



CITY OF STATESBORO
WORK SESSION MINUTES
APRIL 16, 2024

Mayor & Council Work Session

50 East Main Street

3:30 PM

A Work Session of the Statesboro City Council was held on April 16, 2024 at 3:30 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Phil Boyum (via zoom), Paulette Chavers, Ginny Hendly, and Shari Barr. Also present was City Clerk Leah Harden, City Manager Charles Penny, Assistant City Manager Jason Boyles and Senior IT Specialist Alan Schleder. Absent was Councilmember John Riggs.

1. Transportation Master Plan

Glenn Comb with Goodwin Mills and Kaywood presented to the mayor and council an update to the Statesboro Bulloch County Long Range Transportation plan 2024. This is an update to the 2023 plan from 2009. The plan is looking at all types of transportation vehicles, bikes, walking trails and transits. The focus is on transportation functionality and maintaining the character of the community. The plan will build off the local knowledge of Statesboro and Bulloch County, coordinate with the Comprehensive Plan, ensure feasibility and constructability of recommended projects, identify sources, and provide an action plan of implementable solutions. Transportation priorities needs are organized into 6 topics; improve traffic congestion & connectivity, improve roadway operations, improve roadway conditions, expand sidewalks, improve regional mobility & economic development and expand transit options. Currently we are halfway through the planning process. There has been public involvement through public open house workshops, online community surveys, website and social media updates, tech advisory committees, Mayor & council updates as well as the Board of commissioners. Summary of survey results include, less congestion, more bus stops, more sidewalks and bike lanes, better road conditions, better street operations. Community snapshots of existing conditions were reviewed then the universe of projects for the City of Statesboro and Bulloch County, showing project type and priority order based on technical advisory committee and public input. Next steps are to finalize project evaluation criteria, prioritize improvement schedule, identify funding source, host another public open house and then present a draft plan later this year.

2. Comprehensive Plan Update

Simon Hardt, Planning Manager with Coastal Regional Commission presented to Mayor and council an update on the 2024 Comprehensive Plan. We do this to maintain QLE status that allows Statesboro to be eligible for grants from the state. The timeline began in November, with the initial project meetings with City staff, December through February stakeholder meetings were held, a public meeting also being held in December. The plan is 95 pages and addressed 9 character areas, a community work program with 56 action items, a 2024 report of accomplishments, and an addition of broadband and transportation. In March CRC staff started working on draft plan with city staff, April was a review of the draft with city staff and a second public hearing. After the public hearing the plan is transmitted to DCA and begins the 40-day review process which includes public comments. When the 40 day review is completed, final comments will be incorporated to the final plan. Final plan adoption by City Council will take place June 2024.

3. Creek on the Blue Mile

Charles Crowell with Freese & Nichols gave an update for Creek on the Blue Mile Project. The last update was in November and since then we have been working with GDOT on the project design and approval process, and met with stakeholder Creek on the Blue Mile partners. We have updated the flood map to show project benefits. Current FEMA maps are inaccurate because when they were updated years ago, new models weren't ran, old maps were drawn on new maps. Discussion was had regarding the maps and the amount of developable land. Upcoming activities once funding becomes clear the project will advance to 90% completion, also permitting efforts with the US Army Corps of Engineers. April 2024 GDOT process halted, Mr. Penny stated he halted the process due to the 6 million grant funds, we need to make sure we can still use it. Our intent is to come back in the next 60 days to report to council that we have figured it out or if we need to do something else.

Councilmember Paulette Chavers joined the meeting

4. COTBM (Creek on the Blue Mile) Committee

Keely Fennel with the COTBM committee talked about what the community will be getting from the Creek on the Blue Mile. She focused on the 4 acres that the Blue Mile Foundation and the DSDA own between South Main and Fair Road. The eye sore has been removed from that location but nothing can be developed on it because it is in the floodway. Nelson Group helped created a concept, there are going to be 105,000 sq. ft. of new professional, retail and entertainment space. According to the business innovation group at Georgia Southern, it's going to be an 80 million dollar impact to our community.

5. Noise Ordinance – Chapter 38 Article IV

City Manager Charles Penny explained when we did the UDC, Article IV of Chapter 38 was inadvertently removed. On the regular session agenda there is an item to approve the exact Noise Ordinance that was accidentally removed. Due to there being no changes to the language staff recommends waiving formalities required under 2-2-4 and reinstate immediately.

6. Master Meter Policy Update

Assistant Public Utilities Director, Matt Aycock presented to mayor and council a proposed master meter policy update. The update ordinance amendment to allow for multi-meter water services about a master plan update. As of now the ordinance states the city shall not approve any master meters. Due to the growth going on throughout the city in order to allow increased density, staff is proposing a rule change to allow for master meter installation. A master meter is one large meter installed to serve multiple customers instead of installing individual for each customer. For an example the development on Georgia Ave. does not have room for individual meters. The proposed wording is to only allow for buildings exceeding four stories, multiuse and high density. The gallons will be billed off of the master meter but each individual unit within that multi will pay individual base charge. Direction was given to draft a document and bring back to another work session.

The meeting was adjourned at 5:12 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk

