



Mayor & Council Work Session

August 16, 2022 at 3:00 P.M.



Agenda

1. Water/Wastewater Rate Study
2. Infrastructure - Water and Wastewater
3. Gas Infrastructure
4. Planned Unit Developments

City of Statesboro

Water and Sewer Rate Study

August 16, 2022



Agenda

- Study Background
- Rate Survey
- Financial Plan
- Study Findings
- Considerations

Study Background

- Develop a water and sewer financial plan
 - Develop forecast of revenues and revenue requirements
 - Assess level of future increases
- Provide rate recommendations
 - Evaluate effectiveness of existing rate structure
 - Recommend defensible rates to support the utilities

Rate Survey



Residential Inside Monthly Bill (5K Gallons)

Residential Inside Bill Monthly Comparison (5K Gallons)



Financial Plan



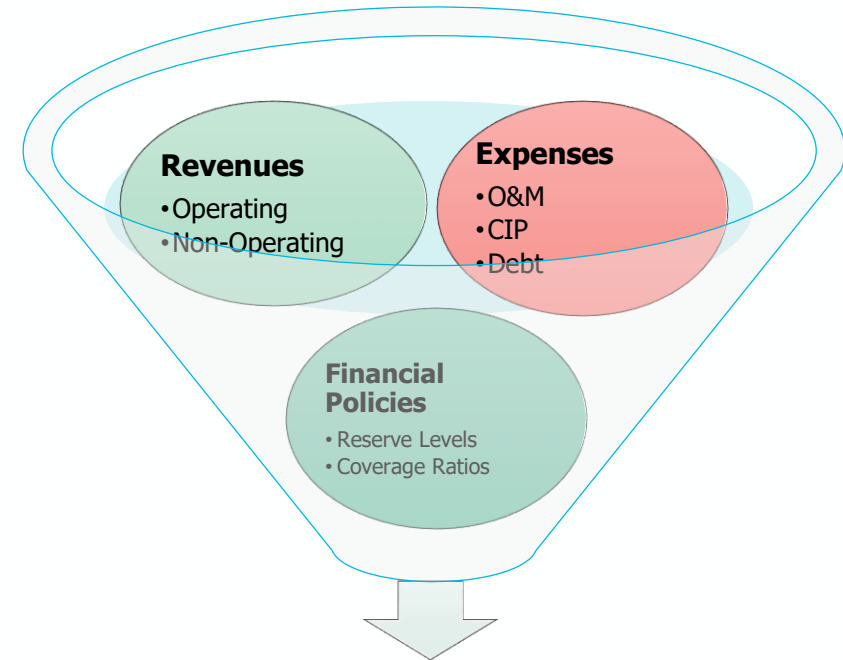
Utility Financial Planning

- As an enterprise fund, the utility must run like a self-supporting business
- Scale of operations, infrastructure, and investment requires thoughtful planning for future needs

Objective: Balance system reliability, sustainability and financial integrity with customer costs & impacts

Developing A Financial Plan

- Cost increases primarily driven by infrastructure reinvestment, regulatory, and expansion-related capital needs
- Revenues based on user charge, customer accounts, and growth projections
- Financial policies help guide the balancing process



Multi-year Financial Plan

*Rate/Revenue Adjustment
Forecast*

Revenue Requirements

- Operating Expenses
 - FY 2022 budget expenses as baseline
 - Annual increases for inflation
- Debt Service
 - Existing: Series 2020 Water Revenue Bonds
 - Proposed: to fund the WTTP in FY 2028
- Capital spending
 - SPLOST and ARPA funding
 - PAYGO

Revenues

- User Charge Revenues projected by customer class
 - Accounts projected to remain flat throughout forecast
 - Usage projected to remain flat through forecast
- Other Revenues (Late fees, connection fees, etc.)
 - Projected flat through forecast

Findings



Study Findings

- Water subsidizes sewer
 - Water - 67% of the total revenues & 23% of the total expenses
- Wastewater treatment plant planned for FY2028 for a total of \$60 million
- Complex rate structure with multiple customer classes and tiers
- Industrial tier rates are higher than residential rates
- Sewer tiered volumetric structure

Initial Recommendations

- Start working toward sewer self-sufficiency
- Focus on small incremental changes to minimize rate impact
- Start moving sewer volumetric toward one uniform rate equal to the industrial rate
- Once sewer changes are done, focus on small changes to the water structure, phased in to minimize bill impacts

Rates



Rate Options for Consideration

- Bring all sewer customers to current industrial rates
 - Residential – 10% in FY24-FY28
 - Commercial – 8% in FY24-FY28
 - Government – 6% in FY24, 0% after
- Water
 - Equalize all irrigation base charge to residential irrigation
 - Bring industrial base charge to government base charge levels

Current and Proposed Rates - Residential

FY 2023 Rates

BASE CHARGE INSIDE BASE CHARGE OUTSIDE

WATER INSIDE

Base Rate
 Consumption 0-9,000 gallons
 Consumption 10,000-19,000 gallons
 Consumption 20,000-49,000 gallons
 Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
 Consumption 0-9,000 gallons
 Consumption 10,000-49,000 gallons
 Consumption 50,000 gallons and up

FY 2024 Rates

BASE CHARGE INSIDE

WATER INSIDE

Base Rate
 Consumption 0-9,000 gallons
 Consumption 10,000-19,000 gallons
 Consumption 20,000-49,000 gallons
 Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
 Consumption 0-9,000 gallons
 Consumption 10,000-49,000 gallons
 Consumption 50,000 gallons and up

	Residential	Residential Water Only / Sewer Only	Residential Irrigation
	\$ 15.00	\$ 15.00	\$ 15.00
	\$ 30.00	\$ 30.00	\$ 30.00
	\$ 7.50	\$ 15.00	\$ 15.00
	\$ 2.25	\$ 2.25	\$ 2.25
	\$ 2.35	\$ 2.35	\$ 2.35
	\$ 2.60	\$ 2.60	\$ 2.60
	\$ 3.15	\$ 3.15	\$ 3.15
	\$ 7.50	\$ 15.00	
	\$ 2.70	\$ 2.70	
	\$ 2.80	\$ 2.80	
	\$ 2.90	\$ 2.90	
	\$ 15.00	\$ 15.00	\$ 15.00
	\$ 7.50	\$ 15.00	\$ 15.00
	\$ 2.25	\$ 2.25	\$ 2.25
	\$ 2.35	\$ 2.35	\$ 2.35
	\$ 2.60	\$ 2.60	\$ 2.60
	\$ 3.15	\$ 3.15	\$ 3.15
	\$ 7.50	\$ 15.00	
	\$ 2.97	\$ 2.97	
	\$ 3.08	\$ 3.08	
	\$ 3.19	\$ 3.19	

Current and Proposed Rates - Commercial

FY 2023 Rates

BASE CHARGE INSIDE
BASE CHARGE OUTSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

FY 2024 Rates

BASE CHARGE INSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

Commercial	Commercial Water Only / Sewer Only	Commercial Irrigation
\$ 17.00	\$ 17.00	\$ 13.50
\$ 25.50	\$ 25.00	\$ 26.00
WATER INSIDE		
\$ 8.50	\$ 17.00	\$ 13.00
\$ 2.60	\$ 2.60	\$ 2.60
\$ 2.70	\$ 2.70	\$ 2.70
\$ 2.80	\$ 2.80	\$ 2.80
SEWER INSIDE		
\$ 8.50	\$ 17.00	
\$ 3.05	\$ 3.05	
\$ 3.15	\$ 3.15	
\$ 3.25	\$ 3.25	
Commercial	Commercial Water Only / Sewer Only	Commercial Irrigation
\$ 17.00	\$ 17.00	\$ 15.00
WATER INSIDE		
\$ 8.50	\$ 17.00	\$ 15.00
\$ 2.60	\$ 2.60	\$ 2.60
\$ 2.70	\$ 2.70	\$ 2.70
\$ 2.80	\$ 2.80	\$ 2.80
SEWER INSIDE		
\$ 8.50	\$ 17.00	
\$ 3.29	\$ 3.29	
\$ 3.40	\$ 3.40	
\$ 3.51	\$ 3.51	

Current and Proposed Rates - Government

FY 2023 Rates

BASE CHARGE INSIDE
BASE CHARGE OUTSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

FY 2024 Rates

BASE CHARGE INSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

Government	Government Water Only / Sewer Only	Government Irrigation
\$ 27.00	\$ 27.00	\$ 13.00
\$ 36.00	\$ 36.00	\$ 26.00
\$ 13.50	\$ 27.00	\$ 13.00
\$ 4.05	\$ 4.05	\$ 4.05
\$ 4.30	\$ 4.30	\$ 4.30
\$ 4.50	\$ 4.50	\$ 4.50
\$ 13.50	\$ 27.00	
\$ 4.90	\$ 4.90	
\$ 5.10	\$ 5.10	
\$ 5.35	\$ 5.35	
Government	Government Water Only / Sewer Only	Government Irrigation
\$ 27.00	\$ 27.00	\$ 15.00
\$ 13.50	\$ 27.00	\$ 15.00
\$ 4.05	\$ 4.05	\$ 4.05
\$ 4.30	\$ 4.30	\$ 4.30
\$ 4.50	\$ 4.50	\$ 4.50
\$ 13.50	\$ 27.00	
\$ 5.19	\$ 5.19	
\$ 5.41	\$ 5.41	
\$ 5.67	\$ 5.67	

Current and Proposed Rates - Industrial

FY 2023 Rates

BASE CHARGE INSIDE
BASE CHARGE OUTSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

FY 2024 Rates

BASE CHARGE INSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

	Industrial	Industrial Water Only / Sewer Only	Industrial Irrigation
	\$ 24.00	\$ 24.00	\$ 13.00
	\$ 24.00	\$ 24.00	\$ 26.00
	\$ 12.00	\$ 24.00	\$ 13.00
	\$ 4.30	\$ 4.30	\$ 2.60
	\$ 4.50	\$ 4.50	\$ 2.70
	\$ 4.70	\$ 4.70	\$ 2.80
	\$ 12.00	\$ 24.00	
	\$ 5.20	\$ 5.20	
	\$ 5.40	\$ 5.40	
	\$ 5.60	\$ 5.60	
	\$ 27.00	\$ 27.00	\$ 15.00
	\$ 13.50	\$ 27.00	\$ 15.00
	\$ 4.30	\$ 4.30	\$ 2.60
	\$ 4.50	\$ 4.50	\$ 2.70
	\$ 4.70	\$ 4.70	\$ 2.80
	\$ 13.50	\$ 27.00	
	\$ 5.20	\$ 5.20	
	\$ 5.40	\$ 5.40	
	\$ 5.60	\$ 5.60	

FY 2023 Rates

**BASE CHARGE INSIDE
BASE CHARGE OUTSIDE**

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

FY 2024 Rates

BASE CHARGE INSIDE

WATER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-19,000 gallons
Consumption 20,000-49,000 gallons
Consumption 50,000 gallons and up

SEWER INSIDE

Base Rate
Consumption 0-9,000 gallons
Consumption 10,000-49,000 gallons
Consumption 50,000 gallons and up

Residential	Residential Water Only / Sewer Only	Residential Irrigation	Commercial	Commercial Water Only / Sewer Only	Commercial Irrigation	Government	Government Water Only / Sewer Only	Government Irrigation	Industrial	Industrial Water Only / Sewer Only	Industrial Irrigation
\$ 15.00	\$ 15.00	\$ 15.00	\$ 17.00	\$ 17.00	\$ 13.50	\$ 27.00	\$ 27.00	\$ 13.00	\$ 24.00	\$ 24.00	\$ 13.00
\$ 30.00	\$ 30.00	\$ 30.00	\$ 25.50	\$ 25.00	\$ 26.00	\$ 36.00	\$ 36.00	\$ 26.00	\$ 24.00	\$ 24.00	\$ 26.00
\$ 7.50	\$ 15.00	\$ 15.00	\$ 8.50	\$ 17.00	\$ 13.00	\$ 13.50	\$ 27.00	\$ 13.00	\$ 12.00	\$ 24.00	\$ 13.00
\$ 2.25	\$ 2.25	\$ 2.25	\$ 2.60	\$ 2.60	\$ 2.60	\$ 4.05	\$ 4.05	\$ 4.05	\$ 4.30	\$ 4.30	\$ 2.60
\$ 2.35	\$ 2.35	\$ 2.35	\$ 2.70	\$ 2.70	\$ 2.70	\$ 4.30	\$ 4.30	\$ 4.30	\$ 4.50	\$ 4.50	\$ 2.70
\$ 2.60	\$ 2.60	\$ 2.60	\$ 2.80	\$ 2.80	\$ 2.80	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.70	\$ 4.70	\$ 2.80
\$ 3.15	\$ 3.15	\$ 3.15									
\$ 7.50	\$ 15.00		\$ 8.50	\$ 17.00		\$ 13.50	\$ 27.00		\$ 12.00	\$ 24.00	
\$ 2.70	\$ 2.70		\$ 3.05	\$ 3.05		\$ 4.90	\$ 4.90		\$ 5.20	\$ 5.20	
\$ 2.80	\$ 2.80		\$ 3.15	\$ 3.15		\$ 5.10	\$ 5.10		\$ 5.40	\$ 5.40	
\$ 2.90	\$ 2.90		\$ 3.25	\$ 3.25		\$ 5.35	\$ 5.35		\$ 5.60	\$ 5.60	
\$ 15.00	\$ 15.00	\$ 15.00	\$ 17.00	\$ 17.00	\$ 15.00	\$ 27.00	\$ 27.00	\$ 15.00	\$ 27.00	\$ 27.00	\$ 15.00
\$ 7.50	\$ 15.00	\$ 15.00	\$ 8.50	\$ 17.00	\$ 15.00	\$ 13.50	\$ 27.00	\$ 15.00	\$ 13.50	\$ 27.00	\$ 15.00
\$ 2.25	\$ 2.25	\$ 2.25	\$ 2.60	\$ 2.60	\$ 2.60	\$ 4.05	\$ 4.05	\$ 4.05	\$ 4.30	\$ 4.30	\$ 2.60
\$ 2.35	\$ 2.35	\$ 2.35	\$ 2.70	\$ 2.70	\$ 2.70	\$ 4.30	\$ 4.30	\$ 4.30	\$ 4.50	\$ 4.50	\$ 2.70
\$ 2.60	\$ 2.60	\$ 2.60	\$ 2.80	\$ 2.80	\$ 2.80	\$ 4.50	\$ 4.50	\$ 4.50	\$ 4.70	\$ 4.70	\$ 2.80
\$ 3.15	\$ 3.15	\$ 3.15									
\$ 7.50	\$ 15.00		\$ 8.50	\$ 17.00		\$ 13.50	\$ 27.00		\$ 13.50	\$ 27.00	
\$ 2.97	\$ 2.97		\$ 3.29	\$ 3.29		\$ 5.19	\$ 5.19		\$ 5.20	\$ 5.20	
\$ 3.08	\$ 3.08		\$ 3.40	\$ 3.40		\$ 5.41	\$ 5.41		\$ 5.40	\$ 5.40	
\$ 3.19	\$ 3.19		\$ 3.51	\$ 3.51		\$ 5.67	\$ 5.67		\$ 5.60	\$ 5.60	

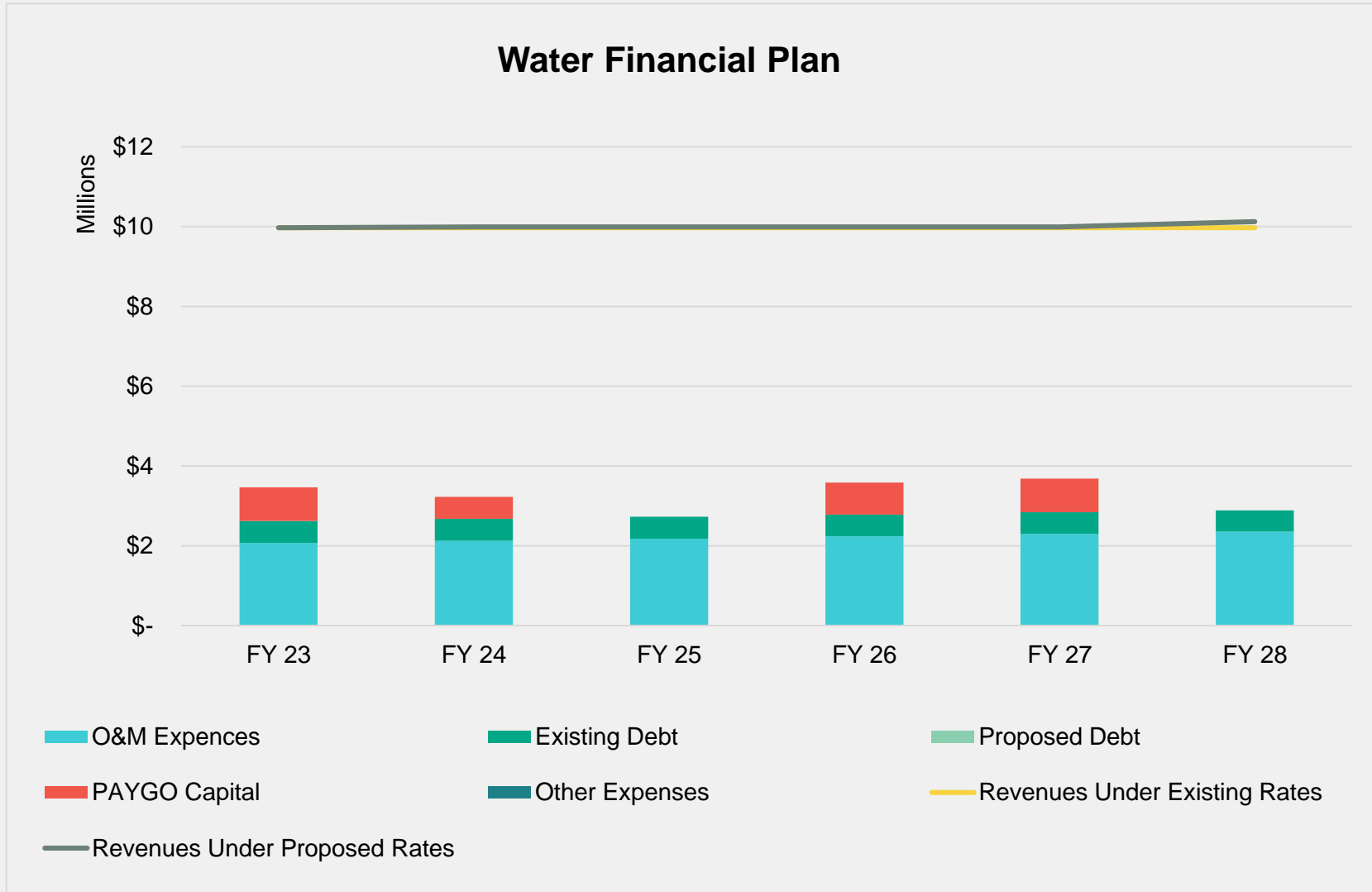
Residential Typical Bill

<u>Residential</u>	<u>FY 2023</u>	<u>FY 2024</u>	<u>FY 2025</u>	<u>FY 2026</u>	<u>FY 2027</u>	<u>FY 2028</u>
Water Inside	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 18.75	\$ 19.13
		\$ -	\$ -	\$ -	\$ -	\$ 0.38
		0%	0%	0%	0%	2%
Sewer Inside	\$ 21.00	\$ 22.35	\$ 23.84	\$ 25.47	\$ 27.27	\$ 29.24
		\$ 1.35	\$ 1.49	\$ 1.63	\$ 1.80	\$ 1.98
		6%	7%	7%	7%	7%
Total Bill	\$ 39.75	\$ 41.10	\$ 42.59	\$ 44.22	\$ 46.02	\$ 48.37
		\$ 1.35	\$ 1.49	\$ 1.63	\$ 1.80	\$ 2.35
		3%	4%	4%	4%	5%

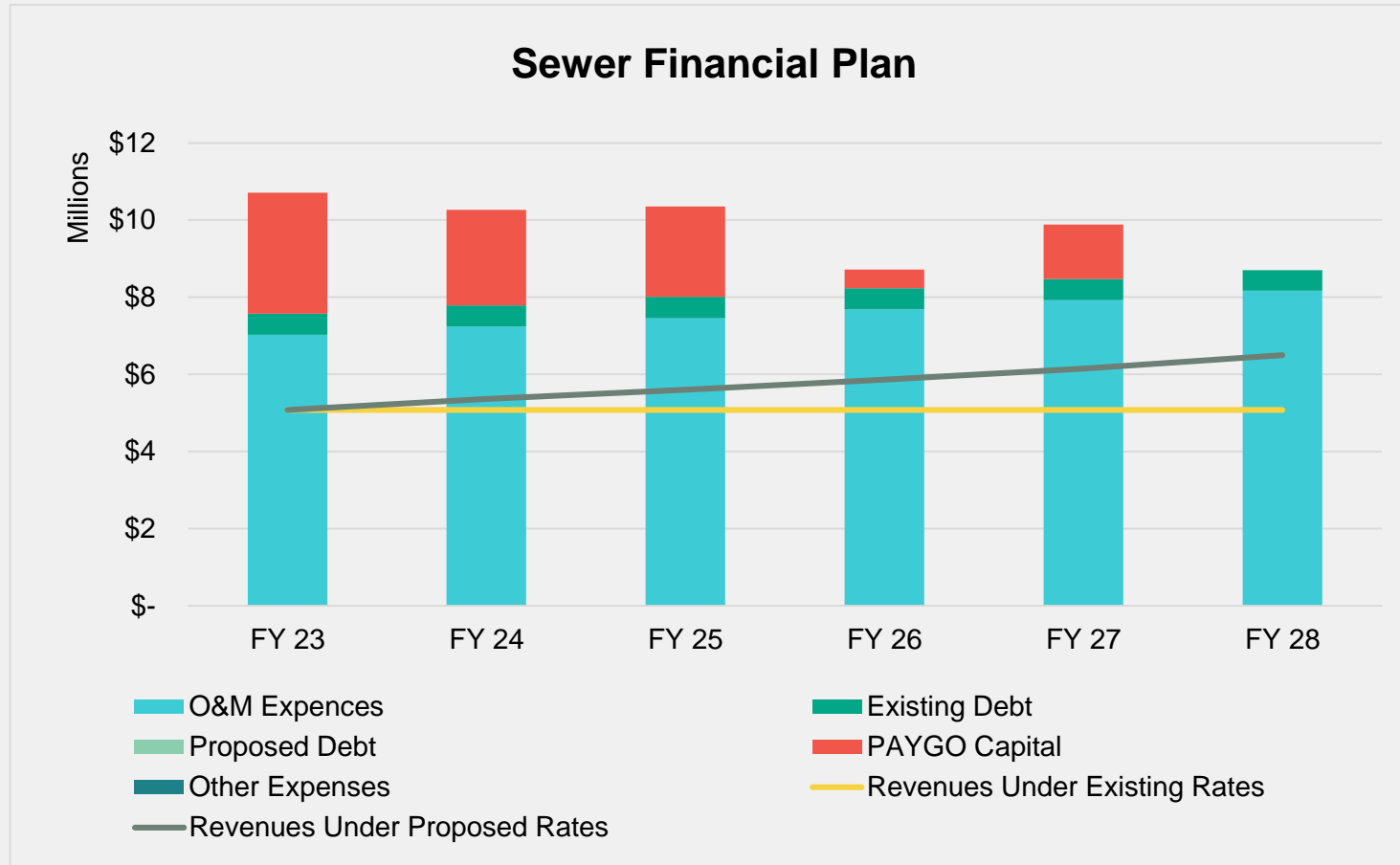
Results



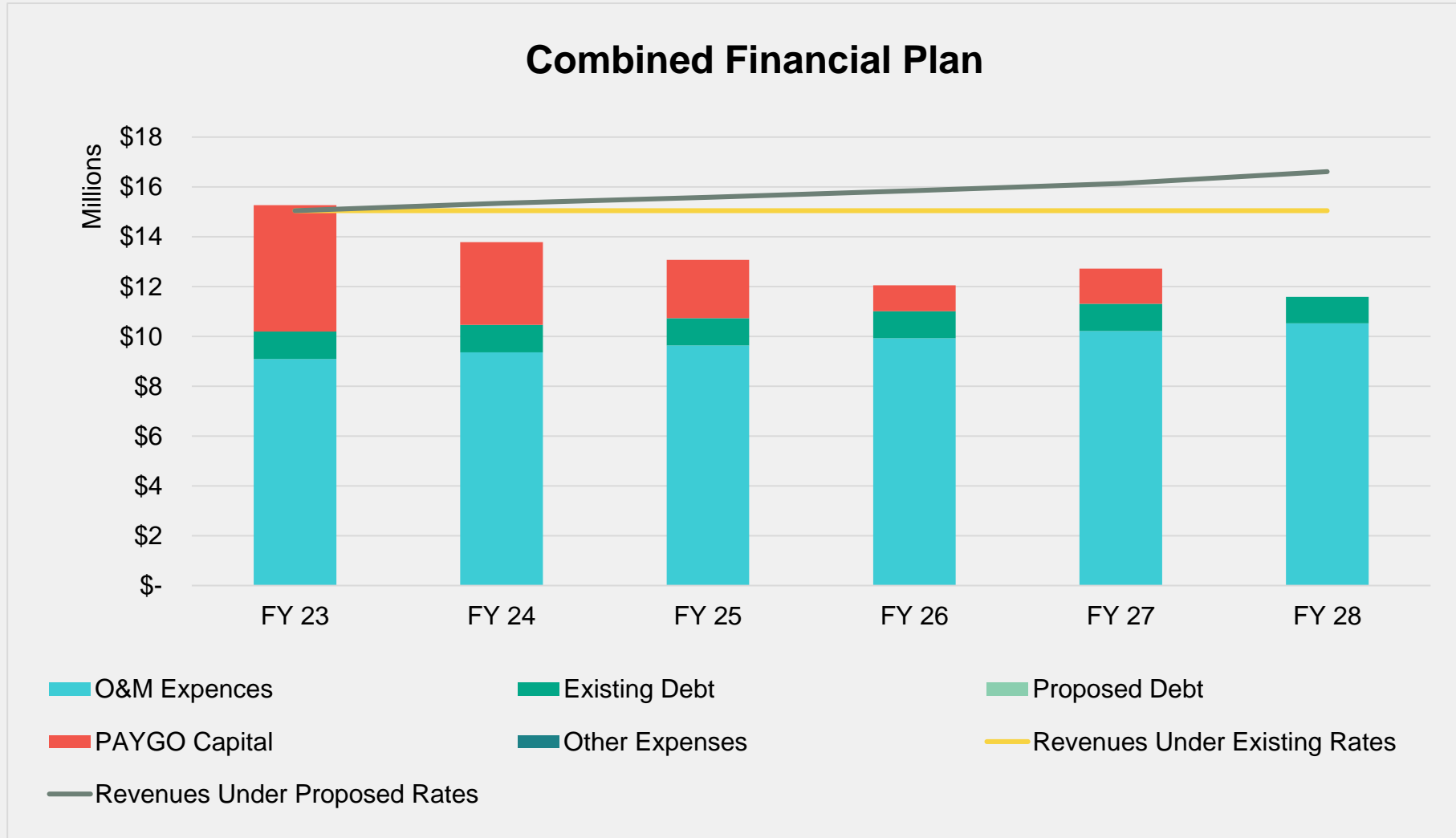
Proposed Financial Plan - *Water*



Proposed Financial Plan - Sewer



Proposed Financial Plan – *Water & Sewer*



Future Rate Considerations

- Focus on water volumetric rates, tackle after sewer
 - Larger increases on residential/commercial
 - Irrigation is discretionary use, should be addressed through higher rates
- Sewer volumetric rates
 - Minimize bill impacts while focusing on achieving a uniform rate
- Base Charges by meter size (water/sewer)
- Inside/outside differential considerations



Thank you!

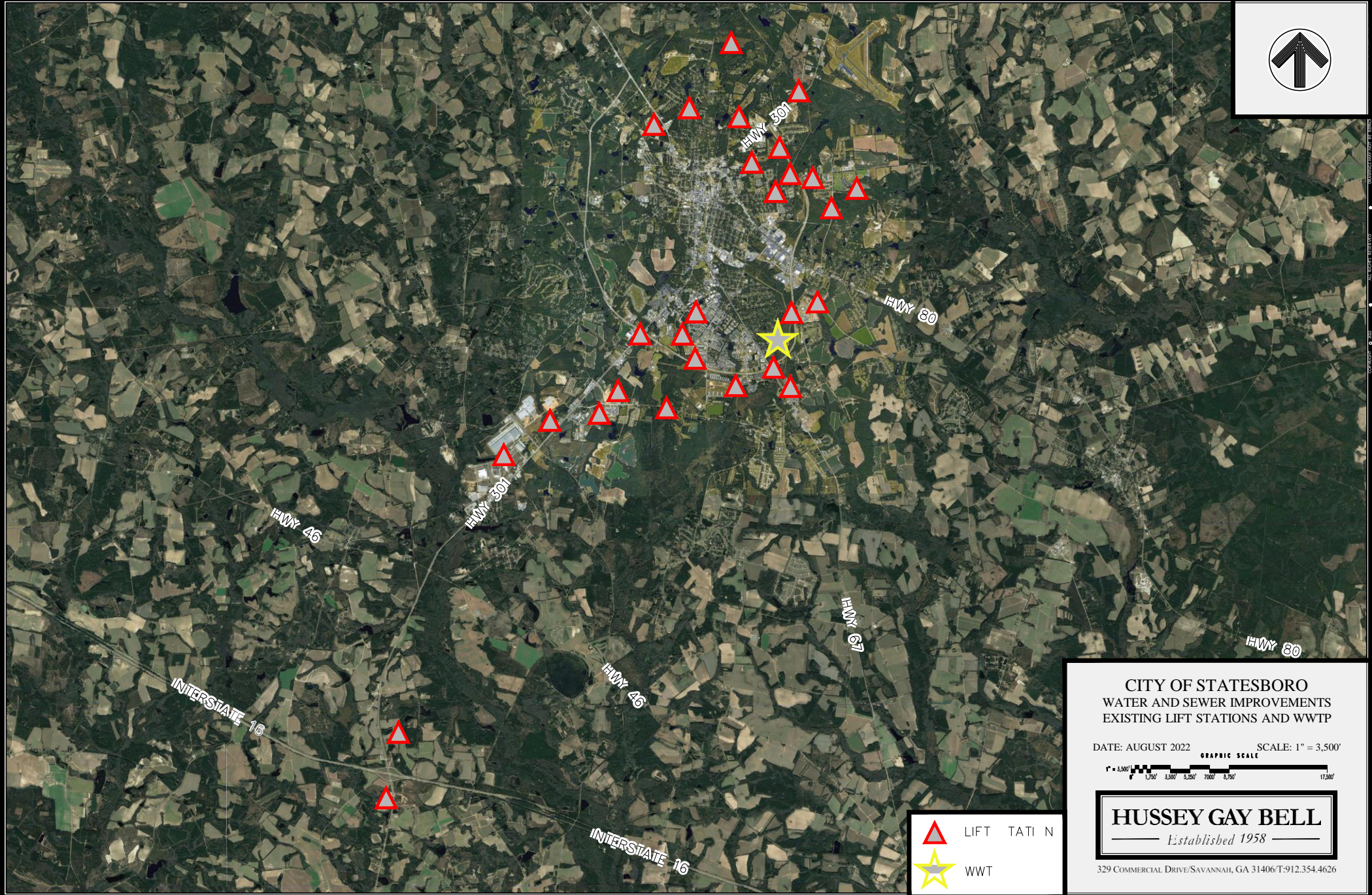
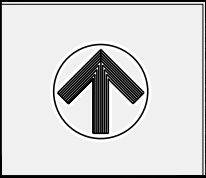
Contact:

Melissa Levin / mlevin@raftelis.com

Mihaela Coopersmith / mcoopersmith@raftelis.com



Infrastructure - Water and Wastewater




-  LIFT TATI N
-  WWT

CITY OF STATESBORO
 WATER AND SEWER IMPROVEMENTS
 EXISTING LIFT STATIONS AND WWT

DATE: AUGUST 2022 SCALE: 1" = 3,500'

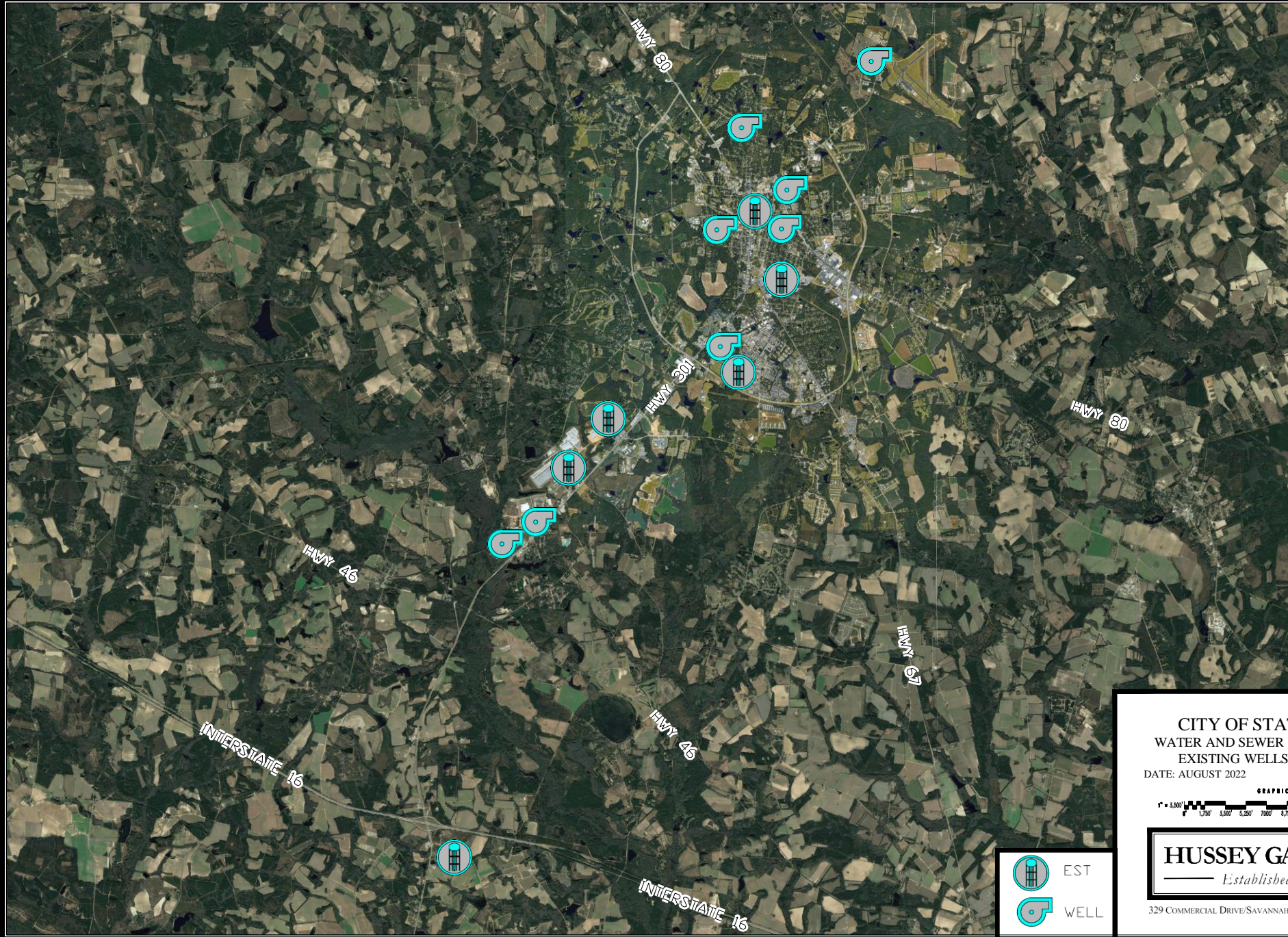
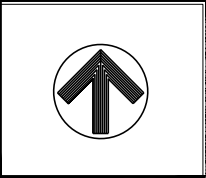
GRAPHIC SCALE



HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE/SAVANNAH, GA 31406/T:912.354.4626

© 2022 Hussey Gay Bell, Inc. All rights reserved. This map is a representation of the information provided and does not constitute a warranty. The information is provided for informational purposes only and is not intended to be used for any other purpose.



 EST
 WELL

CITY OF STATESBORO
 WATER AND SEWER IMPROVEMENTS
 EXISTING WELLS AND TANKS
 DATE: AUGUST 2022 SCALE: 1" = 3,500'



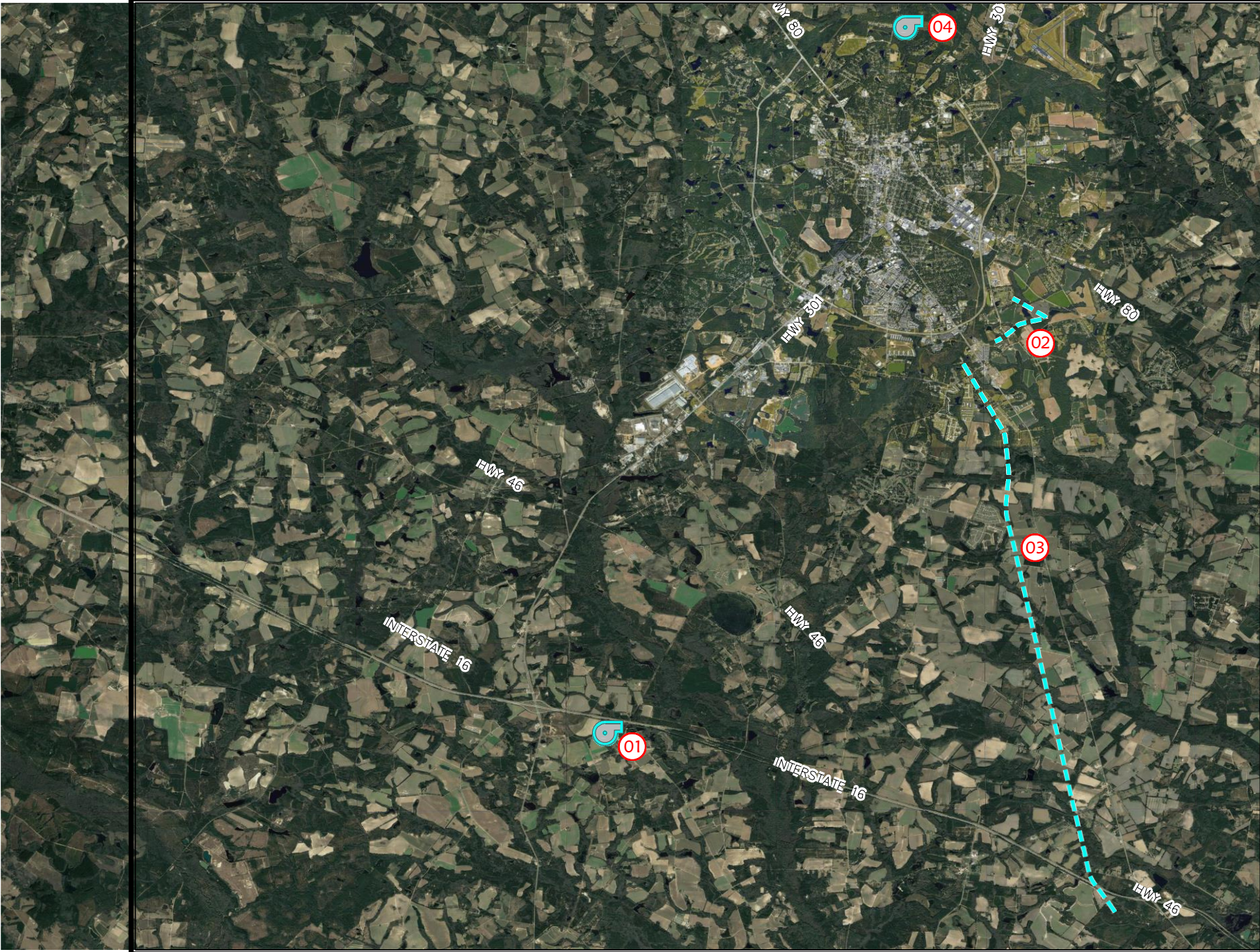
HUSSEY GAY BELL
 — Established 1958 —

329 COMMERCIAL DRIVE/SAVANNAH, GA 31406/T:912.354.4626

COURTESY OF THE CITY OF STATESBORO, GEORGIA. ALL RIGHTS RESERVED. © 2022 HUSSEY GAY BELL. ALL RIGHTS RESERVED.



ALL RIGHTS RESERVED
© 2022 HUSSEY GAY BELL
CITY OF STATESBORO WATER AND SEWER IMPROVEMENTS PROJECT



- 01** 301 SOUTH PRODUCTION WELL
(IN PROGRESS)
 - 1,400 GPM GROUNDWATER PRODUCTION WELL
 - PRELIMINARY COST: \$1,000,000.00
- 02** BURKHALTER / S S RAILROAD BED ROAD EXTENSION
 - 12-INCH 9,200 LF WATER MAIN EXTENSION ON BURKHALTER RD FROM CAWANA RD TO S S RAILROAD BED RD
 - PRELIMINARY COST: \$1,550,000.00
- 03** HIGHWAY 67 WATER MAIN EXTENSION
 - 12-INCH 55,300 LF WATER MAIN EXTENSION PROVIDING SERVICE TO THE SOUTH OF INTERSTATE 16
 - PRELIMINARY COST: \$6,900,000.00
- 04** LAKEVIEW ROAD PRODUCTION WELL
 - 1,400 GPM GROUNDWATER PRODUCTION WELL
 - PRELIMINARY COST: \$1,000,000.00

CITY OF STATESBORO
WATER AND SEWER IMPROVEMENTS
WATER IMPROVEMENTS

DATE: AUGUST 2022 SCALE: 1" = 4,000'

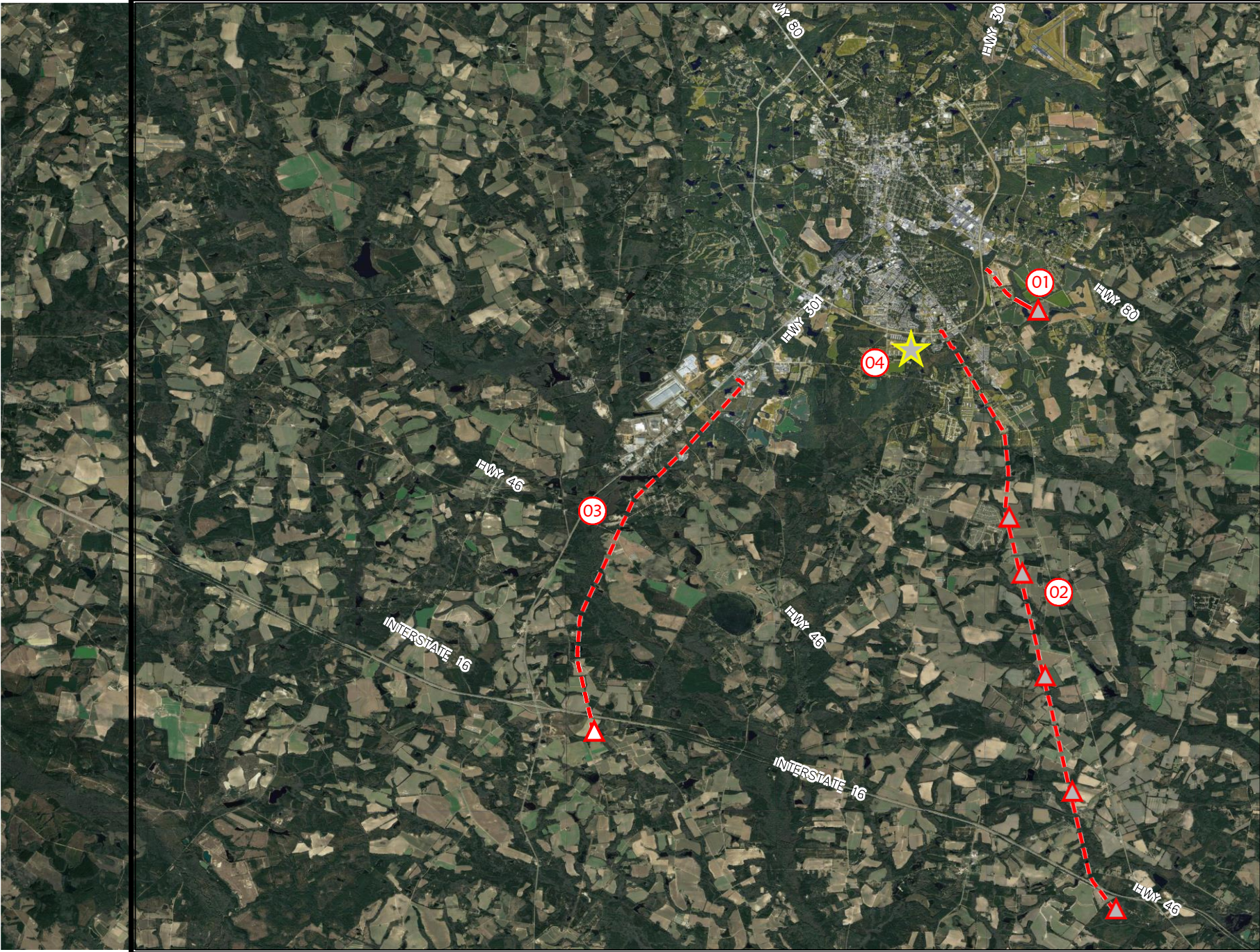


1000 COMMERCIAL DRIVE/SAVANNAH, GA 31406/T:912.354.4626

© 2022 HUSSEY GAY BELL
CITY OF STATESBORO WATER AND SEWER IMPROVEMENTS PROJECT



ALL RIGHTS RESERVED. DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HUSSEY GAY BELL.



- 01** S S RAILROAD BED ROAD SANITARY SEWER
 - 12-INCH 2,700 LF OF GRAVITY SANITARY SEWER, LIFT STATION, AND 12 INCH 6,700 LF SEWER FORCE MAIN CONNECTING PROPOSED LS TO CAWANA LS
 - PRELIMINARY COST: \$2,660,000.00
- 02** HIGHWAY 67 SANITARY SEWER EXTENSION
 - 12-INCH 59,400 LF SEWER FORCE MAIN EXTENSION ACCOMPANIED BY 6 LIFT STATIONS PROVIDING SERVICE TO THE SOUTH OF INTERSTATE 16
 - FORCE MAIN SHALL BE ROUTED TO DISCHARGE AT BIRDS BOND LIFT STATION
 - PRELIMINARY COST: \$15,500,000.00
- 03** 301 SOUTH 12-INCH PARALLEL FORCE MAIN
 - 12-INCH 39,900 LF SANITARY SEWER FORCE MAIN AND TWO LIFT STATIONS
 - PRELIMINARY COST: \$6,700,000.00
- 04** BIRDS POND PACKAGE TREATMENT PLANT
 - 3MG WASTEWATER TREATMENT PLANT REPLACING BIRDS POND LIFT STATION
 - PRELIMINARY COST: \$30,000,000.00

CITY OF STATESBORO
 WATER AND SEWER IMPROVEMENTS
 SEWER IMPROVEMENTS

DATE: AUGUST 2022 SCALE: 1" = 4,000'
 GRAPHIC SCALE



1000 COMMERCIAL DRIVE/SAVANNAH, GA 31406/T:912.354.4626

City of Statesboro Water and Sewer Improvements/2022 August



Gas Infrastructure

- Existing 6" HP Main
- Existing 4" HP Main
- Existing 8" HP Main

EXISTING CONDITIONS

1

Statesboro Tap Station
- 370# - 556 mcfh

King Finishing - -115 mcfh

I 16 Ind Pk - -210 mcfh - 99#



Google Earth

- Existing 6" HP Main
- Existing 4" HP Main
- Existing 8" HP Main
- Parallel with 8" 500# HP

PHASE 1
 King -115mcfh off Old 6"
 PARALLEL EXISTING
 WITH 8" NEW TAP TO
 RIVER

Statesboro Tap Station
 - 370# - Old 6" 125mcfh

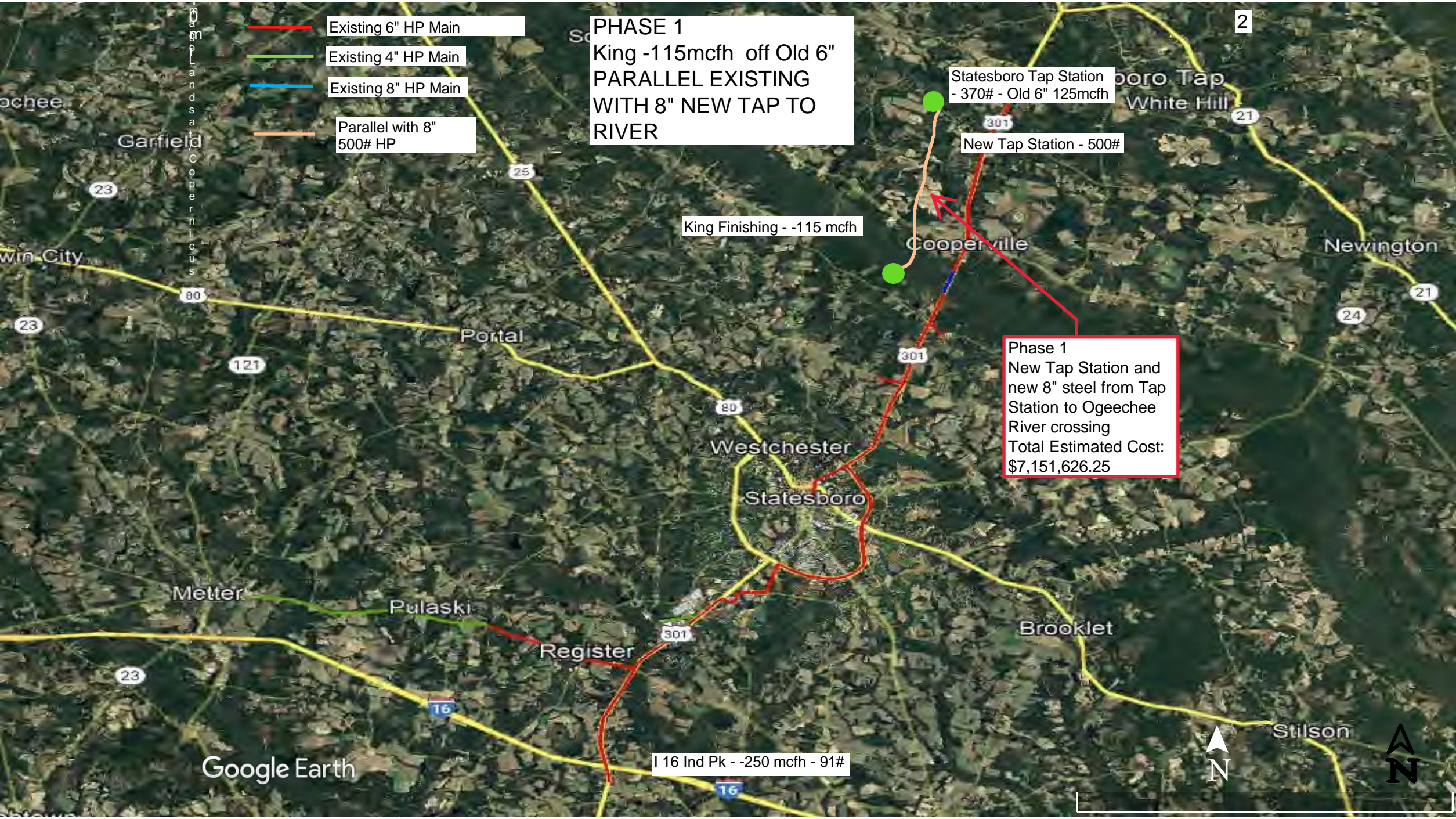
New Tap Station - 500#

King Finishing - -115 mcfh

Phase 1
 New Tap Station and
 new 8" steel from Tap
 Station to Ogeechee
 River crossing
 Total Estimated Cost:
 \$7,151,626.25

I 16 Ind Pk - -250 mcfh - 91#

Google Earth



- Existing 6" HP Main
- Existing 4" HP Main
- Existing 8" HP Main
- Parallel with 8" 500# HP

PHASE 2
 King -115mcfh off Old 6"
 PARALLEL EXISTING
 WITH 8" NEW TAP TO
 RANDY LOWERY RD

Statesboro Tap Station
 - 370# - Old 6" 125mcfh

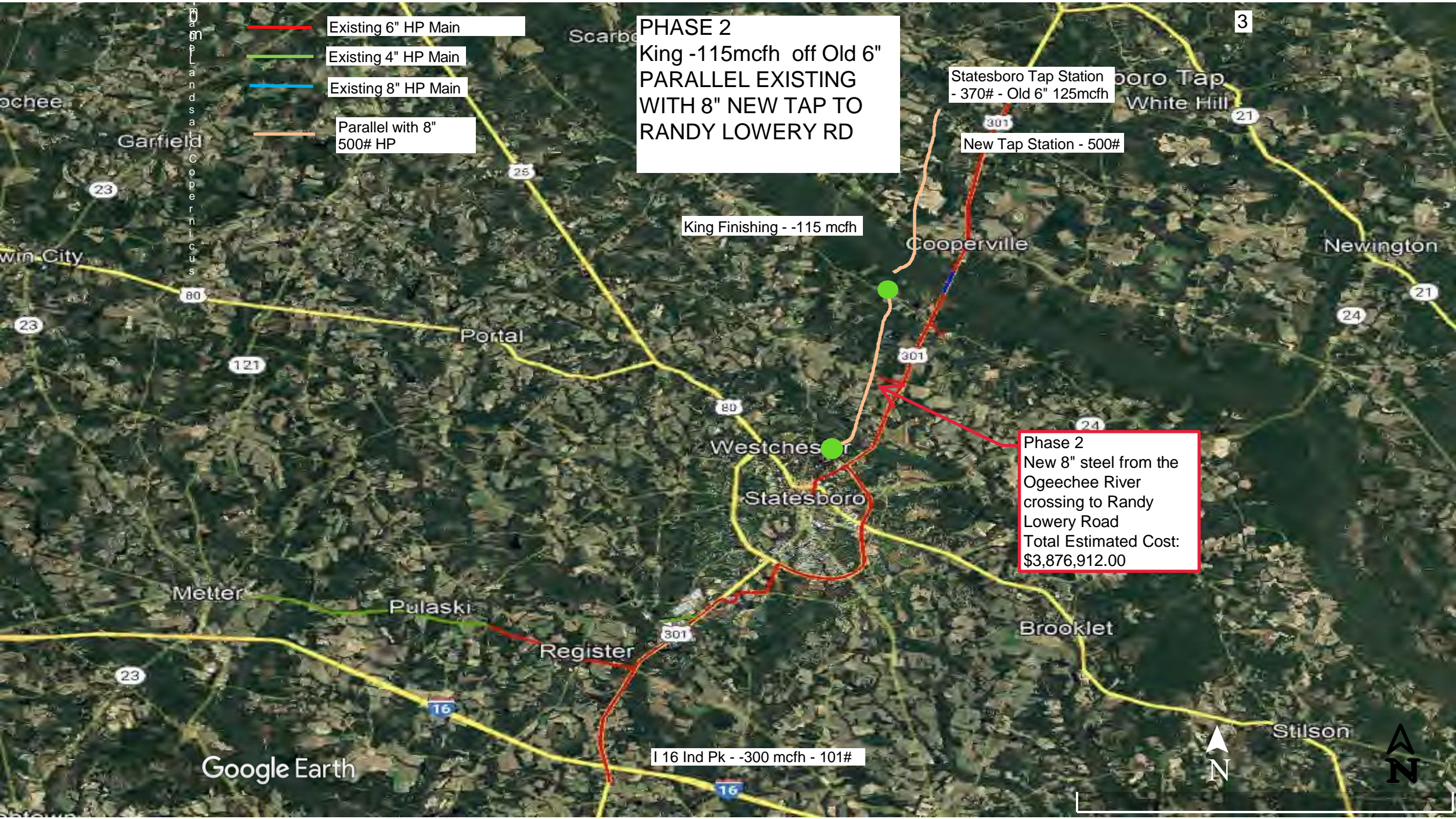
New Tap Station - 500#

King Finishing - -115 mcfh

Phase 2
 New 8" steel from the
 Ogeechee River
 crossing to Randy
 Lowery Road
 Total Estimated Cost:
 \$3,876,912.00

I 16 Ind Pk - -300 mcfh - 101#

Google Earth



- Existing 6" HP Main
- Existing 4" HP Main
- Existing 8" HP Main
- Parallel with 8" 500# HP

PHASE 3
 King -115mcfh off Old 6"
 PARALLEL EXISTING
 WITH 8" NEW TAP TO
 OLD REGISTER RD

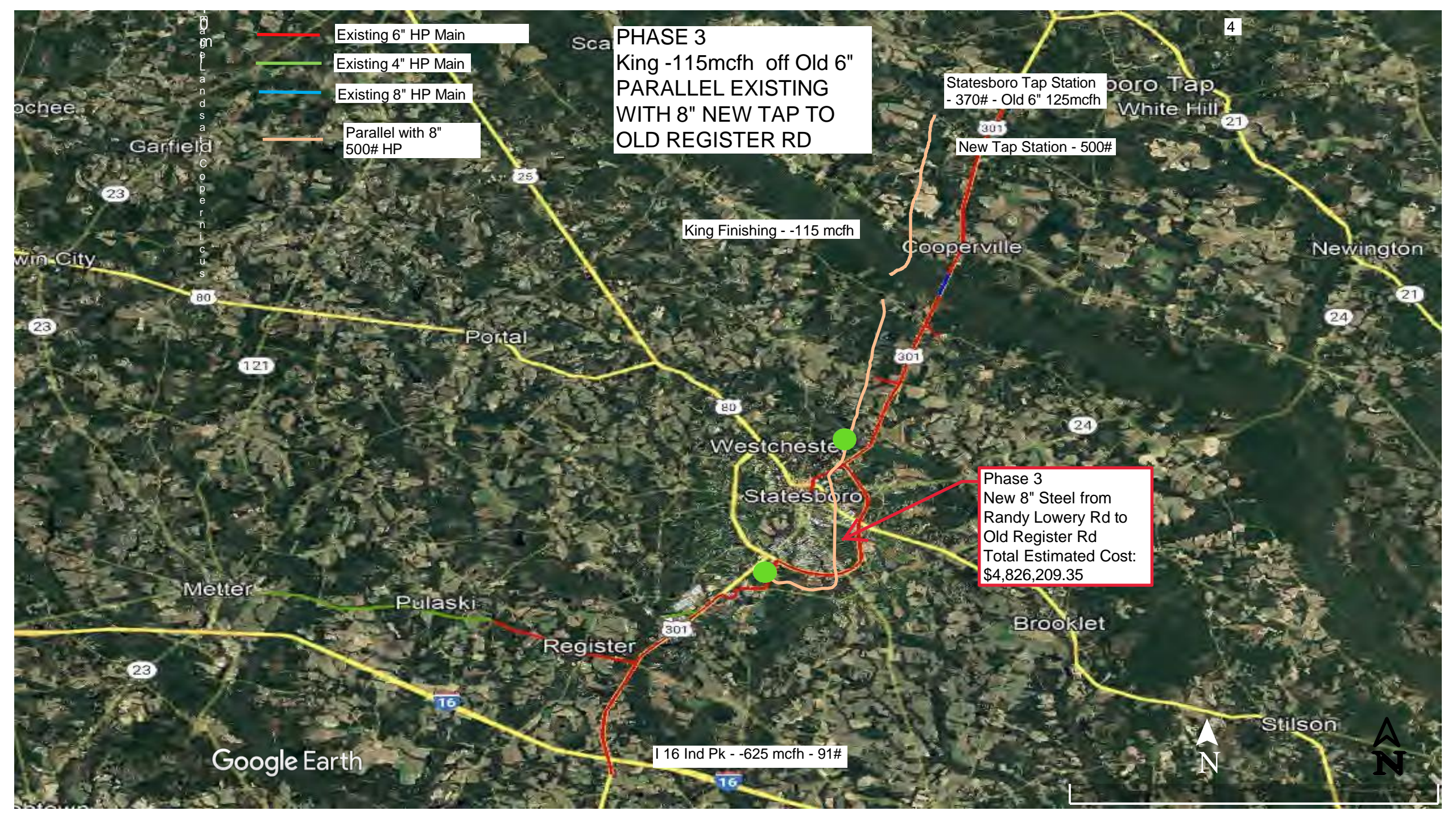
Statesboro Tap Station
 - 370# - Old 6" 125mcfh

New Tap Station - 500#

King Finishing - -115 mcfh

Phase 3
 New 8" Steel from
 Randy Lowery Rd to
 Old Register Rd
 Total Estimated Cost:
 \$4,826,209.35

I 16 Ind Pk - -625 mcfh - 91#



- Existing 6" HP Main
- Existing 4" HP Main
- Existing 8" HP Main
- Parallel with 8" 500# HP

FULL HIGH PRESSURE SYSTEM UPGRADE
 King -115mcfh off Old 6"
 PARALLEL EXISTING
 WITH 8" NEW TAP TO
 OLD REGISTER RD

Statesboro Tap Station
 - 370# - Old 6" 125mcfh

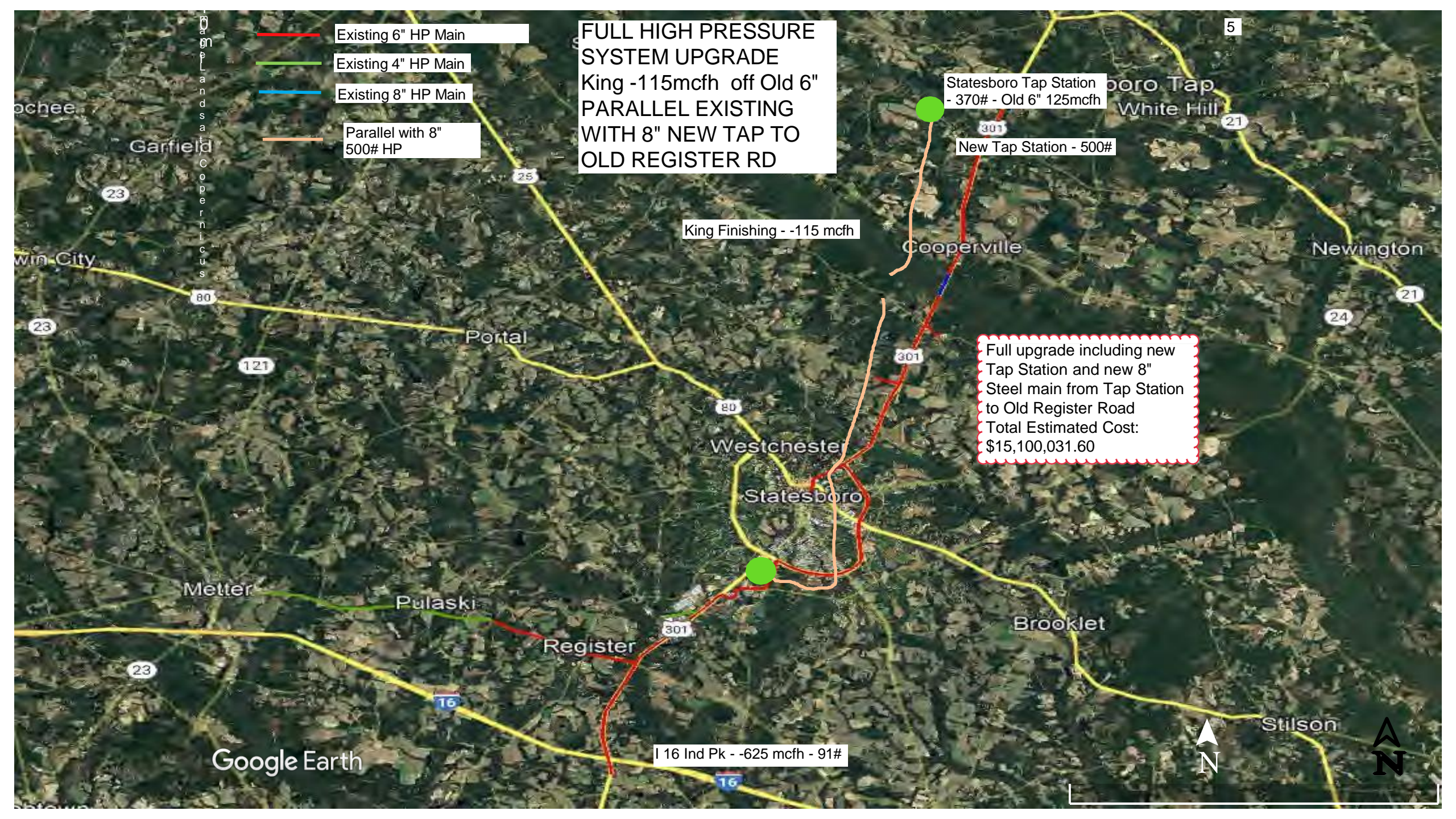
New Tap Station - 500#

King Finishing - -115 mcfh

Full upgrade including new
 Tap Station and new 8"
 Steel main from Tap Station
 to Old Register Road
 Total Estimated Cost:
 \$15,100,031.60

I 16 Ind Pk - -625 mcfh - 91#

Google Earth



- Existing 6" HP Main
- Existing 4" HP Main
- Proposed 8" HP Main

NEW TAP AND 8" HIGH PRESSURE MAIN FROM KINDER MORGAN CYPRESS LINE TO EXISTING 6" HIGH PRESSURE MAIN AT INTERSECTION OF HWY 46 AND HWY 301 SOUTH

New Tap Station and 8" Tap Line from Kinder Morgan Cypress Line to existing 6" main at Hwy 46 and 301 South intersection
 Total Estimated Cost \$22,707,048.95

Proposed new 8" Statesboro Tap Line (orange)

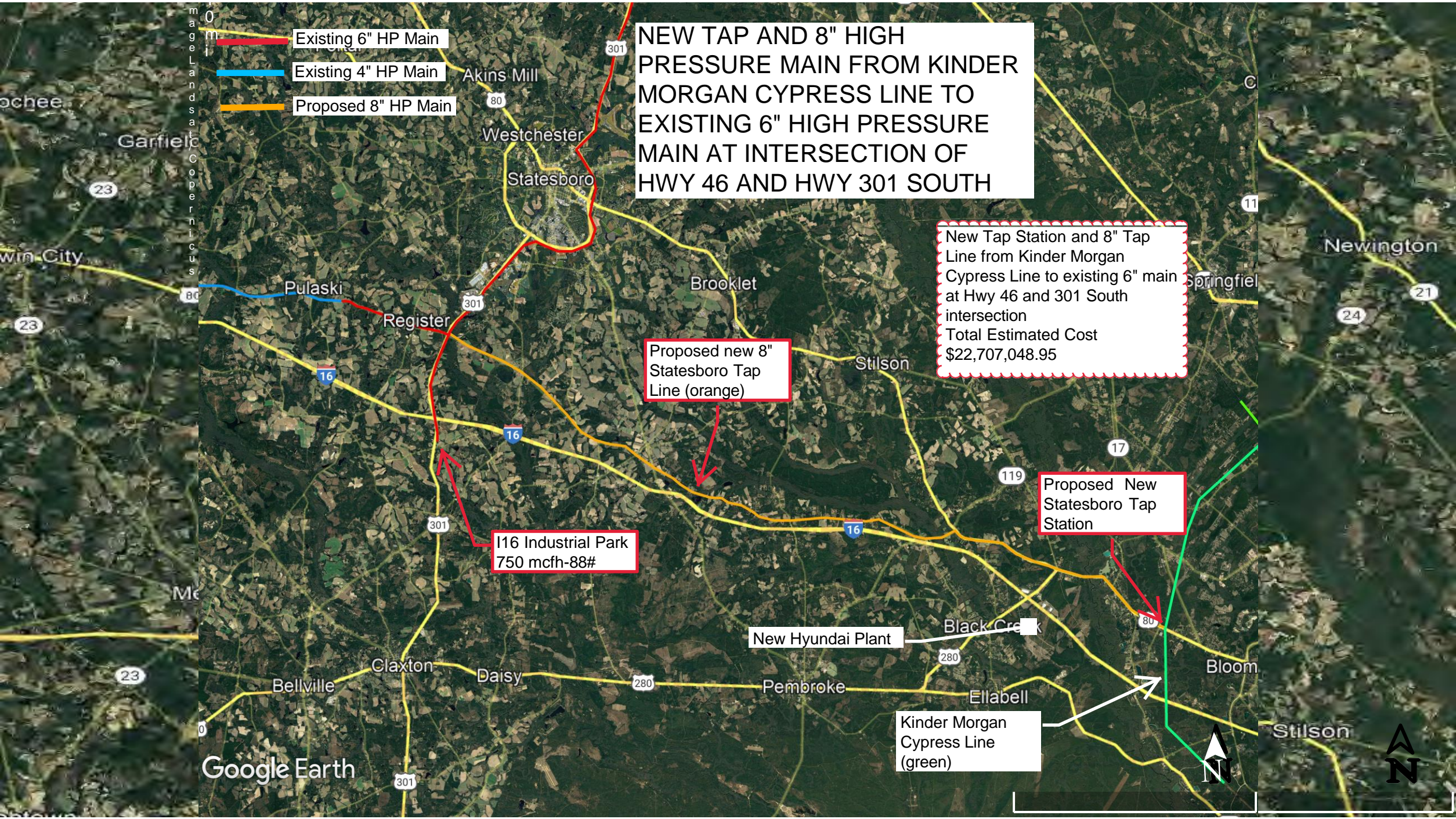
Proposed New Statesboro Tap Station

I16 Industrial Park 750 mcfh-88#

New Hyundai Plant

Kinder Morgan Cypress Line (green)

Google Earth





Projected Water Improvement Costs

1. 301 South Production	\$1,000,000.00
2. Burkhalter/SS Railroad Bed Rd. Extension	\$1,500,000.00
3. HWY 67 Main Extension	\$6,900,000.00
4. Lakeview Rd. Production Well	\$1,000,000.00
Total Water Cost	\$10,400,000.00

Projected Sewer Improvement Costs

1. SS Railroad Bed Rd. Sanitary Sewer	\$2,660,000.00
2. HWY 67 Sanitary Sewer Extension	\$15,500,000.00
3. 301 South 12-Inch Parallel Force Main	\$6,700,000.00
4. Birds Pond Package Treatment Plant	\$30,000,000.00
Total Sewer Cost	\$54,860,000.00

Projected Natural Gas Costs

Phase 1	\$7,151,626.24	
Phase 2	\$3,876,912.00	
Phase 3	\$4,826,209.35	
Total Cost for All Phases		\$15,100,031.60 (combined single project cost)
Alternate Route Plan		\$22,808,048.95

Total Projected Utility Costs: \$80,360,031



Infrastructure Next Steps

- No decision is needed today; however, more staff and consultant work is needed.
- Prioritize the Infrastructure needs;
- Follow-up with some further analysis within 60-90 days.
- Recommend a joint work session with Bulloch County Commissioners to discuss further growth and infrastructure plans.
- Prepare a financial plan to fund infrastructure.
- Conduct a rate analysis to handle debt payments.



Questions?



Planned Unit Developments (PUD)



A. INTENT

“The purpose of the Statesboro PUD zoning district is to permit greater flexibility in the use and design of structures and land in situations where modification of specific provisions of this ordinance will not be contrary to its intent and purpose or significantly inconsistent with the planning on which it is based and will not be harmful to the neighborhood in which they occur.”



B. OTHER REQUIREMENTS

- All PUD's must first be reviewed by the Planning Commission (PC);
- The owner must file a proposed site plan and the lot must be over 10 acres in size' and;
- The PC may authorize uses not permitted in the district where the lot is located, but not more than 10% of the lot area or building floor area, provided such uses are and, will not materially alter the existing character of the neighborhood.



A. COMPARISON OF REQUIREMENTS WITH OTHER SELECTED COMMUNITIES

1. City of Darien (Highlights – from 6 pages of requirements)

- Intent: to accommodate a new type of unified residential and mixed-use development, that is sensitive to existing land use and the protection of marshland habitat and historic resources;
- Provide an option for a unified residential and/or mixed-use development;
- Encourage growth to occur in areas which are best suited for increased density in accordance with the Comprehensive Plan;
- Provide compatible development forms that will support the existing neighborhoods and development patterns within the City;



1. **City of Darien (Highlights – Continued)**

- A Master Development Plan shall accompany the PUD rezoning petition showing how the proposed development will meet the following requirements:
 - Common amenity area;
 - Vista protection;
 - Open space (20% requirement);
 - Parking; and,
 - Pervious surface encouragement.



2. City of Winder (Highlights - from 6 pages)

- Intent: to promote the following objectives:
 - Flexibility and creativity in responding to changing social, economic, and market conditions;
 - Variety of housing types and sizes to accommodate households of all ages, sizes, incomes and lifestyle choices;
 - Conformance with the City's Comprehensive Plan;
 - The incorporation of open space amenities;
 - Attractive high-quality landscaping, lighting, architecture, and signage that reflects the unique character of the development;
 - The District is not intended to increase overall density on a particular property except in relation to improved creative design and appropriate mixture of land uses;
 - Architectural standards for the project must be submitted with the required Master Plan; and,
 - Landscaping shall meet or exceed all of the minimum requirements of the City's Code of Ordinances.



2. City of Winder (highlights - Continued)

- A Master Development Plan is required as part of the submission for a PUD. This Plan must show tangible benefits to the neighborhood or community such as:
 - exceptional amenities;
 - design excellence; and,
 - increased landscaping, etc.



3. City of Richmond Hill (Highlights - from 10 pages)

- Intent: to permit and encourage more creative land development and in furtherance of the vision and goals of the City's Comprehensive Plan, a PUD may be permitted to achieve the following purposes:
 - Provide for flexibility in development that will result in a better project for all;
 - Preserve existing natural assets;
 - Encourage the utilization of open space; and
 - Accomplish a more desirable and sustainable residential environment than would be possible through the strict application of the minimal requirements of this zoning code.



3. City of Richmond Hill (Highlights - Continued)

- Recognizable Public Benefit: The PUD shall achieve recognizable and substantial benefit that may not be possible under the existing zoning classifications. At least two (2) of the following benefits shall be accrued to the community as a result of the proposed PUD:
 - Preservation of significant natural features;
 - A complimentary mix of land uses or housing types;
 - Preservation of common open space beyond the minimum required;
 - Connectivity of preserved open space with adjacent open space;
 - Coordinated redevelopment of multiple lots or parcels; and,
 - Removal or renovation of deteriorating buildings.



3. City of Richmond Hill (Highlights - Continued)

- **Housing Variety:** A residential planned unit development shall contain a variety of housing types and/or lot sizes to provide for varying lifestyles diversity and affordability.
- **Minimum Standards:** A reduction in lot size shall not result in an increase in the number of dwellings otherwise permitted by the applicable zoning district.



LISTING OF POTENTIAL OPTIONS FOR CONSIDERATION BY CITY COUNCIL

1. STATUS QUO:

- Continue to accept PUD applications with preliminary review by the Planning Commission; and,
- The current ordinance as written will continue to remain in place.

2. ZONING MORATORIUM:

- As similar to the Sign Moratorium, place a moratorium on all PUD applications for a pre-determined timeframe.



LISTING OF POTENTIAL OPTIONS FOR CONSIDERATION BY CITY COUNCIL

3. WAIT FOR REVISIONS TO ENTIRE REVISED ZONING ORDINANCE:

- Take no action at this time. Rather wait until the Revised Zoning Ordinance is completed and approved. A revised PUD zoning district will be included as part of the entire re-write project.



Questions?