



CITY OF STATESBORO
WORK SESSION MINUTES
JUNE 20, 2023

Mayor & Council Work Session

50 East Main Street

3:00 PM

A Work Session of the Statesboro City Council was held on June 20, 2023 at 3:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Paulette Chavers, Venus Mack, John Riggs and Shari Barr. Also present was City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles, Assistant to the City Manager Olympia Gaines, and Public Information Officer Layne Phillips. Absent was Councilmember Phil Boyum.

1. Unified Development Code

Caleb Racicot with TSW presented an update of the urban forest standards of the draft City of Statesboro Unified Development Code. The May work session included a review of the how the draft UDC would build upon the 35% tree canopy standard which included the preservation of large canopy trees, larger replacement trees, irrigation and maintenance and under brushing standards. Further standards discussed include the elimination of small canopy trees from calculations and placing a cap on genus of trees used on a site. These discussions were focused on single family developments. After some research we have come up with four additional options which are modifications of the current standards. Option one would be an expansion to the amenity space in all residential districts, except R-2 and R-40. Option two would require every new single family home to have a least one medium or one large tree at all times. Option three would require every single family lot to have at least two medium or large trees at all times. And option four would require every single family lot to meet reduced canopy-based requirement. Mr. Racicot stated that options two and three would be the easiest for the city to administer.

Mayor Pro Tem Shari Barr asked about combining option one and option two as a requirement.

Mr. Racicot stated Statesboro has a lot of smaller lots so there is a balancing act that needs to be considered.

After further discussion direction was given to include options one and two as an either or option and that if 10% of the trees are preserved that would apply to the amenity space.

A second public meeting will take place on July 10th, an update will be presented to Mayor and Council at the August work session and the first reading with either be at the second meeting in August or the first meeting in September.

At 3:35 pm Councilmember Venus Mack joined the meeting.

Mayor Pro Tem Shari Barr asked where we are on the regulation of scooters in Statesboro.

City Manager Charles Penny stated that between Caleb and staff a report will sent to Mayor and Council with a recommendation on scooter regulations.

2. Food Bank Building Plans

Shelia Leach with the Statesboro Food Bank began her presentation stating in 2021 the food bank learned that their current facility was to be torn down to create a senior apartment complex. The board of trustees decided it would be best to purchase land and build a new facility. The City of Statesboro Mayor and City Council along with the Bulloch County Commissioners partnered with the Food Bank with one million dollars of relief funds they received from the federal government. A site was chosen and purchased on Northside Drive West and \$760,000 remains for the facility's development and construction. Ms. Leach showed a rendition of what the new building would look like which includes a 6500 sq. feet warehouse and a 5,500 sq. feet public area. The planning and construction began with concept studies done by four GSU interior design students. A bid was sent out to 19 architects and builders, five responses were received. The consulting architect is Frank D'Angelo, the consulting civil engineer is Parker Engineering and the builder is Pearce Building Systems. The total budget for the new facility is \$2,023,729, taking away \$240,000 for the land purchase and \$180,000 of in kind contributions leaving a remaining balance of \$1,600,729. Other funding sources include \$145,000 from the Food Bank's new building fund and the remaining \$760,000 from the city and county contribution. The remaining \$696,000 are being sought through an educational campaign to individuals, businesses, foundations, agencies and corporations. The timeframe begins with a ground breaking on June 27th moving into the warehouse in October and then moving into the public area in November. A grand opening will take place in January 2024.

Councilmember Paulette Chavers asked what the process is for individuals in need to receive food.

Ms. Leach stated the food bank has two inventories of food, one is USDA and one is local. In order to receive the USDA food the federal government requires paperwork to be filed on individuals who receive food out of that inventory. The local food inventory goes to anyone in need, no paperwork required. Nobody is turned away. The food bank is open Monday, Tuesday, Wednesday, Friday and food pick up is from 11 am to 2 pm.

3. City Campus Update

Dominique Halaby, Associate Provost for Innovation and Commercialization gave an update on the expansion to the incubator paid for with the 2 million in funds received from EDA and a City of Statesboro match of \$500,000. The Downtown Development Authority owns the property. Now the rendering submitted in EDA grant application consists of seven suites and a fab lab. There have been discussions in terms of a training space so, we made it a point to move the spacing to create more meeting, more co-working, training space. When we were going through this process, we saw an opportunity to go through the Downtown Development Authority to solicit additional funding from the state. The rendering used to solicit additional state funding was created by DPR Architect increasing the footprint with more collaboration and meeting space. The challenge was we had to have an affirmative response from the state before we could issue bids. We ended up with just one bid over \$4 million with a budget of \$2.5 million. So we have to revert back to the original plan to save the \$2 million though we want to make sure we can put in place the commitments we have to the Department of Commerce, to the EDA, and equally to the City of Statesboro to incorporate a facility that has a degree of flexibility though it may not be as large as we were hoping for but satisfy all the terms in the agreement. The largest conference room can accommodate 35 individuals. Mr. Halaby presented a rendering that was submitted in the current bid package which are due back June 29th. We had a good response from the mandatory pre bid last week. We anticipate to have a signed contract by August 1st and construction to begin first of September.

Dominique introduced Patrick Woock, the new Director for the Business Innovation Group. Mr. Woock stated when he got here one thing he looked at is how do we "create" entrepreneurs. We need to have a pathway to do that by creating a program that works with individuals for 12 months. It begins with a little idea and bringing it to the end to where you get funding. We don't just want to create things but bring the community in, bring the entrepreneurs in to our center and to inspire them. It is about access to resources and making them available to everyone in the community.

4. Small Business Recruiter

Alan Gross the small business recruiter gave a strategy and progress report. The strategy begins with “what is my story” and “who am I telling it to” these two questions are answered through data. Instead of presenting 50 pages of data to potential businesses highlight major points of interest such as the new jobs coming to our area, new developments, and three post-secondary schools. Another point of interest are developments that have come to the area such as Publix. Additional data points is that hotel/motel revenues have increased 100% over the past ten years, 59% of Statesboro’s population is 18-34 years old, new development growth such as the west district and Tormenta stadium and Statesboro is an economic draw for the entire region. Residents of surrounding counties come here for employment, entertainment and shopping. Potential opportunities are for women’s beauty products, pet supplies, home good products, fine dining, boutique hotel, downtown mixed-use development, and/or a downtown sports complex. The two main targets for “who am I telling” is site selectors and developers. Downtown and within Statesboro bring in two different types of retailers. The ultimate goal is to be the first point of contact for these site selectors and developers interested in Statesboro. Networking with potential businesses as well as property owners of vacant space in the city is key to bringing potential retailers to Statesboro.

5. Apartment Security Ordinance

City Attorney Cain Smith began his presentation of the draft ordinance stating it would become a part of Appendix A (Zoning) being Section 3201 of the Statesboro Code of Ordinances. The definition of an apartment complex is a commonly owned parcel containing more than 25 residential units available for short and long term rental or lease. This article shall not apply to apartment complexes existing as of the date this article is approved, but shall apply to any newly constructed apartment complexes, apartment complexes changing ownership, or any apartment complexes being renovated/modified which requires a building permit. This article would not apply to rental communities like Park Place or individually owned condos. Mr. Smith stated he worked closely with Police Chief Mike Broadhead on this. Section 3202 (a) *Camera System* states “every apartment complex shall have video cameras located at all vehicular entrances and exits to the Apartment complex. These systems shall be connected with Fusus or any other data collection system then in use by the Statesboro PD. Video footage must be retained and archived for a minimum of seven days and available for inspection by Statesboro PD in the course of investigating criminal behavior.” Additionally along with the camera systems at those vehicular entrances and exits Section 3202 (b) *Controlled Access* states “every apartment complex shall have controlled, gated access at all vehicular entrances and exits.” That is the extent of the ordinance as it stands. There is not a similar one from any local jurisdiction in the state.

Councilmember Venus Mack asked about the apartment complexes like Park Place that is owned by several different owners. What can we do to get some type of access?

City Attorney Cain Smith stated essentially when it comes down to these condos and those are individually owned units it comes down to condemnation of the entire condominium development. There are a couple of places in Atlanta and a place in Greensboro North Carolina where they did that. It is exceedingly difficult.

Councilmember John Riggs asked about Stadium Walk and it being individually owned units how do we get lights back in there.

Police Chief Mike Broadhead stated we could work with them if they have a Homeowners Association or some kind of ownership association and we could pay to erect something like a flock camera in the common areas that would take a photograph of every plate coming and going. And if there is some city owned property adjacent to it we could place cameras there as well.

City Manager Charles Penny stated we talked about making some grant money available from the ARPA funds interest in the amount of \$80,000. Once we figure out what we want to do we would have to write up something for these grants. There was council discussion about reaching out to the individuals in these individually owned developments asking them to place cameras there.

City manager Charles Penny stated we will come back to you about this in the next session. Once we develop the grant opportunities then that gives us something we can write to them.

6. Event Venue Ordinances

City Attorney Cain Smith presented the event venues draft ordinance stating it would become a part of Chapter 18 Article XI of the Statesboro Code of Ordinances. He stated he worked closely with Police Chief Mike Broadhead on this ordinance as well. The definition of an *event* is a private party, live musical concert, performing arts presentation or performance and/or any other type of entertainment. An *event center* is a non-residential location hosting private parties, live musical concerts, performing arts presentations or performances and/or any other type of entertainment that does not hold a valid city alcohol license with a maximum occupancy load exceeding 25 persons. Event centers may host private functions with guest list and no ticket being required. Cover charges are expressly prohibited. And a *host* is a person renting the event center in order to hold an event. Nothing in this section applies to places holding a valid city alcohol license.

Regulations set out in Section 18-321 (a) states that no person, firm, partnership, corporation or other entity shall hold or cause to be held an event without a valid event center license, (b) Statesboro Fire and Police Departments may enter any event in order to assess life safety issues and compliance with this article and may terminate event upon failure to abide by life/safety regulations, (c) host, if applicable and responsible party representing the event center shall be present throughout all events in order to ensure the safety and welfare of event attendees, (d) alcohol is expressly prohibited unless a valid special event or catered event permit is obtained for that time and date, (e) Statesboro Fire department occupancy requirements shall be in effect throughout all events, (f) private parties may only be held with a written contract that shall be available for inspection upon request of Statesboro Fire or Police representatives, and (g) event centers shall have live camera coverage throughout the interior and exterior perimeter and retain footage for no less than seven days following end of event. Camera system must be connected with Statesboro PD Fusus or other currently existing real-time intelligence ecosystem utilized by Statesboro PD.

Section 18-322 sets out the application for a license. Also included in Section 18-323 is the probation, suspension, revocation of license; administrative hearing, administrative hearing fee. Pursuant to City Ordinance 6-9 the administrative judge shall have exclusive jurisdiction over any action brought against any license.

After some council discussion direction was given to strike the word *interior* from Section 18-321 (g) regarding camera coverage.

7. Replacement Housing Criteria – Policy Change

Justin Williams presented policy amendments to the Housing Rehabilitation Program. The changes are not dramatic we need to be sure to add additional time to affordability period for replacement housing. There are two sections in the policy needing updates; Section VI-C adding language that refers to the reconstruction of a home increasing the affordability period to ten years and in Section X-B(2) remove the word “replacement” and adding a new section for replacement housing.

City Manager Charles Penny stated that this item is on this evening’s agenda for consideration.

The meeting was adjourned at 5:16 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk