



CITY OF STATESBORO
WORK SESSION MINUTES
DECEMBER 15, 2020

Mayor & Council Work Session

50 East Main Street

3:30 PM

A Work Session of the Statesboro City Council was held on December 15, 2020 at 3:30 p.m. in City Hall Council Chambers, 50 East Main Street. Present were Mayor Jonathan McCollar; Council Members: Phil Boyum, Paulette Chavers, Venus Mack, John Riggs, and Shari Barr. Also present were City Clerk Leah Harden, City Attorney Cain Smith, City Manager Charles Penny, Assistant City Manager Jason Boyles and Public Information Officer Layne Phillips.

Mayor Jonathan McCollar called the meeting to order.

Creek on the Blue Mile Feasibility Report

George Kelly with Freese and Nichols and project manager for the Creek on the Blue Mile Project stated the Feasibility Report consists of over 700 pages. Mr. Kelly stated he would present an overview of the essence of that report. Mr. Kelly reviewed the overall concept for the Creek on the Blue Mile, which include the reservoir and diversion dam, channel improvements DS channel Transition Improvement, Spillway conveyance and local drainage conveyance. The key features include the 100-year floodplain and floodway mitigation, which is a reduction of flooding in areas that are naturally occurring on Little Lotts Creek. The next feature is maintaining a continual flow within the linear park so a pedestrian walk area will be a possibility. The focal point of the project is Lonice Barrett Regional Community Recreation Park and a backup water supply. The primary goal in this project is floodplain mitigation. The rainfall from a 100 year flood will be captured in the reservoir and the downstream floodway would be spared from that flooding. The reservoir concept includes grading of land to create a reservoir large enough to capture the flooding that would occur in Little Lotts Creek and upstream watershed. Wetlands cover 29 acres of the project area, 26 of these acres are impacted by the reservoir. Environmental permitting includes wetlands and Streams, cultural resources, water quality and geotechnical. The estimated cost for this project is \$44.5 million. We will hold a workshop to help identify goals of the project and looking for ways to cut cost.

City Manager Charles Penny stated Freese and Nichols have done what we asked them to do in this Feasibility Study, to making sure this project can be done and providing a cost estimate. The cost estimate is beyond the funds that we have. We will invite Freese and Nichols back for a workshop sometime after the first of the year.

Downtown Master Plan Presentation

Director of Planning and Development Kathy Field reviewed with Mayor and City Council the Downtown Master Plan stating the previous plan was completed in 2011. This was done prior to many of the current Downtown initiatives and polices. The needs in the Downtown Districts include identifying and updating development and land use patterns, analyzing current market dynamics and incentive and considerations of new zoning for the Historic Crossroads or City Center area. The idea is to develop strategies to increase the presence of the University and students within Downtown and integrate plans previously developed affecting this area including South Main Street Tax Allocation District, The Blue Mile Redevelopment Plan, The Creek

on the Blue Mile, the 2019 Transit Feasibility Study and the South Main Street Scape Plan. The Master Plan started by getting five proposals from planning consulting firms. Of the five proposals, a search committee interviewed three and the top choice of the committee was TSW, a planning consultant firm from Atlanta, Ga. The proposal from TSW is for consideration at the following Council Meeting. If approved the project will begin within thirty day of contract execution. Work on the project is scheduled to be completed by July 2021. The consultant firm and City staff will hold public presentations for input and comments from the public as well as stakeholders.

City Manager Charles Penny stated it is important to make sure we have the components in the City Center that help the downtown come alive. This is a great opportunity for us to determine what it is we want in our downtown.

Comprehensive Plan

Director of Planning and Development Kathy Field presented to Mayor and City Council the proposed amendments to the City of Statesboro 2019 Comprehensive Plan. In order to achieve consistency with the following projects the City has recently undertaken which include the Urban Redevelopment Plan, The Revitalization Area Strategy, The Community Housing Improvement Program (CHIP) and the Community Development Block Grant (CDBG) minor amendments to the City's Comprehensive Plan are proposed to achieve this purpose. The proposed amendments to the comp plan include all these applications which is a requirement by the Department of Community Affairs. The minor amendments to the following sections include the Vision Statement, Housing goals, Community Profile, Land Use, Residential Redevelopment Areas, Needs and Objective, Community Work Program and the addition of proposed improvements to Grady Street Park and Luetta Moore Park. The timeline for these amendments will include a public hearing and consideration of approval at the first Council meeting in January. If approved the plan will be submitted to the Coastal Regional Commission for approval. The goal of these proposed minor amendments to the Comprehensive Plan will demonstrate that the City has a unified "voice and vision" on future CHIP and CDBG grant applications.

The meeting was adjourned at 4:14 pm.

Jonathan McCollar, Mayor

Leah Harden, City Clerk