



CITY OF STATESBORO
WORK SESSION MINUTES
JANUARY 19, 2021

Mayor & Council Work Session

50 East Main Street

4:00 PM

A Work Session of the Statesboro City Council was held on January 19, 2021 at 4:00 p.m. in City Hall Council Chambers, 50 East Main Street. Present was Mayor Jonathan McCollar; Council Members: Phil Boyum, Paulette Chavers, 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 and Public Information Officer Layne Phillips. Absent was Councilmember Venus Mack.

Mayor Jonathan McCollar called the meeting to order.

Quarterly Financial Report

Director of Finance Cindy West presented the second quarter financial report of Fiscal Year 2021, reviewing the revenue and expenditures in the General Fund, Fire Service Fund, Water/Sewer Fund, Stormwater Fund, Natural Gas Fund, Solid Waste Collection Fund and the Solid Waste Disposal Fund. Ms. West also reviewed the SPLOST and TSPLOST funds from 2019 to 2020, stating that despite COVID these funds are trending more than 2019. Due to COVID, Hotel/Motel tax had a major decline mid- 2020 but is starting to rebound.

Schedule for parks bidding and award report

City Manager Charles Penny reviewed with Mayor and City Council the timeline for improvements to Luetta Moore and Grady Street Parks. Discussions for park improvements started in the fall of 2019. The county engaged Wood Associates to complete a park assessment and develop recommendations for enhancing and updating the parks. Ronald Huffman with Wood presented an assessment and sketch to Mayor and City council. Later a more detailed sketch was created to reflect the discussions with council and stakeholders. A virtual open house and presentation was conducted for public input. The next step is authorizing Wood to proceed with the design work with final plans completed on January 29th. These plans will be distributed to prequalified contractors on February 1st and they will have two weeks to submit a sealed bid. A contractor award recommendation will be presented at the March 2nd City Council Meeting and a notice to proceed to be issued on March 12th.

Councilmember Phil Boyum stated he wants to see the finalized drawing with all the amended concepts before moving forward with awarding a bid.

City Manager Charles Penny stated the final concept plans will be presented at the March 2nd City Council meeting.

Financing Schedule for Parks

Doug Gephart with Davenport the City's Financial Advisor reviewed with Mayor and City Council the financing timeline plan for the park improvements project. The schedule is in conjunction with the City's design and construction plans. To begin today an initial organizational meeting of the newly formed Urban Redevelopment Agency (URA) will be held to include the appointment of officers. In the balance of this month, the organization of the URA will be sent to the Department of Community Affairs to be registered. Davenport will put together a draft Request for Proposals (RFP) soliciting local, regional and national lending institutions. And the City's Bond Counsel will distribute drafts of Basic Financing Documents and Bond Resolution. On February 2nd Davenport will release the RFP and start the marketing process. On February 16th the Urban Redevelopment Agency will need to adopt a bond resolution, which sets forth parameters by which Davenport and City staff has to operate. This resolution will need to be adopted by City Council along with an Intergovernmental Agreement with the URA. February 17-18 the validation process will begin and it will have its first publication in the newspaper. February 23rd RFP's are due back to Davenport. During this time there will be negotiations with bidders and bond documents would be finalized. At the March 2nd meeting Davenport will present the RFP results along with their recommendations The Urban Redevelopment Agency will adopt a supplemental bond. Which in turn by resolution the City Council would approve this bond with the URA, in addition City Council would award a construction bid with the caveat to proceed post-closing on the financing. The next week in March 8-12 will include a bond validation hearing, a pre-closing and the closing on the Series 2021 Bond. After the closing is complete, the City will give the contractor a notice to proceed.

Councilmember Phil Boyum asked if the City has a signed MOU with the County regarding the funds they committed for the park improvements.

City Manager Charles Penny stated we do not have one but stated we will get with the County securing these funds through an MOU.

In addition, financing for these park are coming from SPLOST as long as it is funded. If in five years SPLOST it is not refunded the City will have the responsibility to repay the bond for this project whether it be from the City's General Fund or through a property tax increase.

The meeting was adjourned at 4:45 pm.