.18)



Housing Rehabilitation Policies

1. Project Budget Resolution
2. Financial Management Resolution
3. Housing Assistance Policy & Housing Forms (HSG.01 – HSG.25)
4. Housing Construction Contract Award Policy
5. Citizen Participation Plan
6. Residential Antidisplacement and Relocation Assistance Plan
7. Local Jobs Initiative (Section 3) Plan
8. Code of Conduct
9. Fair Housing Policy
10. Procurement Standards
11. Equal Opportunity Plan



Housing Assistance/Citizen Participation

- Applications will be rated based on income level, special population (elderly or disabled), and severity of the 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.
- Community meetings will be held at multiple locations during the project.



Owner-occupant rehabilitation

- Contract amount will be secured by a deferred payment loan:
 - Length of term – 5 years.
 - Secured by Deed of Trust and Promissory Note.
- Rehabilitation amounts should fall below \$50,000 or \$70.00/sq ft of heated occupiable space.
- Household incomes must be below 80% of Bulloch County median income.
- Handicap accessibility improvements will be provided for any eligible owner-occupants.
- Special populations (elderly or disabled) will be prioritized in the rating system.



Investor-owner rehabilitation

- Contract amount will be secured by a deferred payment loan:
 - Length of term – 7 years.
 - Secured by Deed of Trust and Promissory Note.
- Investor-owners will contribute between 0-35% of the contract amount based on their income.
- Rent control provisions will be put in place for the length of the lien term.
 - If rent is above 30% of tenant household income, rent will be frozen.
 - Rent increases cannot be more than 10% a year and cannot exceed 30% of the tenant's household income (ability-to-pay).
 - If unit becomes vacant, investor-owner will guarantee continued occupancy to low- to moderate-income households for the length of the lien term.
- Rehabilitation amounts should fall below \$50,000 or \$70.00/sq ft of heated occupiable space.





Applicant Name: _____
 Telephone #: _____
 Mailing Address: _____
 City/State/Zip: _____
 Street Address: _____

CITY OF STATESBORO HOUSING REHABILITATION PROGRAM
Application for Housing Assistance

To: City of Statesboro Planning & Development
 Attn: Project Manager
 PO Box 348
 Statesboro, GA 30459

I, _____,
 wish to participate in the City of Statesboro Housing Rehabilitation Program. I understand that I must submit three forms: Request for Housing Assistance (Part "A"), Application Summary form (Part "B"), and Income Verification form (Part "C") to be considered for assistance.

I understand that if my dwelling is selected for assistance, the assistance made to rehabilitate the dwelling unit will be in the form of a forgiven loan. I understand that I will have to execute a promissory note to obtain the loan, and that the promissory note will include conditions requiring me to pay back the loan if I sell the house over the term of the loan (up to 5-year term). I understand that the loan will be secured with a deed of trust on the real property to be rehabilitated. I understand that a third-party contractor selected by the City of Statesboro will perform the inspection of my dwelling unit, identify HUD Housing Quality and Program Standards deficiencies, and supervise the repair work on my behalf. I also understand that needed improvements will be performed by a third-party contractor selected through a bidding process coordinated by the City on my behalf.

To the best of my knowledge, I am the principal owner of the property to be improved. I understand that the City will undertake an ownership investigation if I am eligible for housing assistance. If it is determined that I do not have title to the property, I will be willing to obtain title at my expense in order to obtain housing assistance. I also understand that all local taxes must be paid up to date in order for the City to process this application. If my dwelling unit is a manufactured home, I understand that it must have been converted into real property in order to be eligible for assistance.

I further agree to furnish all additional information requested by the City representatives in an effort to establish my eligibility for rehabilitation loan assistance. In conclusion, I realize that this information is to remain confidential and used only for the purpose expressed herein.

 Signature of Homeowner as Listed Above

 Date

PLEASE RETURN TO THE CITY OF STATESBORO PROJECT MANAGER!

CITY OF STATESBORO PLANNING & DEVELOPMENT DEPARTMENT
ATTN: PROJECT MANAGER
PO BOX 348
STATESBORO, GA 30459

Application Forms





Applicant Name: _____
 Telephone #: _____
 Mailing Address: _____
 City/State/Zip: _____
 Street Address: _____

CITY OF STATESBORO HOUSING REHABILITATION PROGRAM
Application for Housing Assistance

The following information should be filled out by the owner-occupant of the dwelling unit to be repaired.

1. List all household members.

a) **Name of Head of Household:** _____ **Age:** ____ **Sex:** ____
 Race: White Black American Indian Hispanic Other (list) _____

Other Household Members

Name	Relationship to Head of Household	Age	Sex
b)			
c)			
d)			
e)			
f)			
g)			
h)			

2. Telephone # of Owner: Home: _____
 Cell or Alternate: _____
 Cell or Alternate: _____

PLEASE RETURN TO:
CITY OF STATESBORO PLANNING & DEVELOPMENT DEPARTMENT
ATTN: PROJECT MANAGER
PO BOX 348
STATESBORO, GA 30459

Application Forms





Applicant Name: _____
 Telephone #: _____
 Mailing Address: _____
 City/State/Zip: _____
 Street Address: _____

CITY OF STATESBORO HOUSING REHABILITATION PROGRAM
Application for Housing Assistance
 (To be filled out by the owner-occupant of unit requiring repair)

Note to occupant:

Please attach the most recent IRS [Form 1040 (page 1) or 1040 EZ] **OR** government benefits documentation (i.e., Social Security, SSI, etc.) form for **each household member 18 or older**. If a household member aged 18 or older did not submit a tax return for the most recent calendar year, please indicate why not and attach documentation of government benefits paid and/or an income summary from your employer of monthly or annual income where indicated. Sign this form where indicated and have your signature witnessed.

Income Summary Information for Occupants 18 and Older

a) Head of Household:	c) Additional Occupant:
Sources of Income (list):	Sources of Income (list):
Form 1040 (tax return) attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	Form 1040 (tax return) attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
If no, why not:	If no, why not:
Total Income (fill in one and ATTACH DOCUMENTATION): _____ (monthly) _____ (yearly)	Total Income (fill in one and ATTACH DOCUMENTATION): _____ (monthly) _____ (yearly)
b) Additional Occupant:	d) Additional Occupant:
Sources of Income (list):	Sources of Income (list):
Form 1040 (tax return) attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	Form 1040 (tax return) attached? <input type="checkbox"/> Yes <input type="checkbox"/> No
If no, why not:	If no, why not:
Total Income (fill in one and ATTACH DOCUMENTATION): _____ (monthly) _____ (yearly)	Total Income (fill in one and ATTACH DOCUMENTATION): _____ (monthly) _____ (yearly)

I, the undersigned head of household, acknowledge that the summary of income shown above is an accurate statement of the income of all household members aged 18 and older who occupy or own the dwelling unit eligible for rehabilitation assistance. I understand that additional investigations into my household income may be conducted by the housing program staff, and that I will be disqualified if I have misrepresented the income information listed above.

 Head of Household

 Witness

 Date

PLEASE SIGN AND RETURN WITH INCOME DOCUMENTATION ATTACHED TO
 City of Statesboro, Attn: Project Manager, PO Box 348, Statesboro, GA 30459

Application Forms



Questions?





Questions?



Package Sale Ordinance



Number: No limit on number of licenses

Proximity: 1000 yards to another package store

100 yards to church, treatment center, or Housing Authority property

200 yards to schools

No proximity requirements as to college campus

Hours: 8:00 A.M. to 10:00 P.M. Monday-Saturday

Products for sale: No lotto or check cashing

Minimum Size: 3,000 square feet

Zoning: Allowed in CR, CBD, and HOC districts

Taxes: Goal of 50% of proceeds allocated to social/youth services contracts



Questions?