



Work Session for September 21, 2021

Agenda

1. Proposed use of ARPA Funds
2. Proposal for Overhaul of the Zoning Ordinances
3. Utilities: Cost of Services Discussion
4. EDA Grant Application for Creek on the Blue Mile
5. Adjourn



Mayor & Council Work Session

September 21, 2021 at 4:00 P.M.

AGENDA

1. Proposed use of ARPA Funds
2. Proposal for Overhaul of the Zoning Ordinances
3. Utilities: Cost of Services Discussion
4. EDA Grant Application for Creek on the Blue Mile
5. Adjourn





City of Statesboro
American Rescue Plan Act
Proposed Uses
September 21, 2021



American Rescue Plan Act Proposed Uses

City of Statesboro is eligible to receive \$12,306,221.00

\$6,153,110.50 was received on July 12, 2021.

Second round of funding is to be received in 12 months.



American Rescue Plan Act Proposed Uses

Proposed uses of \$6,153,110.50

- Housing Rehabilitation Target Area	
- Johnson Street Neighborhood	\$1,500,000.00
- Housing Rehabilitation Scattered Site	\$1,000,000.00
- Infrastructure Water & Sewer	\$3,000,000.00
- Food Insecurities	\$ 500,000.00
- Loss Revenues/Incentives	\$ 153,110.50

Total \$6,153,110.50



American Rescue Plan Act Proposed Uses

HOUSING REHABILITATION PROGRAM

A. Funding Sources

- 1.) \$2.5 M – 2021
- 2.) \$2.5 M – 2022

B. Funding Requirements

- 1.) Funds committed by 12/31/2024
- 2.) Funds spent by 12/31/2026

C. Program Administration

- 1.) Program administered by Dept. of Planning & Development
- 2.) Contract with Consultant to implement the Housing Rehabilitation Program



American Rescue Plan Act Proposed Uses

Housing Rehabilitation Program Allocations

1.) Year 2021

- a.) \$1.5M allocated to “Johnson St. Neighborhood”.
- b.) \$1M allocated for scattered sites within City (allows for extension to other areas as cited in the Affordable Housing Plan.)

2.) Year 2022

- a.) \$1.5M allocated to second neighborhood within the Urban Redevelopment Area.
- b.) \$1M utilized for scattered sites throughout City.



American Rescue Plan Act Proposed Uses

Housing Rehabilitation Program Funds

- Work will occur in distressed census tracts;
- Work will occur in the GICH Georgia Initiative for Community Housing Neighborhoods;
- Work will occur in the City Adopted Redevelopment Areas
- Housing Rehabilitation will follow Community Development Guidelines, and
- Benefit will be for low to moderate income citizens.



American Rescue Plan Act Proposed Uses

Guidelines will be consistent with CDBG Policy

- The City is not interested in owning anybody's home.
- The City is not interested in improving your home and then displacing the current owner.



American Rescue Plan Act Proposed Uses

Housing Rehabilitation Program Specifics

- 1.) Owner-occupied residences will be first priority.
 - a.) Five year payback period: after five years loan becomes a grant. Any change of ownership within the five year period will require a 20% payback per year.
 - b.) Rehabilitation amount capped at percentage of value of structure.
 - c.) Intent is to rehab structure to code requirements but under the set "cap".
 - d.) Homeowners must verify ownership and income.
- 2.) Investor-owned structures will be second priority.
- 3.) New construction, affordable housing will be considered once program is fully operational.



American Rescue Plan Act Proposed Uses

Housing Rehabilitation Program Timeline

- Goal is to initiate program as soon as possible but no later than the end of the 1st Quarter of 2022.



American Rescue Plan Act Proposed Uses

INFRASTRUCTURE: WATER AND SEWER

A. Funding Sources

- 1.) \$3M – 2021
- 2.) \$3M - 2022

B. Program Administration

- 1.) Department of Public Utilities

C. Program Intent

- 1.) To extend water and sewer infrastructure to neighborhoods not currently being served.
- 2.) Fox Lake (water and sewer)
Oliffe Street (sewer)
Oakcrest (water and sewer)
Ramblewood (water and sewer)
Merrywood (water and sewer)



American Rescue Plan Act Proposed Uses

FOOD INSECURITIES

A. Funding Sources

1,) \$500,000 – 2021

a.) Match with County

B. Joint project with Bulloch County to relocate the Food Bank.

C. Contingent upon facility being located within City limits.



American Rescue Plan Act Proposed Uses

LOSS REVENUES

A. Funding Sources

- 1.) \$153,110 – 2021
- 2.) \$653,110 – 2022

B. Use of Funds

- 1.) Funds can be used to cover any revenue loss due to the pandemic.



American Rescue Plan Act Proposed Uses

QUESTIONS?



Water and Sewer Fund Cost of Services Study



Water and Sewer Fund Cost of Services Study

Water and Sewer Fund Rate History

- In July 2016 the base charge for water and sewer service was increased.
- The last increase to water and sewer consumption service rates was in September 2013.
- When that adjustment was made no formal analysis was performed to accurately determine our costs to provide service. Rates were increased based on peer analysis.



Water and Sewer Fund Cost of Services Study

Need to Perform Study

- Over the last year staff has been in discussion with multiple industrial prospects regarding utility services; however, our staff and our engineers currently do not know our actual cost of service.
- Staff continues to work with our engineers to update our Master Plans and determining outlay for capital project.
- A formal review of our rates and fees will ensure our rates are competitive which will attract prospective developments, retain current customers, and ensure our rates are fair for the various customer classes that we currently serve.



Water and Sewer Fund Cost of Services Study

Proposal from Raftelis

- Raftelis is a national utility and local government management and financial advisory firm. However, 85% of their work is focused on serving public utilities.
- Study will begin with analysis of budgets, financial reports, master plans, account data, current rates, trends, etc.
- Raftelis will develop and recommend appropriate user rates and rate class(es) and will identify rate-setting methodology.
- Raftelis will also develop a financial plan for the Fund including target reserve levels, infrastructure replacement debt service, operations and maintenance.



Water and Sewer Fund Cost of Services Study

Timeline and Cost

- The study will take approximately 3 months to complete.
- Following completion of the study, staff and Raftelis will present a final report and recommendation for implementation.
- The cost to perform the cost of services study by Raftelis is \$36,050.00.



Water and Sewer Fund Cost of Services Study

QUESTIONS?



Grant Opportunity

Economic Development Administration (EDA)

Economic Adjustment Assistance Program



EDA Grant Application for Creek on the Blue Mile

Funding Opportunity Description

- Subject to the availability of funds, awards made under this grant opportunity will help communities and regions devise and implement long-term economic recovery strategies through a variety of non-construction and construction projects to assist communities and regions impacted by the coronavirus pandemic.



EDA Grant Application for Creek on the Blue Mile

Funding Availability

- The program nationally has been allotted \$500 million.
- 12 to 48 allotted months for projects requiring construction.
- The presumptive grant rate for projects is 80%/20% minimum match.
- The expected EDA grant awards are between \$500,000 to \$5,000,000.
- The actual Award Ceiling is \$10 million.



EDA Grant Application for Creek on the Blue Mile

Deadline for Submission

- There is no application deadline.
- Applications are being accepted until the expenditure of all allocated funds.
- Although there is no deadline, EDA recommends all applications be submitted no later than March 31, 2022 to ensure that all awards are in place prior to congressional deadlines.
- Funds must be obligated by September 2022, and period of performance ends September 2027.



EDA Grant Application for Creek on the Blue Mile

Proposed Grant Application

- Application would be for the “Creek on the Blue Mile” Project;
- Application would reflect funding gap of the project (\$6.5 million); and,
- Application would be similar to the recently submitted state ARPA grant application.



EDA Grant Application for Creek on the Blue Mile

QUESTIONS?



A PROPOSAL TO RE-WRITE THE CITY'S:

- Zoning Ordinance
 - Sign Ordinance
- Subdivision Ordinance



Proposal for Overhaul of the Zoning Ordinances

I. BACKGROUND

- The Mayor and City Council have expressed interest in considering a complete re-write of the City's Zoning Ordinance (this includes the Sign Ordinance) and the Subdivision Ordinance. Before moving forward with this initiative, it is worth reviewing the scope, age and intent of such ordinances as well as expected timelines.



Proposal for Overhaul of the Zoning Ordinances

II. ZONING ORDINANCE

A. Previously adopted on February 15, 1977 (44 years).

B. Purpose of Zoning Ordinance

“The Zoning Regulations are prepared in accordance with an adopted Comprehensive Land Use Plan and Transportation Plan... in order to facilitate orderly and harmonious development and to regulate the density of population and intensity of land use.”



Proposal for Overhaul of the Zoning Ordinances

C. Need For Update

Due to the age of the Ordinance, new planning tools and concepts can be incorporated, i.e. “smart-growth principles;” “mixed-use concepts;” definitions can be updated, i.e. “tourist home” should be deleted and definitions such as “assisted living facilities” added.

D. Length of Process

1. Due to the numbers of stakeholders to be brought into the process; The amount of required policy decisions/changes that will ultimately impact future development patterns within the City;
2. The amount of legal review required; and
3. The normal length of time for the creation of a Zoning Ordinance is approximately two years.



Proposal for Overhaul of the Zoning Ordinances

- E. It will provide an opportunity to Promote Affordable Housing
 - 1. Incentivize affordable housing through:
 - Smaller lot widths and lot areas;
 - Large lot coverage;
 - Smaller building setbacks;
 - “Smart-Growth” and “Mixed-Use Developments”



Proposal for Overhaul of the Zoning Ordinances

III. SIGN ORDINANCE

- A. Part of the Zoning Ordinance (Article XV)
- B. Adopted on June 16, 2009 (12 years)
- C. Intent of this Ordinance is to:
 - 1. Maintain the safe and efficient flow of traffic through the City which may otherwise be impeded by the proliferation of signage;
 - 2. Enhance the protection of property values by assuring the compatibility of signs with the surrounding land uses;
 - 3. Control the proliferation and placement of signs in an indiscriminate manner so as to enhance the aesthetic and environmental values and qualities of life within the City.



Proposal for Overhaul of the Zoning Ordinances

- D. Competing stakeholders can result in lengthy review process and this contributes to the two year timeline to complete the Zoning Ordinance.
- E. Results of the new Ordinance can include:
 - 1. References to new technologies and definitions;
 - 2. Increase administrative approvals;
 - 3. New overlay that protects the historic nature of the City Center/Historic Crossroads of the downtown; and
 - 4. Enhancement of the aesthetic visual environment of the City.



Proposal for Overhaul of the Zoning Ordinances

IV. SUBDIVISION ORDINANCE

- A. This Ordinance was adopted on January 4, 2002 (19 years) and no subsequent amendments have been made since its inception.
- B. Intent: The regulation of subdivision by municipal governing authorities is authorized to:
 - 1. Encourage the development of an economically sound and thriving City;
 - 2. Assure the comprehensive and timely provision of required streets, utilities, storm water drainage and detention systems, and other facilities and services required for new land developments;



Proposal for Overhaul of the Zoning Ordinances

3. Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in and through new land developments, and to promote connectivity;
4. Assure the provision of needed public open spaces and building sites in new land developments through the dedication of land for recreational or other public purposes; and
5. Assure, in general, the wise and timely development of new areas in conformance with the City's Comprehensive Plan.



Proposal for Overhaul of the Zoning Ordinances

- C. Results of the re-written ordinance will improve development standards and remove ambiguous references and provide specific language for each condition (i.e. traffic study requirements, street lighting illuminance plans, prohibition of open ditches, etc.)
- D. In Conclusion
 - Changes to this Ordinance, in combination with changes to the Zoning Ordinance, will enhance the residential development patterns within the City.



Proposal for Overhaul of the Zoning Ordinances

QUESTIONS?