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CITY OF STATESBORO  
WORK SESSION MINUTES  
SEPTEMBER 17, 2024

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Mayor & Council Work Session

50 East Main Street

4:00 PM

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A Work Session of the Statesboro City Council was held on September 17, 2024 at 4:00 p.m. in the Council Chambers at City Hall, 50 East Main Street. Present was Mayor Jonathan McCollar and Council Members: Paulette Chavers, John Riggs, and Shari Barr. Also present was City Clerk Leah Harden, City Manager Charles Penny, Assistant City Manager Jason Boyles City Attorney Cain Smith and Public Affairs Manager Layne Phillips. Absent was Councilmember Ginny Hendley.

Mayor Jonathan McCollar called the meeting to order.

**1. Transportation Master Plan Presentation**

Glenn Coyne with GMC presented an update on the Transportation Master Plan to Mayor and Council. The last update was 2009, this updated plan goes out to 2045. The plan covers vehicles, bikes, walk and transit, looking at the functionality of transportation in the region while maintaining the character of the community. The process began August 2023 with data collection and identifying the needs in transportation deficiencies. In March and April of this year we established some goals and objectives as well as developed solutions for deficiencies. In August of this year the draft plan was presented to the city and county staff. Public involvement included public open house workshops, online community surveys, website and social media posts, the creation of a Technical Advisory Committee, and updates to the city and county governing bodies. A final public open house meeting will be this Thursday evening starting at 6pm at the First United Methodist Church near downtown. During the planning process we came up with a four step travel demand model that includes trip generation, trip distribution, mode choice, and trip assignment. Prioritization & Evaluation Criteria include 23 metrics in 8 categories. Funding sources for the projects come from federal, state and local funds. There are 87 identified projects organized by project type and listed in priority order based on public input and the Technical Advisory Committee. The City of Statesboro has 28 of those projects to be funded between 2025 - 2029. A draft of the Long-Range Transportation Plan is currently under review with a public open house meeting taking place this Thursday for input. Next will be edits to the plan based on input from the public and the final plan will be submitted for adopting by the City and the County.

**2. Housing Rehabilitation Program**

Justin Williams, Planning and Housing Administrator presented an update to the City's Housing Rehabilitation Program. The housing rehabilitation program has been active since 2022. As of the last bid opening on September 11, 2024, the program has awarded over \$3.6 million towards both rehab and reconstruction in the community. We have worked through multiple properties, correcting some small and some major issues. Property progress pictures were shown of a home that had the floor redone. The first reconstruction home should be ready within the next two weeks. The second reconstruction home is slated to begin in the next few weeks. On September 11, 2024, bids were opened to award contracts on 4 additional homes for reconstruction. The City did open up a second round of applications for the program that lasted approximately 2 weeks where we received nearly 40 new applications. Of the applications received 17 were completed correctly, and staff is working with the remaining applicants to correct any noted paperwork issues for submission. An amendment to the contract with Insight Planning and Development is necessary to continue working on the rehabilitation and remaining reconstruction homes. The proposed contract amendment is for \$175,000 and will be for your consideration on the upcoming agenda.

### **3. Water and Wastewater System Presentation**

Water and Wastewater system presented by Assistant City Manager Jason Boyles. Statesboro's drinking water comes from the Floridan Aquifer utilizing six active deep wells. The water from this aquifer is of very high quality and is the principle aquifer of the United States and the most productive in the world. It covers approximately 100,000 square miles of the southeast and is the primary source of drinking water in the region. This aquifer is also used for industrial and agricultural uses and accounts for nearly 50% of the total withdrawal rate. Mr. Boyles presented a map of the city's existing water system that operates under two different water permits issued through the State of Georgia Environmental Protection Division one is a permit to use groundwater and the other is a permit to operate a public water system. The permit to use groundwater has assigned flow limitations broken up for a monthly average and an annual average. The drinking water system serving the City of Statesboro is comprised of three basic components: Raw Water Supply, Water Treatment and Water Distribution System. The water system has been expanded to exceed the demand as the City of Statesboro has grown over the years. Services are provided to approximately 13,000 water customers with an average daily water consumption of 3.7 million gallons. Statesboro has approximately 256 miles of water main and 1720 fire hydrants. Water for drinking/potable use, as well as fire protection, is available to over 99% of the incorporated areas of the city. The water system also provides service to all industrial parks in Bulloch County, outside the city limits. There are 6 active deep wells ranging from 525 ft. in depth to 660 ft. in depth with the oldest one being on Savannah Ave dating back to 1908, and the latest one on Goldkist Rd. dating back to 2011. Statesboro has six elevated storage tanks, the oldest and smallest is on Hill Street with 150,000 gallons. City Manager Charles Penny stated that we would be adding a well. Assistant City Manager Jason Boyles stated that the well addition is in the CIP which is needed patricianly for fire protection.

Mr. Boyles continued with his presentation of the City's sanitary sewer system. The Waste Water Treatment Plant (WWTP) operates under a National Pollutant Discharge Elimination System permit issued through the State of Georgia Environmental Protection Division. The permit contains many contaminant level limitations that the WWTP must meet in order to discharge into "waters of the state" which in the city's case is Little Lotts Creek. It also limits the amount of flow that can be pumped and discharged. The permit flow limits on a weekly basis is set at 12.5 MGD and on a monthly basis 10 MGD. The City of Statesboro's sewer system is comprised of 209 miles of sewer collection pipes, 6,379 manholes, twenty-seven sewage pump stations, and the wastewater treatment plant. The WWTP was originally constructed in the 1950's on Briarwood Road. The plant was upgraded to expand its treatment capacity and efficiency in 1978 with the addition of a conventional activated sludge system. Other upgrades were made throughout the 1990's expanding treatment capacity from 5 MGD to 10 MGD and converting from chlorine to ultraviolet disinfection. In the years since the last major upgrade, many of the original operating systems have been replaced including the dewatering belt presses in 2001, effluent filters in 2013, and a more efficient UV system in 2019.

### **4. Strategic Plan Update**

Planning Director Kathy Field presented Mayor and Council with the City Strategic Plan. In 2017 The City of Statesboro undertook Strategic Planning Process which was finalized in 2018. Ross & Associates, in collaboration with Amec-Foster-Wheeler served as the consultant for this plan. The plan was developed as a 5 year plan, and was drafted with the intent of guiding short term projects listed in the Capital Improvement Plan. Ms. Field explained the difference between strategic plan and the comprehensive plan. The Strategic Plan outlines goals and supporting strategies for local needs, recommends potential revenue opportunities, and guides the development of the city's capital improvement program. The Comprehensive Plan addresses long-term growth within the city, identifies development areas and types, and recommends a mix of potential long-term projects. The Strategic Plan is not a required plan for the city to have where on the other hand the Comprehensive plan is required in order to maintain a "Qualified Local Government" status with the Georgia Department of Community Affairs. The 2018 Strategic Initiatives included TSPLOST approval and implementation, Blue Mile Streetscape improvements, neighborhood development initiative, salary & staffing survey and a joint economic assessment survey for business retention. Staff is

requesting to contract with the Coastal Regional Commission in order to complete a revised 2025-2030 Strategic Plan in the amount of \$25,800. The performance period for the plan will be from January 1, 2025 until June 30, 2025. The scope of services include, inventory and assessment, public participation, implementation and final deliverables.

The meeting was adjourned at 5:03 pm.

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Jonathan McCollar, Mayor

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Leah Harden, City Clerk