



# Mayor & Council Work Session

April 19, 2022 at 3:30 P.M.



## Agenda

1. Sewer Extension with ARPA Funds
  - Process
  - Cost
  - Future Extension
2. Blue Mile Roadwork Update
3. Package Store Criteria Recommendation
4. EDA Project Design - City Campus

# Utilities Extensions to Unserved Areas

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**SANITARY SEWER**

# Proposed Project Areas and Funding Sources

## 4.) INFRASTRUCTURE: INSTALLATION OF SEWER LINES

Steve Hotchkiss  
Director of Public Utilities

### A. Funding Sources:

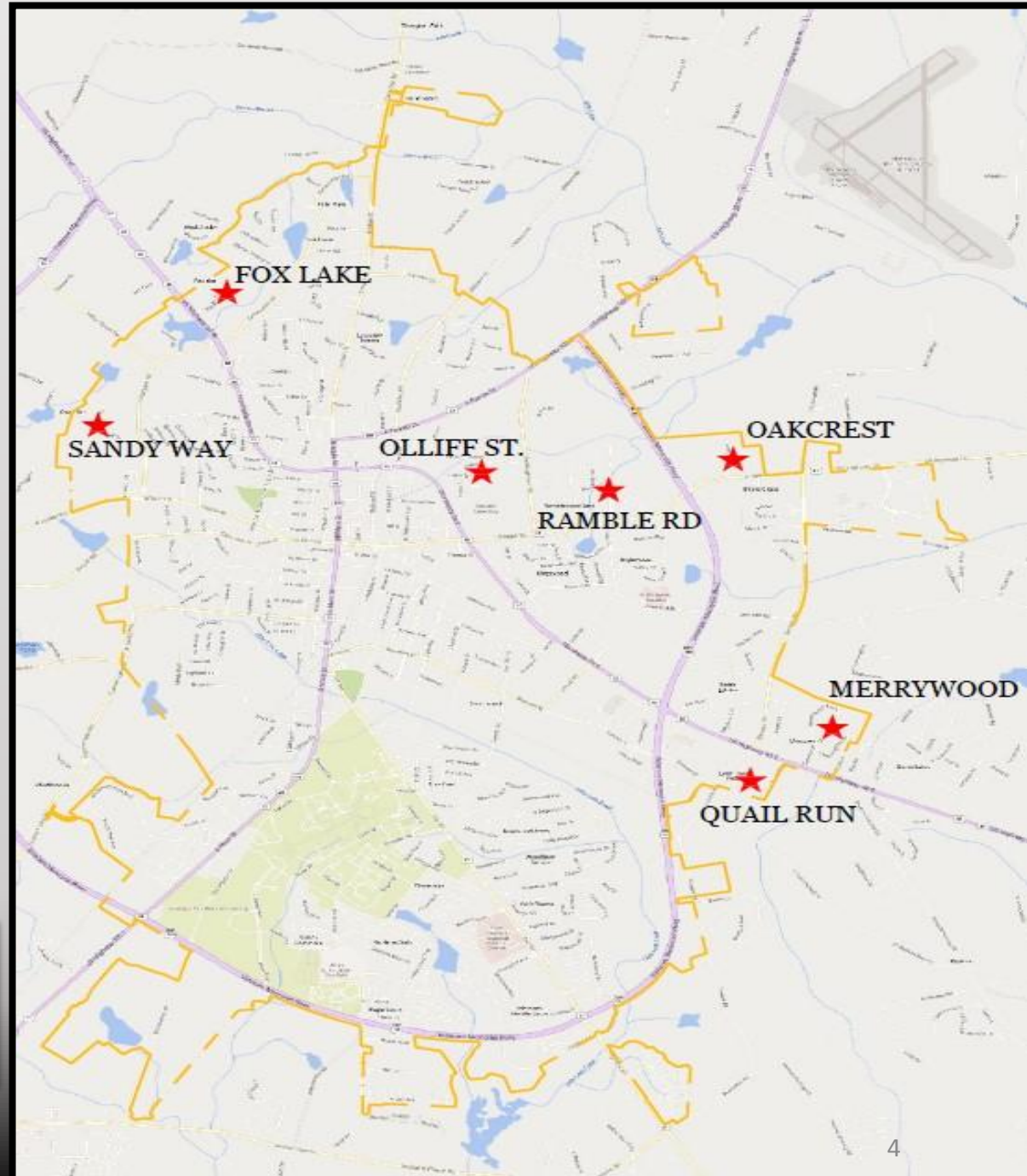
- 1.) \$3M – 2021 (Year 1); and, \$3M – 2022 (Year 2).

### B. Program Intent ARPA

- 1.) Extend sewer utilities into neighborhoods not currently being served (within available funding) including:

- a) Quail Run
- b) Lynn Haven/Sandy Way
- c) Ramblewood
- d) Olliff St/Orange St
- e) Fox Lake
- f) Oakcrest
- g) Merrywood

- 2.) The City will provide connection to each home at no cost to homeowner. No tap fees or Aid to Construction (impact) fees at time of construction only.



## PROPOSED ARPA PROJECT LOCATION MAP STATESBORO, GEORGIA

SCALE 1" = 100'

DATE: OCTOBER 2021



### LEGEND



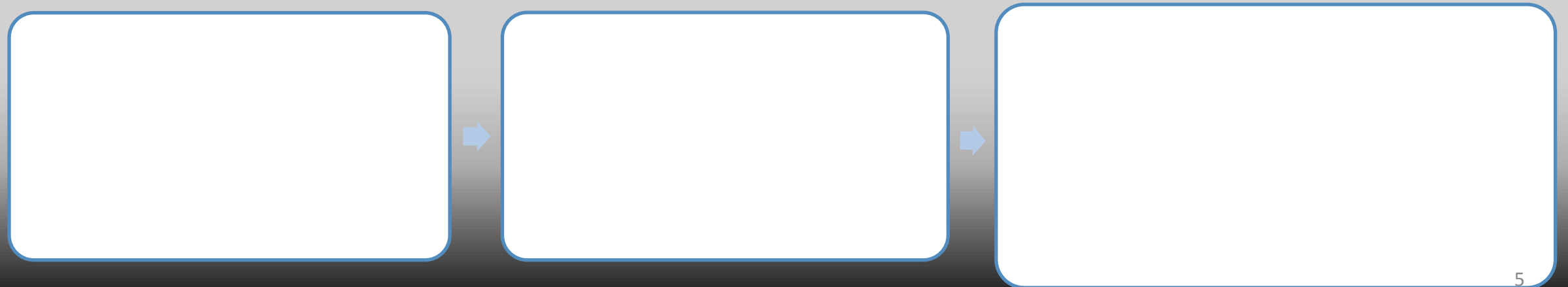
Proposed  
ARPA Project  
Area

# Overview of the Design, Bid and Construction Process

## Design Process:



## Construction Process:



# Financial Impact To Customer

Using the stepped fee chart, you can easily determine how much the bill will increase.

Currently, the base charge for water only residents is \$15.00/month as shown below

WATER	15.00
STORM WATER	5.00
TIPPAGE FEES	4.15
YARD WASTE	1.75
SANITATION	13.10
Tax	\$0.00
<b>CURRENT BILL</b>	<b>\$39.00</b>

By connecting to sewer, there will be two base charges – one for water and one for sewer

WATER	7.50
TIPPAGE FEES	4.15
YARD WASTE	1.75
SEWER	7.50
SANITATION	13.10
STORM WATER	5.00
Tax	\$0.00
<b>CURRENT BILL</b>	<b>\$39.00</b>

\*The examples above are actual customer accounts who did not have any consumption for the month.

Connecting to City sewer will not change the monthly base charge cost.

Residential Customers

Water and Sewer for Inside City Limits:

Category	Rate	City Ordinance	Effective Date
<u>Water:</u>			
Base Charge for water per month	\$7.50	City Ordinance Sec 82-5 (b)	July 1, 2016
0-9000 gallons per 1,000 gal	\$2.25	City Ordinance Sec 82-5 (b)	July 1, 2012
10-19000 gallons per 1,000 gal	\$2.35	City Ordinance Sec 82-5 (b)	July 1, 2012
20-49000 gallons per 1,000 gal	\$2.60	City Ordinance Sec 82-5 (b)	July 1, 2012
All over 49000 gallons per 1,000 gal	\$3.15	City Ordinance Sec 82-5 (b)	July 1, 2012
<u>Sewer:</u>			
Base Charge for sewer per month	\$7.50	City Ordinance Sec 82-5 (b)	July 1, 2016
0-9000 gallons per 1,000 gal	\$2.70	City Ordinance Sec 82-5 (b)	July 1, 2012
10-49000 gallons per 1,000 gal	\$2.80	City Ordinance Sec 82-5 (b)	July 1, 2012
All over 49000 gallons per 1,000 gal	\$2.90	City Ordinance Sec 82-5 (b)	July 1, 2012

## Examples:

<u>Monthly Billed Consumption</u> <i>(gallons)</i>	<u>Water Only</u> <u>Cost/month (current)</u>	<u>Water &amp; Sewer</u> <u>Cost/month</u>	<u>Monthly /Yearly Difference</u>
2,000	\$19.50	\$24.90	\$5.40/\$64.80
3,000	\$21.75	\$29.85	\$8.10/\$97.20
4,000	\$24.00	\$34.80	\$10.80/\$129.60
5,000	\$26.25	\$39.75	\$13.50/\$162.00
6,000	\$28.50	\$44.70	\$16.20/\$194.40

# COMMUNITY INFORMATION MEETING NOTIFICATION

**IMPORTANT NOTICE**

**NOTICE OF  
COMMUNITY INFORMATION MEETING**

**Subdivision Sewer Main Extension**

The City of Statesboro will be installing sanitary sewer in the \_\_\_\_\_ Subdivision in the coming months. A meeting for the residents of \_\_\_\_\_ Subdivision will be held to discuss the project and also answer any questions that you may have. We strongly encourage your attendance.



**DATE:** \_\_\_\_\_

**TIME:** 6:30 p.m.

**LOCATION:** STATESBORO CITY HALL  
COUNCIL CHAMBERS



City of Statesboro - Water and Sewer Department  
58 East Main Street, Suite B  
(912) 764-0693

## Notification Methods

- \*PLACE HANG NOTICES AT EACH HOME
- \*NOTIFY HOMEOWNER IN WRITING
- \*PUBLISH NOTICE ON SOCIAL MEDIA

## Community Meeting Objectives:

- \*PROVIDE HOMEOWNER WITH INFORMATION ON WHAT TO EXPECT DURING CONSTRUCTION (PROJECT PLANS & DETAILS, HOME CONNECTION, SEPTIC TANK COLLAPSE, SOD/GRASSING, TIMELINE, ANY CURRENT OR FUTURE COSTS, ETC)
- \*ALLOW TIME FOR QUESTIONS
- \*COLLECT ACKNOWLEDGMENT FORMS

# To be mailed – include paid return envelope to return form



*City of Statesboro*  
*Public Utilities Department*

P.O. Box 348 912.764.0693  
Statesboro, Georgia 30459 912.764.0928 (Fax)

**IMPORTANT - RESPONSE REQUESTED**

Date TBD

Dear Property Owner,

The City of Statesboro will be installing sanitary sewer mains into the \_\_\_\_\_ Subdivision. As a part of the project, the City will be connecting residents to the new sewer mains. The scope of this work will include crushing and filling of existing septic tanks (if they are accessible), running a new 4" sewer service from the septic tank to the sewer main at no cost to the owner. This work will only be performed during the time frame of the project. If an owner declines to connect to the sewer during this period, any future desire to connect to the City sewer will be at the homeowner's expense.

If you do connect to the sewer, your consumption will be based on the amount of water used during that billing cycle. Shown below is the current Water and Sewer rate schedule used for residential customers inside the city limits.

Water and Sewer for Inside City Limits:	
<b>Water:</b>	
Base Charge for water per month	\$7.50
0-9000 gallons per 1,000 gal	\$2.25
10-19000 gallons per 1,000 gal	\$2.35
20-49000 gallons per 1,000 gal	\$2.60
All over 49000 gallons per 1,000 gal	\$3.15
<b>Sewer:</b>	
Base Charge for sewer per month	\$7.50
0-9000 gallons per 1,000 gal	\$2.70
10-49000 gallons per 1,000 gal	\$2.80
All over 49000 gallons per 1,000 gal	\$2.90

**For Example:**

*If you are billed for 4,000 gallons of water and are connected to both water and sewer, you will be billed as follows:*

Water Base Charge = \$7.50  
4 x \$2.25= \$9.00  
Sewer Base Charge = \$7.50  
4 x \$2.70= \$10.80

**Total Cost of Water/Sewer: \$34.80**

*Based on 4,000 of water consumption, being connected to sewer would increase your monthly utility bill by \$10.80.*

**Please complete the included form and return using the paid return envelope provided.**

If you have any questions, please feel free to call our office at (912) 764-0693.

## CITY OF STATESBORO

### OWNER ACKNOWLEDGEMENT OF SANITARY SEWER EXTENSION

**\*\*PLEASE COMPLETE AND RETURN THIS FORM WITH THE INCLUDED RETURN ENVELOPE BY: \_\_\_\_\_**

AFFECTED PROPERTY \_\_\_\_\_

OWNER NAME \_\_\_\_\_

OWNER PHONE NUMBER \_\_\_\_\_

- YES, I DO want to connect to the City sewer.
- NO, I DO NOT want to be connected to the City sewer. I understand that any future desire to connect will be at the expense of the current owner.

OWNER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_





Questions?

# Blue Mile Comprehensive Update

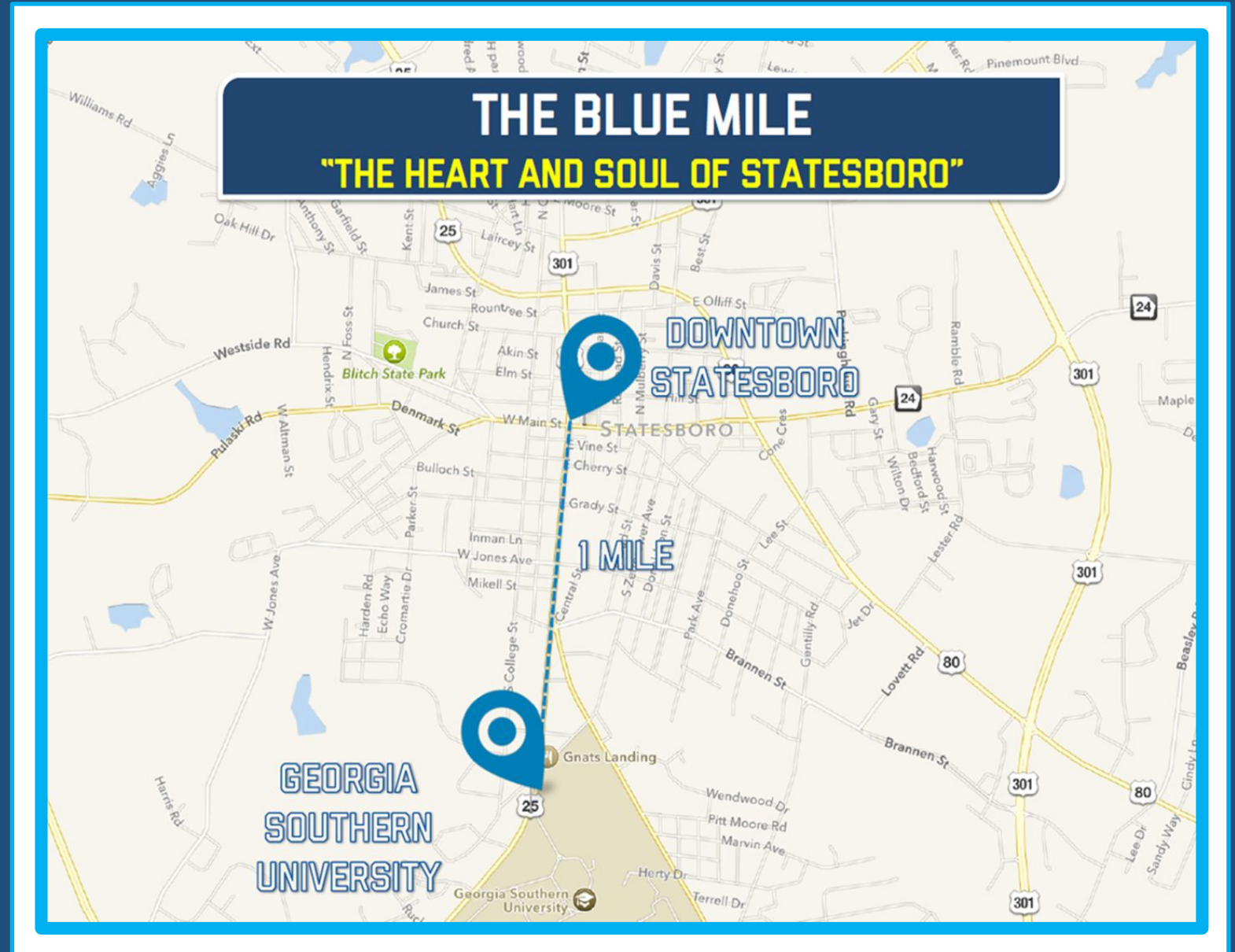


Work Session  
April 19, 2022



## Blue Mile Streetscape Improvements Project

1. Drainage improvements
2. Utility relocation
3. New sidewalks and street surface
4. New decorative lighting with pole banners
5. Installation of bus shelters for the new transit program
6. Decorative crosswalks and enhanced driveway access points will provide safe crossing points for pedestrians
7. Landscaped pocket parks for pedestrians to pause along the Blue Mile.
8. Gateway Marquee Signs



Objective: to achieve the vision set forth in the 2012 Community Retreat, Comprehensive Plan, and Downtown Statesboro Master Plan

# Blue Mile Timeline

2012 - 2018

South Main Street Revitalization Committee created following community retreat

2012

Statesboro named top 50 of 350 cities  
"Blue Mile" created  
True Blue Plan developed

2015

3<sup>rd</sup> place ABC Competition; wins \$1,000,000  
Blue Mile Foundation created  
GDOT commits support for the Blue Mile Project.  
Creek on the Blue Mile concept developed.

2017

2014

Frontier Communications suggests application for America's Best Communities (ABC) competition

2016

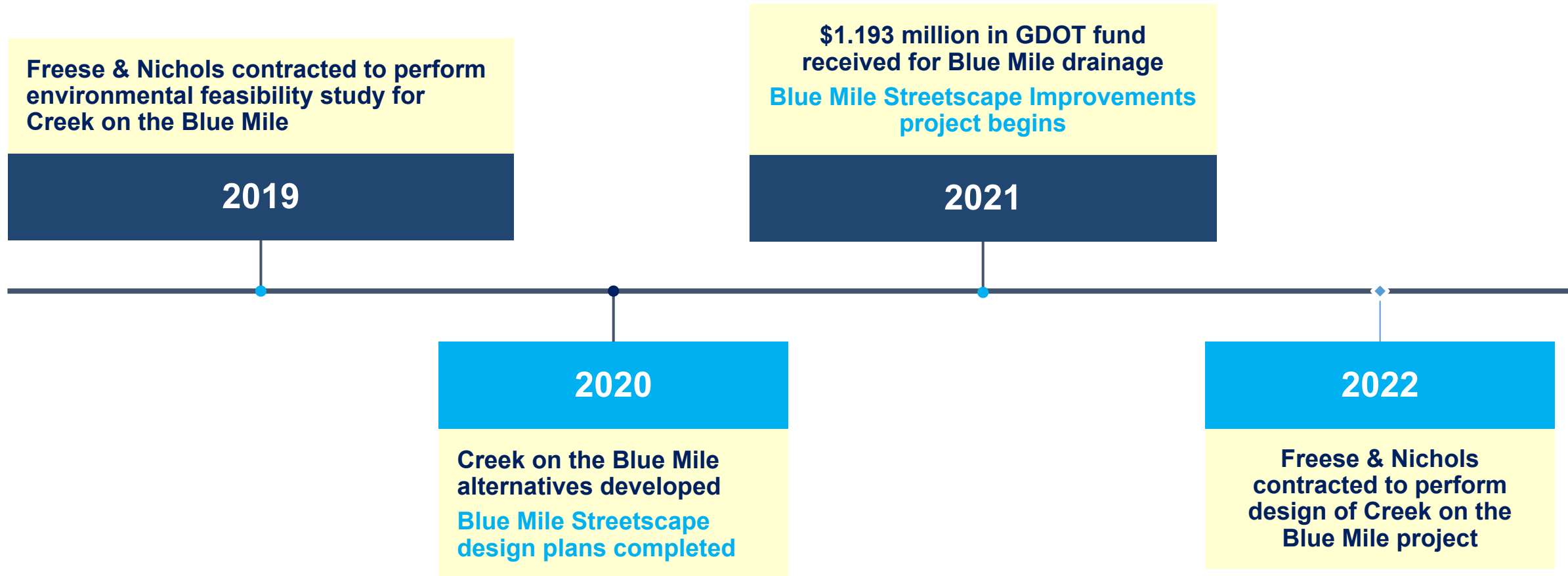
Statesboro named top 8 finalist; wins \$150,000  
Gateway sign constructed  
Blue Mile Streetscape Improvements design begins

2018

Governor Deal pledges \$21M in financial assistance for Creek on the Blue Mile project.

# Blue Mile Timeline

**2019 - 2022**



# Blue Mile Streetscape Phase I & Roundabout Construction and Completion



# Blue Mile Streetscape Phase I Construction Update

**\$5.4 million construction cost**

- **Main power pole and line relocation complete**
- **Cable relocation complete**
- **Telephone relocation in progress**
- **Water main relocation complete**
- **Sewer main relocation complete**
- **Gas main relocation complete**
- **Stormwater infrastructure 85% complete**
- **Streetscape (curb, sidewalks, decorative streetlights, resurfacing, grassing, etc) 35% complete**

# South Main Street / Fair Road Intersection (roundabout) Update

**\$5+ million estimated cost**

- **City has committed to providing \$1.5 million match for property acquisition**
- **GDOT road safety audit complete**
- **GDOT has assigned project number**
- **GDOT consultant performing environmental study; concept has not been approved yet**
- **Current GDOT schedule: right of way acquisition in 2025; construction in 2026**



# Blue Mile Streetscape Improvements - Phase II & Phase III



# Blue Mile Streetscape Improvements Phase II

**\$5 million estimated construction cost (Fair Road to E/W Grady Street)**

- **Relocation of overhead utilities (power, telephone, and cable) to underground**
- **Installation of drainage improvements**
- **Streetscape improvements (new curb, new sidewalks, decorative streetlights, resurfacing, etc)**
- **Pocket park(s)**
- **Will continue design elements from Phase 1**
- **Estimate Timeline: 2025-2027**

# Blue Mile Streetscape Improvements Phase

## III

**\$5 million estimated construction cost (E/W Grady Street to E/W Main Street at courthouse)**

- **Relocation of overhead utilities (power, telephone, and cable) to underground and adjacent blocks**
- **Installation of drainage improvements**
- **Streetscape improvements (new curb, new sidewalks, decorative streetlights, resurfacing, etc)**
- **Will continue design elements from Phase 1**
- **Estimated Timeline: 2026 – 2028**

**\* FINAL PHASE of Blue Mile Streetscape Improvements**



Questions?



# Package Store Criteria



# Package Store Criteria

In addition to the criteria as listed in Sec. 6-13(c), and subsequent to the qualifications threshold including personal qualifications, zoning compliance, minimum proximity requirements and proof of site control, the following criteria are proposed for consideration:



# Package Store Criteria

## Additional Criteria

1. General Impact of location on surrounding area
2. Traffic Impact
3. Contribution to long-range viability/vision of the City
4. Potential redevelopment of property
5. Convenience of access/egress (to include new and existing curb cuts required for access)
6. Availability of parking



# Package Store Criteria

## **Additional Criteria (Continued)**

7. Location within a TAD designated area
8. Location in DSDA area (exterior design review requirements)
9. Vehicle accident incidents
10. Economic return (dependent on size of operation)
11. Previous violations of alcoholic beverage laws or criminal activities
12. Effect on surrounding property values





# Package Store Criteria

Subsequent to grant of location reservation by Mayor and Council, the following steps would be required of applicant in order to receive building permits, obtain certificate of occupancy, and ultimately be granted license to sell distilled spirits by the package:

1. Review and approval of a parking plan showing layout of spaces, location of access and egress driveways and new curb-cuts (if any);
2. Review of external building design as per DSDA requirements (if located within the DSDA boundaries); and,
3. All building plans must reviewed and approved by the City.



Questions?

# CITY CAMPUS PHASE 3 EXPANSION



**City of Statesboro  
Georgia Southern University  
Downtown Statesboro Development Authority  
DPR Architecture**



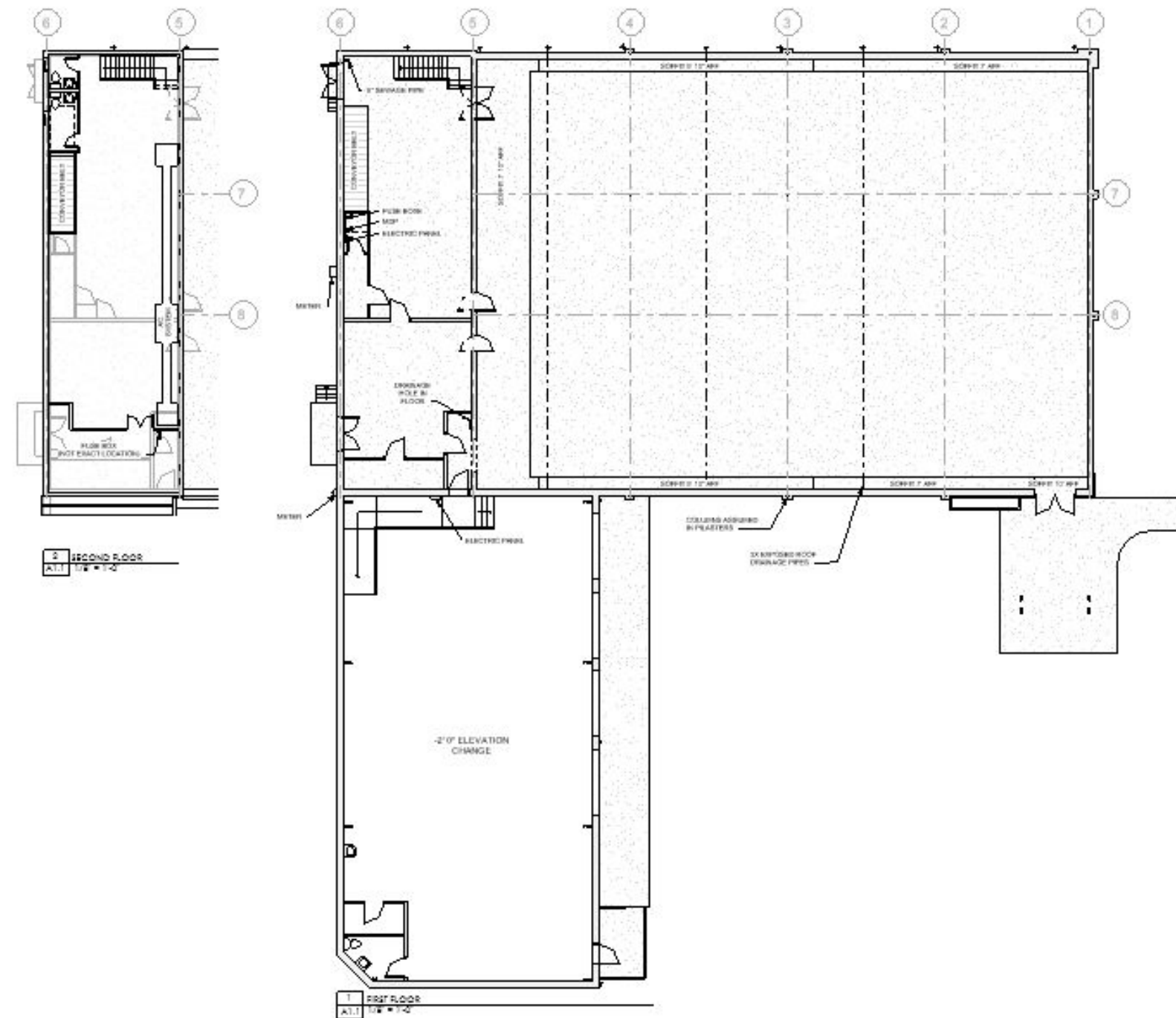
## Site

64 E MAIN ST

STATESBORO, GA 30458

# Existing Structure

- Total Area of First Floor: 10,800 SF  
Incubator: 7,800 SF  
FabLab: 3,000 SF
- Total Area of Second Floor: 1,450 SF



# RENDERINGS



VIEW FROM RAILROAD ST.



VIEW FROM ALLEY



CONFERENCE CENTER LOBBY

# Overall Plan

- Business Incubator Offices
- The FabLab
- New Construction
- 2<sup>nd</sup> Story of Expansion  
(with future additional grant)

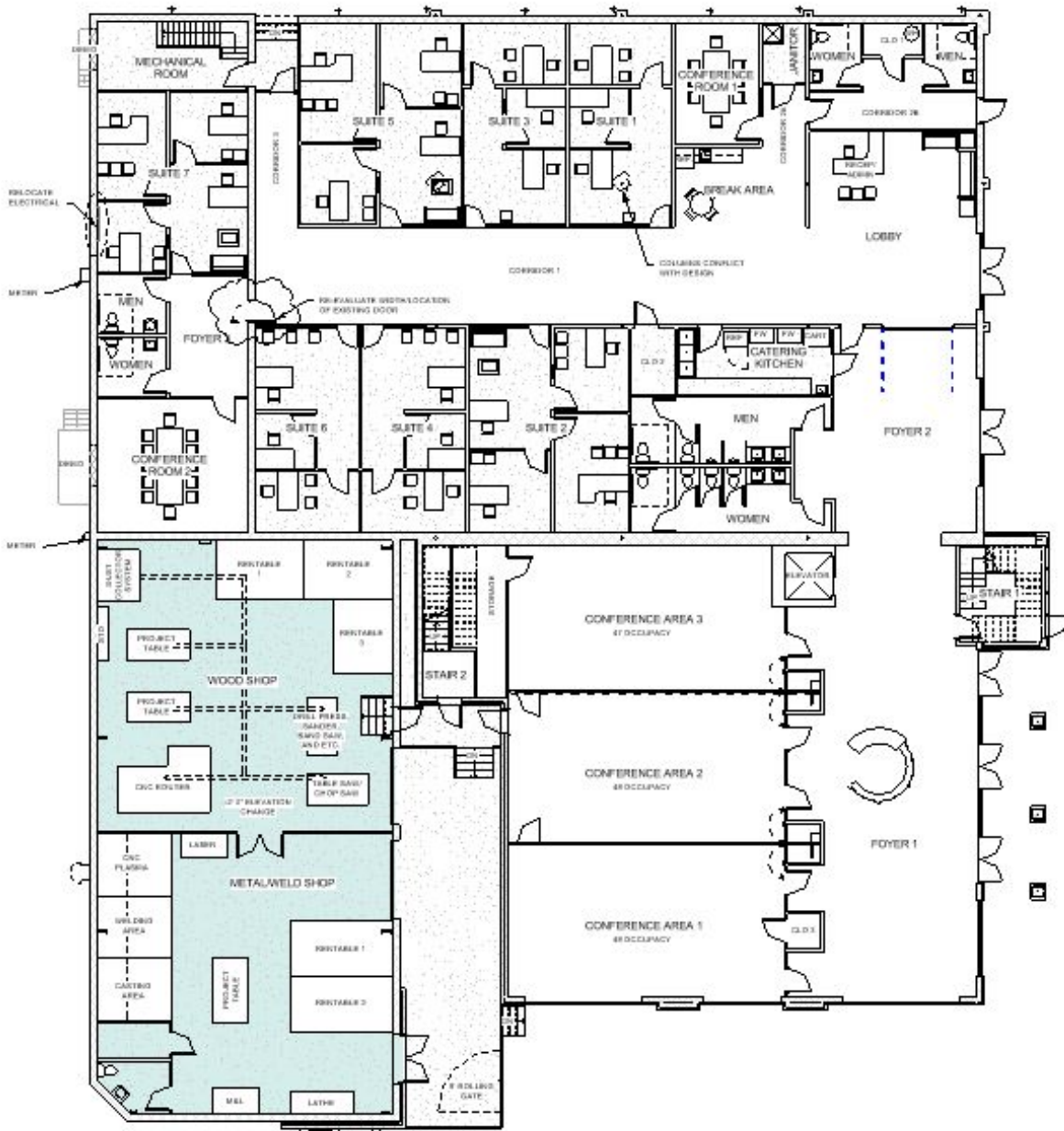


# Business Incubator Offices

- Area of 7,800 SF
- Includes 3 Large Offices Suites (576 SF Each) and 4 Small Office Suites (370 SF Each).
- Also includes 2 Conference Rooms, 4 Staff Restrooms, Catering Kitchen, Lobby, and Restrooms for the Conference Building/Expansion.







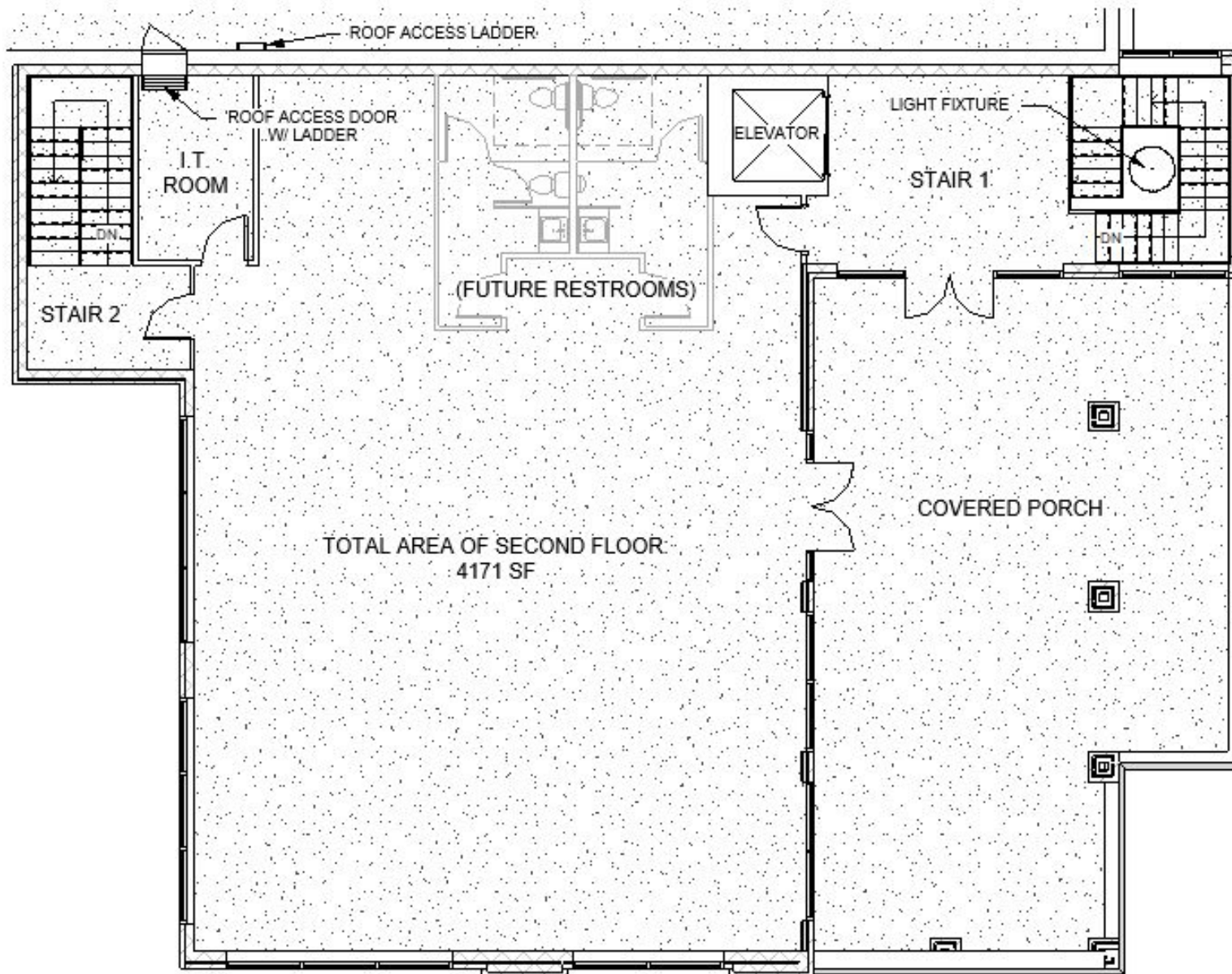
# The FabLab

- Area of 3,000 SF
- Includes separated wood shop (1,600 SF) and welding shop (1,400 SF)
- Existing Restroom and Closet remain unchanged



# The Expansion

- Area of 4,000 SF
- Includes 3 Conference Halls (700 SF Each) with occupant load of 50 people separated by operable partitions
- Also includes a lobby, storage room, an elevator, and two stair wells to \*Second Story



## Potential 2<sup>nd</sup> Story (If future grant is awarded)

- Total Area of 4,200 SF
- Covered porch (1,200 SF)
- Stair wells and elevator
- Future restrooms shown

## BUDGET

- \$2,000,000 Economic Development Administration
- \$500,000 City of Statesboro Match
- \$1,000,000 Additional – Possible Future Grant

## TIMELINE

- Preliminary Design May 2022
- Construction Documents 2022 Aug
- Bidding Oct 2022
- Construction contract Dec 2022
- Construction Complete 2023 Dec



Questions?