



# Mayor & Council Work Session

## June 17, 2025 at 3:00 P.M



# Agenda

1. Fire Service Fee
2. Fire Station 3 - Plans
3. Financing Options for Fire Station 3
4. UDC Proposed Ordinance
5. Utility Ordinance Amendment
6. Burkhalter Road Transportation Plan
7. Private Streets Discussion

# City of Statesboro, GA Municipal Fire Services Fee



# Project Background

## PHASE I (Contracted in Jan 2025)

- 1 | **Data Gathering, Evaluation of Fire Dept Data**
- 2 | **Determine Full Cost of Services and Level of Service**
- 3 | **Analyze Call Data and Correlate with Property Data**
- 4 | **Develop a Fire Fee Methodology**

## PHASE II

- 5 | **Master Account File**
- 6 | **Public Involvement and Outreach**
- 7 | **Ordinance, Credit Policy, and Manual**
- 8 | **Final Report**

# Benefits of Fire Fees



Special Revenue Fund / Enterprise Fund



General Fund Reallocation



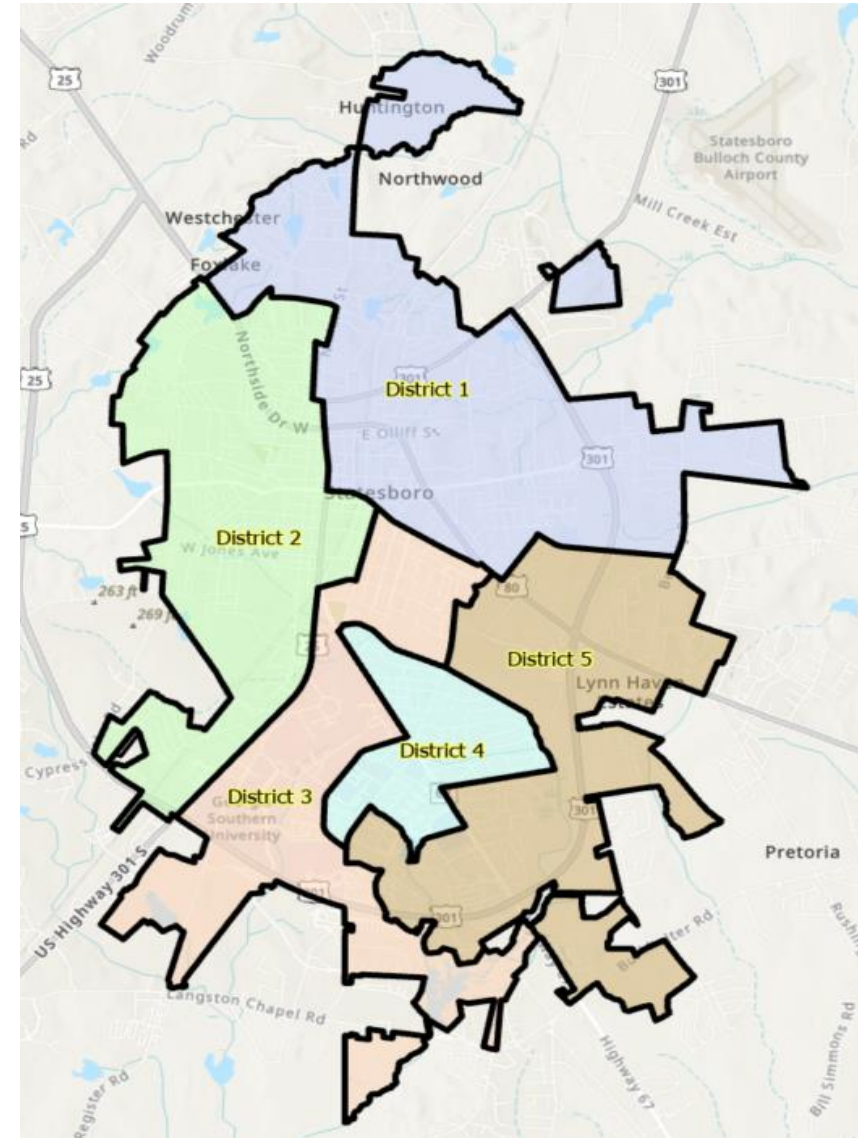
Diversified funding source



Support long term financial planning



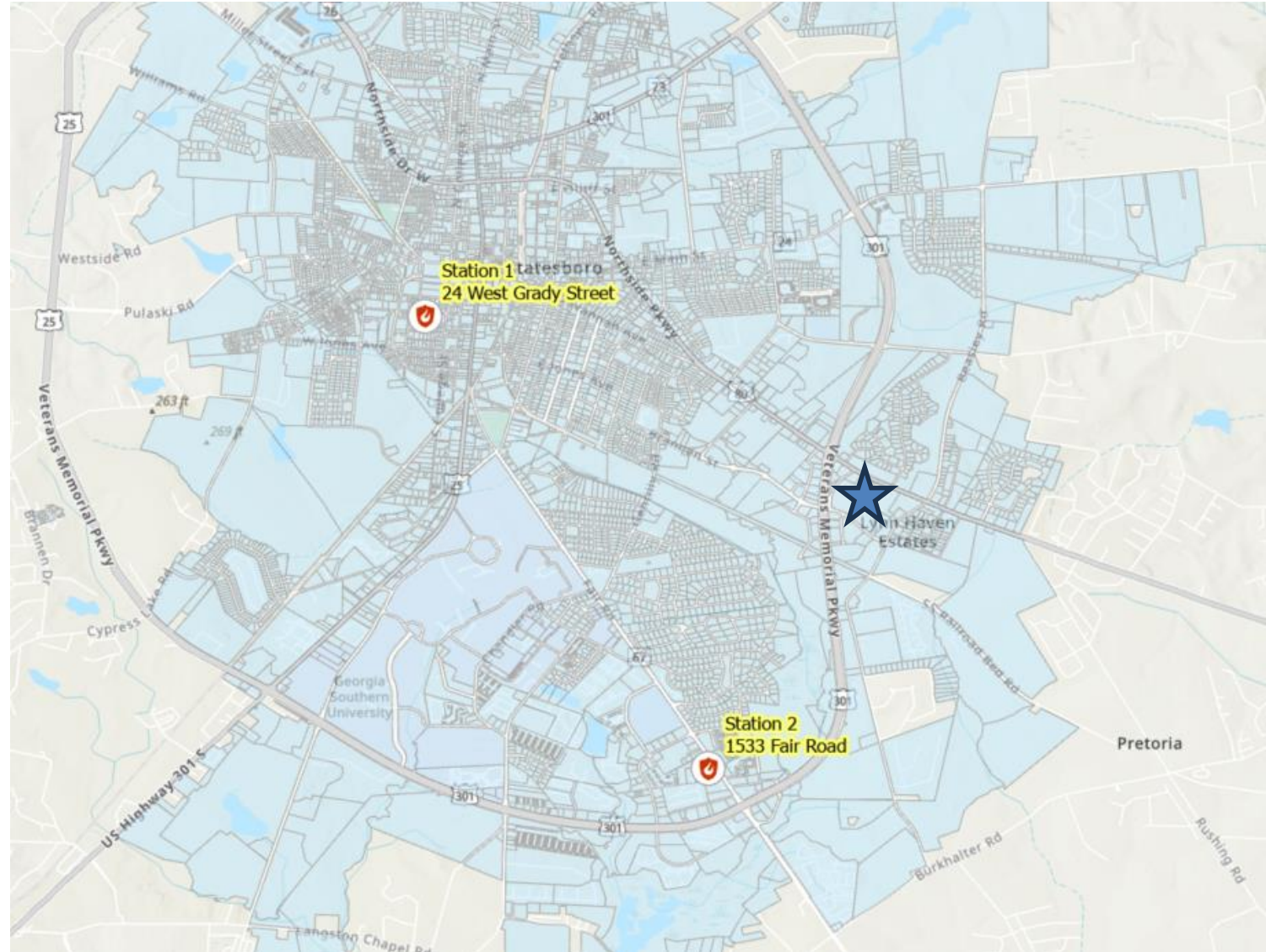
Increased equity



# Fire Fee Methodologies

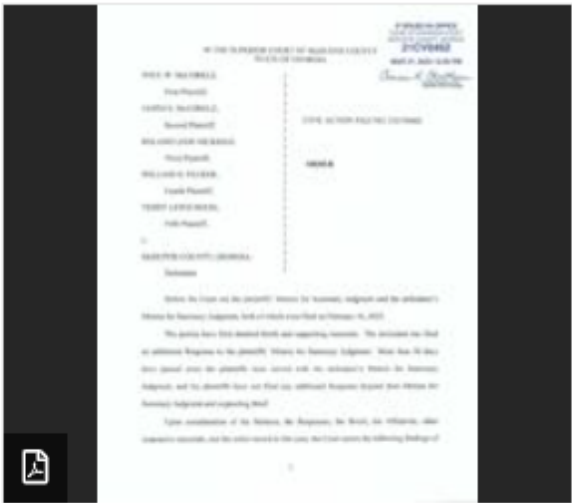


- Flat Rate
- Square Footage Based
- Land Use
- Needed Fire Flow
- Assessed Value



## County prevails in fire fee lawsuit

Karen Fioretti   Mar 28, 2023 Updated Mar 28, 2023



Fire fee lawsuit decision  
Updated Mar 28, 2023



After nearly 18 months of litigation, McDuffie County Superior Court Judge Thomas L. Hodges, III, has ruled in favor of the county after five property owners sued over the county's implementation of a fire fee. But that may not be the end of it.

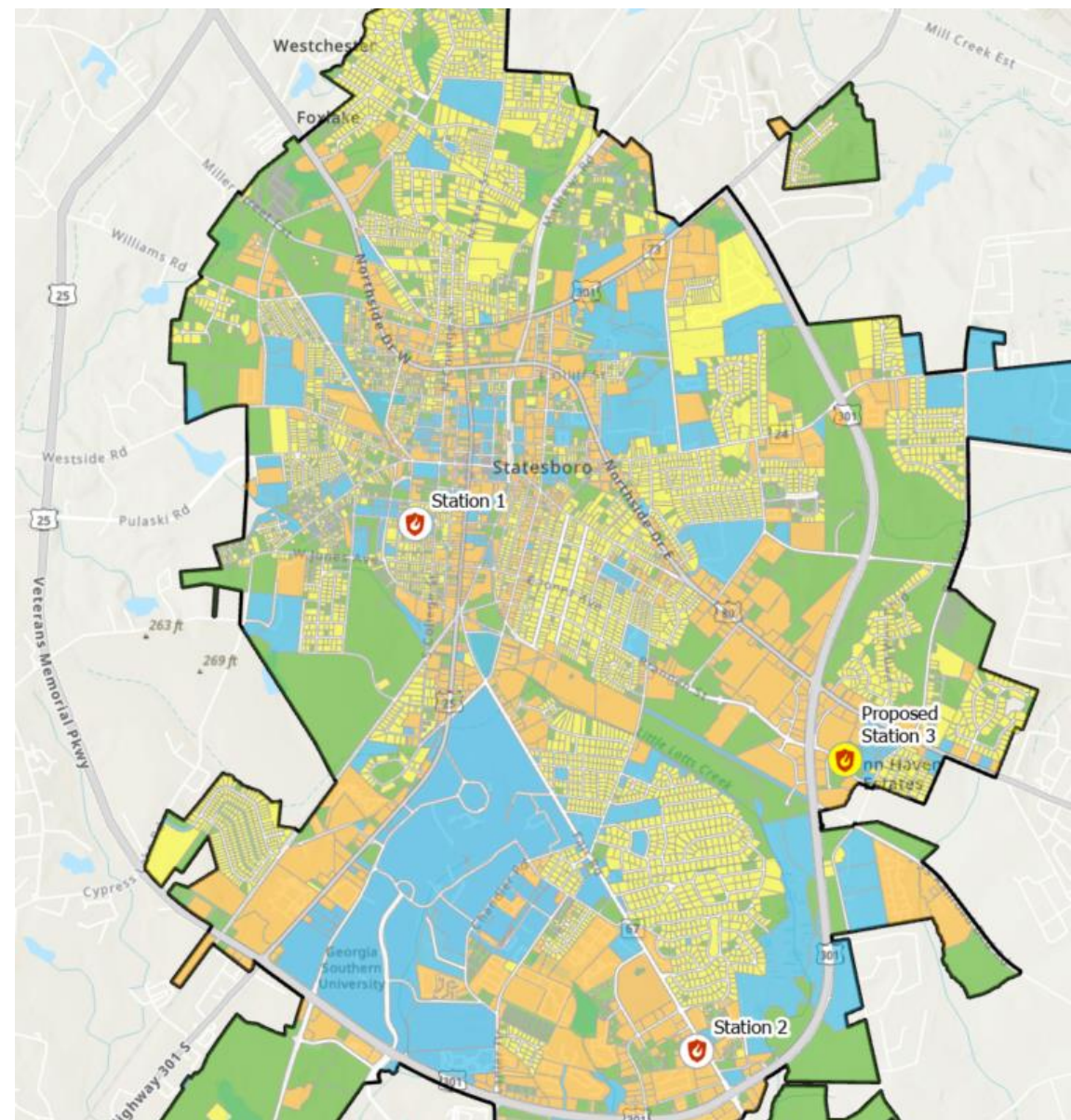
Paul McCorkle, James McCorkle, Roland Hickman, William Fluker and Teddy Reese alleged that the county failed to provide proper notice of discussions to the public before adopting a fire fee and "that the fire fee imposed by the Ordinance and Resolution is an unconstitutional, illegal tax under Georgia Law."

# Land Use Analysis

## General Land Use


- Statesboro/Bulloch County Parcels
- DigClass Field in the Parcel Layer
- WinGap Tables
- Exempt Parcels

	Parcel Count
Residential	5,457
Commercial	1,086
Exempt	337
Undeveloped	1,250



## Example

- 1,922 Sq Ft
- 272 Sq Ft
- 28 Sq Ft

 Bulloch County, GA

Layers

Map

Search

Sales Search

Sales List

Results

Sales Results

Report

Tax Estimator

Field Definitions

Home

Pictometry Imagery

Log In

Summary

Parcel Number

Location Address

Legal Description

Class

Zoning

Tax District

Millage Rate

Acres

Neighborhood

Homestead Exemption

Landlot/District

ACC/DES

GMD

S53 000053 000

102 PRINCE WAY

LT 15 BLK C/102 PRINCE WAY

R3-Residential

(Note: Not to be used on legal documents)

R15

(Note: This is for tax purposes only. Not to be used for zoning.)

Statesboro (District 01)

27.907

0.52

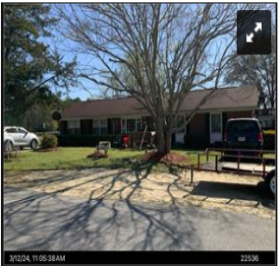
STATESBORO URBAN (CITY LIMITS) (01520)

Yes (S1)

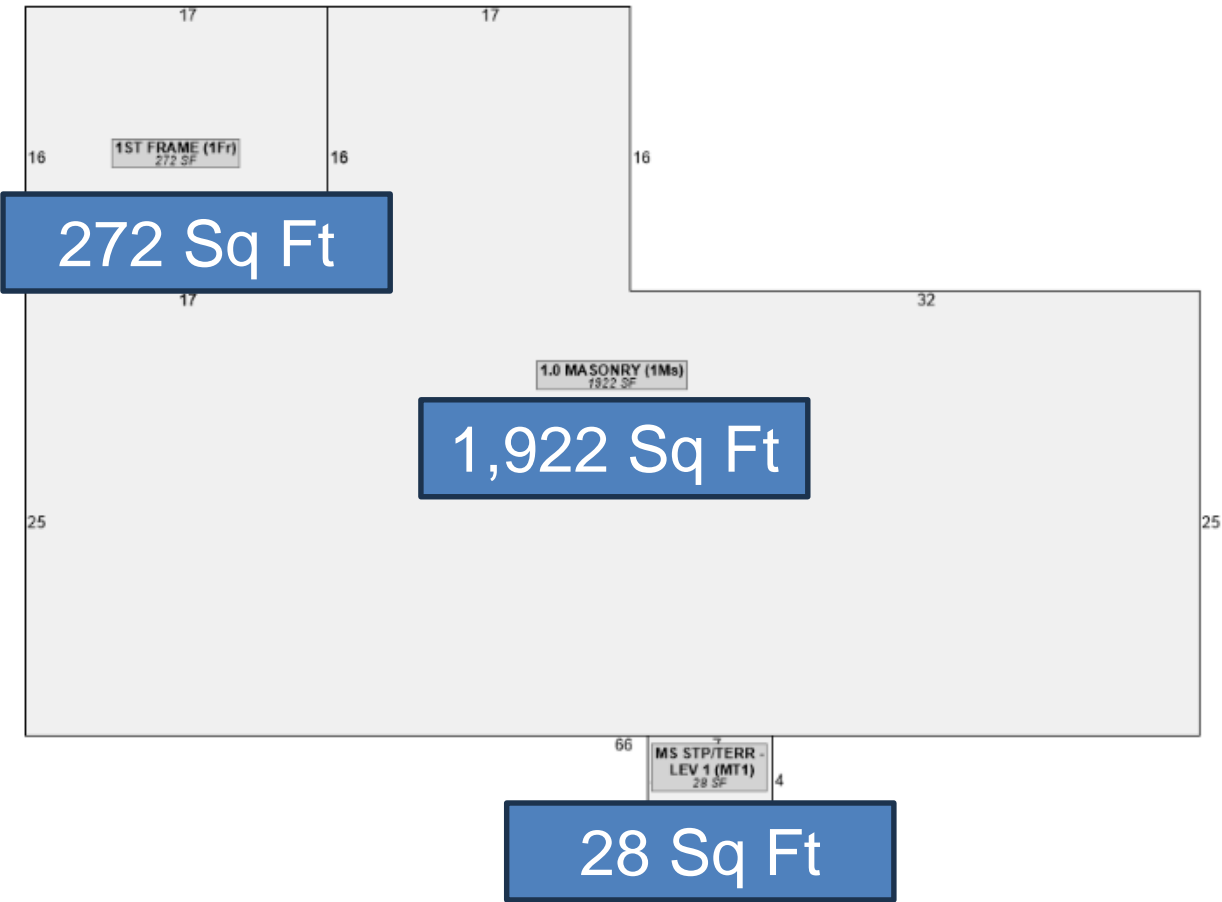
N/A

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1209



Minimize

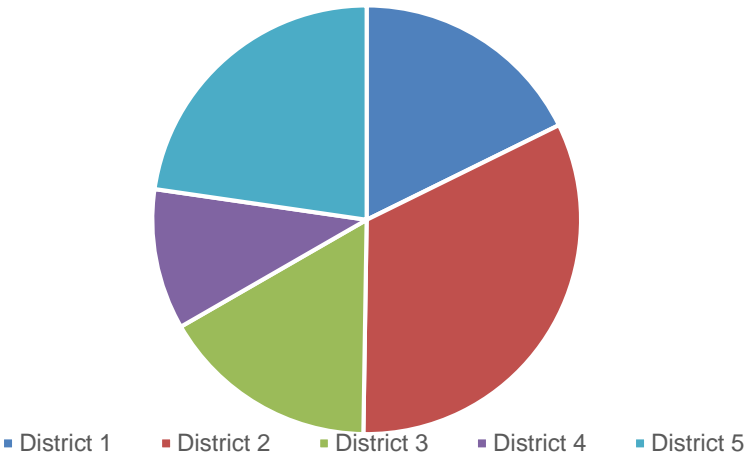


# Fire Calls (2020-2024)

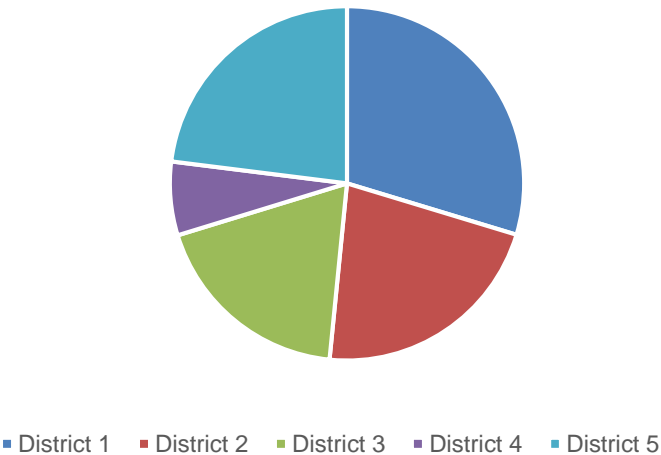


Council Districts	Incidents	Calls Percent	Acres	Area Percent of City
District 1	792	17.7%	3,065.76	29.7%
District 2	1454	32.5%	2,261.09	21.9%
District 3	735	16.4%	1,930.36	18.7%
District 4	474	10.6%	693.62	6.7%
District 5	1015	22.7%	2,377.43	23.0%

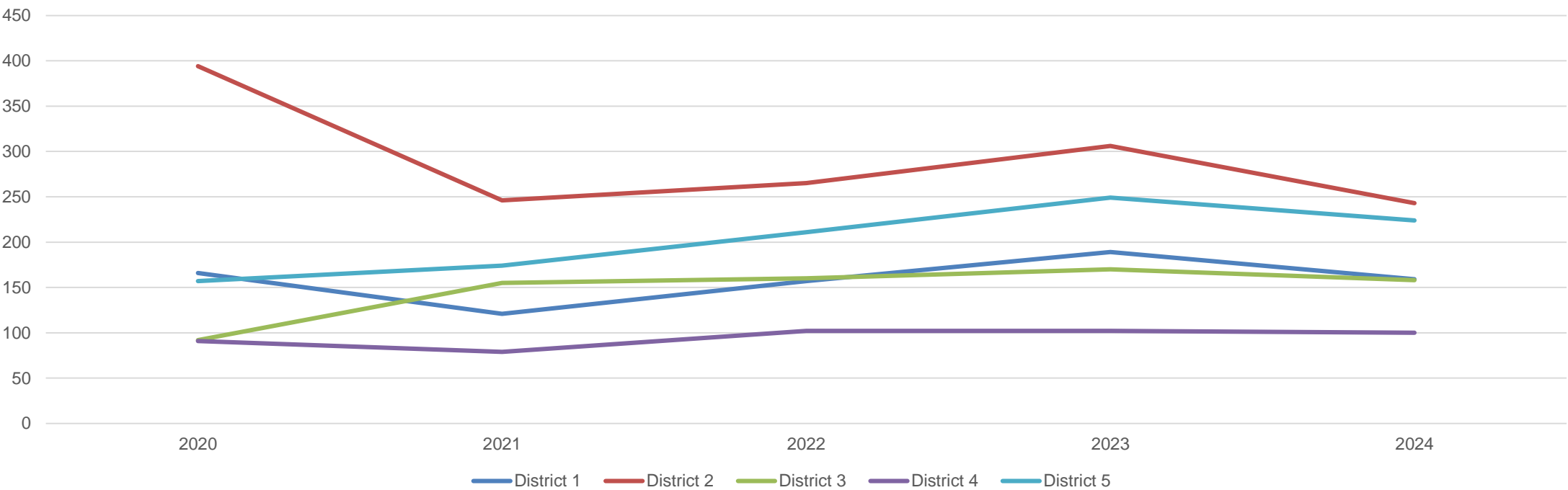
Calls Percent



Area Percent of City



# Fire Calls (2020-2024)



	2020	2021	2022	2023	2024
District 1	166	121	157	189	159
District 2	394	246	265	306	243
District 3	92	155	160	170	158
District 4	91	79	102	102	100
District 5	157	174	211	249	224

# Fire Calls (2020-2024)



General Land Use	Fire Calls	Percent
1 or 2 Family	864	20.5%
Non-Residential	2,993	70.9%
Undeveloped	365	8.6%

# Fire Calls (2020-2024)

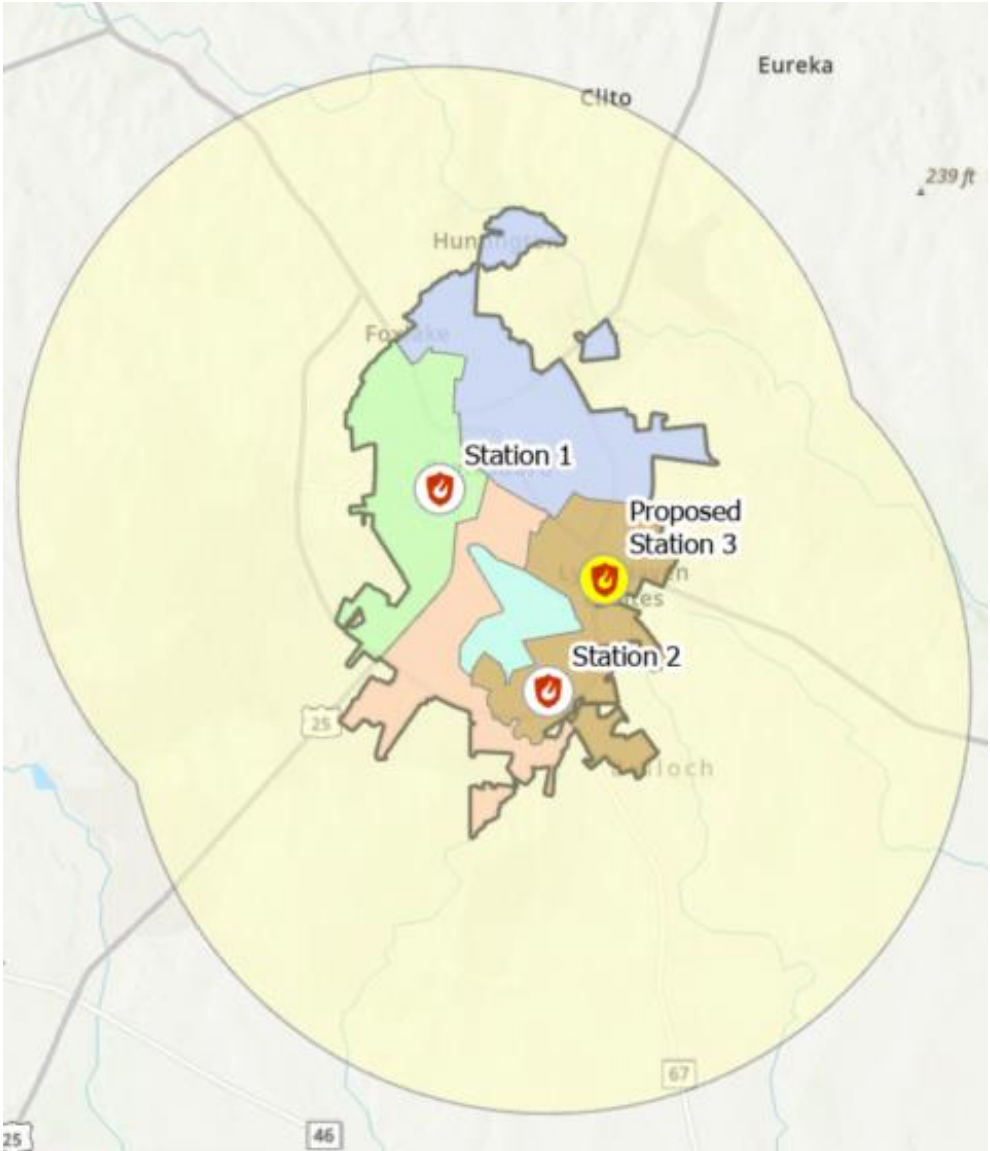


	Total	Percent
<b>Non-Residential</b>	<b>2,993</b>	
Barracks, dormitory	288	9.6%
24-hour care Nursing homes, 4 or more persons	113	3.8%
Church	83	2.8%
Day Care	92	3.1%
Hotel/Motel	96	3.2%
Multi-Family Dwelling	922	30.8%
Restaurant	165	5.5%
Sorority/Fraternity House	132	4.4%
Other	1,102	36.8%

# Fire Department Budget



	FY2025	FY2026	FY2027
Total Budget Need	\$7,575,745	\$8,193,000	\$8,620,000
<i>Revenue Sources</i>			
General Fund	\$3,200,000	\$3,200,000	\$3,200,000
Water Sewer Fund	\$825,000	\$825,000	\$825,000
SAFER	\$703,000	\$703,000	n/a
Special Service District	\$2,552,745	n/a	n/a
Fire Line Fee	\$295,000	\$295,000	\$295,000
Loans	n/a	\$3,170,000	n/a
Funding Gap	\$4,300,000		



# How do we pay for this?

## Primary Funding Sources

- User Fees
- General Fund



## Secondary Funding Sources

- Special Assessments/Tax Districts
- Fund Transfers
- Fire Line Charges
- Loans
- Grants
- Risk Factors

## Funding Options

- Hybrid  
(Land Use + Square Footage)
- Tier Residential  
(Land Use + Square Footage for Non-Residential)
- Millage

Make up the full gap

Partially fund

Phased

# Hybrid Approach

GMC

Type		Rate		Minimum		Maximum
Residential (SqFt charge)	\$	0.005	\$	4.50	\$	9.00
Non Residential (SqFt charge)	\$	0.02	\$	9.00	\$	400.00
Undeveloped	\$	10.00	\$	10.00	\$	400.00

## Median Billing Amount

- Residential = \$19.00
- Commercial = \$105.93
- Exempt = \$58.65
- Undeveloped = \$10.00

# Hybrid Approach



<i><b>Land Use</b></i>	<i><b>Acreage</b></i>	<i><b>SqFT</b></i>	<i><b>Total (Monthly)</b></i>	<i><b>Total (Annual)</b></i>	<i><b>Percent</b></i>
Single Family Residential	\$57,383.16	\$42,104.53	\$99,487.69	\$1,193,852.31	27.7%
Non-Residential	\$23,925.64	\$156,884.78	\$180,810.42	\$2,169,725.02	50.4%
Exemptions	\$15,444.09	\$33,934.87	\$49,378.96	\$592,547.52	13.8%
Undeveloped	\$29,070.16	n/a	\$29,070.16	\$348,841.86	8.1%

\$358,747

\$4,304,967

# Tiered Approach



Residential Tiers	Parcels	Total Per Tier
Tier 1 (<1500)	2,004	\$15
Tier 2 (1500-2500)	2,101	\$20
Tier 3 (>2500)	1,352	\$25

# Tiered Approach



<i><b>Land Use</b></i>	<i><b>Acreage</b></i>	<i><b>SqFT</b></i>	<i><b>Total (Monthly)</b></i>	<i><b>Total (Annual)</b></i>
Single Family Residential			\$105,880	\$1,270,560
<i>Tier 1</i>	n/a	n/a	\$30,060	\$360,720
<i>Tier 2</i>	n/a	n/a	\$42,020	\$504,240
<i>Tier 3</i>	n/a	n/a	\$33,800	\$405,600
Non-Residential	\$23,925.64	\$156,884.78	\$180,810.42	\$2,169,725.02
Exemptions	\$15,444.09	\$33,934.87	\$49,378.96	\$592,547.52
Undeveloped	\$29,070.16	n/a	\$29,070.16	\$348,841.86

\$365,140

\$4,381,674

# Millage (4.5)



	Real Property Value	Assessed Value (40%)	Revenue	Percent
<b>Residential</b>	\$ 947,861,131	\$ 379,144,452.40	\$ 1,706,150.04	40%
<b>Commercial</b>	\$ 1,402,911,548	\$ 561,164,619.20	\$ 2,525,240.79	60%
<b>Exempt</b>	\$ 0	\$ 0	\$ 0	
			\$ 4,231,390.82	

Under this scenario a property worth \$250,000 would pay roughly \$475 per year, or \$40 monthly.

# Hybrid Approach (Partially Funded)

GMC

Type		Rate		Minimum		Maximum
Residential (SqFt charge)	\$	0.01	\$	5.00	\$	5.00
Non Residential (SqFt charge)	\$	0.02	\$	5.00	\$	300.00
Undeveloped	\$	5.00	\$	5.00	\$	400.00

## Median Billing Amount

- Residential = \$10.00
- Commercial = \$100.78
- Exempt = \$47.48
- Undeveloped = \$5.00

**Total Revenue =  
\$3,153,155**

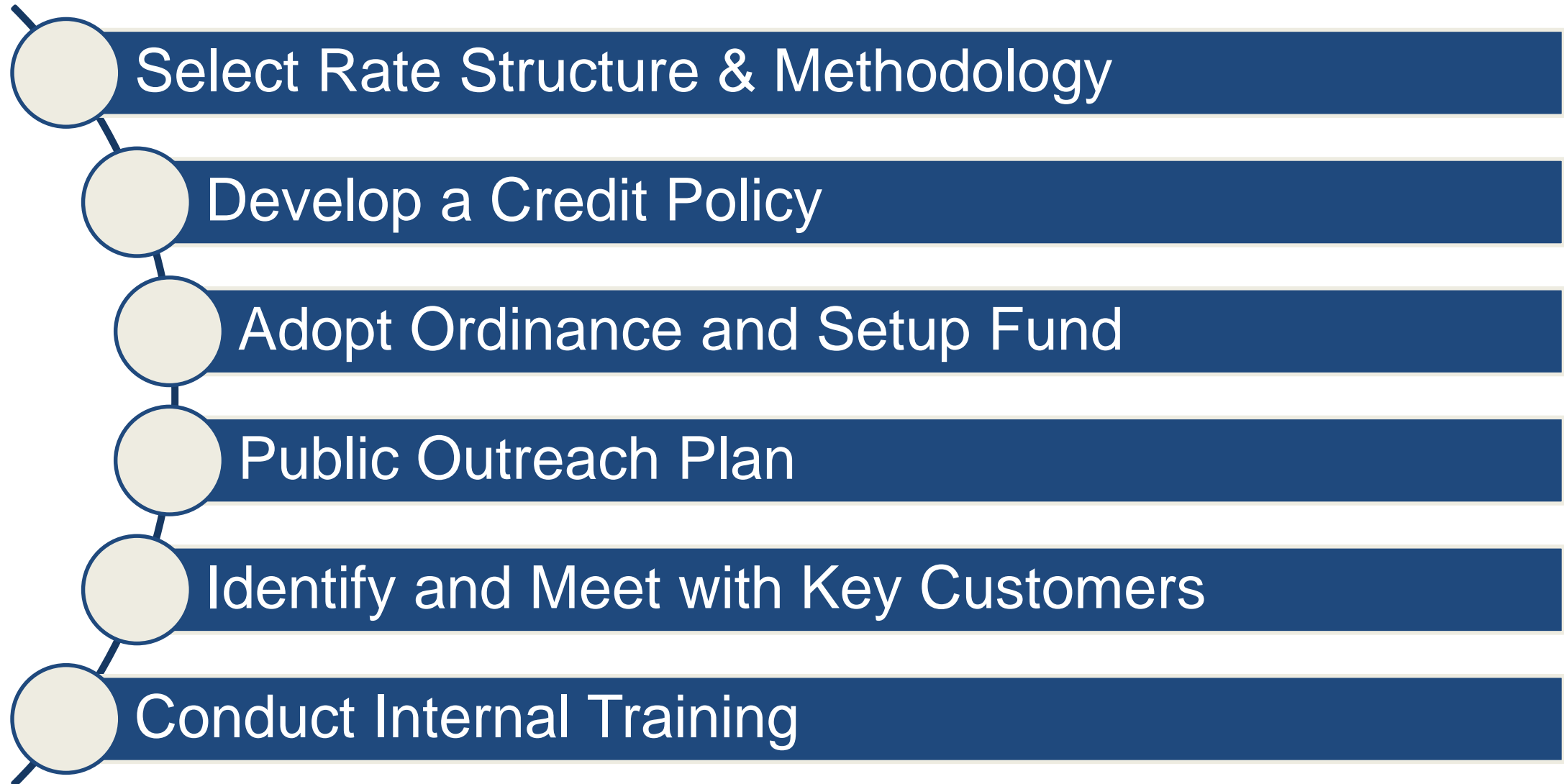
# Tiered Approach (Partially Funded)

GMC

Residential Tiers	Parcels	Total Per Tier
Tier 1 (<1500)	2,004	\$7.50
Tier 2 (1500-2500)	2,101	\$10
Tier 3 (>2500)	1,352	\$12.5

**Total Revenue = \$3,115,471**

## Next Steps (Phase 2)



# Next Steps (Phase 2)

GMC



**Master Account File**



**Public Involvement and Outreach**

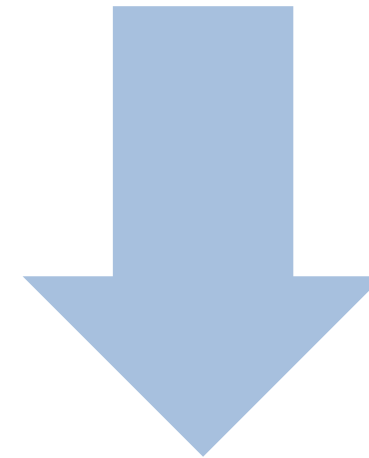


**Ordinance, Credit Policy, and Manual**



**Adoption and Implementation**

Aug-Sept 2025



June 2026

# **Fire Station # 3**

## **Plans**

# Overview

- As the community experiences exponential growth, so does the demand for fire and rescue services.
  - Our current stations are serving at or above capacity, with response time increasing due to population growth as well as community needs.
  - New developments; residential and commercial, have increased the pressure on our current stations and resources.
  - Response times have begun to exceed the recommended national standards.
- Station 2 was completed in late 2000/ early 2001



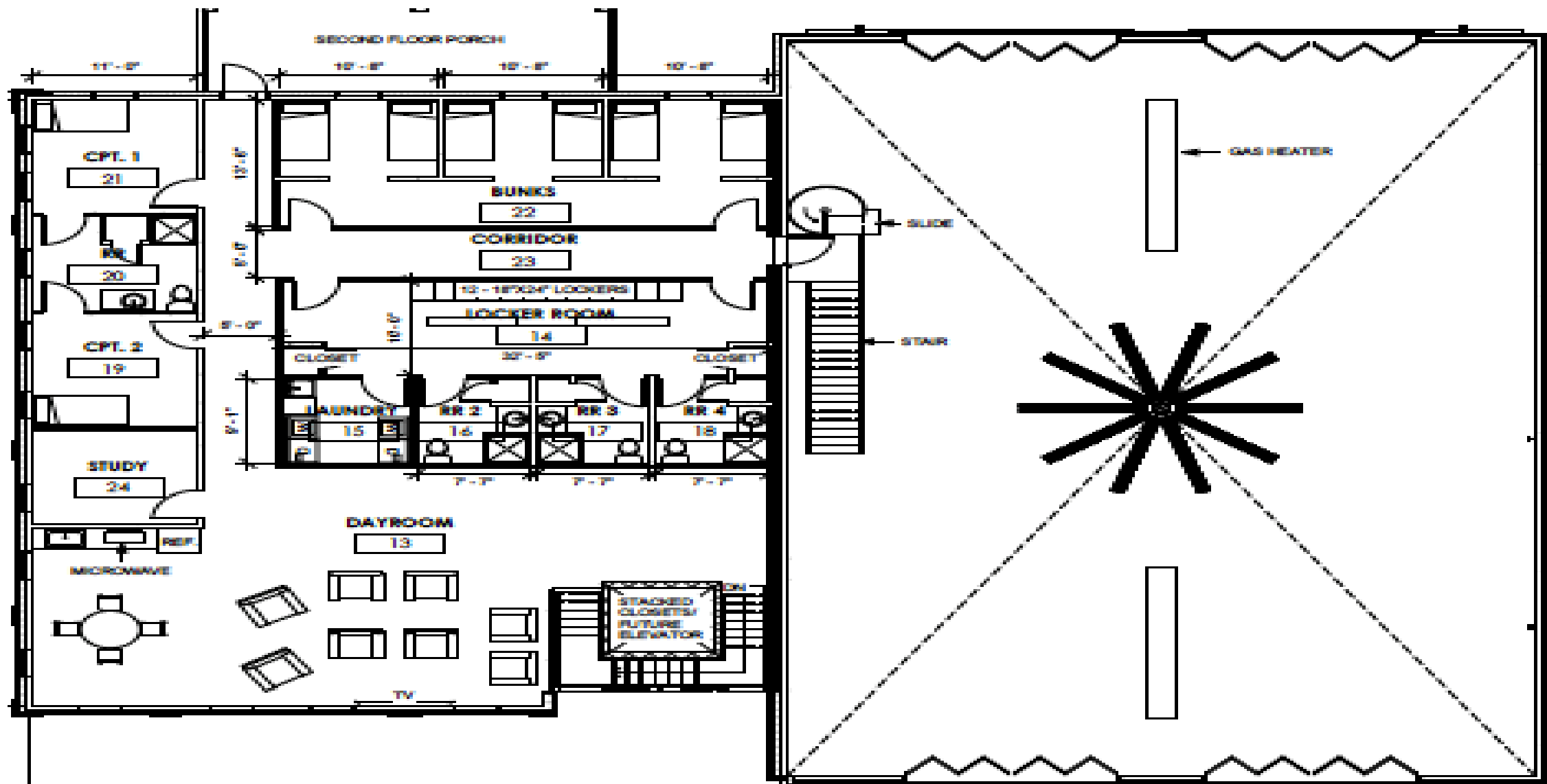
# Location and Design

- Location
  - The proposed location was chosen based on response time analysis and growth patterns.
  - Is part of the larger station location study that was performed that outlines possible station locations
- Design
  - Community Oriented Approach
    - Aesthetics, longevity, and Community use
  - Energy efficient and low maintenance











# Benefits

- Improved Response Times
  - Station 3 located on Brannen Street will improve fire and rescue services to this rapidly growing area while also mobilizing apparatus more efficiently to the rest of the City
- Increased capacity for fire and rescue services
  - The new fire station will provide additional space for equipment and personnel allowing the fire department to respond to larger incidents and natural disasters more strategically.



# Design-Build Process and Cost

- RFP conducted for Design-Build
  - Lavender and Associates- Contractor
  - Frank D'Arcangelo- Architect
- Cost
  - \$4.8 Million- turn-key
    - Includes land preparation, design, and build
    - FF&E- Furniture, Fixtures, and Equipment



# Timeline and Implementation

- Construction Timeline:
  - 3 months design/ engineering
  - **7 months build time**
- Should coincide with the delivery of Truck 3 which was approved and purchased
- Full Staffing levels currently authorized are adequate



# Potential Impacts

- Increase in traffic on Brannen Street
  - Working with the City's Engineering Department to address any concerns and improve flow in the area
  - Install emergency lighting to alert drivers of Fire Apparatus response
- Possible re-work of Brannen Street/ 301 By-Pass/ Lowes



# Questions?

# City of Statesboro, Georgia

## Fire Station Capital Planning Analysis



June 2025

# Background / Overview

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- Davenport & Company LLC (“Davenport”), in our capacity as Financial Advisor to the City of Statesboro (the “City”), has been made aware that the City is currently in the planning stages for a potential debt issuance related to a new fire station.
- The City is evaluating potential financing options for the fire station which is estimated to cost approximately \$4.5 million dollars.
- Funds for the fire station project could be needed as early as Fall 2025.
- The City currently has funds that could potentially be used to either downsize the borrowing or be utilized to pay debt service on the financing.
- Davenport was tasked by the City to develop a series of pro-formas to evaluate the possible impact of the fire station funding as well as outlining the potential financing options available to the City.
- Enclosed herein is Davenport’s analysis.

# Potential Funds on Hand

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- As mentioned on the previous page, the City has funds that could be available for the fire station project. They are as follows:
  - Surplus funds (interest accrued) from the 2019 SPLOST in the amount of approximately \$1 million.
    - Note: These funds are currently on hand and could be deployed immediately.
- The 2025 SPLOST which begins on October 1, 2025 allocated \$12.8 million towards Public Safety facilities and/or equipment. Within that categorization, the City internally allocated \$1.275 million towards the fire station project.
  - Note: Davenport has assumed that the City would receive enough collections from the 2025 SPLOST in time to apply towards the project. However, Davenport and City Staff may need to further analyze this approach in the event the City decides the application of these funds up front is the appropriate method to pursue.

# Scenario Overview



	Scenario 1	Scenario 2	Scenario 3
Project Cost	\$4,500,000	\$4,500,000	\$4,500,000
2019 SPLOST	(1,000,000)	(1,000,000)	0
2025 SPLOST	(1,275,000)	0	0
Amount to be Financed	\$2,225,000	\$3,500,000	\$4,500,000
Dedicated Funds Available for Debt Service	\$0	\$1,275,000	\$2,275,000

# Key Assumptions

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- For the Fire Station Analysis, Davenport has assumed the following key assumptions:
  - 20-Year Amortization;
  - 4.50% Planning Rate;
  - Structure:
    - Scenario As & Scenario 3 – Level Debt Service
    - Scenario Bs – Structured Debt Service
  - Closing October 1, 2025;
  - First interest due April 1, 2026 and first principal due April 1, 2027; and,
  - Inclusive of Costs of Issuance.



# Scenario 1A – Full Downsize - Level Debt

City of Statesboro, Georgia

# Scenario 1A – Full Downsize - Level Debt



Scenario 1A						
FY	Principal	Interest	Total	2019 SPLOST Contribution	2025 SPLOST Contribution	Net Total
2026	\$0	\$54,563	\$54,563	\$0	\$0	\$54,563
2027	80,000	109,125	189,125	0	0	189,125
2028	80,000	105,525	185,525	0	0	185,525
2029	85,000	101,925	186,925	0	0	186,925
2030	90,000	98,100	188,100	0	0	188,100
2031	90,000	94,050	184,050	0	0	184,050
2032	95,000	90,000	185,000	0	0	185,000
2033	100,000	85,725	185,725	0	0	185,725
2034	105,000	81,225	186,225	0	0	186,225
2035	110,000	76,500	186,500	0	0	186,500
2036	115,000	71,550	186,550	0	0	186,550
2037	120,000	66,375	186,375	0	0	186,375
2038	125,000	60,975	185,975	0	0	185,975
2039	130,000	55,350	185,350	0	0	185,350
2040	135,000	49,500	184,500	0	0	184,500
2041	145,000	43,425	188,425	0	0	188,425
2042	150,000	36,900	186,900	0	0	186,900
2043	155,000	30,150	185,150	0	0	185,150
2044	165,000	23,175	188,175	0	0	188,175
2045	170,000	15,750	185,750	0	0	185,750
2046	180,000	8,100	188,100	0	0	188,100
Total	\$2,425,000	\$1,357,988	\$3,782,988	\$0	\$0	\$3,782,988

During the 2025 SPLOST tax period, the City would have to allocate \$988,288 from the general fund or other sources towards debt service.

Scenario 1A results in the lowest total debt service, but the highest general fund allocation over the first 6 years.



# Scenario 1B – Full Downsize – Structured Debt

City of Statesboro, Georgia

# Scenario 1B – Full Downsize – Structured Debt



Scenario 1B						
FY	Principal	Interest	Total	2019 SPLOST Contribution	2025 SPLOST Contribution	Net Total
2026	\$0	\$54,563	\$54,563	\$0	\$0	\$54,563
2027	0	109,125	109,125	0	0	109,125
2028	0	109,125	109,125	0	0	109,125
2029	0	109,125	109,125	0	0	109,125
2030	0	109,125	109,125	0	0	109,125
2031	0	109,125	109,125	0	0	109,125
2032	115,000	109,125	224,125	0	0	224,125
2033	120,000	103,950	223,950	0	0	223,950
2034	130,000	98,550	228,550	0	0	228,550
2035	135,000	92,700	227,700	0	0	227,700
2036	140,000	86,625	226,625	0	0	226,625
2037	145,000	80,325	225,325	0	0	225,325
2038	150,000	73,800	223,800	0	0	223,800
2039	160,000	67,050	227,050	0	0	227,050
2040	165,000	59,850	224,850	0	0	224,850
2041	175,000	52,425	227,425	0	0	227,425
2042	180,000	44,550	224,550	0	0	224,550
2043	190,000	36,450	226,450	0	0	226,450
2044	200,000	27,900	227,900	0	0	227,900
2045	205,000	18,900	223,900	0	0	223,900
2046	215,000	9,675	224,675	0	0	224,675
Total	\$2,425,000	\$1,562,063	\$3,987,063	\$0	\$0	\$3,987,063

During the 2025 SPLOST tax period, the City would have to allocate \$600,188 from the general fund or other sources towards debt service.



# Scenario 2A – Partial Downsize - Level Debt

City of Statesboro, Georgia

## Scenario 2A – Partial Downsize - Level Debt



Scenario 2A						
FY	Principal	Interest	Total	2019 SPLOST Contribution	2025 SPLOST Contribution	Net Total
2026	\$0	\$83,250	\$83,250	\$0	\$83,250	\$0
2027	115,000	166,500	281,500	0	281,500	0
2028	125,000	161,325	286,325	0	286,325	0
2029	130,000	155,700	285,700	0	285,700	0
2030	135,000	149,850	284,850	0	284,850	0
2031	140,000	143,775	283,775	0	53,375	230,400
2032	145,000	137,475	282,475	0	0	282,475
2033	155,000	130,950	285,950	0	0	285,950
2034	160,000	123,975	283,975	0	0	283,975
2035	165,000	116,775	281,775	0	0	281,775
2036	175,000	109,350	284,350	0	0	284,350
2037	185,000	101,475	286,475	0	0	286,475
2038	190,000	93,150	283,150	0	0	283,150
2039	200,000	84,600	284,600	0	0	284,600
2040	210,000	75,600	285,600	0	0	285,600
2041	220,000	66,150	286,150	0	0	286,150
2042	230,000	56,250	286,250	0	0	286,250
2043	240,000	45,900	285,900	0	0	285,900
2044	250,000	35,100	285,100	0	0	285,100
2045	260,000	23,850	283,850	0	0	283,850
2046	270,000	12,150	282,150	0	0	282,150
<b>Total</b>	<b>\$3,700,000</b>	<b>\$2,073,150</b>	<b>\$5,773,150</b>	<b>\$0</b>	<b>\$1,275,000</b>	<b>\$4,498,150</b>

During the 2025 SPLOST tax period, the City would have to allocate \$230,400 from the general fund or other sources towards debt service. Also, the City would need to contribute additional dollars in the next tax period to support the debt service.



# Scenario 2B – Partial Downsize - Structured Debt

City of Statesboro, Georgia

## Scenario 2B – Partial Downsize - Structured Debt



Scenario 2B						
FY	Principal	Interest	Total	2019 SPLOST Contribution	2025 SPLOST Contribution	Net Total
2026	\$0	\$83,250	\$83,250	\$0	\$83,250	\$0
2027	70,000	166,500	236,500	0	236,500	0
2028	75,000	163,350	238,350	0	238,350	0
2029	80,000	159,975	239,975	0	239,975	0
2030	80,000	156,375	236,375	0	236,375	0
2031	85,000	152,775	237,775	0	237,775	0
2032	160,000	148,950	308,950	0	0	308,950
2033	165,000	141,750	306,750	0	0	306,750
2034	175,000	134,325	309,325	0	0	309,325
2035	180,000	126,450	306,450	0	0	306,450
2036	190,000	118,350	308,350	0	0	308,350
2037	200,000	109,800	309,800	0	0	309,800
2038	210,000	100,800	310,800	0	0	310,800
2039	215,000	91,350	306,350	0	0	306,350
2040	225,000	81,675	306,675	0	0	306,675
2041	235,000	71,550	306,550	0	0	306,550
2042	250,000	60,975	310,975	0	0	310,975
2043	260,000	49,725	309,725	0	0	309,725
2044	270,000	38,025	308,025	0	0	308,025
2045	280,000	25,875	305,875	0	0	305,875
2046	295,000	13,275	308,275	0	0	308,275
Total	\$3,700,000	\$2,195,100	\$5,895,100	\$0	\$1,272,225	\$4,622,875

During the 2025 SPLOST tax period, the City would not have to allocate any money from the general fund or other sources.

Scenario 2B results in slightly higher total debt service compared to Scenario 2A, however the general fund contribution required over the first 6 years is eliminated.



## Scenario 3 – No Downsize - Level Debt

City of Statesboro, Georgia

# Scenario 3 – No Downsize - Level Debt



Scenario 3						
FY	Principal	Interest	Total	2019 SPLOST Contribution	2025 SPLOST Contribution	Net Total
2026	\$0	\$105,750	\$105,750	\$105,750	\$0	\$0
2027	150,000	211,500	361,500	361,500	0	0
2028	155,000	204,750	359,750	359,750	0	0
2029	165,000	197,775	362,775	173,000	189,775	0
2030	170,000	190,350	360,350	0	360,350	0
2031	180,000	182,700	362,700	0	362,700	0
2032	185,000	174,600	359,600	0	359,600	0
2033	195,000	166,275	361,275	0	2,575	358,700
2034	205,000	157,500	362,500	0	0	362,500
2035	215,000	148,275	363,275	0	0	363,275
2036	225,000	138,600	363,600	0	0	363,600
2037	230,000	128,475	358,475	0	0	358,475
2038	245,000	118,125	363,125	0	0	363,125
2039	255,000	107,100	362,100	0	0	362,100
2040	265,000	95,625	360,625	0	0	360,625
2041	275,000	83,700	358,700	0	0	358,700
2042	290,000	71,325	361,325	0	0	361,325
2043	305,000	58,275	363,275	0	0	363,275
2044	315,000	44,550	359,550	0	0	359,550
2045	330,000	30,375	360,375	0	0	360,375
2046	345,000	15,525	360,525	0	0	360,525
Total	\$4,700,000	\$2,631,150	\$7,331,150	\$1,000,000	\$1,275,000	\$5,056,150

During the 2025 SPLOST tax period and an additional year thereafter, the City would not have to allocate any money from the general fund or other sources.



# Scenario Summary

City of Statesboro, Georgia

# Scenario Summary



Scenario 1A			Scenario 1B		Scenario 2A		Scenario 2B		Scenario 3	
FY	Total Debt Service	Net Debt Service	Total Debt Service	Net Debt Service	Total Debt Service	Net Debt Service	Total Debt Service	Net Debt Service	Total Debt Service	Net Debt Service
2026	\$54,563	\$54,563	\$54,563	\$54,563	\$83,250	\$0	\$83,250	\$0	\$105,750	\$0
2027	189,125	189,125	109,125	109,125	281,500	0	236,500	0	361,500	0
2028	185,525	185,525	109,125	109,125	286,325	0	238,350	0	359,750	0
2029	186,925	186,925	109,125	109,125	285,700	0	239,975	0	362,775	0
2030	188,100	188,100	109,125	109,125	284,850	0	236,375	0	360,350	0
2031	184,050	184,050	109,125	109,125	283,775	230,400	237,775	0	362,700	0
2032	185,000	185,000	224,125	224,125	282,475	282,475	308,950	308,950	359,600	0
2033	185,725	185,725	223,950	223,950	285,950	285,950	306,750	306,750	361,275	358,700
2034	186,225	186,225	228,550	228,550	283,975	283,975	309,325	309,325	362,500	362,500
2035	186,500	186,500	227,700	227,700	281,775	281,775	306,450	306,450	363,275	363,275
2036	186,550	186,550	226,625	226,625	284,350	284,350	308,350	308,350	363,600	363,600
2037	186,375	186,375	225,325	225,325	286,475	286,475	309,800	309,800	358,475	358,475
2038	185,975	185,975	223,800	223,800	283,150	283,150	310,800	310,800	363,125	363,125
2039	185,350	185,350	227,050	227,050	284,600	284,600	306,350	306,350	362,100	362,100
2040	184,500	184,500	224,850	224,850	285,600	285,600	306,675	306,675	360,625	360,625
2041	188,425	188,425	227,425	227,425	286,150	286,150	306,550	306,550	358,700	358,700
2042	186,900	186,900	224,550	224,550	286,250	286,250	310,975	310,975	361,325	361,325
2043	185,150	185,150	226,450	226,450	285,900	285,900	309,725	309,725	363,275	363,275
2044	188,175	188,175	227,900	227,900	285,100	285,100	308,025	308,025	359,550	359,550
2045	185,750	185,750	223,900	223,900	283,850	283,850	305,875	305,875	360,375	360,375
Total		\$3,594,888 \$3,594,888	\$3,762,388	\$3,762,388	\$5,491,000	\$4,216,000	\$5,586,825	\$4,314,600	\$6,970,625	\$4,695,625
		Project Fund \$2,225,000		\$2,225,000		\$3,500,000		\$3,500,000		\$4,500,000
		6-Year General Fund Contribution \$988,288		\$600,188		\$230,400		\$0		\$0
Total SPLOST Contribution				\$0		\$1,275,000		\$1,272,225		\$2,275,000
		\$0								

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Version 01/01/2025 ML/CH/DJG/RC/CR

# Unified Development Code Final Amendments

# Creation of New Section 2.5.9(E3)

- This language was originally proposed for in response to rapid growth, but has been removed from the amendments.
- This amendment would require the use of **residential fire sprinklers on all new construction multifamily buildings and townhomes greater than three units, unless already underway. This will take effect after 1 year following after adoption.**



# Removal Rationale

- After a recent conversation with the State Fire Marshal, it was determined that the City can not legally require sprinklers in any 1 or 2-family dwelling that is separated by a 2-hour fire wall.
- GA Code 8-2-4 (2024)

"Neither the state residential and fire building code nor any residential and fire building code adopted by a political subdivision of the state adopted after May 24, 2010, shall include a requirement that fire sprinklers be installed in a single-family dwelling or a residential building that contains no more than two dwelling units."



# Questions?



# Utility Ordinance Amendment



## Recommended Changes to Statesboro's Code of Ordinances Chapter 82 – Utilities

1. Remove language concerning certain water and/or sewer charges
2. Replacing City Engineer with Director of Public Utilities in the Utility Ordinance Language



# 1. Remove language concerning water and/or sewer charges

It has been recommended by the City Attorney the language needs to be removed from the City's Utility Ordinance, Chapter 82, stating utility customers must pay for water and/or sewer at such time that it becomes available, whether or not they utilize these services.

Although the number is quite low, staff is currently reviewing utility documentation to locate addresses that pay for services not used.



# 1. Remove language concerning water and/or sewer charges

We are proposing to delete **Section 82-5 - Water availability fee; private wells part (b)** which states:

(b) Every residence, institution, business establishment or service agency within the limits of the city and for which water service and/or sewage service is available shall pay a fee for the availability of each service, regardless of whether the residence, business or agency uses the services, based upon a fee schedule approved by the mayor and city council which shall be available for inspection at the office of the city clerk. In the event the service is available but not used, the fee charged shall not exceed the minimum fee charged on a user of each system.



# 1. Remove language concerning water and/or sewer charges

We are also proposing to delete **Section 82-116 – Connection with public sewer** which states:

At such time as a public sewer becomes available to a property served by a private sewage disposal system, as provided in section 82-98(b), a direct connection shall be made to the public sewer in compliance with this article. Any septic tanks, cesspools and similar private sewage disposal facilities shall be abandoned, cleaned of sludge and filled with clean bank run gravel or dirt within 60 days of notification to do so by the city engineer or other county or state agency having jurisdiction over such matters.

(Code 1987, § 23½-3.06)



## Replacing *City Engineer* with *Director of Public Utilities* in the Utility Ordinance Language

When the Code of Ordinances was originally written, there was no Director of Public Utilities position with the City. The City Engineer, at that time, ensured the ordinance was followed concerning public utility issues.

In an effort to allow for proper assignment of duties within **Chapter 82 – Utilities**, we recommend replacing City Engineer with Director of Public Utilities.



## Replacing *City Engineer* with *Director of Public Utilities* in the Utility Ordinance Language

Example:

Sec. 82-113. - Inspection.

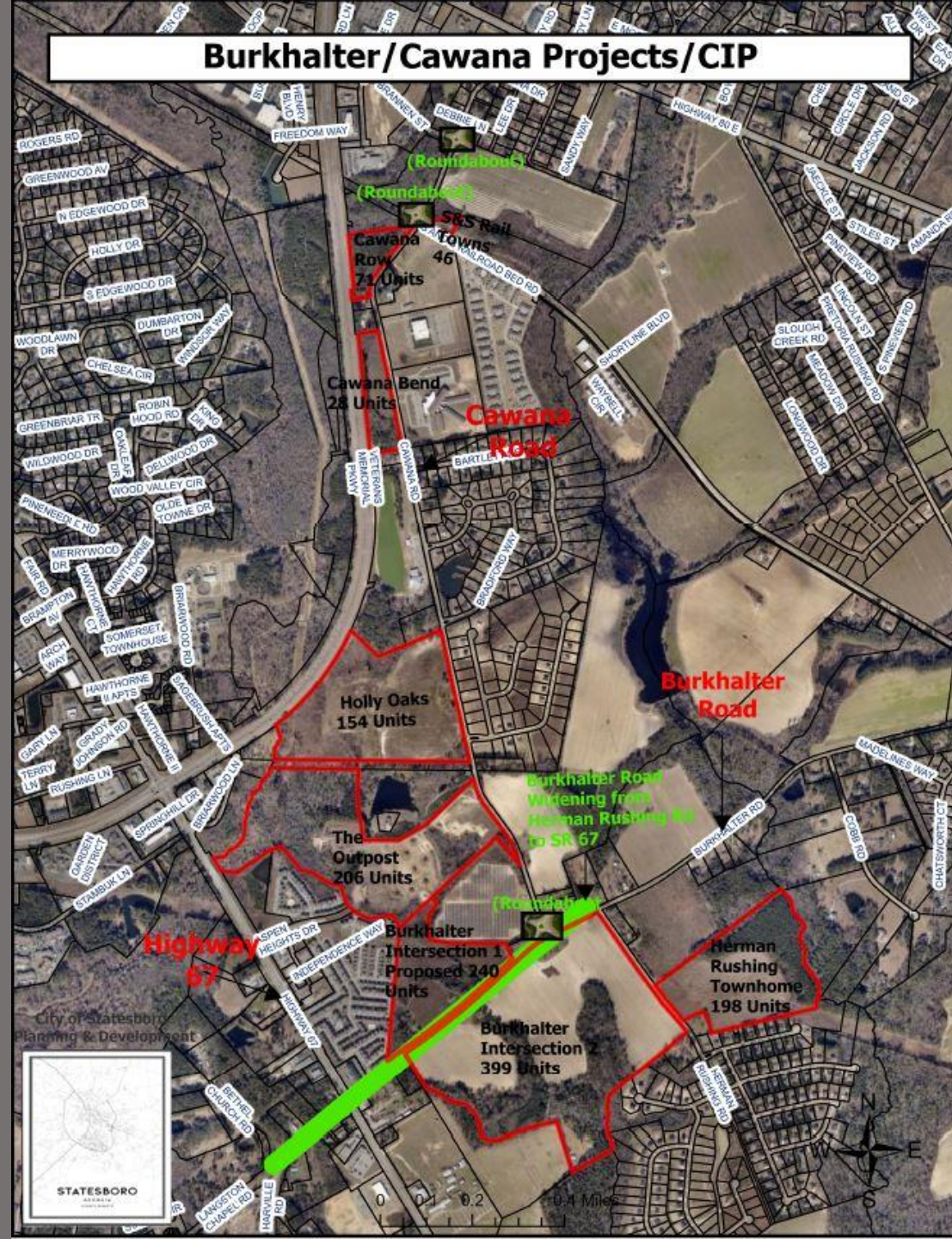
A permit for a private sewage disposal system shall not become effective until the installation is completed to the satisfaction of the ~~city engineer~~ **Director of Public Utilities**. The city's authorized representatives shall be allowed to inspect the work at any stage of construction, and, in any event, the applicant for the permit shall notify the city when the work is ready for final inspection and before any underground portions are covered. The inspection shall be made within two working days of the receipt of notice by the ~~city engineer~~ **Director of Public Utilities**.



Questions?

# **Transportation Improvement Plan For Burkhalter Road and Cawana Road**

## Burkhalter/Cawana Projects/CIP





# Residential Development in the Area

- City Planning & Development estimates the construction of 1,342 housing units within the area of Burkhalter Rd, Herman Rushing Rd, Cawana Rd, and S&S Railroad Bed Rd on properties that have been annexed into City, within next five years. Estimate is based on plan submittals by developers.
- Development is also anticipated by the County on multiple properties in the area that have not been annexed.



# Key Intersections

- SR 67 at Burkhalter Road
- Burkhalter Road at Cawana Road
- Cawana Road at Brannen Street
- Cawana Road at S&S Railroad Bed Road



# Traffic Impact Study August 2024 Scope

- A Traffic Impact Study was completed in 2024 to analyze impacts of residential developments on Cawana and Burkhalter Roads
- Study analyzed traffic impacts of the new developments on Cawana, Burkhalter, and Herman Rushing Rd



# Traffic Impact Study August 2024 Results

## **SR 67 at Burkhalter Road**

- Currently a Level Of Service (LOS) F in PM peak hour. Intersection delay will increase from 87 seconds to 202 seconds after the developments are built out, if no road improvements are completed.
- The addition of a left and right-turn lane on Burkhalter WB, a right-turn lane on Harville EB, and a right-turn lane on SR 67 NB and SB, would make the intersection a LOS D with 40 seconds of delay, after build-out of residential developments.



# Traffic Impact Study August 2024 Results

## **Cawana Rd at Burkhalter Road**

- Currently has LOS C. It is projected to become LOS F after the developments are built out, if no road improvements are done.
- If roundabout is constructed, intersection will function at LOS B after developments are built out.



# ENG-123f: Cawana Rd at Brannen St and S&S

## **Cawana Rd at Brannen St and at S&S Railroad Bed Road: Proposed roundabouts (ENG-123f)**

- Currently in design phase. R/W acquisition has not begun. \$3.3 million is proposed budget for FY 26
- Construction estimated to begin Spring 2026 and be completed Summer 2027
- Both intersections are partially on Bulloch County R/W. Coordination with Bulloch County will be required. Approx. 80% of Cawana R/W is City.



# ENG-123i: Cawana Rd at Burkhalter Rd

## **Cawana Rd at Burkhalter Rd: Proposed roundabout (ENG-123i)**

- Must be completed with Burkhalter Road widening (ENG-124h)
- Currently developing RFP for design. \$250,000 is proposed budget for FY 26, and \$2.5 million for FY 28
- Design estimated to begin Fall 2025 and be completed with R/W acquisition Spring 2027.



## ENG-123i continued

- Construction is currently budgeted for FY 2028 (\$2.5 million)
- Cawana Rd at Burkhalter Rd intersection is currently on Bulloch County R/W.
- Project coordination with Bulloch County will be required.



# ENG-124h: Burkhalter Rd Widening

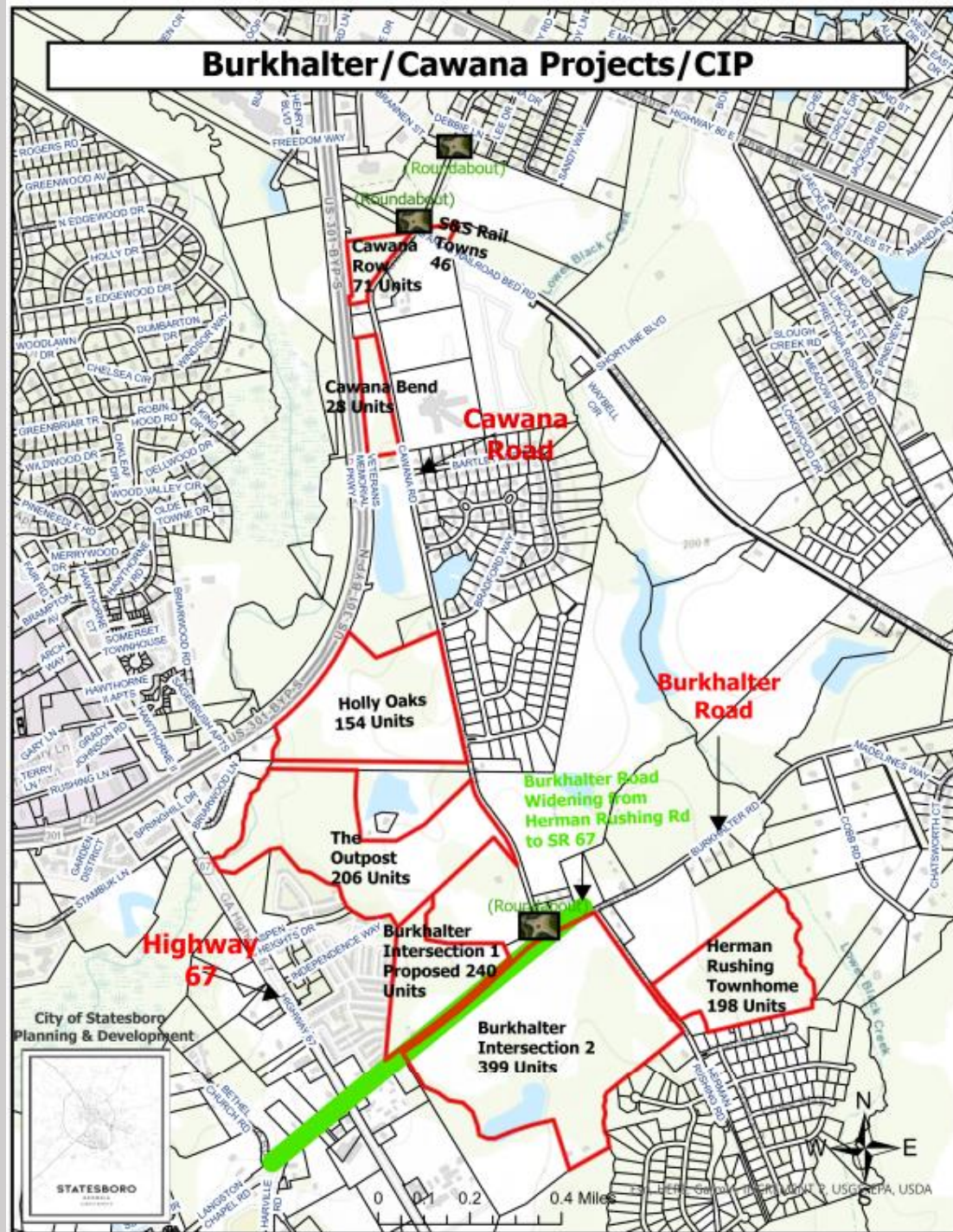
## **Burkhalter Rd Widening, from Herman Rushing Rd to SR 67 (ENG-124h)**

- Must be completed with Burkhalter/Cawana Roundabout (ENG-123i)
- Currently developing RFP for design. \$300,000 is proposed budget for FY 26, and \$2.5 million for FY 27
- Design estimated to begin Fall 2025 and be completed in early 2027. Design will include R/W acquisition and GDOT permitting.



## ENG-124h continued

- Project construction estimated to begin Spring 2027 and be completed Summer 2028.
- Distance from SR 67 to Herman Rushing Road is approximately 3,550 feet.
- Of that distance, approximately 1,640 feet is City R/W, and 1,940 feet is Bulloch County R/W.
- Intersection of Burkhalter Road at SR 67 is on Bulloch County R/W.
- Project coordination and cost sharing with Bulloch County will be required.





# Conclusions

- Key intersections in the area are currently experiencing increasing traffic delays
- Residential development along Burkhalter and Cawana will have significant additional traffic impacts in the next five years.
- City's proposed CIPs can mitigate the impacts.
- Agreements and cost sharing with Bulloch County and GDOT will be necessary for the CIPs to proceed.
- Engineering staff is conducting further analysis of previous cost estimates for projects.



# Questions?

# Private Streets Discussion



# Special Services Districts & Private Street Policy

## **Special Services Districts (SSDs): Overview**

Special Services District (SSDs) refers to a specific type of assessment district within a city. It is authorized by Article 9, section 2, and paragraph III (Supplementary Powers Clause), and Article 9, section 2, and paragraph VI (Special Districts) of the Constitution of the State of Georgia. SSDs may be created for property owners to help finance and facilitate the street improvements within specified boundary area that would be cost-prohibitive or otherwise difficult to fund by the property owner. This type of district is referred to by a variety of names i.e. special services district.

## **Private Street Policy: Overview**

- Establishes the set procedure for paving and/or improving private streets that do not meet the city's minimum standards. Policy also establishes the creation of special assessment districts which will be referred to as "special service districts".
- Policy applies to only property owners holding title to the property in the proposed special service district. Each property owner has one vote for each platted parcel. This allows the property owners in the proposed special service district to share the costs of road improvements.



# Special Services Districts & Private Street Policy

## Key Aspects and Processes for SSDs and Private Street Improvements

- **Initiation:** The creation of a SSD and the request for private street improvements typically begins with a petition from a group of property owners within the proposed district. Usually a minimum percentage of homeowners in favor of the creation of a SSD and request for street improvements is required. The proposed ordinance and policy states at least 85%.
- **Feasibility:** Engineering and Planning would need to investigate the technical feasibility and preliminary costs. Residents could be responsible for a one-time upfront non-refundable fee to cover administrative cost and preliminary engineering fees.



# Special Services Districts & Private Street Policy

## Key Aspects and Processes for SSDs and Private Street Improvements

- **Additional Petition Requirements:** Residents could be required to submit a second petition with a minimum percentage of homeowners to gauge support in favor of the SSD and street improvements that includes specific price information for the work needed.
- **Public Participation:** Public participation is a crucial component of the SSD and street improvement process. Property owners within the proposed district are notified of the proposal and given opportunities to provide input and feedback through public hearings and meetings.



# Special Services Districts & Private Street Policy

## Key Aspects and Processes for SSDs and Private Street Improvements

- **Approval Process:** The local government must formally approve the creation of the SSD through resolution. This typically involves a public hearing where property owners can voice their opinions and concerns. If 100% of the homeowners sign the petition, no public hearing is required.
- **Assessment Allocation:** Once the SSD is approved, the costs of the improvements are allocated amongst the property owners within the district for a fixed period of time to bring the streets up to the minimum standards to allow the city to take the streets into its inventory. The allocation method is based on factors such as property value, land area, or frontage. The goal is to ensure that the costs are distributed fairly and equitably among the beneficiaries.



# Special Services Districts & Private Street Policy

## Key Aspects and Processes for SSDs and Private Street Improvements

- **Street & Right of Way Conveyance:** Property owners will be required to convey the street(s) and 100% of the right-of-way to the city prior to the implementation of the assessment and improvement of the street.
- **Implementation:** After approval of the resolution and within 60 days of the development of the right-of-way plats and deeds, city staff will coordinate with other departments (Finance, Legal, etc.,) and then advise the Tax Commissioner's/Tax Assessor's offices of the establishment of the new SSD.
- Property owners are kept informed through the process and allowed to address concerns through public information meetings, etc.



# Special Services Districts & Private Street Policy

Questions?