



CITY OF STATESBORO
WORK SESSION MINUTES
APRIL 19, 2022

Mayor & Council Work Session

50 E. Main St. Statesboro, Ga

3:30 PM

A Work Session of the Statesboro City Council was held on April 19, 2022 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, Paulette Chavers, Venus Mack John Riggs via Zoom 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. Sewer Extension with ARPA Funds

Assistant City Manager Jason Boyles presented to Mayor and City Council the sanitary sewer utilities extension to unserved areas. The proposed project neighborhoods are Quail Run, Sandy Way, Ramblewood, Olliff St., Fox Lake, Oakcrest, and Merrywood. Funding for the project comes from ARPA funds in the amount of \$6 million. The design process includes identifying a location, preparing plans and specifications, bidding out the project, distribute door hangers, conduct community meetings and obtain signatures, award the project and begin construction. The construction process will begin with installing sewer mains and laterals to homes, abandoning existing septic tanks and connect to city sewer and repair of any property damage. During the initial construction period customers will be connected to sewer services at no charge to them. However if someone decides not to connect to City Sewer services at that time and decides to do it later they will have to pay the connection fees. If a person has water only the base charge is \$15, if a person has water and sewer the base charge for water is \$7.50 and \$7.50 for sewer which is a wash on the base rate. The amount charged on a monthly is based on the amount of water used. For example if a customer uses 5000 gallons of water in a month the sewer charge would be \$13.50. Mr. Boyles presented the community information meeting notification will include placing a door hanger notice at each home, notification to homeowner in writing and social media publications. The objective to the community meetings are to provide the homeowner with information on what to expect during construction and to answer any questions they may have. In addition there will be available for the homeowner to fill out an acknowledgement form as to whether they wish to have accept or decline the sewer service connection.

Councilmember Shari Barr asked if there is a specific order that is being considered for the seven identified neighborhoods and at what point will the order be determined.

Foxlake neighborhood was identified as the first neighborhood based on concerns and needs in that area over the past several years. When we get a feel for how the process is working and what the cost comes out to then we will be able to identify a second neighborhood.

City Manager Charles Penny stated we will continue to look for and apply for additional funding as it comes available.

2. Blue Mile Roadwork Update

Assistant City Manager Jason Boyles gave an overview and updated mayor and council on the blue mile project. The blue mile is approximately a one mile corridor along South Main Street from GSU to Downtown Statesboro. The street scape project along this corridor includes drainage improvements, utility relocation, new sidewalks and street surface, decorative lighting with pole banners, bus shelters for new transit system, decorative crosswalks and enhanced driveway access, landscaped pocket parts and a gateway marquee sign. The timeline for the Blue Mile project began in 2012 with a community meeting. In 2014 we entered into the America's Best Communities (ABC) competition with the True Blue plan and was successful. Statesboro was named top 8 finalist with winnings of \$150,000 in 2016 and the Blue Mile Streetscape Improvements Project began. Then in 2017 Statesboro came in 3rd overall with \$1 million in winnings. That is when the Blue Mile Foundation was created. In that same year came the vision for the "Creek on the Blue Mile" concept. In 2018 Governor Deal pledges \$21 million in financial assistance for the Creek on the Blue Mile project, \$5.5 million through grants and \$15.5 in loans. The street scape project was paused to see how the creek project was going to materialize. Freese and Nichols contracted to perform a feasibility study for the Creek on the Blue Mile in 2019 and in 2020 the Blue Mile Streetscape design plans were completed. In 2021 we received almost \$1.2 million in GDOT funding for Blue Mile drainage and then the streetscape improvements began. This year Freese and Nichols contracted to design the Creek on the Blue Mile project.

The Blue mile streetscape project is broken up into three phases. Phase I is from Tillman Road to Fair Road with construction cost of \$5.4 million. Construction includes the relocation of power poles and lines, cable lines, telephone lines, water mains, sewer mains, gas mains and the installation of a roundabout at the South Main Street and Fair Road intersection. The estimated cost for the roundabout is \$5 million. The City has committed \$1.5 million match for property acquisition. The current GDOT schedule is to have right of way acquisitions in 2025 and begin construction in 2026.

Phase II of the project goes from Fair Road to East Grady Street with an estimated cost of \$5 million. Phase III goes from East Grady Street to East Main Street with an estimated cost of \$5 million and is the final phase of the Blue Mile Streetscape Improvements project. Both phases will continue with the same design elements from Phase I and has an estimated timeline of 2025-2028. Currently the Phase I storm water infrastructure is 85% complete and the streetscape is 35% complete.

3. Package Store Criteria Recommendation

City Manager Charles Penny reviewed with Mayor and Council the criteria to take into consideration when having to choose a location for a Package Store and in particular those package stores that have conflicts. The conflicts are created by the distance requirements and in our case stores have to be 1000 yards apart. Criteria is set up in the Statesboro Code of Ordinances Chapter 6 Section 13(c) that is the normal process for considerations such as personal qualifications, zoning compliance, proximity requirements and proof of site control. When a conflict arises other considerations could include the impact of the location on surrounding area, traffic impact, long-range viability/vision of the City, convenience of access, and parking availability. Other factors to consider is the location in the TAD area or in the DSDA area, is it a place of high accidents, what is the economic return, does the location have a history of violations of alcohol beverage laws or criminal activities, and what would be the effect on surrounding property values.

Mr. Penny stated that as the manager if there are any conflicts he is willing to make a recommendation to Council if they so choose based on the criteria presented. If you are not wanting to hear a recommendation I will not give one. It was agreed to hear the recommendations of the City Manager if there is a conflict between locations.

4. EDA Project Design – City Campus

Dominique Halaby with the GSU City Campus presented to Phase 3 City Campus Expansion. In the beginning of 2021 we received \$2 million in additional support with a match by the City of \$500,000 for this facility. The site location is 64 East Main Street and has an existing structure with 10,800 square feet on the first floor that includes the Incubator and FabLab and 1450 square feet on the second floor. Mr. Halaby showed a rendition of the expansion of views from Railroad Street and from the alley. The first floor consists of the Business Incubator Offices and the FabLab. The expansion is a conference area of 4,000 square feet that houses 3 conference halls (700 Square feet each) with an occupant load of 50 people. These halls will be separated by operable partitions. In addition there will be restrooms that are accessible from the outside. So when events are going on downtown even though the facility may be closed the restrooms would be open to the public. In addition to the expansion there is a potential for a 2nd story to the building with a total area of 4200 square feet of which 1200 square feet would be a covered porch it would also include stairwells, an elevator and restrooms. So we along with the DSDA have submitted a \$1 million request that we anticipate to hear a response by late May or early June. The timeline for this project begins with a preliminary design completed by May 2022, then construction documents ready in August 2022, bidding process beginning October 2022, a construction contract by December 2022 and the construction completion December 2023. There was discussion regarding parking in the downtown area and that having a conference center may be a cause for it to become an issue.

The meeting was adjourned at 4:35 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk