



Mayor & Council Work Session

September 20, 2022 at 4:00 P.M



Agenda

1. Quarterly Financial Report
2. Police Department Training Video and PowerPoint
3. Housing Rehabilitation Program Updates and Processing
4. PUD & R-2 Presentation
5. GDOT Road Safety Audit
6. Health Commission Discussion
7. Discussion of Limitations on Number of Permits to Exceed City Noise Restrictions



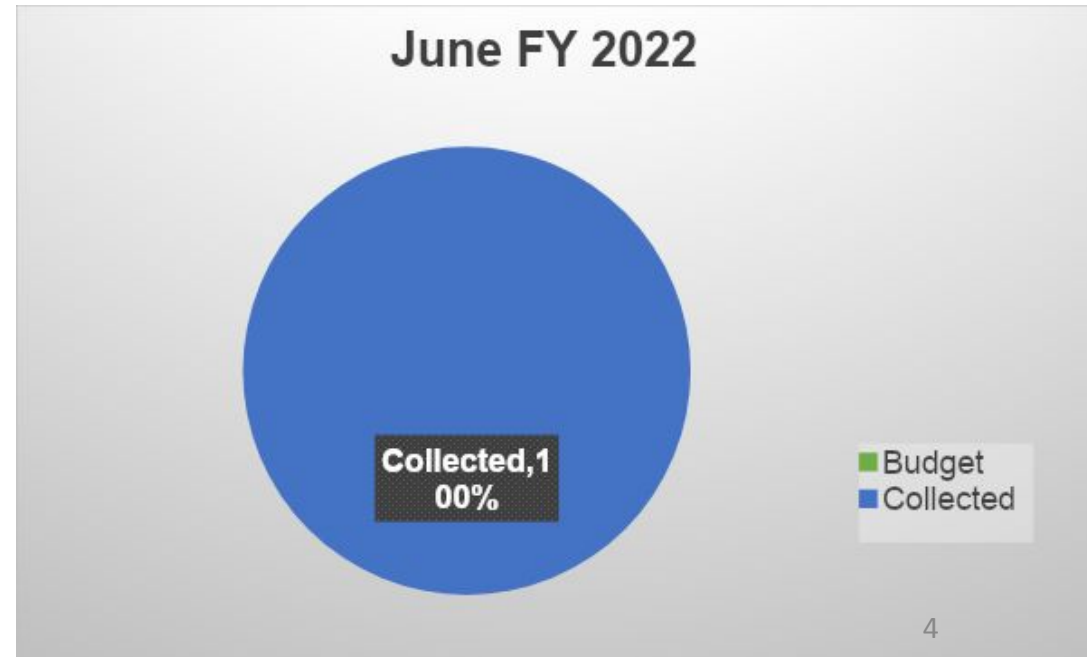
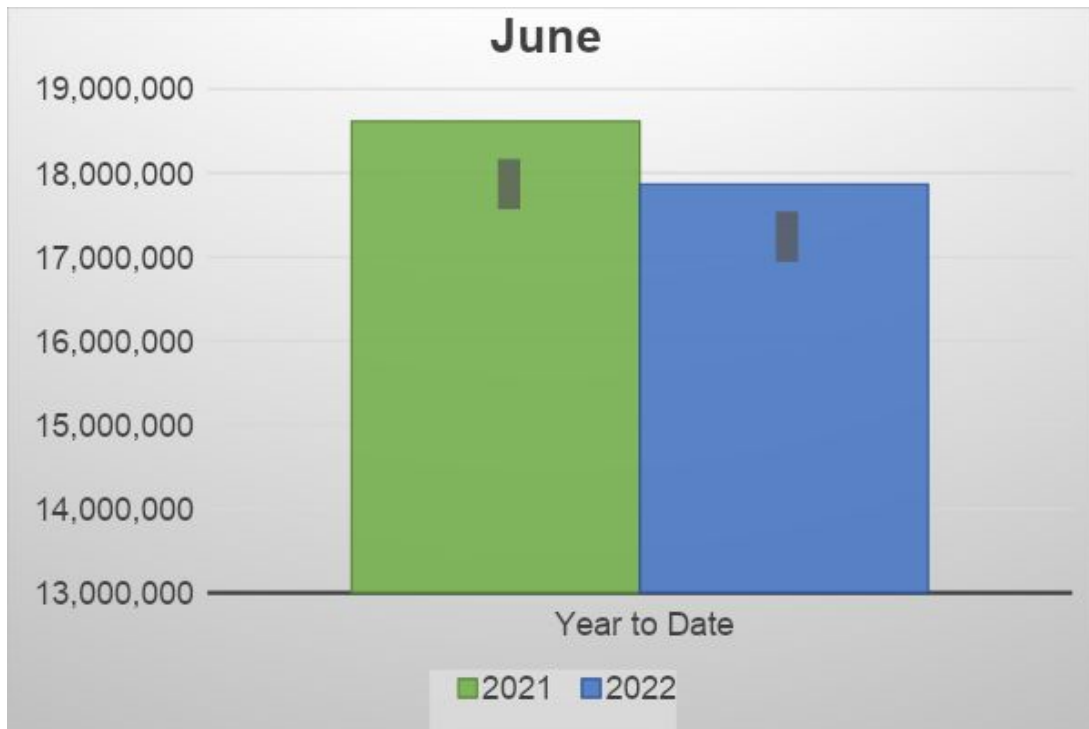
FY2022 Fourth Quarter Financial Report



FY2022 Fourth Quarter Financial Report

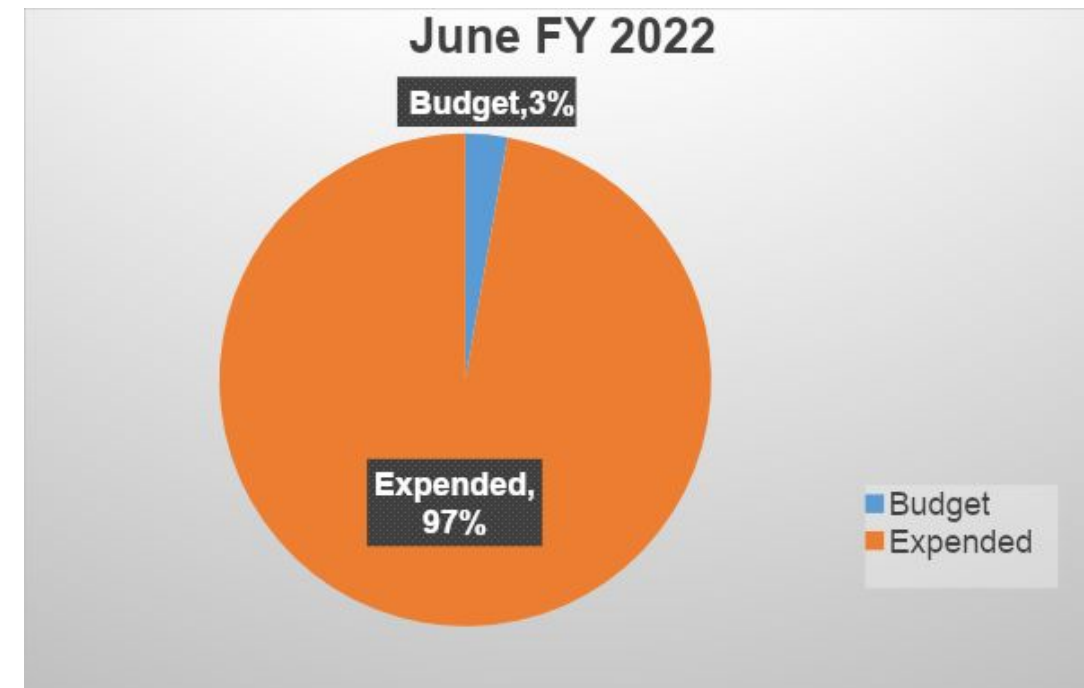
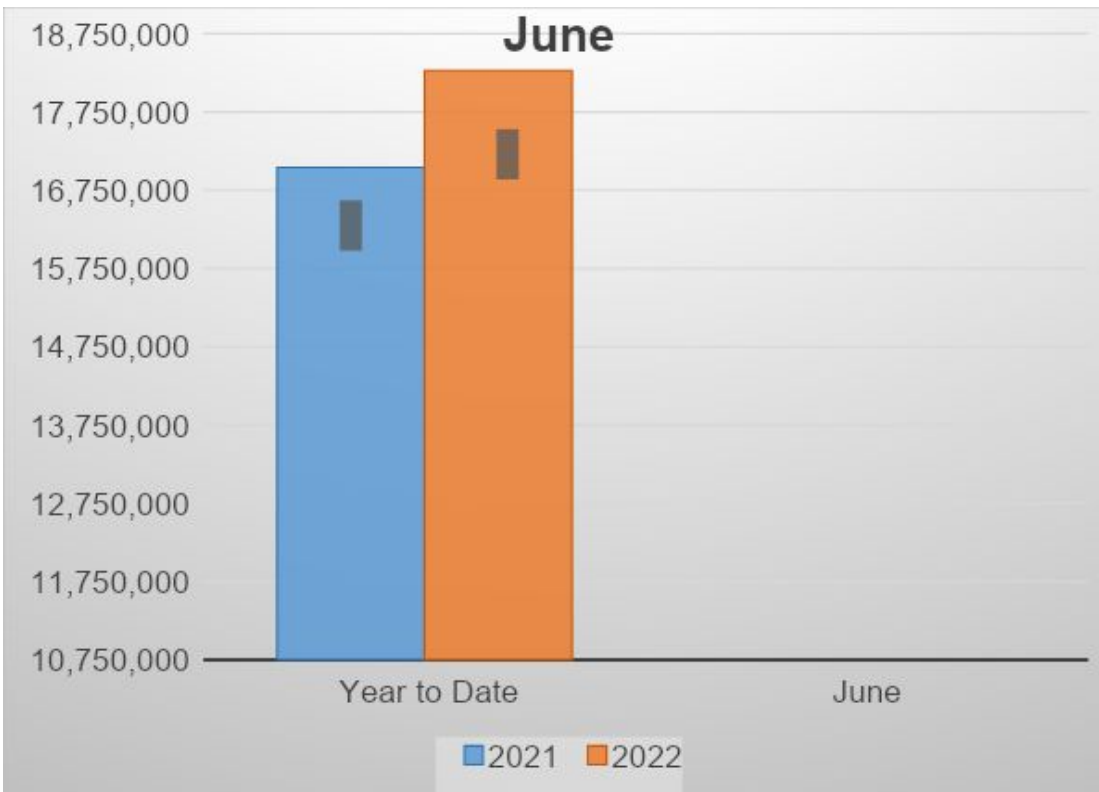
Work Session

General Fund – Revenues



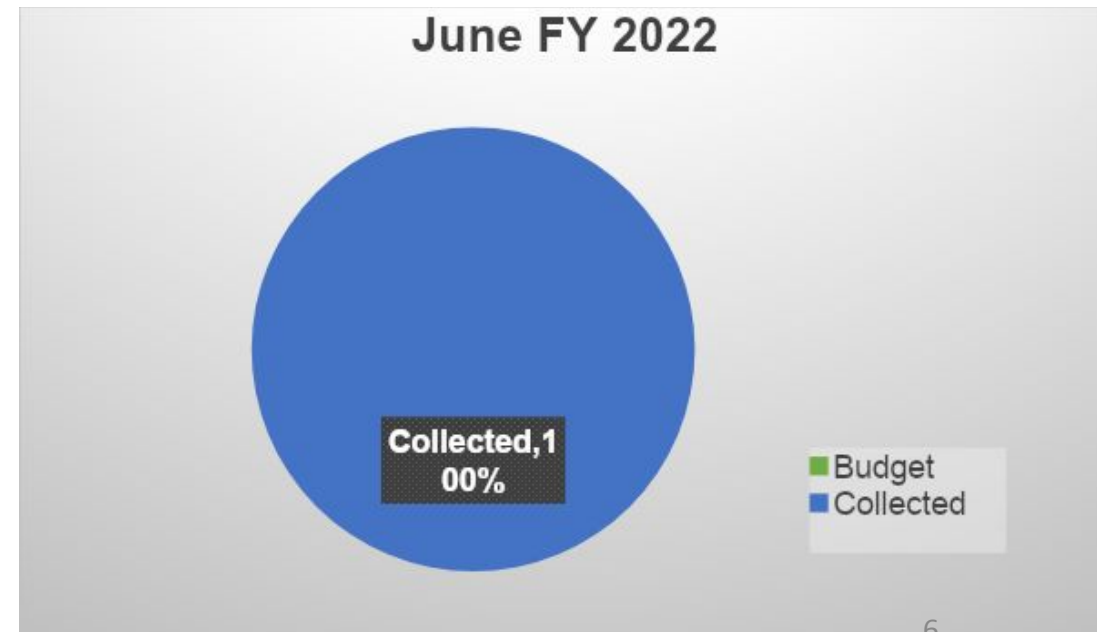
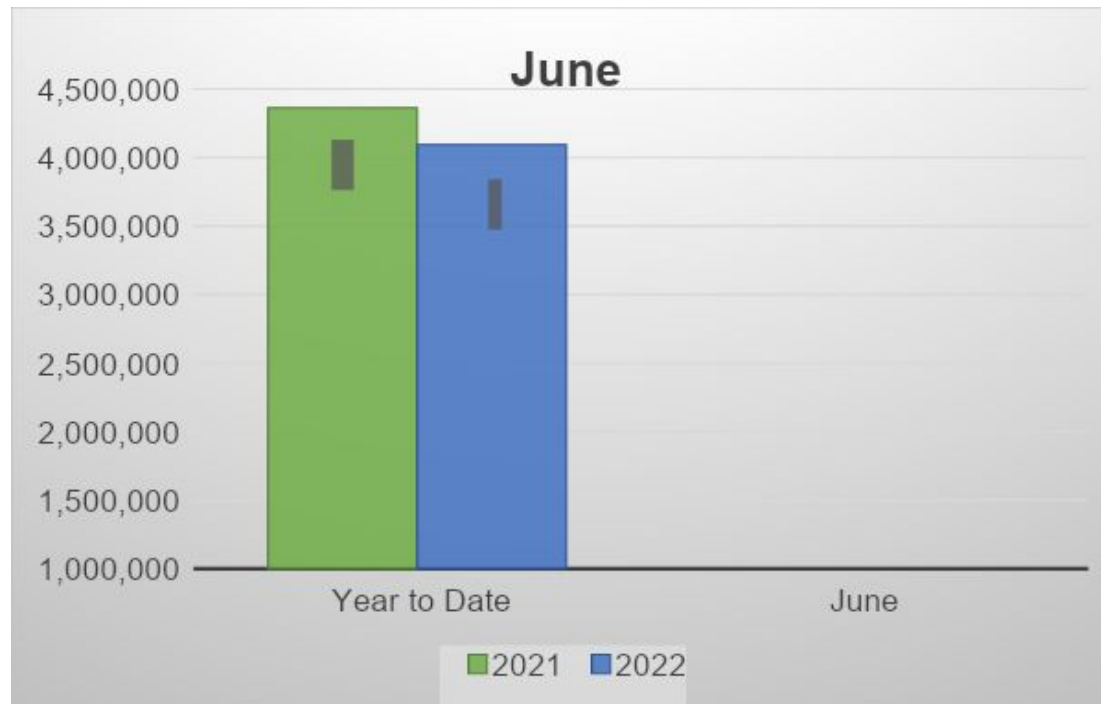


General Fund - Expenditures



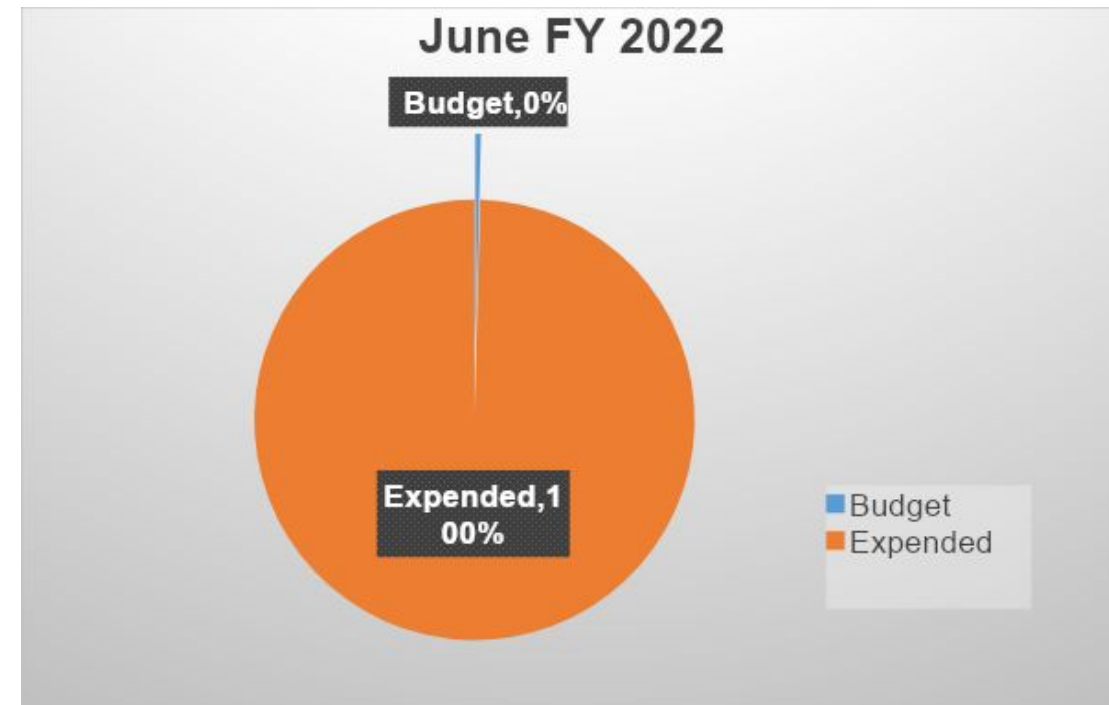
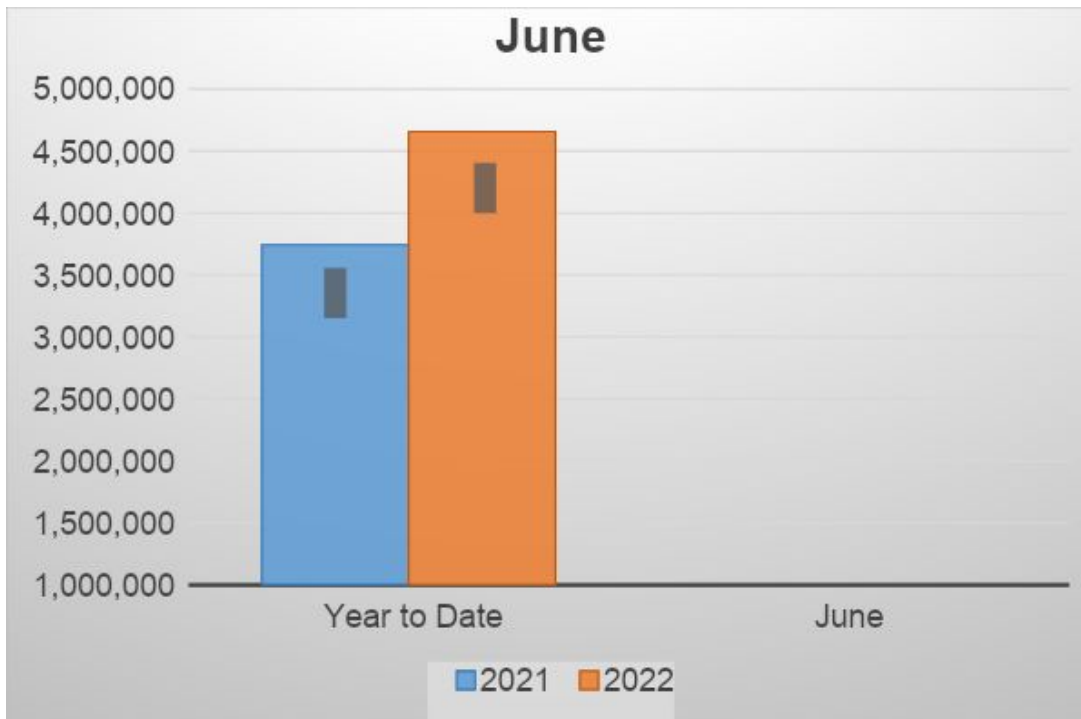


Statesboro Fire Service Fund – Revenues



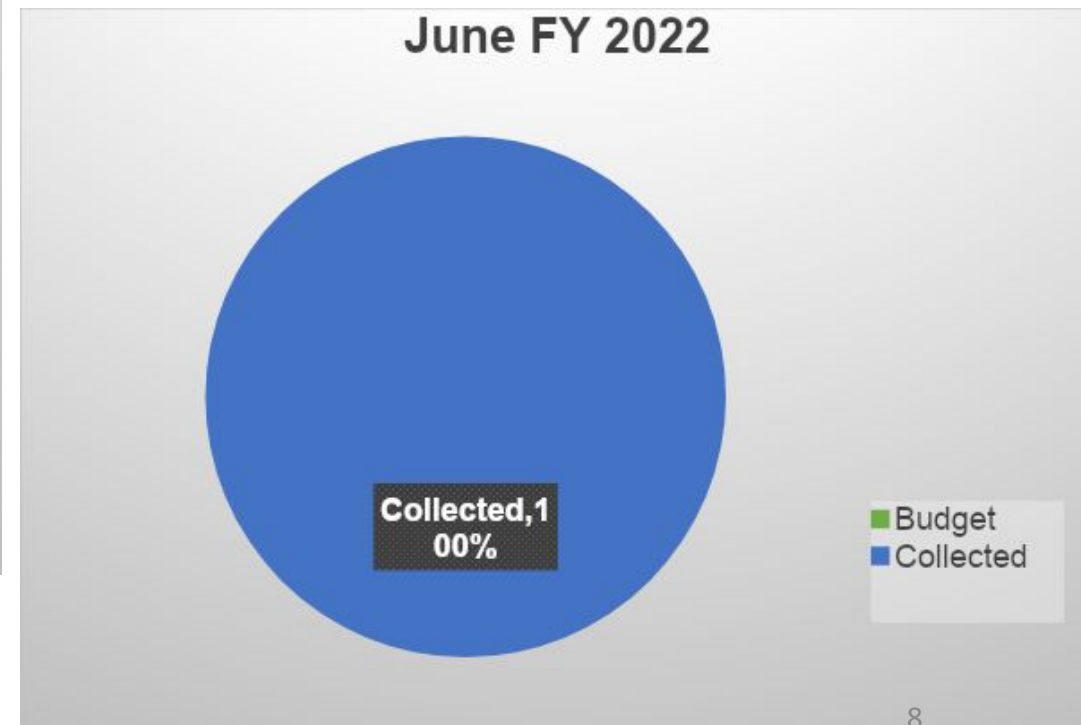
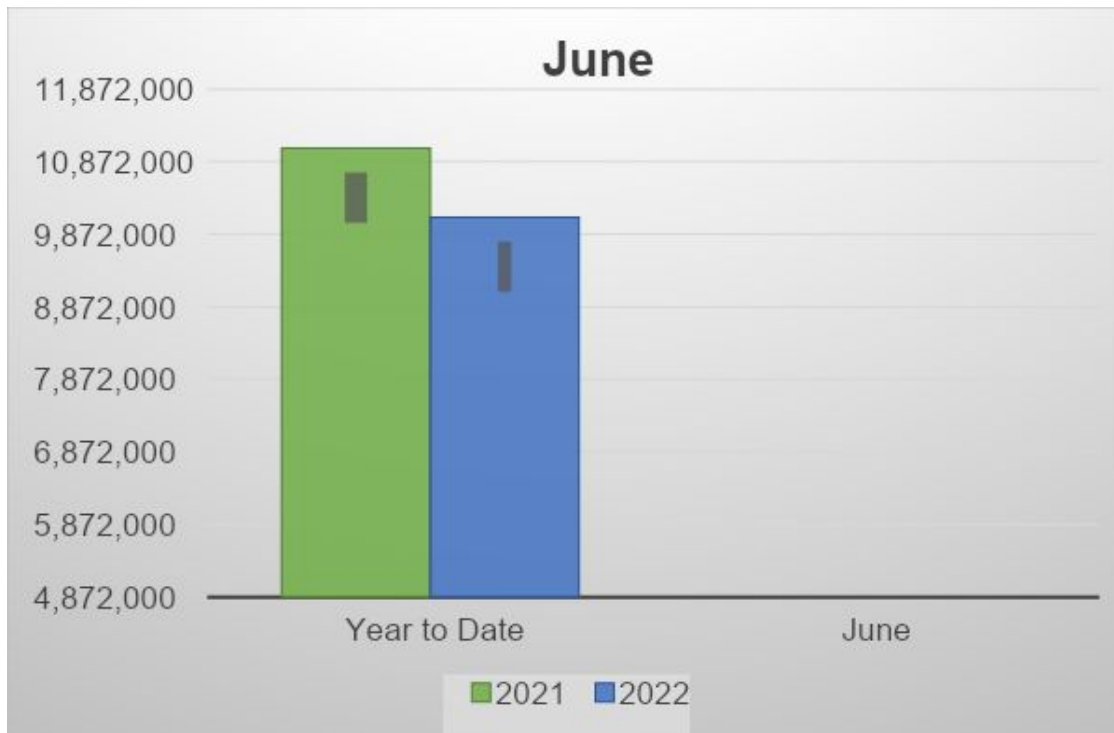


Statesboro Fire Service Fund – Expenditures



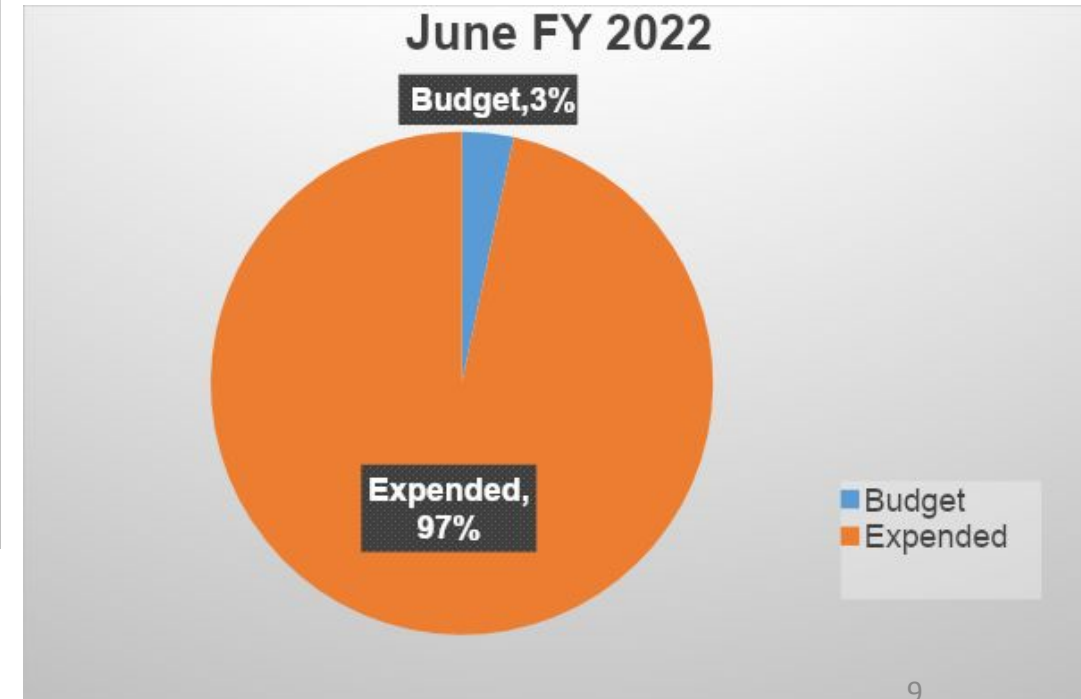
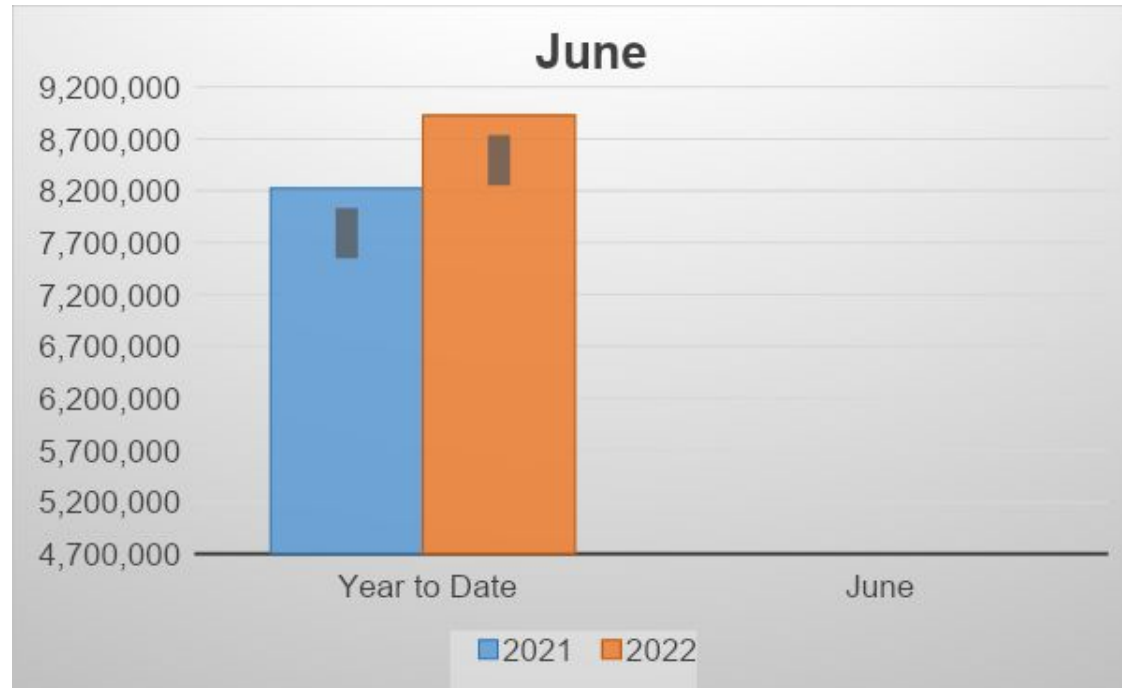


Water and Sewer Fund - Revenues



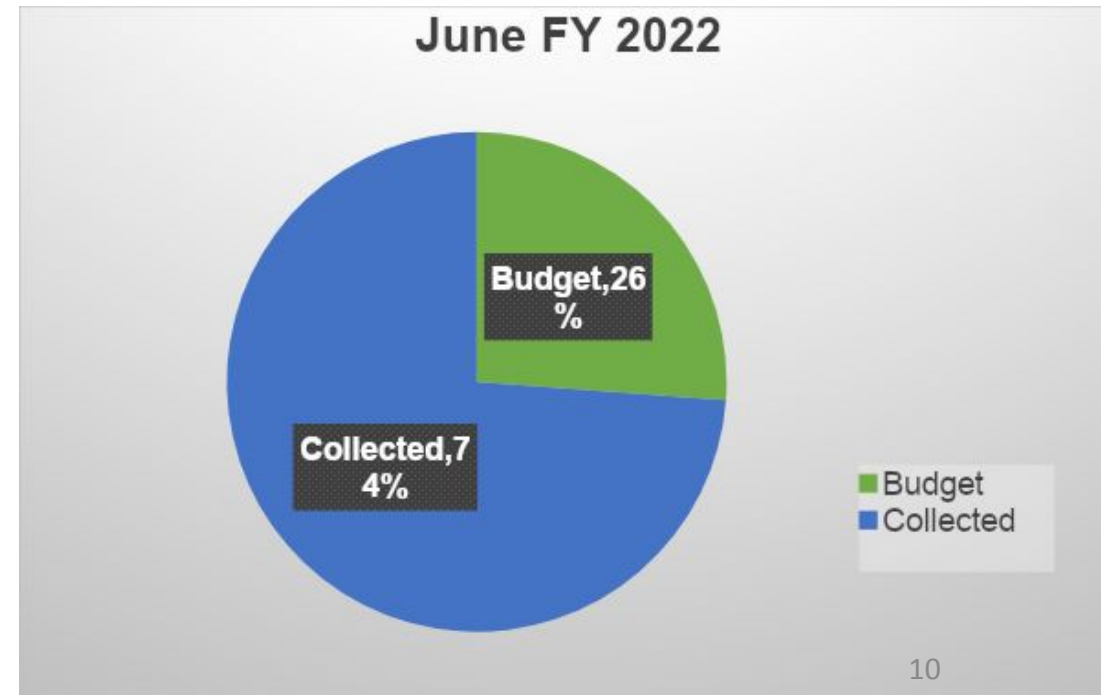
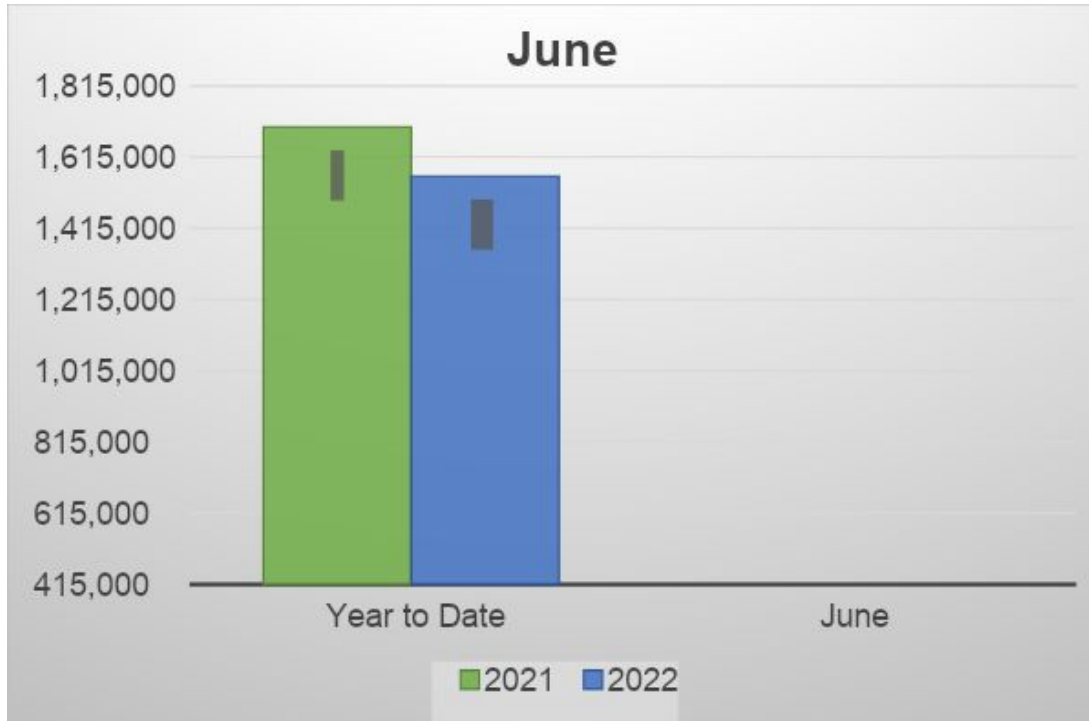


Water and Sewer Fund - Expenditures



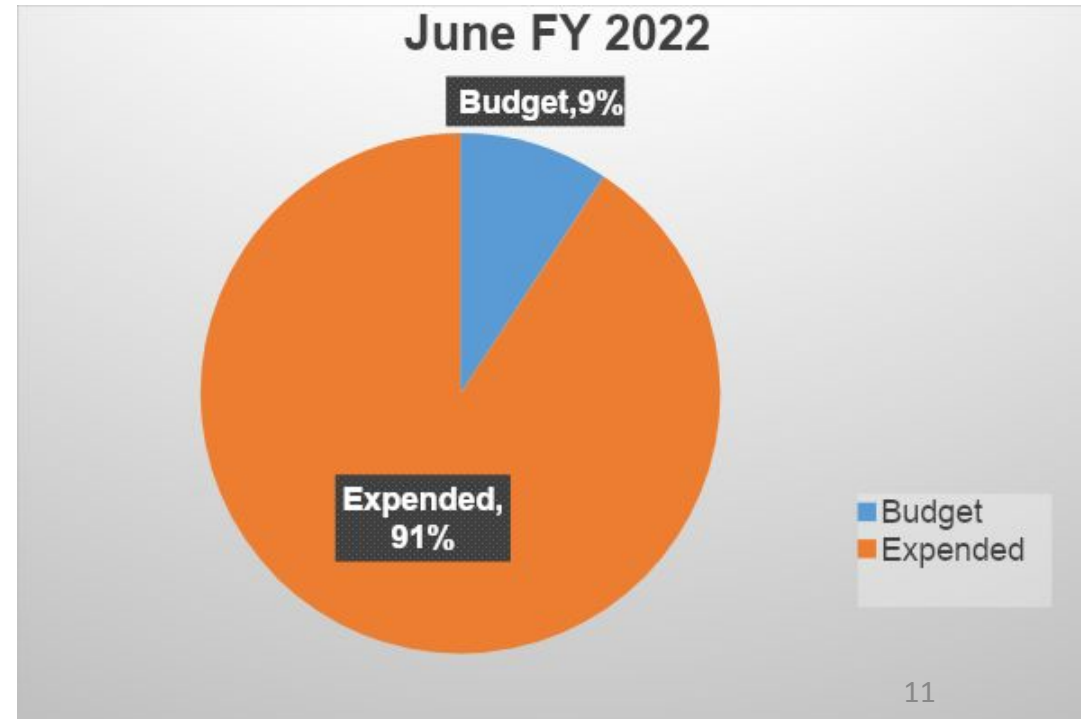
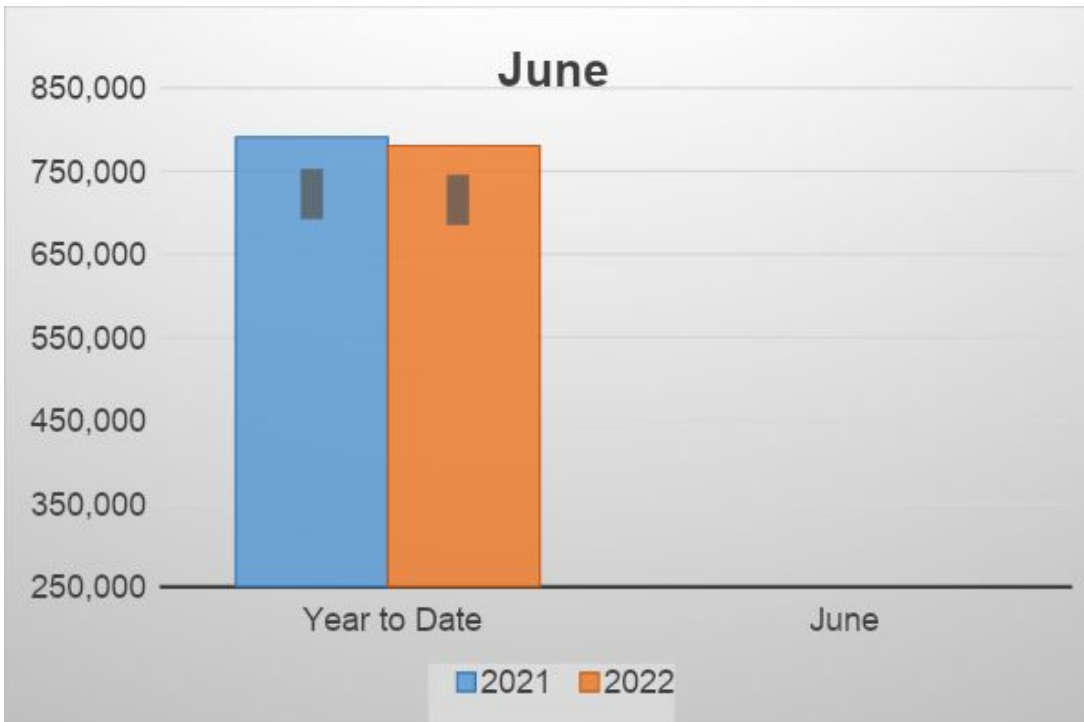


Stormwater Fund - Revenues



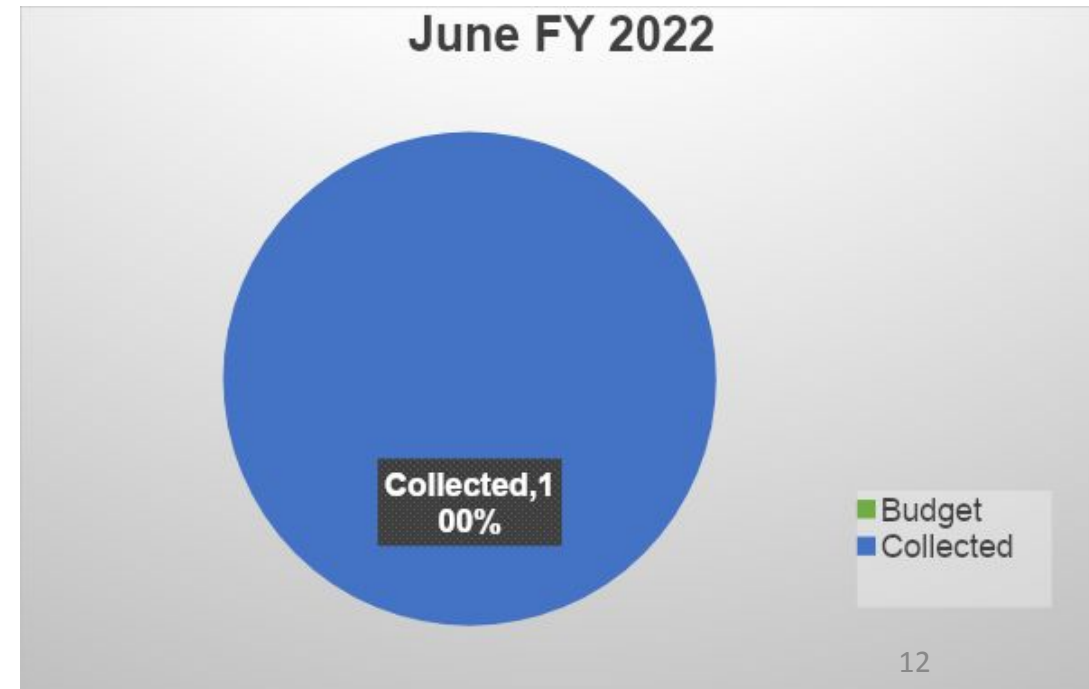


Stormwater Fund - Expenditures



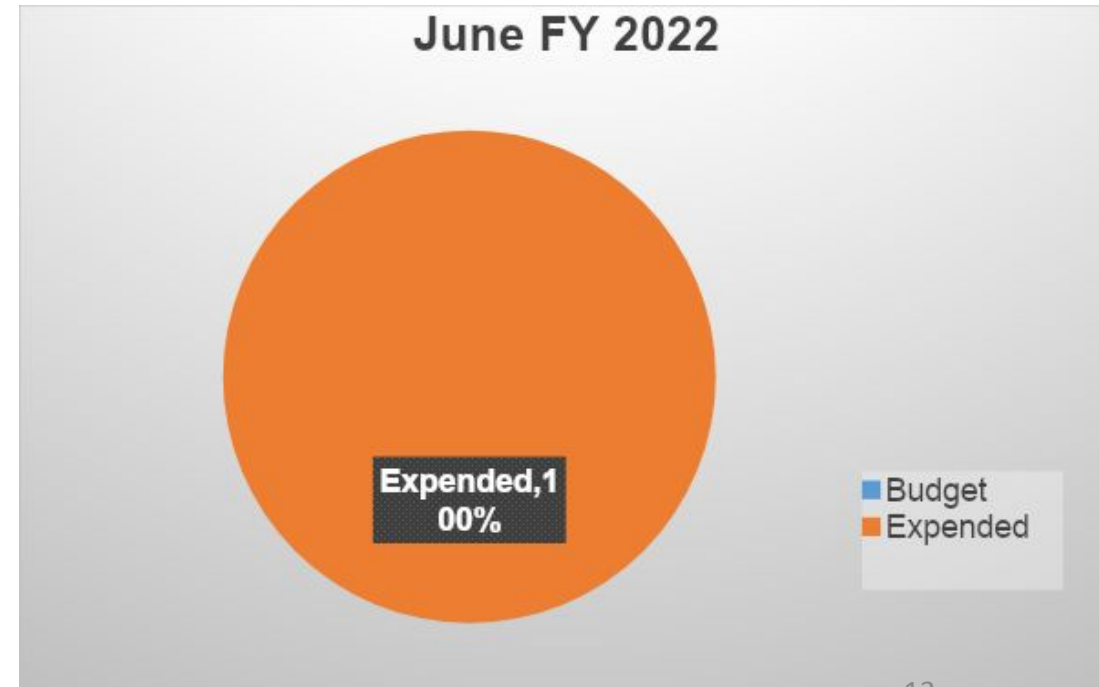
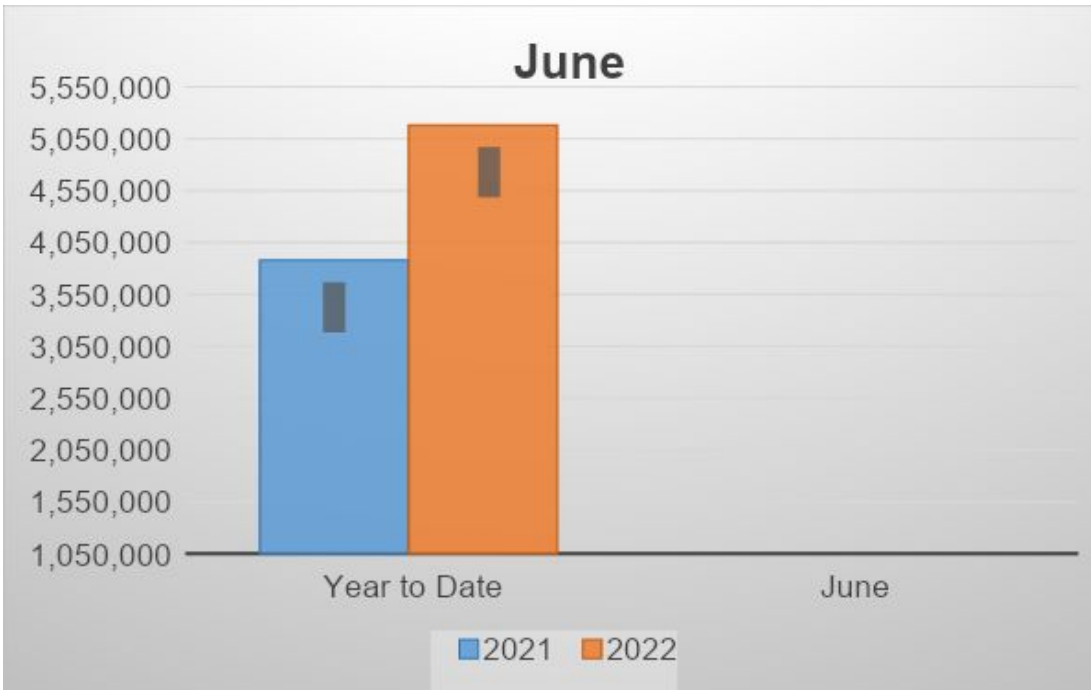


Natural Gas Fund – Revenues



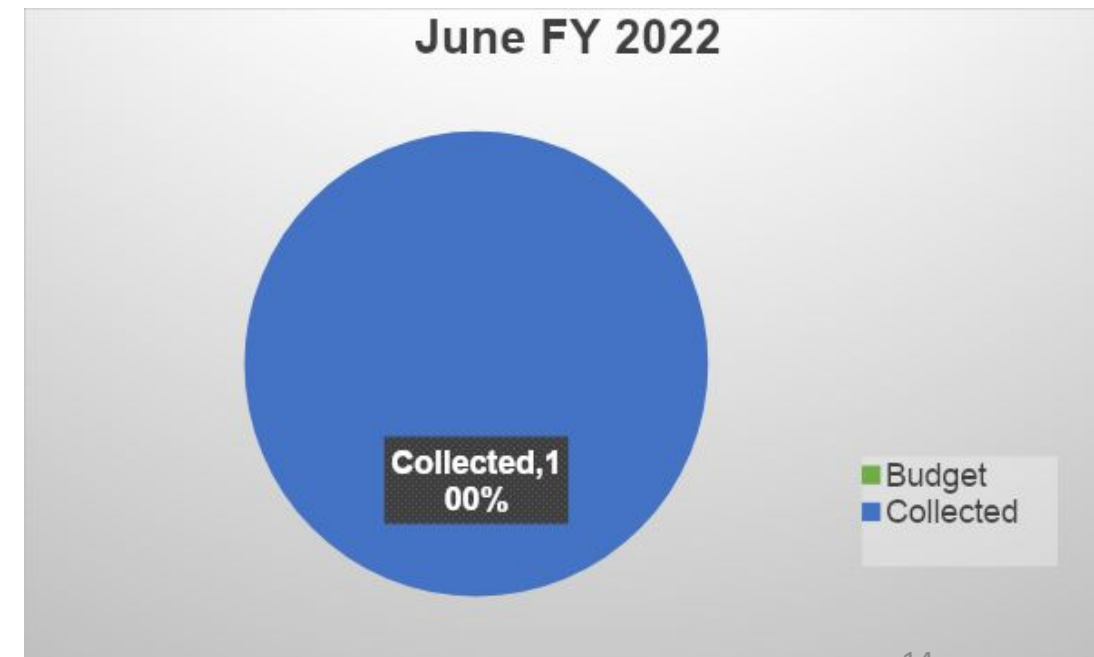
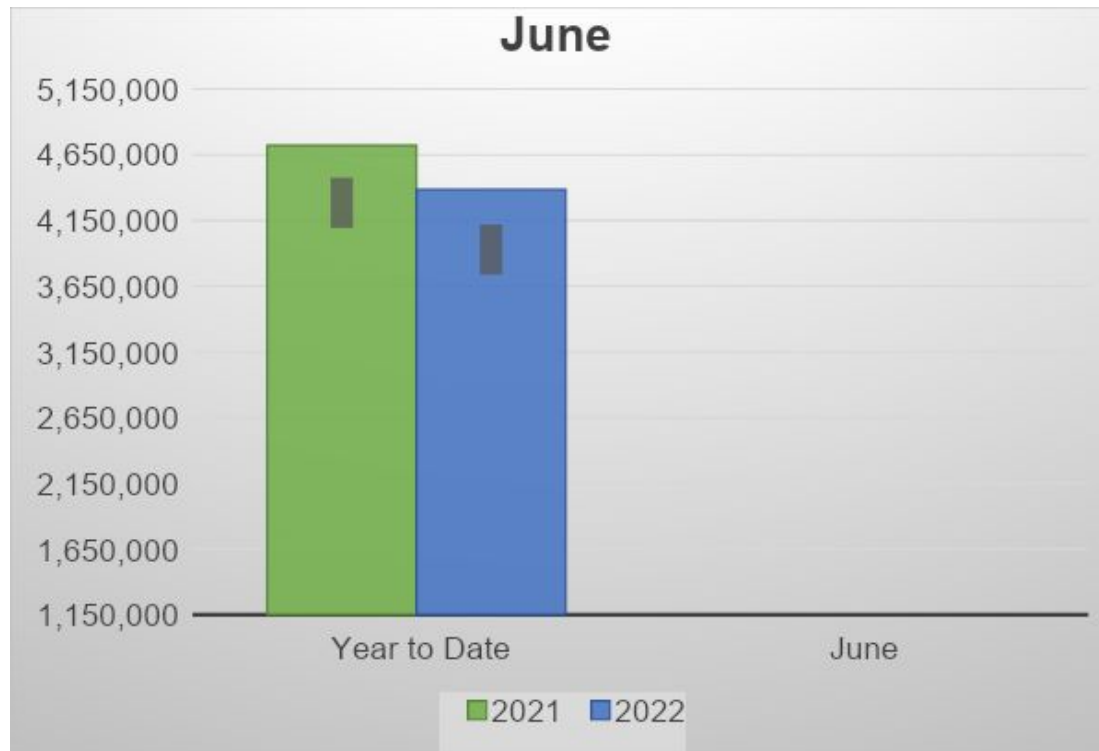


Natural Gas Fund – Expenditures



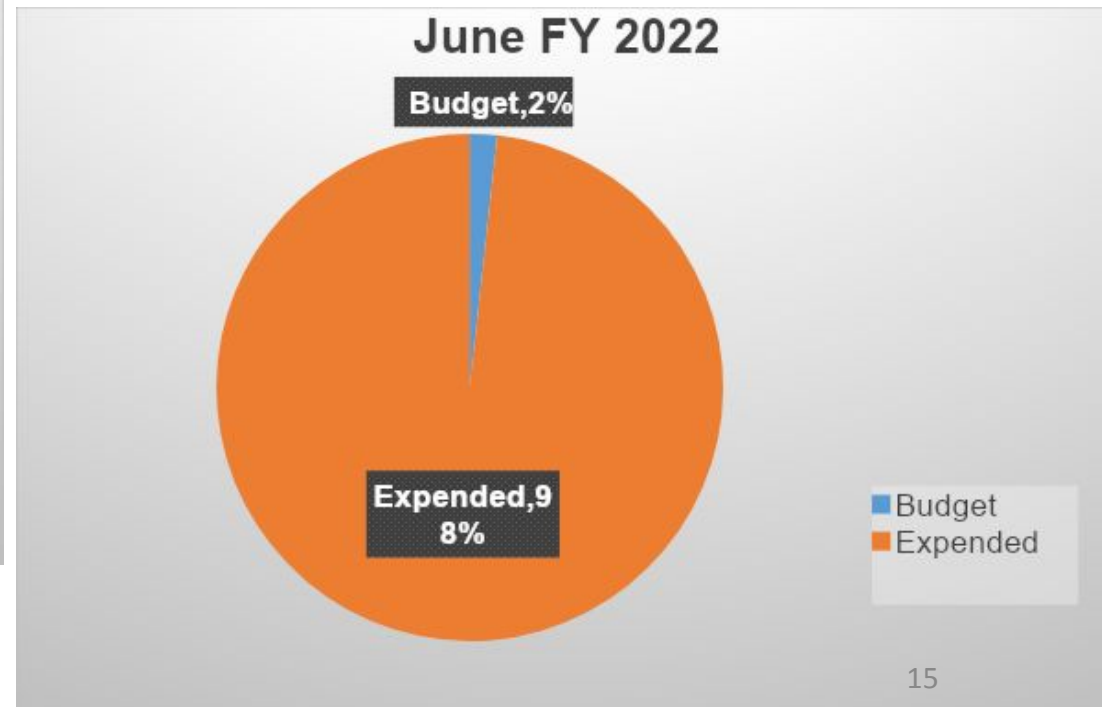
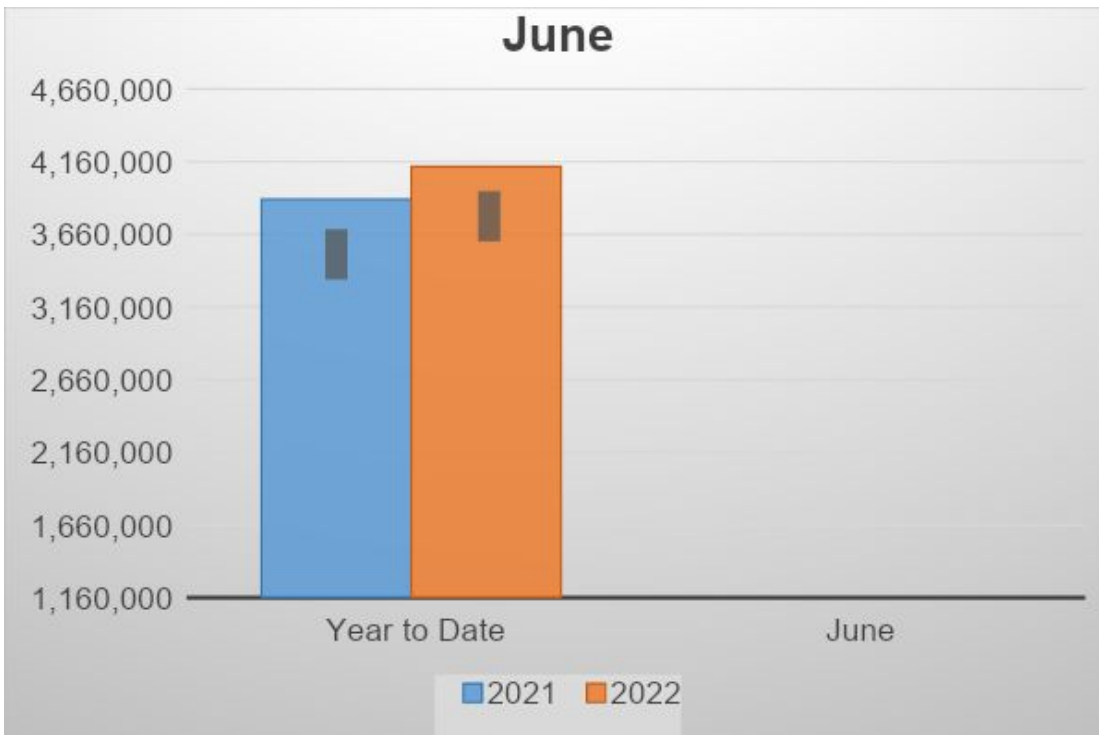


Solid Waste Collection Fund - Revenues



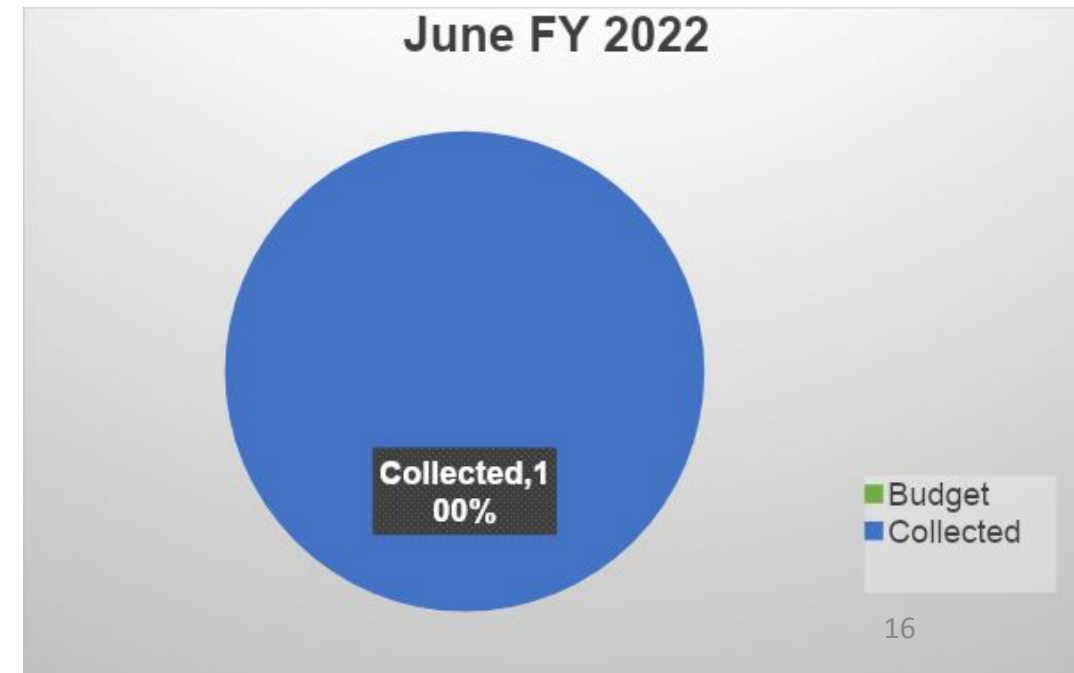
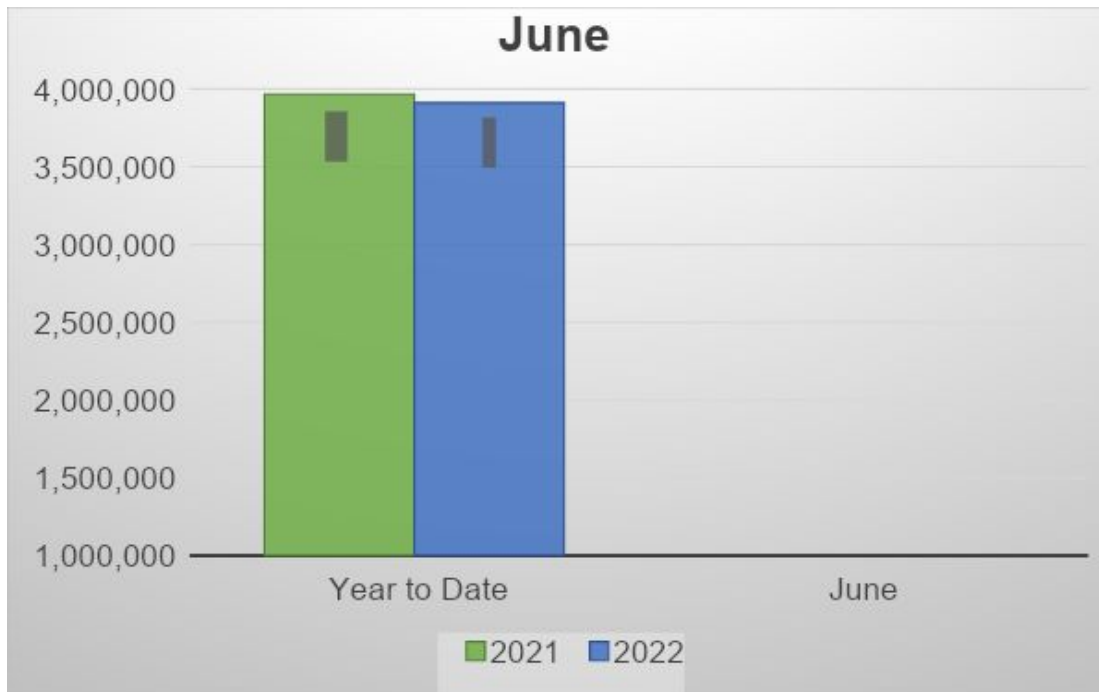


Solid Waste Collection Fund - Expenditures



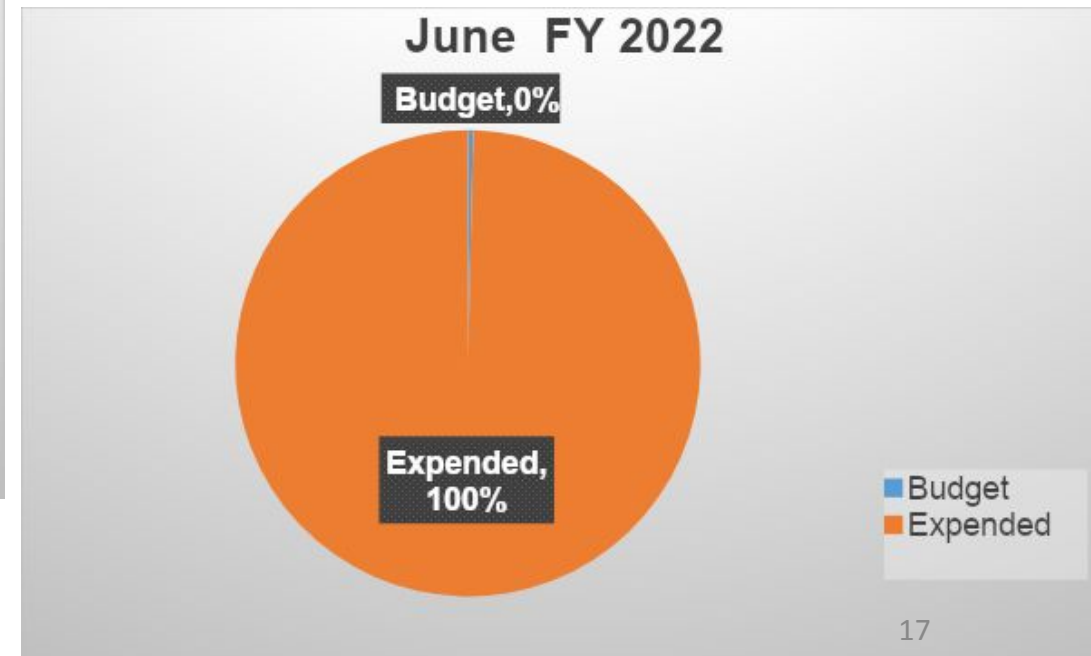
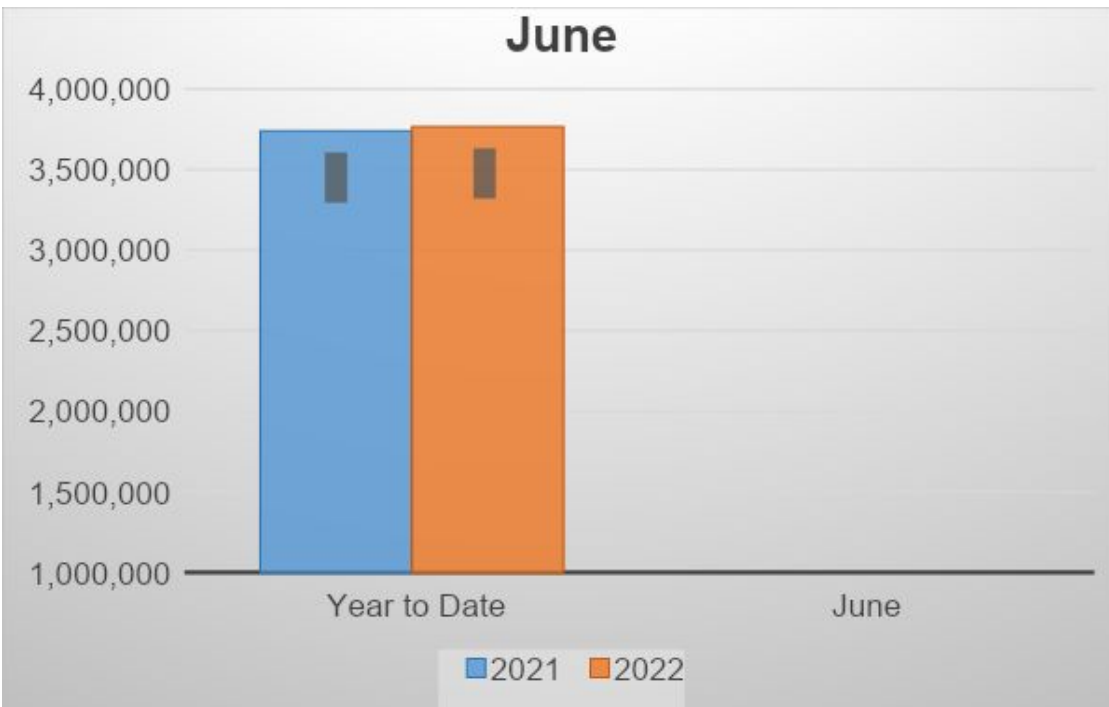


Solid Waste Disposal Fund - Revenues



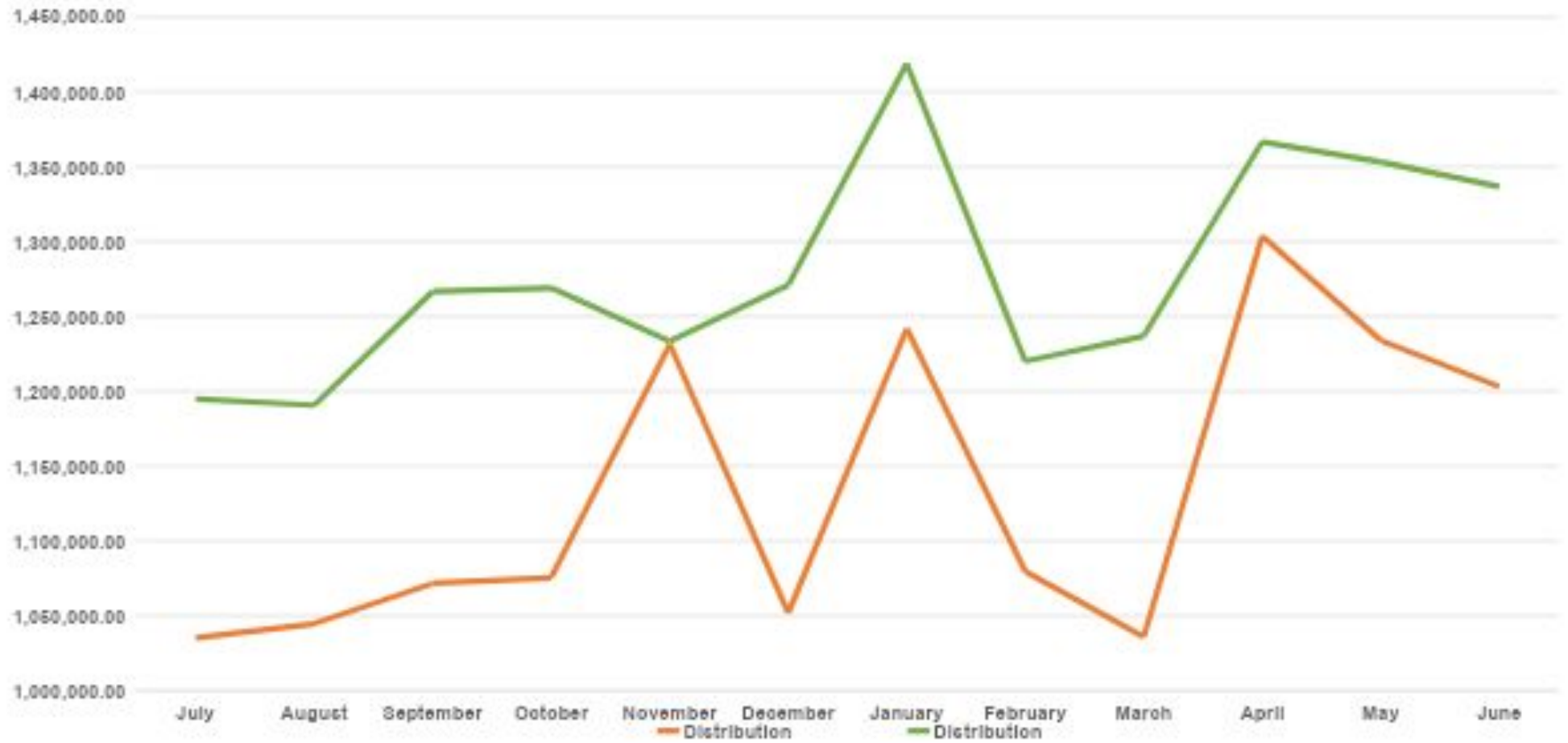


Solid Waste Disposal Fund – Expenditures



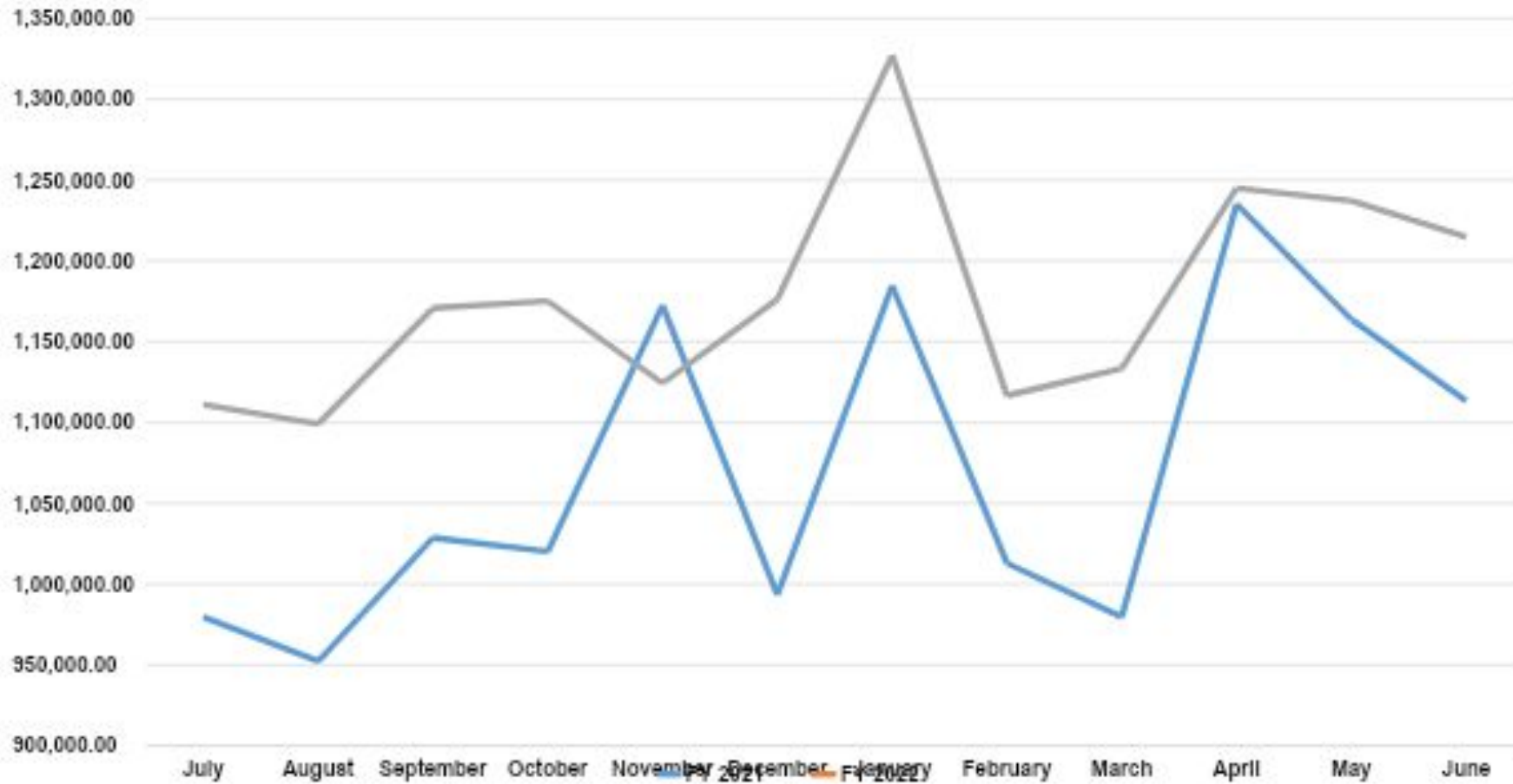


SPLOST





TSPLOST



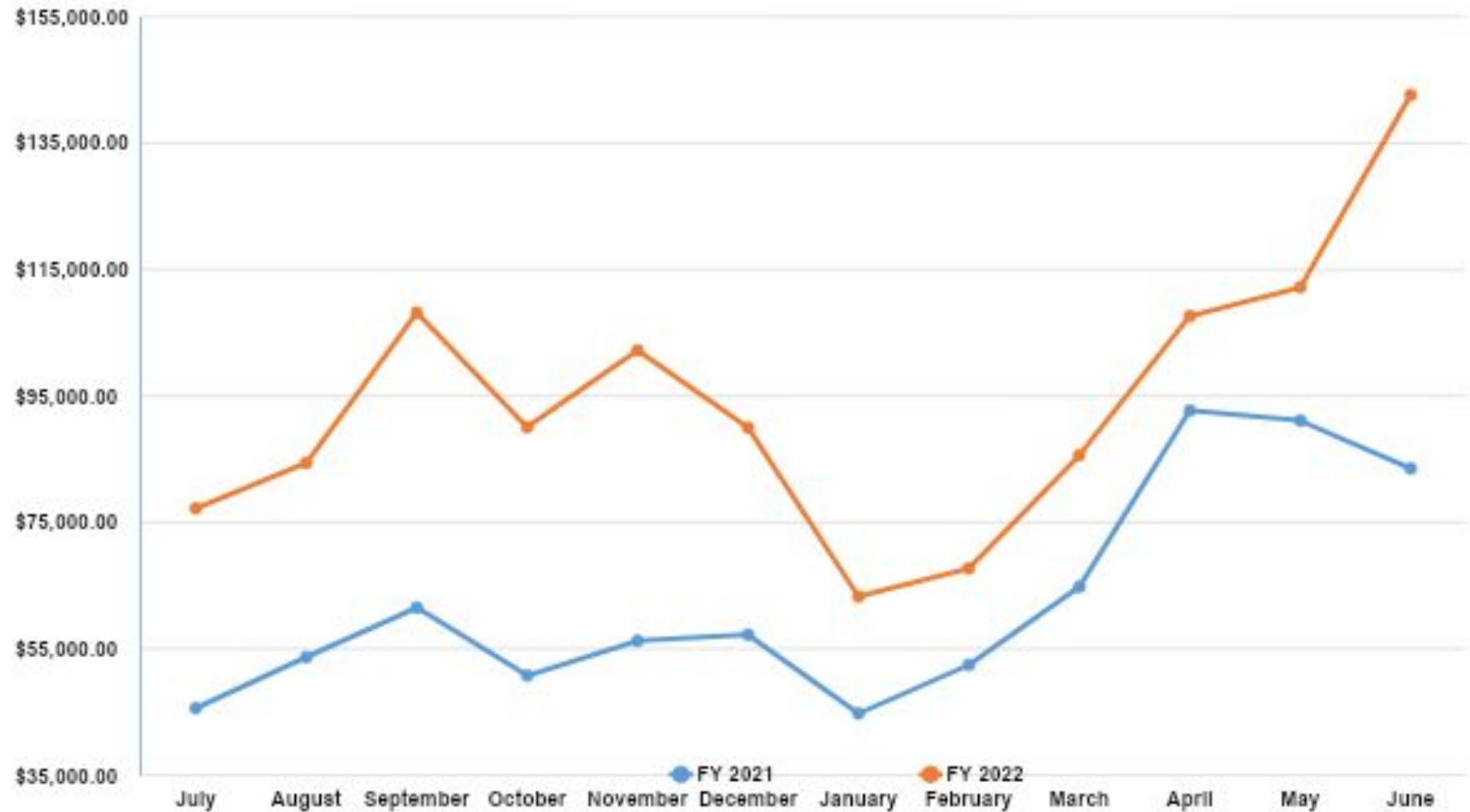


Hotel and Motel Revenue

Revenue Collected:

July 2021-June 2022 =
\$754,452

July 2021-June 2022 =
\$1,131,248





Questions



Statesboro –
Bulloch County
Law
Enforcement
Training Center

Recent Improvements

- In 2019, the Statesboro Police Officers Foundation and Bulloch County Sheriffs Office Foundation funded the construction of the new classroom
- Since then, the classroom has been expanded to include:
 - Judgemental Use of Force Training Simulator along with a separate room to house it
 - Defensive Tactics Room
 - Force on Force Shoot House
- The Shoot House was constructed to allow for building clearing training and additional scenario based training



Grant Funding List

- 2021 CJCC Law Enforcement Training Grant - \$160,000
- 2021 BJA Edward Byrne Memorial Justice Assistance Grant - \$10,014
- 2022 CJCC Law Enforcement Training Grant - \$116,640

Training Hours

Last reported June 2022

Course Category	POST Hours
Basic Academy	1632
Career Development/Leadership	11
Community Policing & Cultural Training	22
Critical Tasks/Policies/Legal Update	11
Firearms Training	511
K9	44
Professional Development / Skills Devlp	15
Sexual Assault / Harassment	2
SWAT	148
Traffic Enforcement	25
GRAND TOTAL	2421





Questions



Housing Rehabilitation Program Updates and Processing



Background

- Applications for Housing Rehabilitation ceased on June 23, 2022.
- Initial inspections began during the application period.
- In total, we received 83 applications.
- Since that time, Insight Planning & Development (Program Consultant) has conducted housing assessments for the houses that met initial income qualifications.



I. Housing Assistance Policy

1. As presented Section V of the housing assistance policy, the rehab cost should be \$50,000 or \$70 per square foot.
2. Rehab above these limits must be considered for reconstruction.
3. The City may provide reconstruction for housing: either through traditional building methods or manufactured/modular housing.
4. The City is authorized to provide temporary relocation payments on a case by case basis.



II. Program Constraints

1. General Construction Issues

- A. Due to supply shortages and logistical issues, cost are still elevated for materials.
- B. A large number of houses are slated to exceed the estimated cost of \$50,000 for repair (please see next page).

2. Contractor Shortage

- A. Based on preliminary discussions, we are finding a lukewarm contractor response.
- B. This rehab project is competing with nearly 1,000 new homes (townhouses and detached single-family) within the City Limits being slated for development.





III. Current Progress

1. Insight Planning & Development continues to write scopes of work for future bid packets.
2. Title searches have begun on the first 10 homes slated for bid. The homes all meet the following requirements:
 - Expected repair cost is under \$50,000.
 - All applicants meet initial income eligibility requirements.
 - All homes are in either the Johnson Street Area or MLK Neighborhood.
3. Bid packets are currently being prepared for distribution.
4. 11 houses in the Johnson Street area have been recommended for demolition.



IV. Response to Demolition Needs

After identifying a number of homes beyond repair staff is proposing the following remedies:

1. Amend the Housing Assistance Policy to increase the payback period for new construction housing.
2. Confirm the MLK Neighborhood as the target neighborhood for the second tranche of funding (\$1,500,000), as recommended by the Statesboro Housing and Revitalization Committee (SHaRC).
3. Utilize the second tranche of scattered site funding (\$1,000,000) for new construction on already identified housing.



V. New Construction Replacement Options

Stick-Built

• Positives

- Can be built at a lower cost (estimated to build at the average of between \$145 to \$152 per square foot).
- Could use local builders to complete construction.
- Multiple available plan sets to suit different lot conditions.

• Negatives

- Contractor availability may be limited.
- Residents will require extensive relocation over the period of demolition and construction.
- Material shortages could increase overall build time.



V. Replacement Options (Continued)

Modular/Manufactured

• Positives

- Estimated timeline is faster for replacement.
- Models are built to International Code Council requirements for safe and sanitary housing.
- The majority of trade work is completed upon receipt, limiting the plumbing, electrical and mechanical work to be completed.

• Negatives

- Cost is generally higher per unit averaging at roughly \$231 per square foot and does not generally include site work and demolition.
- Specialized contractors for this type of work are needed.
- Large orders do receive priority, which could draw out timeline for receipt of product.



VI: Current Policy

1. Focus in the Johnson Street neighborhood with \$1.5 Million, and an additional \$1 million in scattered sites.
2. Rehab homes identified as repairable with the \$50,000 expectation, and seek additional grant funding (CDBG) to resolve issues of housing beyond that cap.
3. The local Community Housing Team has recommended the MLK Neighborhood as the second focal neighborhood.



Questions



PROPOSED AMENDMENTS TO R-2 ZONING DISTRICT



Sec. 2506-A. OPEN SPACE

At least 10% of the site acreage, calculated based on the total lot area before development, must be dedicated as amenity space. Amenity space is defined as any at-grade outdoor area of at least 100 square feet intended for use by the residents of the development and their guests, but not for the exclusive use of an individual dwelling unit. Amenity space specifically excludes required sidewalks, stream buffers, zoning buffers, stormwater facilities, and natural water bodies. Amenity space may include, but is not limited to, the following spaces: playgrounds, pool areas, tennis courts, basketball courts, other sports courts, community lawns, community gardens, hardscape areas improved for pedestrian enjoyment, **observation decks over stormwater facilities, splash pads, walking trails, dog parks**, wooded areas, and **pervious surface encouragement**.



REVIEW AND COMMENTS BY PLANNING COMMISSION TO R-2 ZONING DISTRICT

- Requested that staff check other developments for samples of open space percentages.
- Not sure if 10% was feasible as an overall percentage especially as it relates to smaller (or larger) developments.
- The PC did not recommend observation decks over stormwater facilities. They felt that they could end up being poorly maintained or dry for part of the year.



REVIEW AND COMMENTS BY PLANNING COMMISSION TO R-2 ZONING DISTRICT

- Discussed with TSW zoning consultant who recommended the following:
 - For lots under 5 acres in size, use a 5% requirement; and,
 - For lots of 5 acres or more in size, use a 10% requirement.
 - Important to be mindful that these areas should be treated as “high quality” open spaces.



REVIEW AND COMMENTS BY PLANNING COMMISSION ON PLANNED UNIT DEVELOPMENTS (PUDS)

- The PC felt strongly that PUDs should not be used to increase residential density.
- Rather, it was agreed that PUD's should only be used for mixed-uses, i.e. residential, commercial and office.
- Alternatively, they did not feel that a mix of housing types (such as townhomes, single family, or multi-family) should qualify as a PUD.
- There was no support to institute a moratorium on PUDs.



REVIEW AND COMMENTS BY PLANNING COMMISSION ON PLANNED UNIT DEVELOPMENTS (PUDS)

- Accordingly, they voted on a motion by Commissioner Fox, 5 to 0, to recommend that the City Council consider an amendment to the PUD ordinance, (until such time as the ordinance is revised, under the new proposed zoning ordinance), stating that: **a mixed-use requirement, encompassing the following uses, must be included to apply under the PUD zoning district: commercial, residential and/or office.**



Questions



September 20, 2022
Work Session

GDOT Road Safety Audit

**SR 67/Fair Road and
SR 26/Northside Drive**



Road Safety Audit

A RSA is a formal safety performance examination of a roadway section or intersection performed by an independent, qualified and multidisciplinary team of experts to identify potential solutions to improve the safety of the selected roadway location.

- Design of the location will be considered, however, this is NOT a design activity.
- Opportunity to identify short-term, intermediate and long-term solutions which can be considered for implementation by GDOT



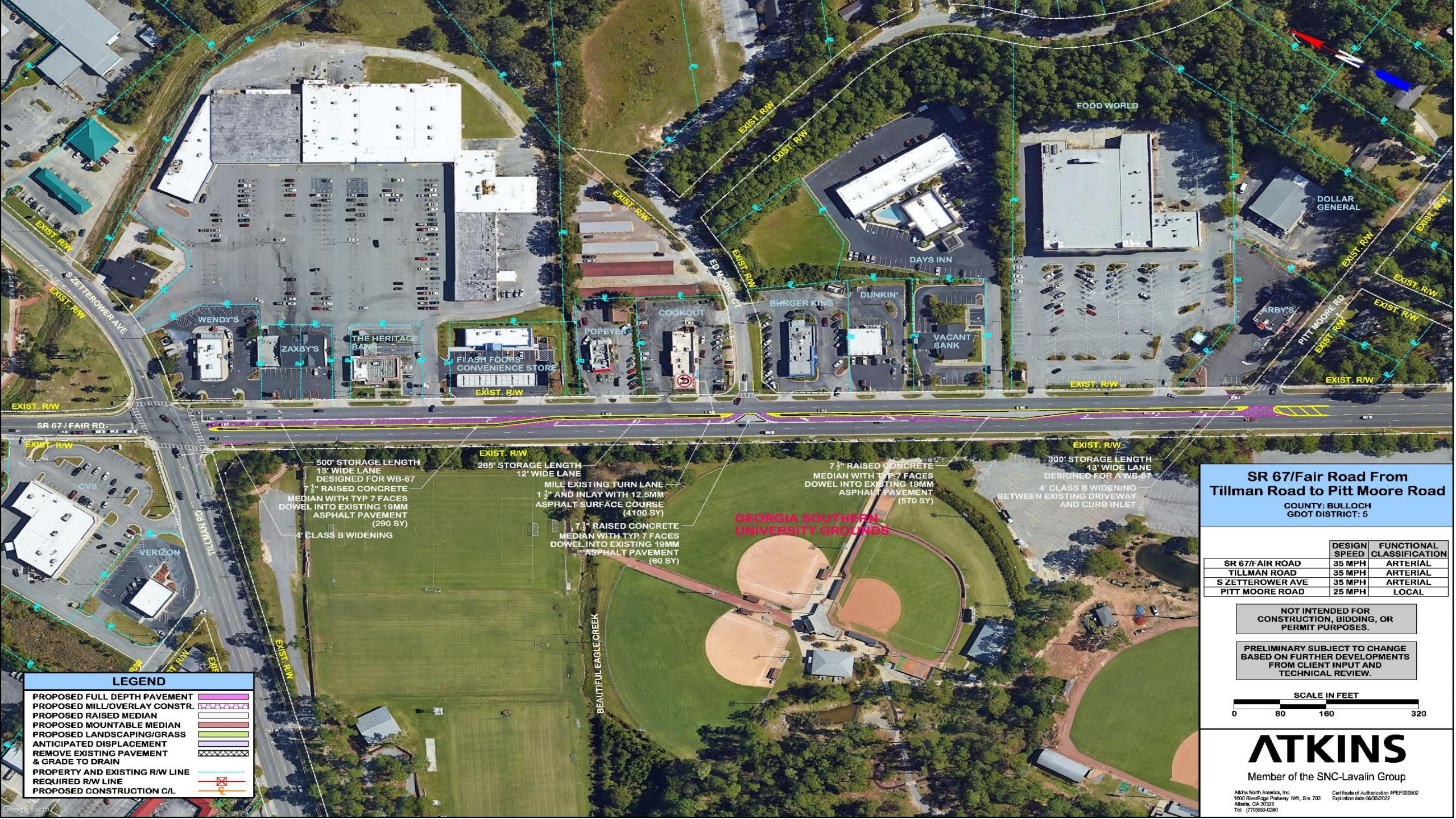
SR 67/Fair Road

(Tillman Road to Pitt Moore Road)

Safety Concerns:

- Limited site provisions for vehicle storage and/or occupancy to access drive-through (e.g. Dunkin Donuts, Popeye's, Zaxbys)
- High volume for service demand resulting in vehicle line up on Fair Rd. of up to 10 vehicles
- Left turns into oncoming traffic
- Rollovers and Crash Events

❖ Safety audit of the subject road to assess if changes in roadway configuration are necessary



**SR 67/Fair Road From
Tillman Road to Pitt Moore Road**
 COUNTY: BULLOCH
 GDOT DISTRICT: 5

	DESIGN SPEED	FUNCTIONAL CLASSIFICATION
SR 67/FAIR ROAD	35 MPH	ARTERIAL
TILLMAN ROAD	35 MPH	ARTERIAL
S ZETTEROWER AVE	35 MPH	ARTERIAL
PITT MOORE ROAD	25 MPH	LOCAL

NOT INTENDED FOR
 CONSTRUCTION, BIDDING, OR
 PERMIT PURPOSES.

PRELIMINARY SUBJECT TO CHANGE
 BASED ON FURTHER DEVELOPMENTS
 FROM CLIENT INPUT AND
 TECHNICAL REVIEW.



ATKINS

Member of the SNC-Lavalin Group

Atkins North America, Inc.
 1900 RiverEdge Parkway NW, S-6 700
 Atlanta, GA 30328
 Tel: (770)955-4280
 Certificate of Authorization #PEP000002
 Expiration date 06/30/2022

LEGEND

PROPOSED FULL DEPTH PAVEMENT	
PROPOSED MILL/OVERLAY CONSTR.	
PROPOSED RAISED MEDIAN	
PROPOSED MOUNTABLE MEDIAN	
PROPOSED LANDSCAPING/GRASS	
ANTICIPATED DISPLACEMENT	
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	
PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
PROPOSED CONSTRUCTION C/L	

- 500' STORAGE LENGTH
13' WIDE LANE
DESIGNED FOR WB-67
- 7 1/2" RAISED CONCRETE
MEDIAN WITH TYP 7 FACES
DOWEL INTO EXISTING 19MM
ASPHALT PAVEMENT
(290 SY)
- 4' CLASS B WIDENING
- 285' STORAGE LENGTH
12' WIDE LANE
- MILL EXISTING TURN LANE
1 1/2" AND INLAY WITH 12.5MM
ASPHALT SURFACE COURSE
(4100 SY)
- 7 1/2" RAISED CONCRETE
MEDIAN WITH TYP 7 FACES
DOWEL INTO EXISTING 19MM
ASPHALT PAVEMENT
(80 SY)
- 7 1/2" RAISED CONCRETE
MEDIAN WITH TYP 7 FACES
DOWEL INTO EXISTING 19MM
ASPHALT PAVEMENT
(570 SY)
- 300' STORAGE LENGTH
13' WIDE LANE
DESIGNED FOR A WB-67
- 4' CLASS B WIDENING
BETWEEN EXISTING DRIVEWAY
AND CURB-INLET

**GEORGIA SOUTHERN
 UNIVERSITY GROUNDS**

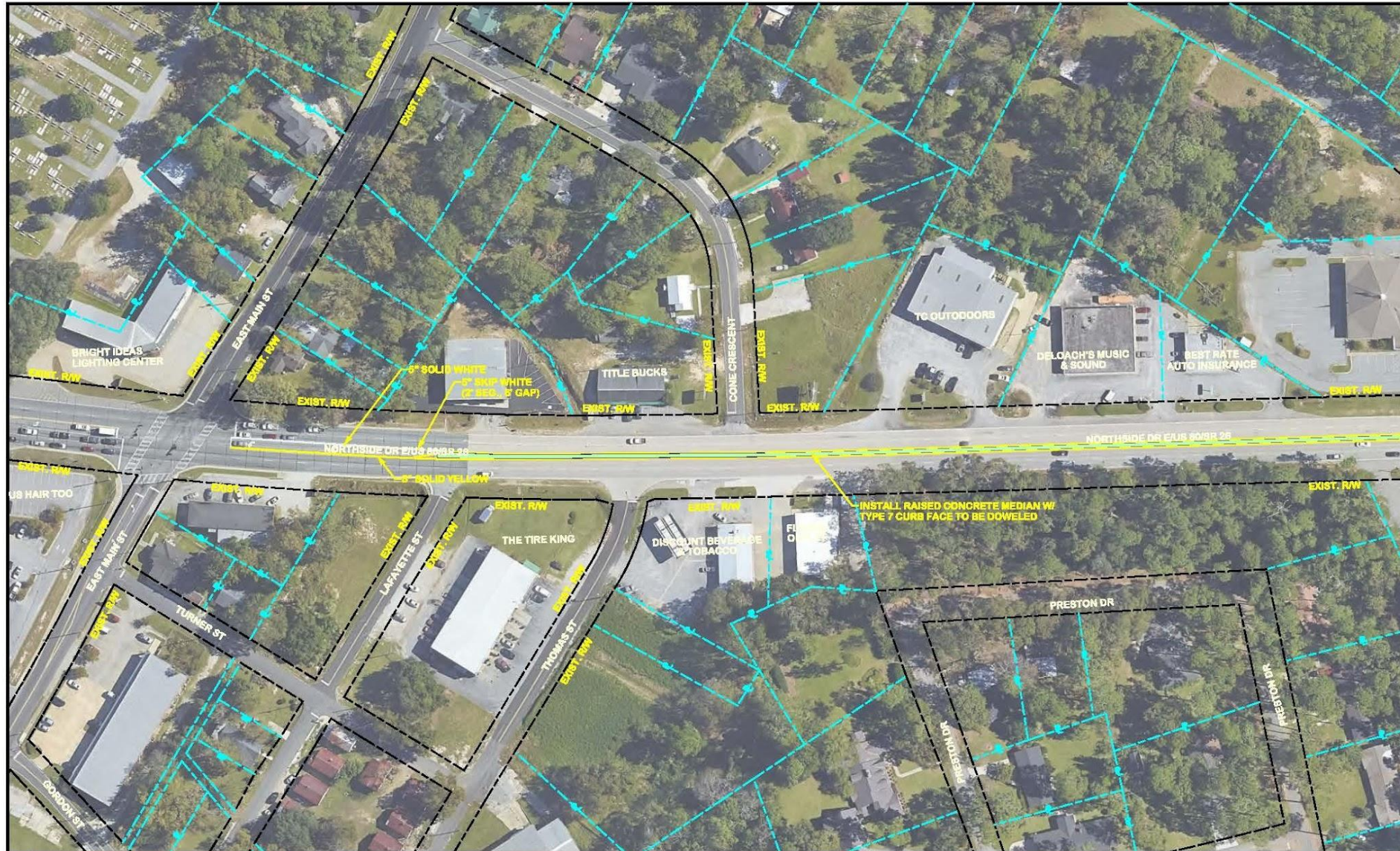


SR 26/Northside Drive

(East Main Street to Belair Drive)

Improvements Needed:

- Eliminate multiple conflict points at commercial drives with left/right turns into oncoming traffic
- High volume service demand resulting in vehicle stacking in eastbound right lane - add right turn lane from Jet Drive to Lovett Road
- Realign intersections with SR 26 to improve viewing angle
- Convert minor intersections to right in/right out



MATCH LINE SHEET 2

LEGEND	
PROPOSED FULL DEPTH PAVEMENT	
PROPOSED CLASS B PAVEMENT	
PROPOSED MILL/OVERLAY CONSTR.	
PROPOSED SIDEWALK	
PROPOSED MEDIAN / C&G	
PROPOSED MOUNTABLE MEDIAN	
PROPOSED LANDSCAPING/GRASS	
ANTICIPATED DISPLACEMENT	
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	
PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
PROPOSED CONSTRUCTION C/L	

NOTES:

Location	Description	Cost	B/C
Lee St	Add RIRO medians	\$250,000	10.07
Lindberg St	Realign intersection with SR 26 to improve viewing angle. Add RIRO median.	\$ 200,000.00	11.17
Jet Dr	Convert to RIRO.	\$ 100,000.00	2.63
Statesboro Mall Driveway - West	Convert to RIRO.	\$ 250,000.00	8.51
Statesboro Mall Driveway - East	Convert to RIRO.	\$ 250,000.00	7.43
Buckhead Drive	Add RIRO median and remove left turn lane.	\$ 250,000.00	0.35
Corridor (East Main St. to Veterans Memorial Pkwy)	Install a Raised Concrete Median along the corridor from Lee St to Belair Dr.	\$ 2,000,000.00	7.86

SR 26	DESIGN SPEED 40 MPH	FUNCTIONAL CLASSIFICATION URBAN MINOR ARTERIAL
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NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS FROM CLIENT INPUT AND TECHNICAL REVIEW.

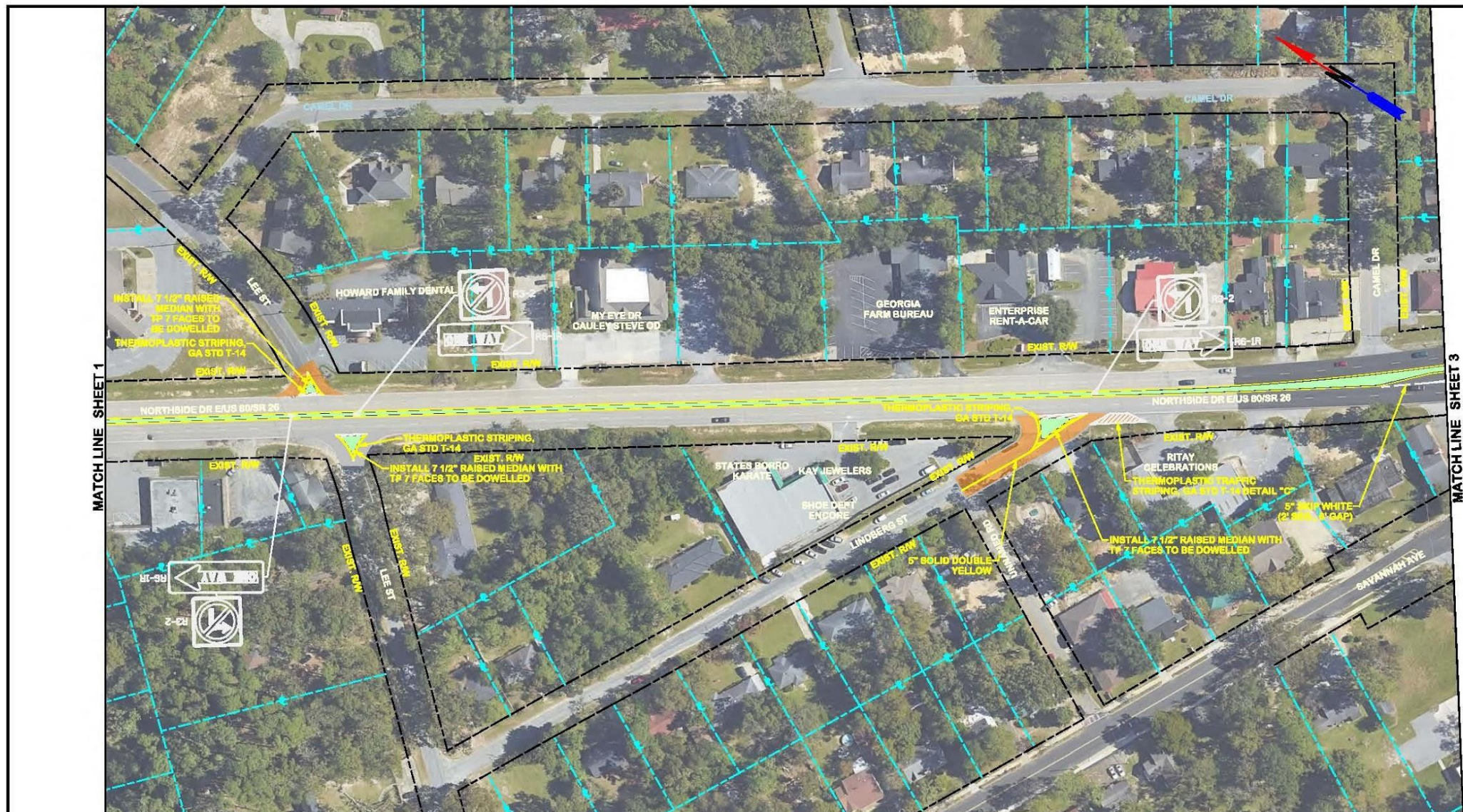
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SR 26 (EAST MAIN ST TO BELAIR DR) ALTERNATIVE SKETCH
 COUNTY: BULLOCH
 GDOT DISTRICT: 6



Member of the SNC-Lavalin Group

Atkins North America, Inc.
 1500 Sheffield Parkway NW, Ste 700
 Atlanta, GA 30329
 Tel: (770)855-0280
 Certificate of Authorization #PCT005902
 Expire date 03/30/2022



MATCH LINE SHEET 1

MATCH LINE SHEET 3

LEGEND

PROPOSED FULL DEPTH PAVEMENT	[Color swatch]
PROPOSED CLASS B PAVEMENT	[Color swatch]
PROPOSED MILL/OVERLAY CONSTR.	[Color swatch]
PROPOSED SIDEWALK	[Color swatch]
PROPOSED MEDIAN / C&G	[Color swatch]
PROPOSED MOUNTABLE MEDIAN	[Color swatch]
PROPOSED LANDSCAPING/GRASS	[Color swatch]
ANTICIPATED DISPLACEMENT	[Color swatch]
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	[Color swatch]
PROPERTY AND EXISTING R/W LINE	[Color swatch]
REQUIRED R/W LINE	[Color swatch]
PROPOSED CONSTRUCTION C/L	[Color swatch]

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Jet Dr	Convert to RIRO.	\$ 100,000.00	2.83
Statesboro Mall Driveway - West	Convert to RIRO.	\$ 250,000.00	8.51
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SR 26	DESIGN SPEED 40 MPH	FUNCTIONAL CLASSIFICATION URBAN MINOR ARTERIAL
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PRELIMINARY SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS FROM CLIENT INPUT AND TECHNICAL REVIEW.

SCALE IN FEET
0 60 120 240

SR 26 (EAST MAIN ST TO BELAIR DR) ALTERNATIVE SKETCH
 COUNTY: BULLOCH
 GDOT DISTRICT: 6

ATKINS
 Member of the SNC-Lavalin Group

Atkins North America, Inc.
 1000 ThreeEdge Parkway NW, Ste. 700
 Atlanta, GA 30328
 Tel: 770/993-5280

Certificate of Authorization #FT10000001
 Expires date 3/31/2022

SHEET 2 OF 5



MATCH LINE SHEET 2

MATCH LINE SHEET 4

LEGEND

PROPOSED FULL DEPTH PAVEMENT	[Pattern]
PROPOSED CLASS B PAVEMENT	[Pattern]
PROPOSED MILL/OVERLAY CONST.	[Pattern]
PROPOSED SIDEWALK	[Pattern]
PROPOSED MEDIAN / C&G	[Pattern]
PROPOSED MOUNTABLE MEDIAN	[Pattern]
PROPOSED LANDSCAPING/GRASS	[Pattern]
ANTICIPATED DISPLACEMENT	[Pattern]
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	[Pattern]
PROPERTY AND EXISTING R/W LINE	[Line]
REQUIRED R/W LINE	[Line]
PROPOSED CONSTRUCTION C/L	[Line]

NOTES:

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SR 26	DESIGN SPEED 40 MPH	FUNCTIONAL CLASSIFICATION URBAN MINOR ARTERIAL
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PRELIMINARY SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS FROM CLIENT INPUT AND TECHNICAL REVIEW.

SCALE IN FEET
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SHEET 8 OF 5

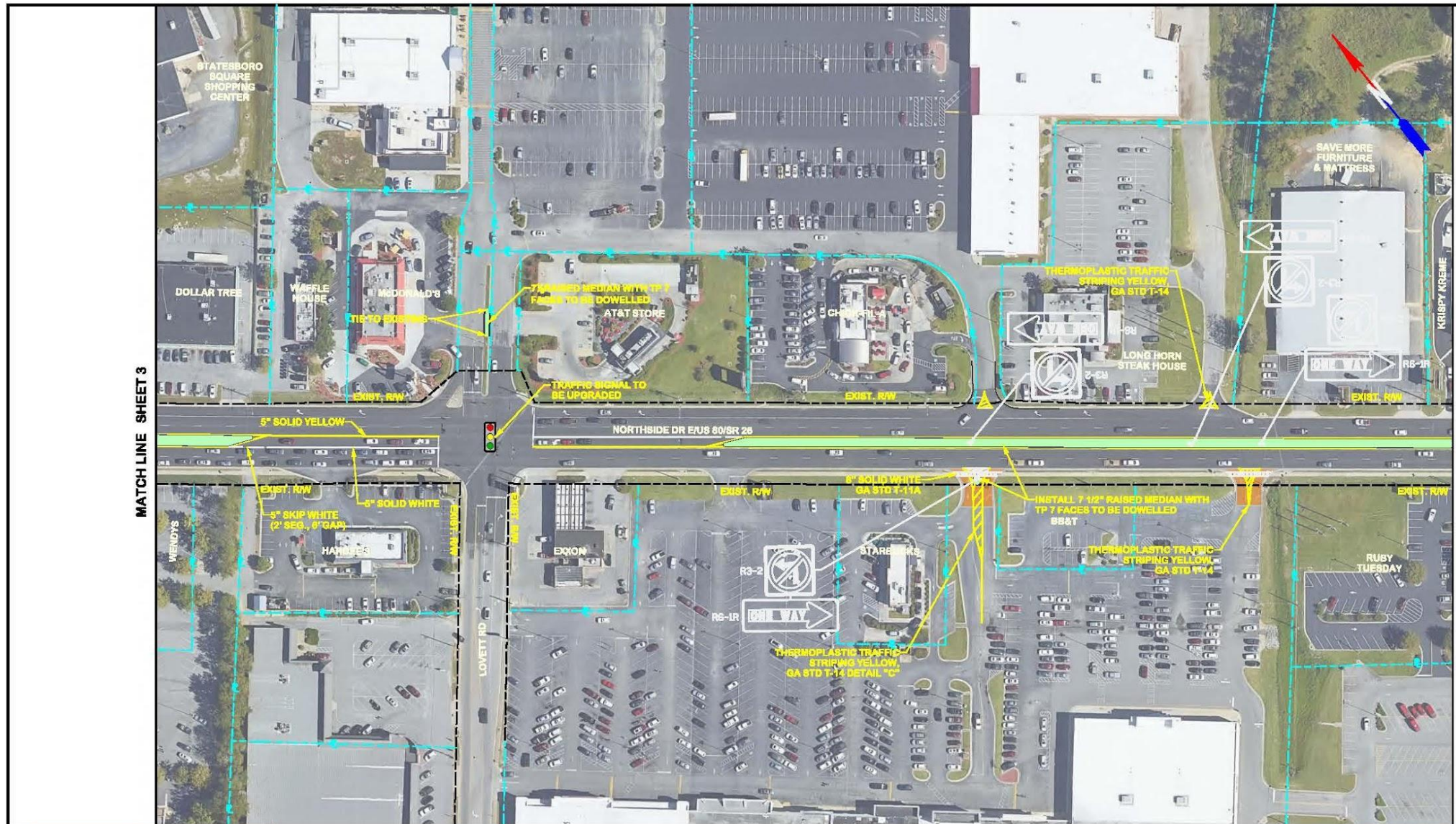
SR 26 (EAST MAIN ST TO BELAIR DR) ALTERNATIVE SKETCH

COUNTY: BULLOCH
GDOT DISTRICT: 5

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Tel: (770)833-2200

Certificate of Authorization #977000003
Expiration date 03/30/2022



MATCH LINE SHEET 3

MATCH LINE SHEET 5

LEGEND	
PROPOSED FULL DEPTH PAVEMENT	
PROPOSED CLASS B PAVEMENT	
PROPOSED MILL/OVERLAY CONSTR.	
PROPOSED SIDEWALK	
PROPOSED MEDIAN / C&G	
PROPOSED MOUNTABLE MEDIAN	
PROPOSED LANDSCAPING/GRASS	
ANTICIPATED DISPLACEMENT	
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	
PROPERTY AND EXISTING R/W LINE	
REQUIRED R/W LINE	
PROPOSED CONSTRUCTION C/L	

NOTES:

Location	Description	Cost	B/C
Lee St	Add RIRO medians	\$250,000	10.07
Lindberg St	Realign intersection with SR 26 to improve viewing angle. Add RIRO median.	\$ 200,000.00	11.17
Jet Dr	Convert to RIRO.	\$ 100,000.00	2.63
Statesboro Mall Driveway - West	Convert to RIRO.	\$ 250,000.00	8.51
Statesboro Mall Driveway - East	Convert to RIRO.	\$ 250,000.00	7.43
Buckhead Drive	Add RIRO median and remove left turn lane.	\$ 250,000.00	0.35
Corridor (East Main St. to Veterans Memorial Pkwy)	Install a Raised Concrete Median along the corridor from Lee St to Belair Dr.	\$ 2,000,000.00	7.86

SR 26	DESIGN SPEED 40 MPH	FUNCTIONAL CLASSIFICATION URBAN MINOR ARTERIAL
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NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY SUBJECT TO CHANGE BASED ON FURTHER DEVELOPMENTS FROM CLIENT INPUT AND TECHNICAL REVIEW.

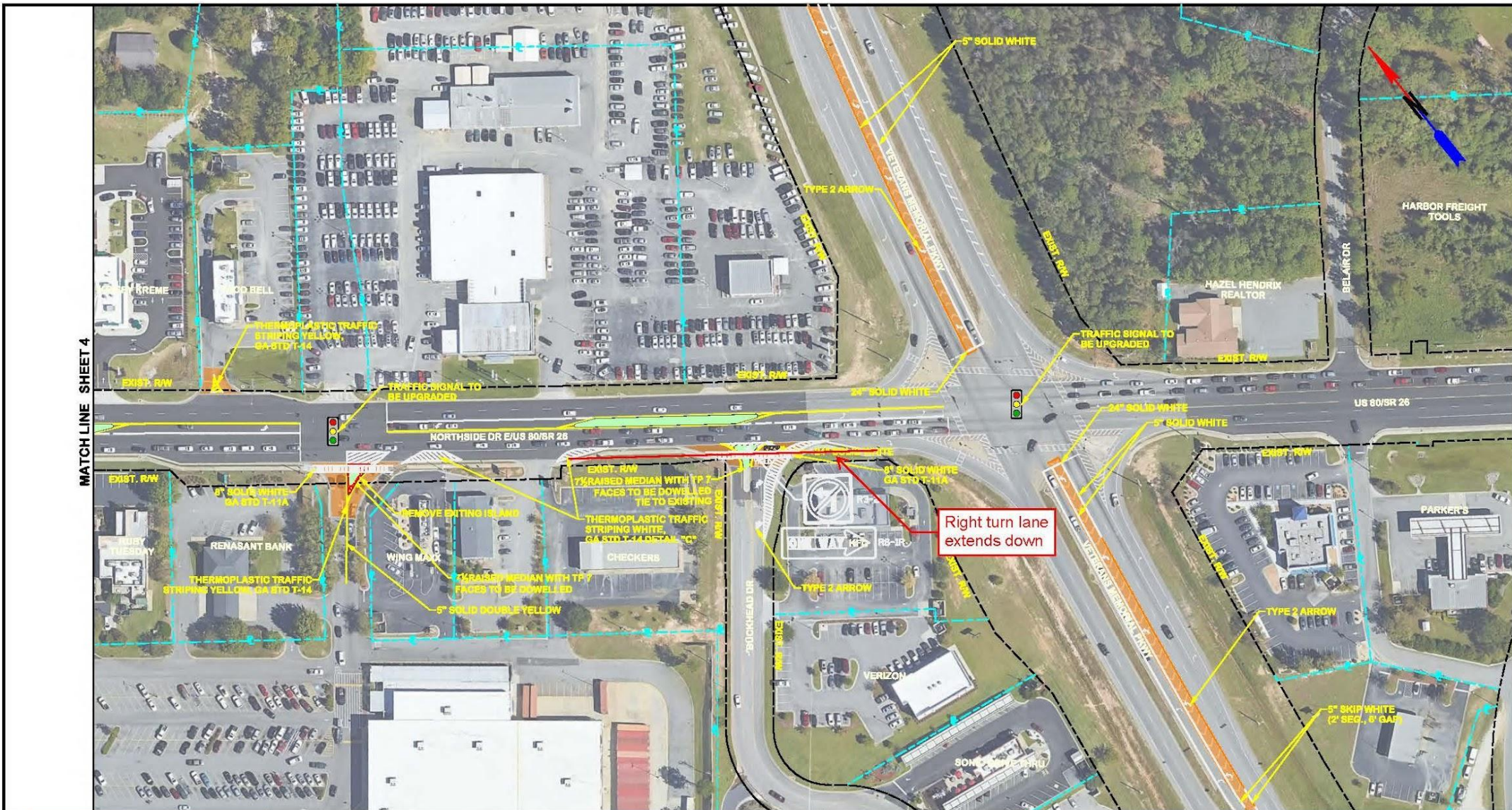
SCALE IN FEET
0 60 120 240

SR 26 (EAST MAIN ST TO BELAIR DR) ALTERNATIVE SKETCH
 COUNTY: BULLOCH
 GDOT DISTRICT: 5

ATKINS
 Member of the SNC-Lavalin Group

Atkins North America, Inc.
 1000 Shreve Drive Parkway NW, Ste 700
 Atlanta, GA 30329
 Tel: (770)855-0280

Certificate of Authorization #PCT-000903
 Expire date 10/30/2022



LEGEND	
PROPOSED FULL DEPTH PAVEMENT	
PROPOSED CLASS B PAVEMENT	
PROPOSED MILL/OVERLAY CONST.	
PROPOSED SIDEWALK	
PROPOSED MEDIAN / C&G	
PROPOSED MOUNTABLE MEDIAN	
PROPOSED LANDSCAPING/GRASS	
ANTICIPATED DISPLACEMENT	
REMOVE EXISTING PAVEMENT & GRADE TO DRAIN	
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SCALE IN FEET
0 60 120 240

SR 26 (EAST MAIN ST TO BELAIR DR) ALTERNATIVE SKETCH

COUNTY: BULLOCH
GDOT DISTRICT: 5

ATKINS
Member of the SNC-Lavalin Group

Atkins North America, Inc.
1000 ThreeEdge Parkway NW, Ste 700
Atlanta, GA 30328
Tel: (770) 953-0280

Certificate of Authorization #PT0000010
Exp: active date 03/09/2022

SHEET 5 OF 5



Questions



Health Commission



Purpose of Health Commission

The goal of this commission would be to seek to improve health (broadly defined) and quality of life for the Statesboro community to promote health equity, foster well-being, and increase accessibility to resources in partnership with existing service providers. This goal will be accomplished by assessing and responding to community needs and organizing and mobilizing community members to address health issues.



Overall Health Concerns

In 2019, Georgia ranked 40th in overall health among the 50 states

- 38th for cardiovascular deaths
- 50th for childhood immunizations
- 43rd in infant mortality
- 49th in maternal mortality 2 (76 GA counties have no OB-GYN)



Affordability and Access Concerns

- In 2021, Georgia had the following statistics:
 - 13.4% were uninsured (rank: 48 out of 50 states)
 - 15.1% avoided healthcare due to cost (rank: 49 out of 50 states)
 - 44.7 dentists per 100,000 people (rank: 46 out of 50 states)
 - 7.6% of adults report eating 2 or more fruits and 3 or more veggies each day



Mental Health Concerns

- Georgia ranked 46th out of 50 states for number of mental health providers per 100,000 people
- Suicides among teenagers increased in Georgia during the COVID19 pandemic



Proposed Commission Goals

Add to, build upon, and raise awareness of existing resources and health issues

- Assess community health needs to inform public programming
- Organize and mobilize community members to address health issues
- Identify barriers and enhance access to existing health resources
- Demonstrate to the community our collective support and concern for health and health equity issues
 - Provide evidence-based support for unmet healthcare needs in Statesboro



Questions



Limitations on Number of Permits to Exceed City Noise Restrictions



38 Environment, Article IV Noise

Section 38-105 Permit to Exceed

(a) Generally. A person or persons shall be exempt from the provisions of section 38-103 (i.e. general City noise restrictions) hereof, upon obtaining a "permit to exceed" from the city.

.....

- (f) Limit on permits. Permits to exceed shall be subject to the following limitations:
- (1) Permits will only be granted for temporary purposes not to exceed eight continuous hours in any one time period;
 - (2) No more than two permits shall be allowed per address (person or group of persons) during any six-month period. January 1 through June 30 shall constitute one six-month period. July 1 through December 31 shall constitute the second six-month period.
 - (3) No permit shall be granted for the time period between 1:00 a.m. and 9:00 a.m.



Questions