



Mayor & Council Work Session

June 21, 2022 at 3:00 P.M.



Agenda

- 1.Third Quarter Financial Report
- 2.Business Recruiter Presentation
- 3.Branding Presentation
- 4.SAFEbuilt Building Inspection Services Presentation
- 5.Proposed Townhouse Ordinance
- 6.Renovation Plans for Joe Brannen Hall, City Hall, and Employee Clinic
- 7.Subdivision Incentive Program Amendment



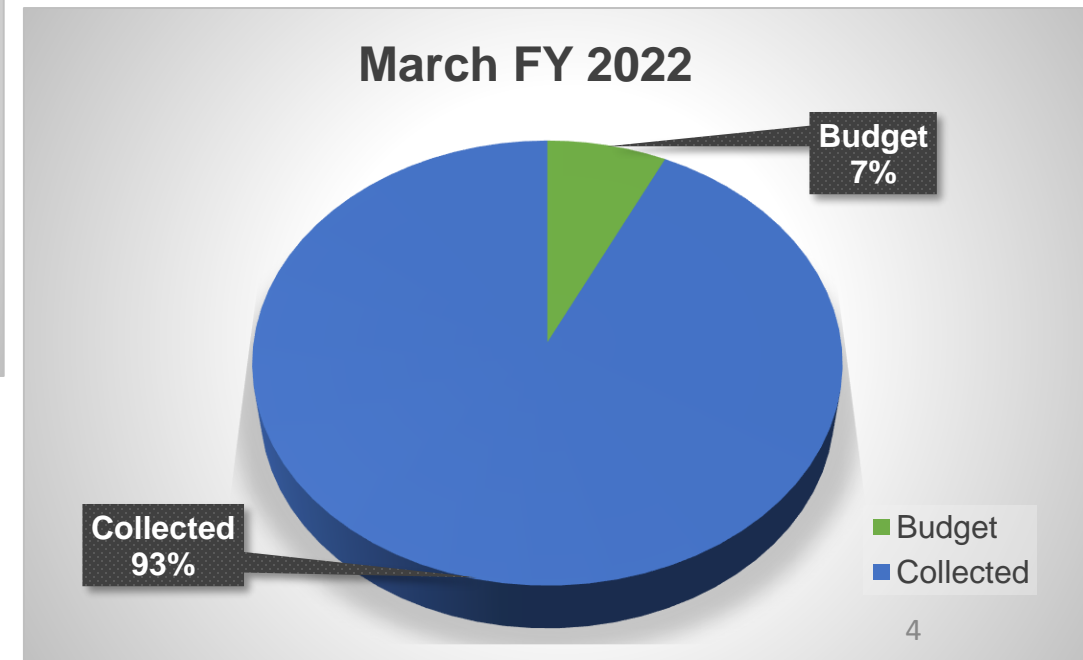
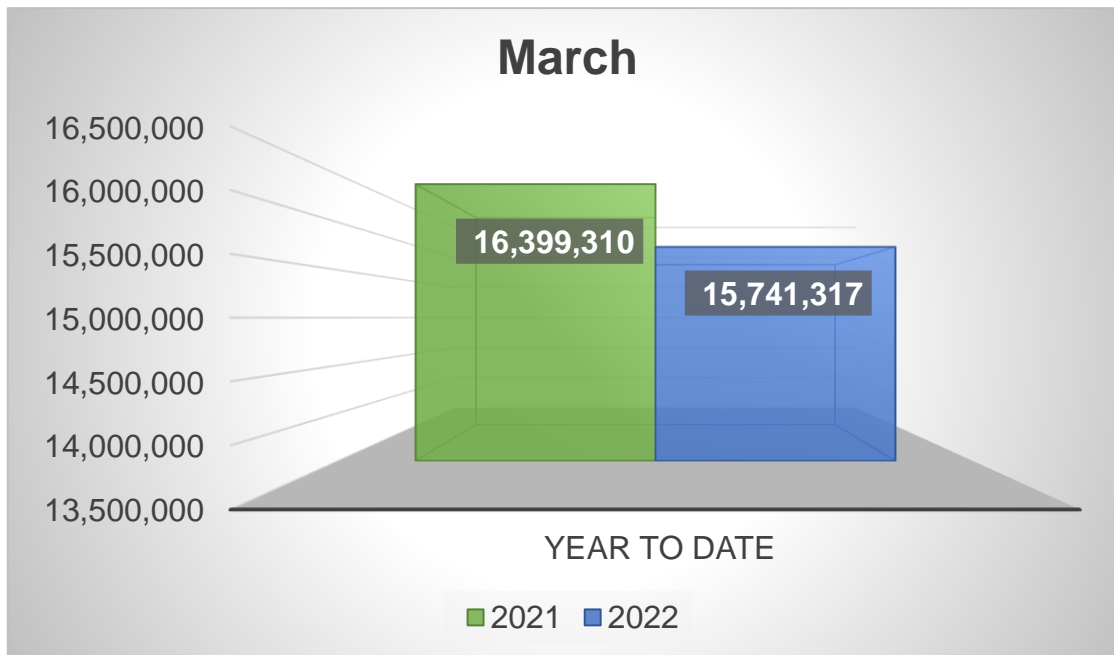
Third Quarter Financial Report



FY2022 Third Quarter Financial Report

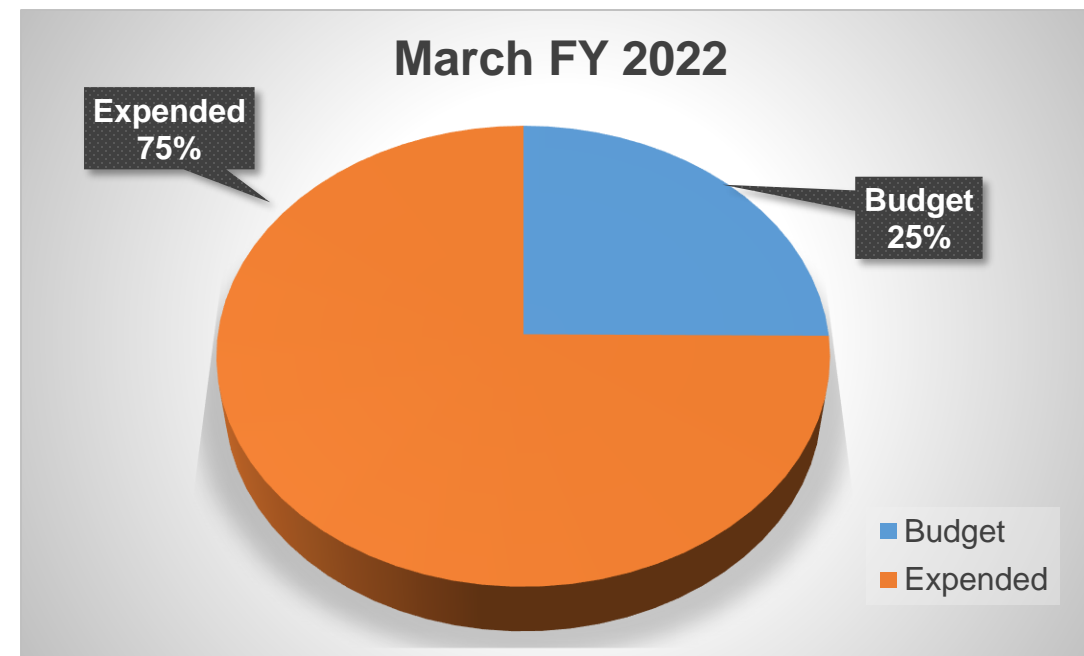
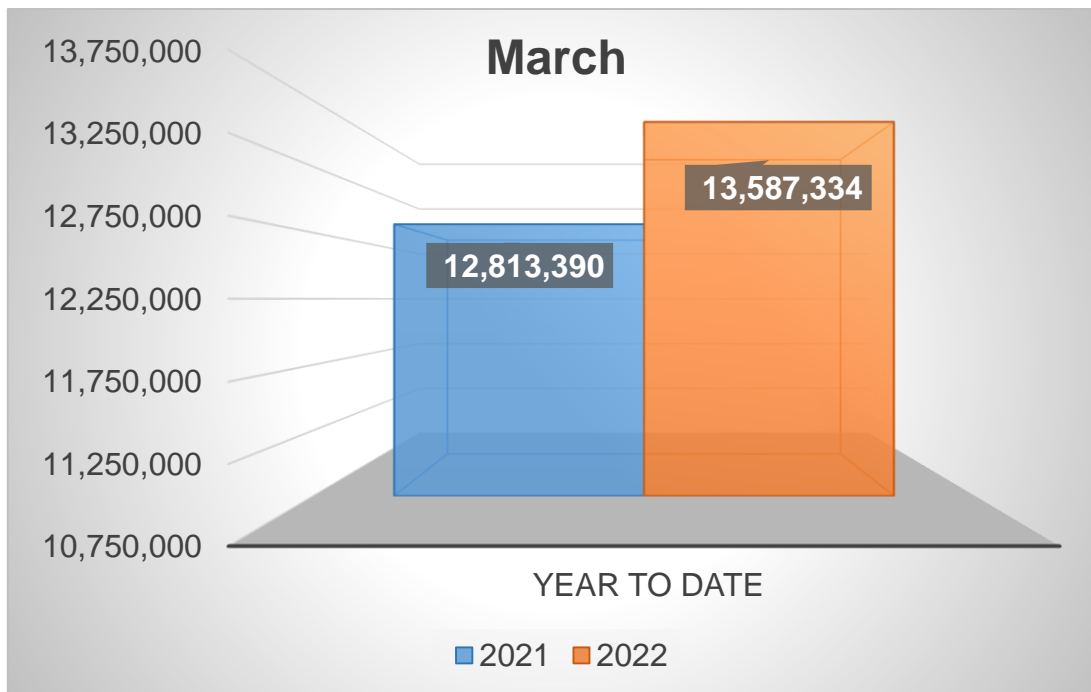
June 30, 2022
Work Session

General Fund – Revenues



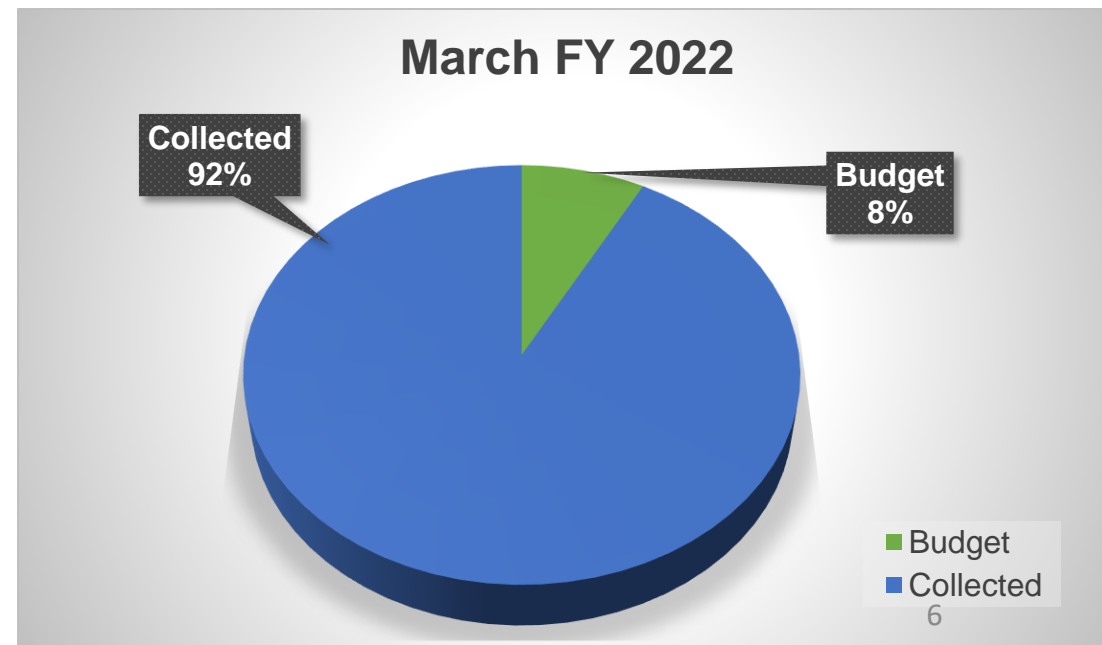
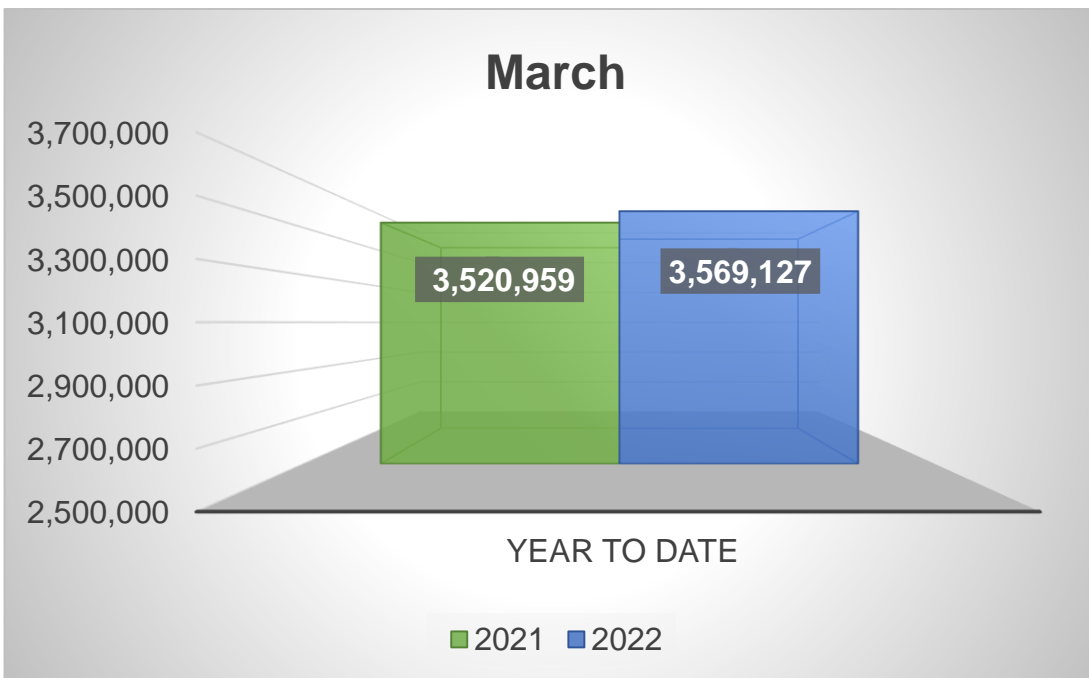


General Fund - Expenditures



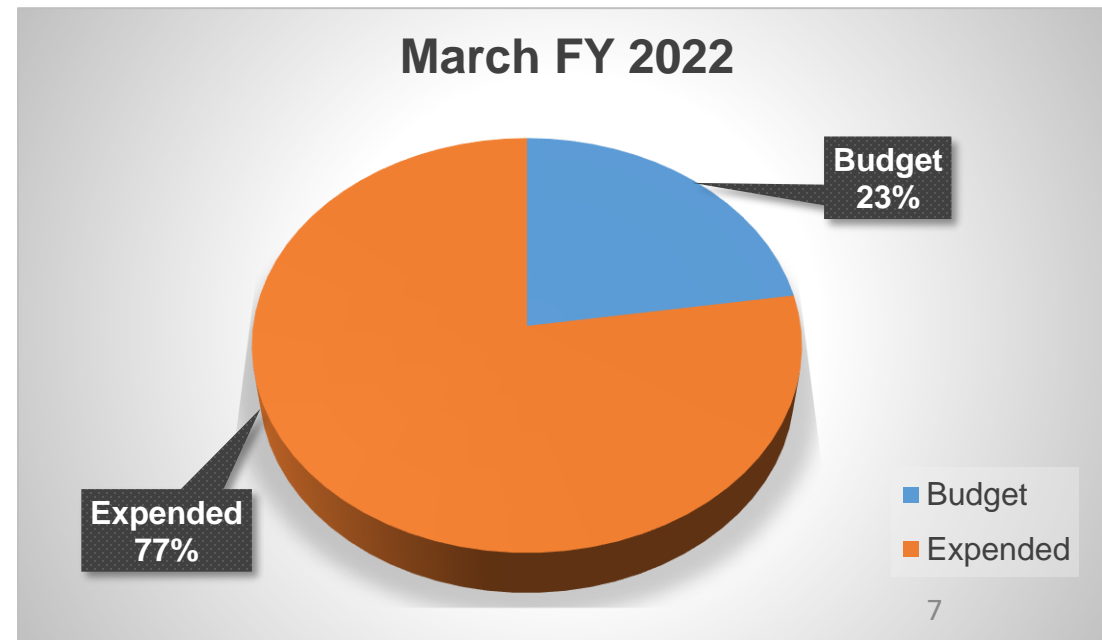
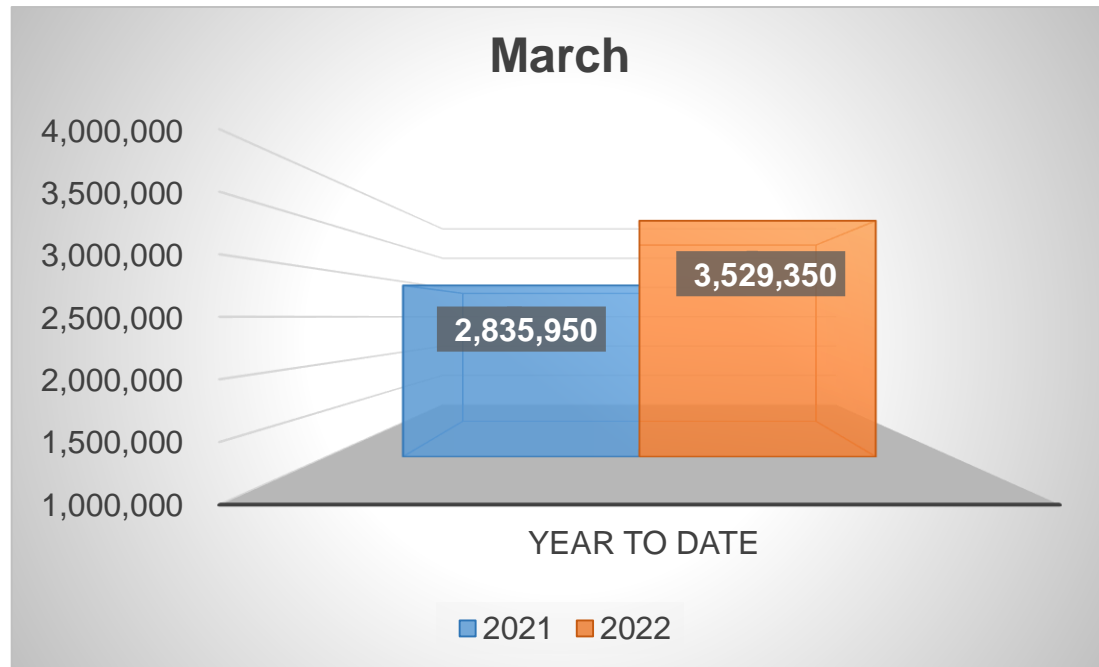


Statesboro Fire Service Fund – Revenues



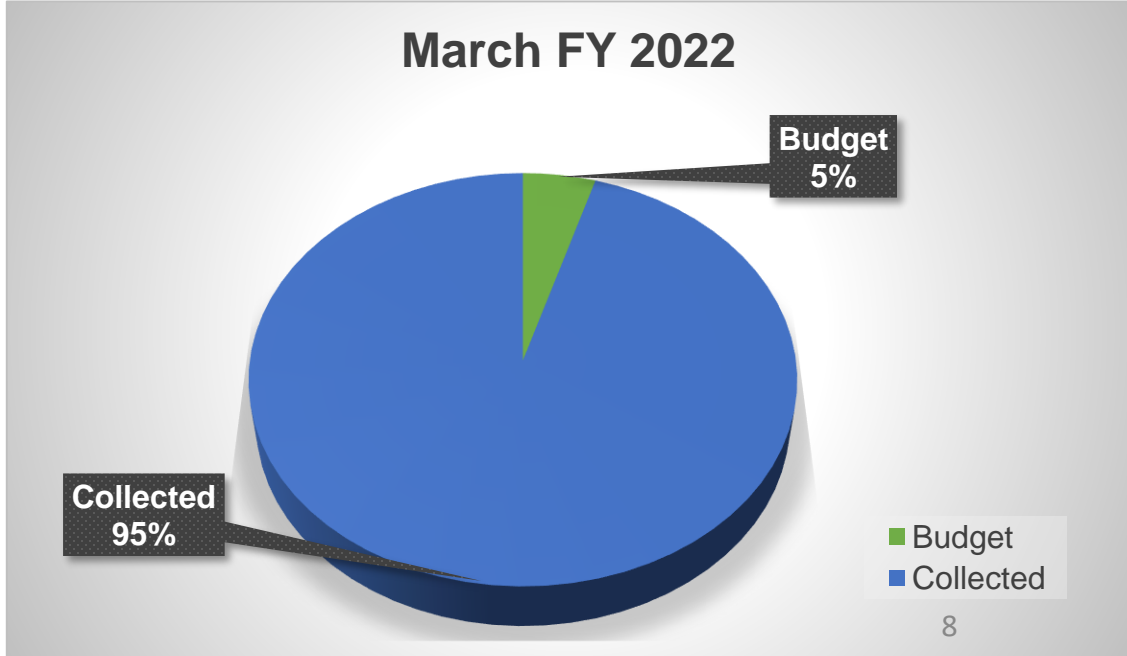
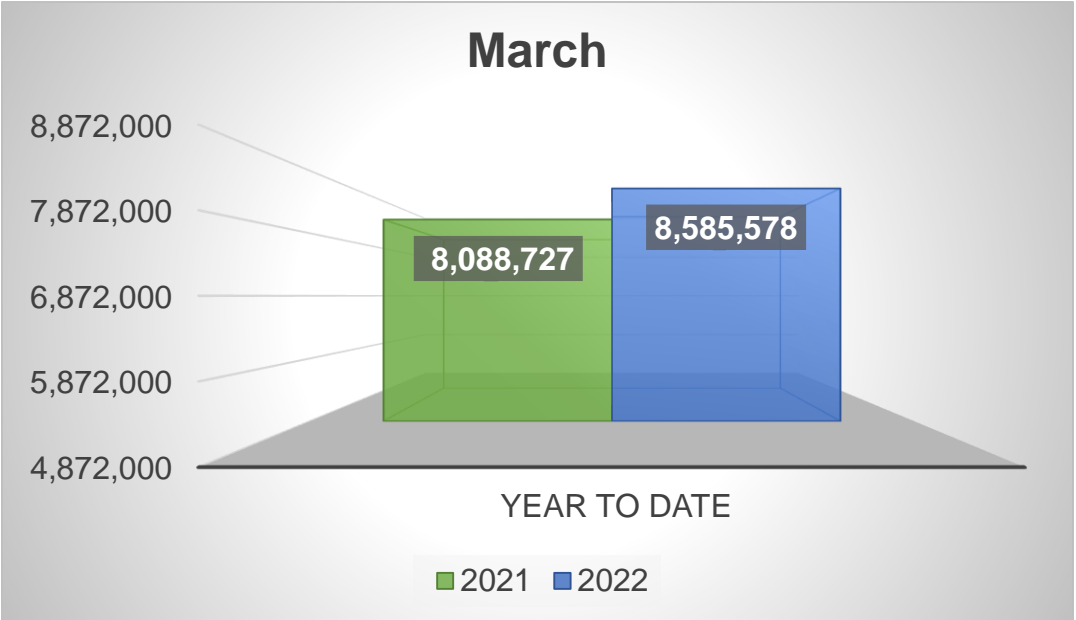


Statesboro Fire Service Fund – Expenditures



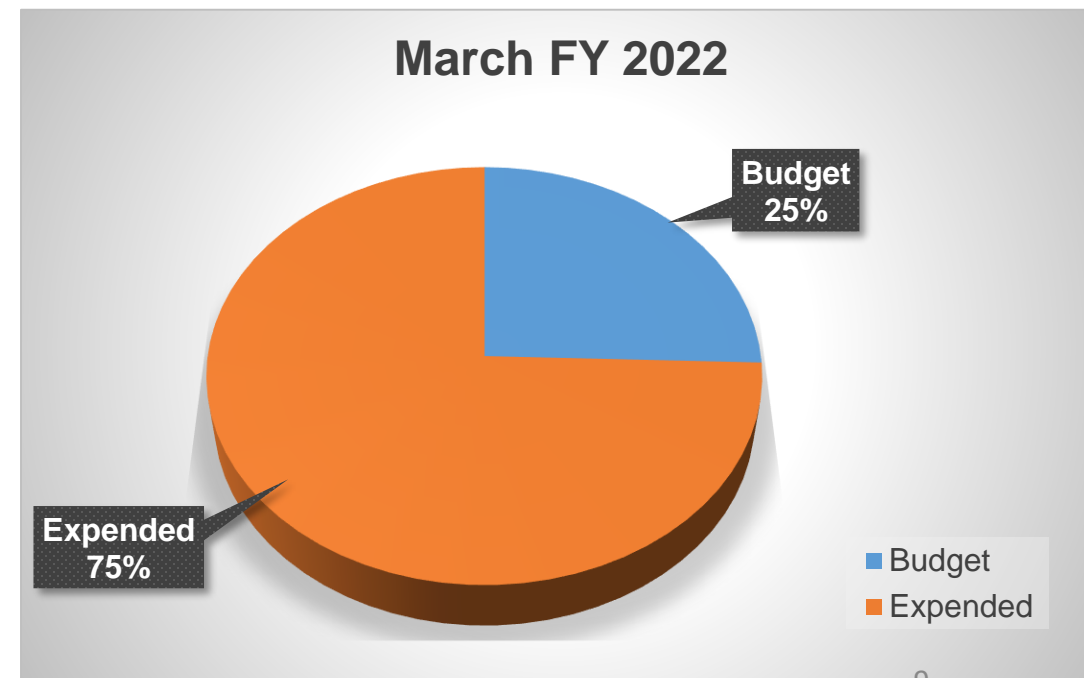
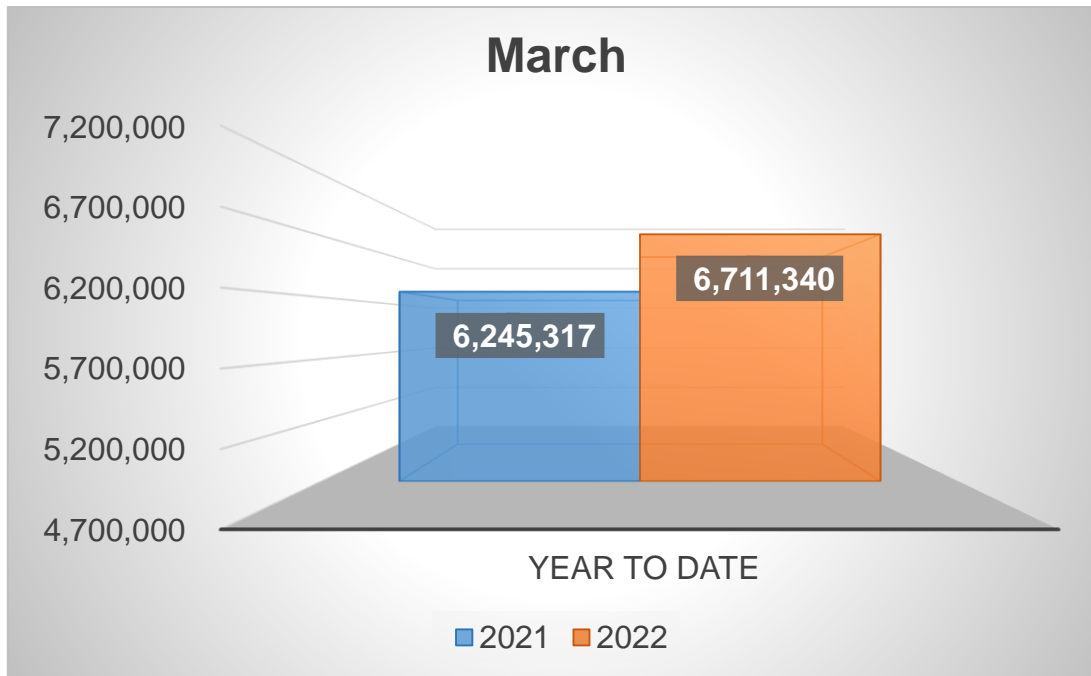


Water and Sewer Fund - Revenues



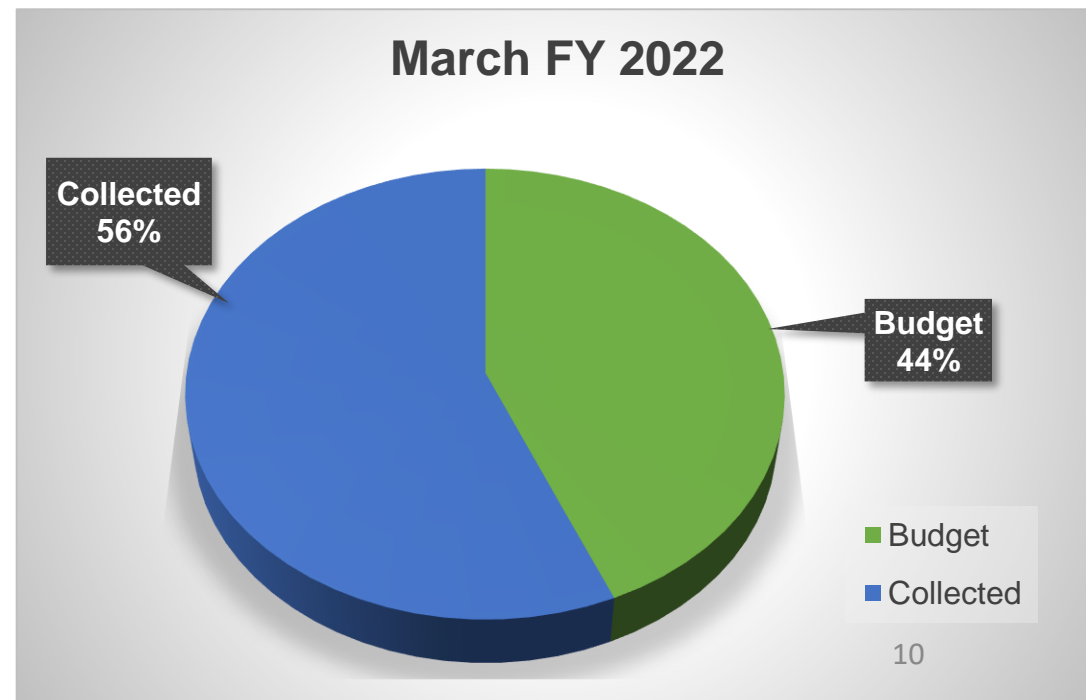
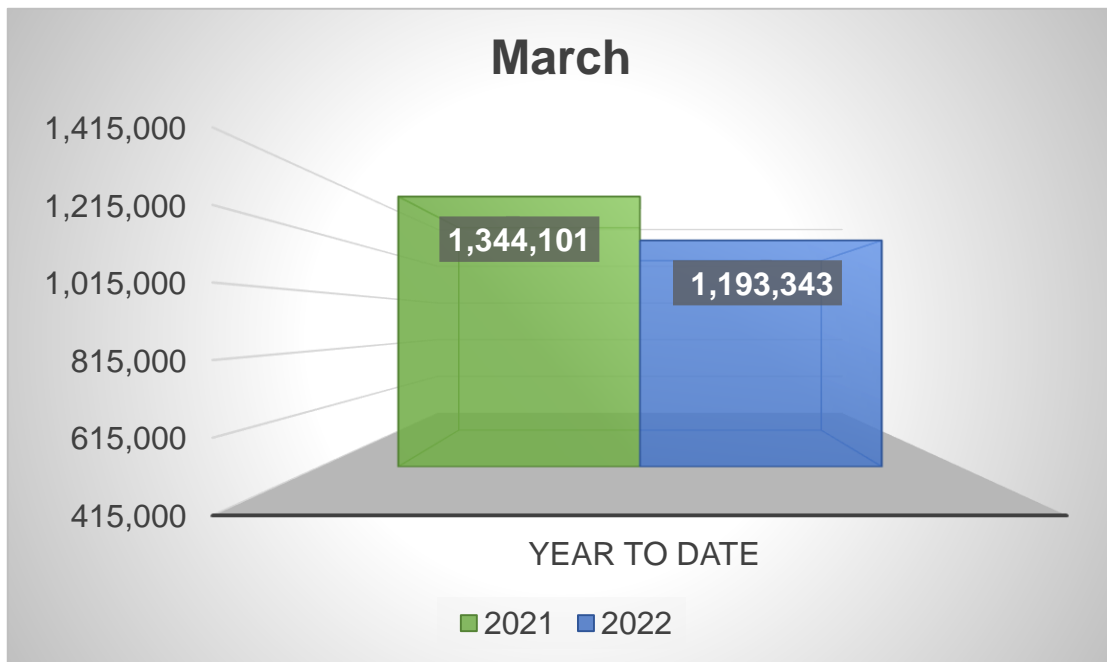


Water and Sewer Fund - Expenditures



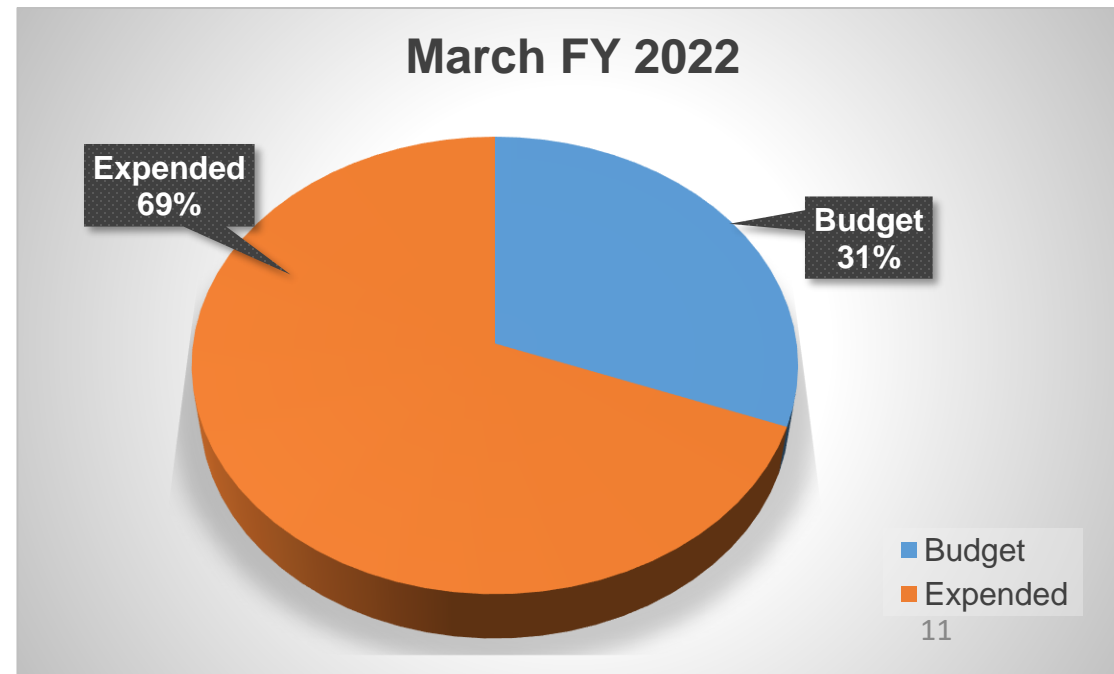
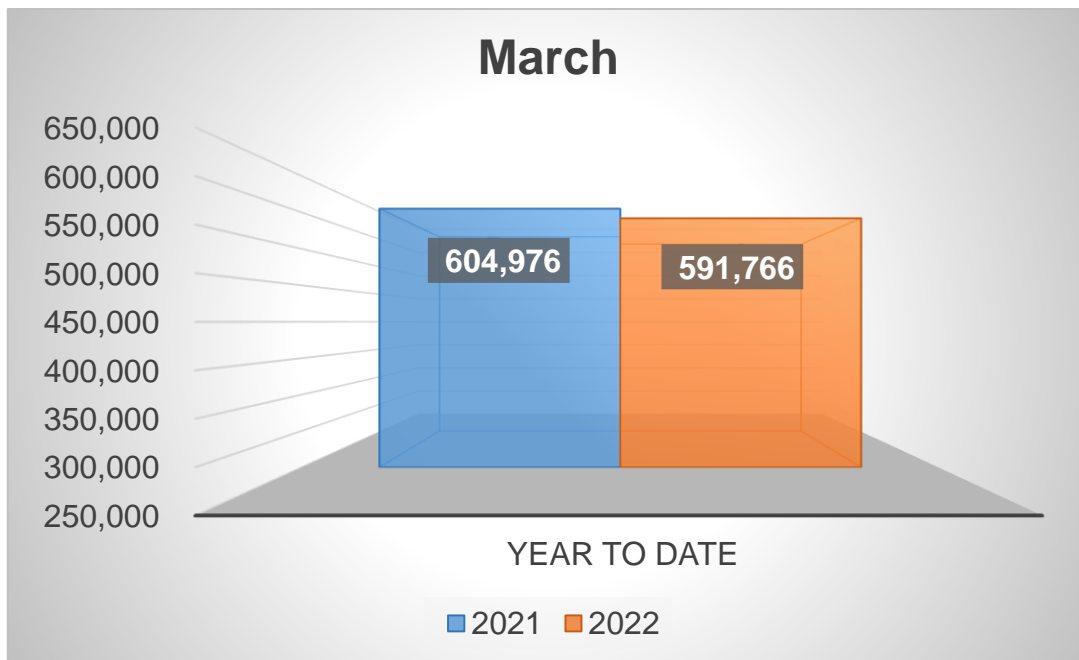


Stormwater Fund - Revenues



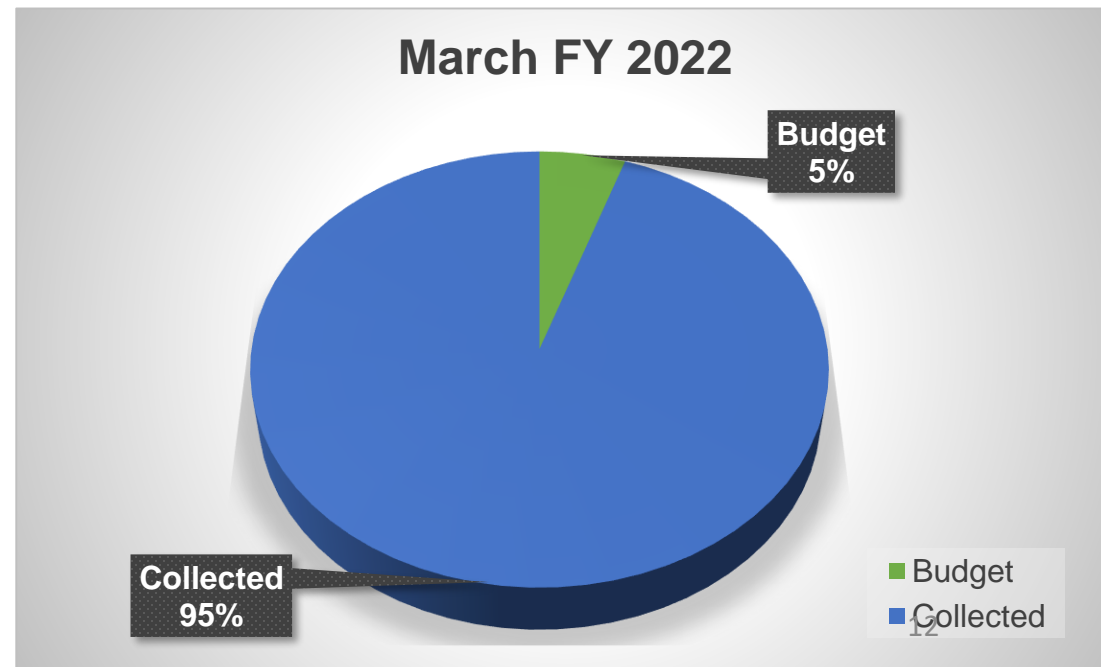
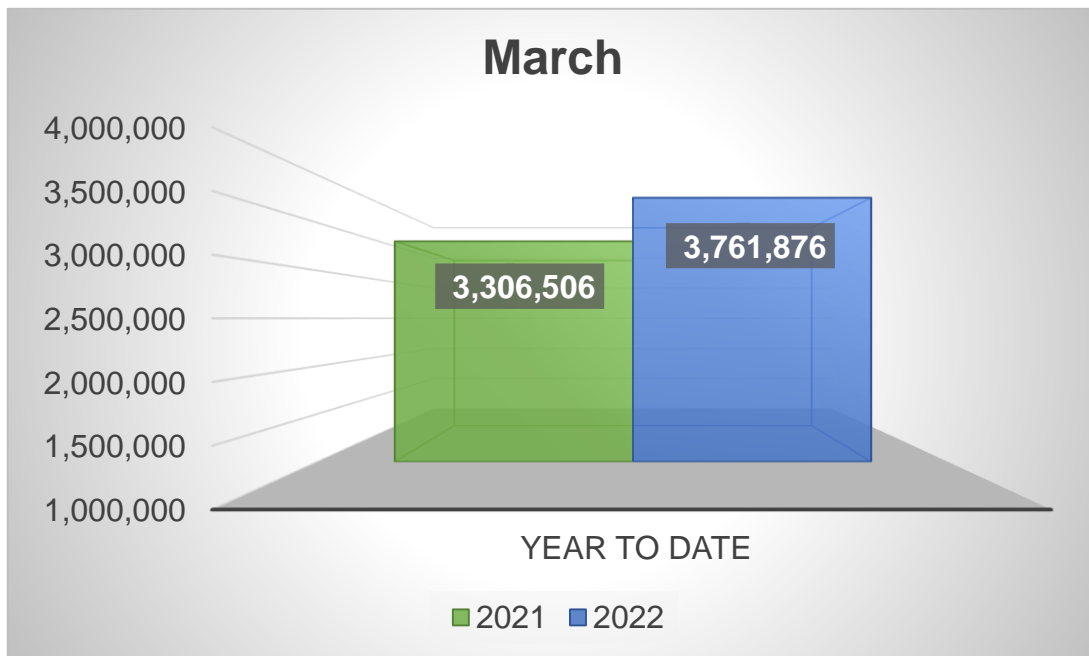


Stormwater Fund - Expenditures



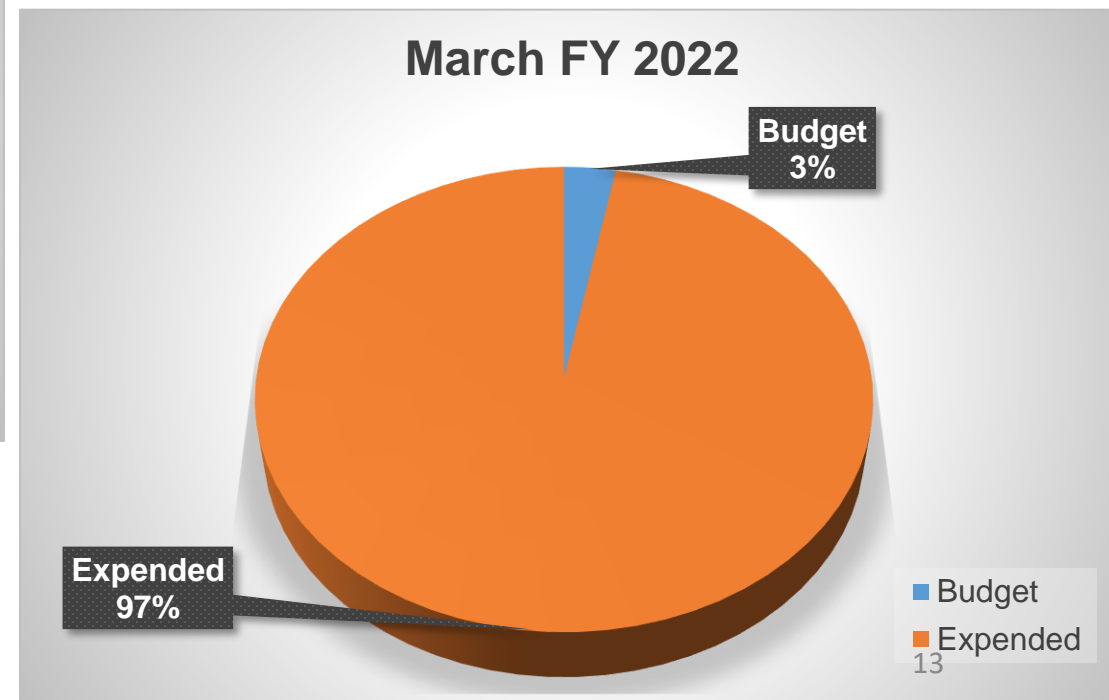
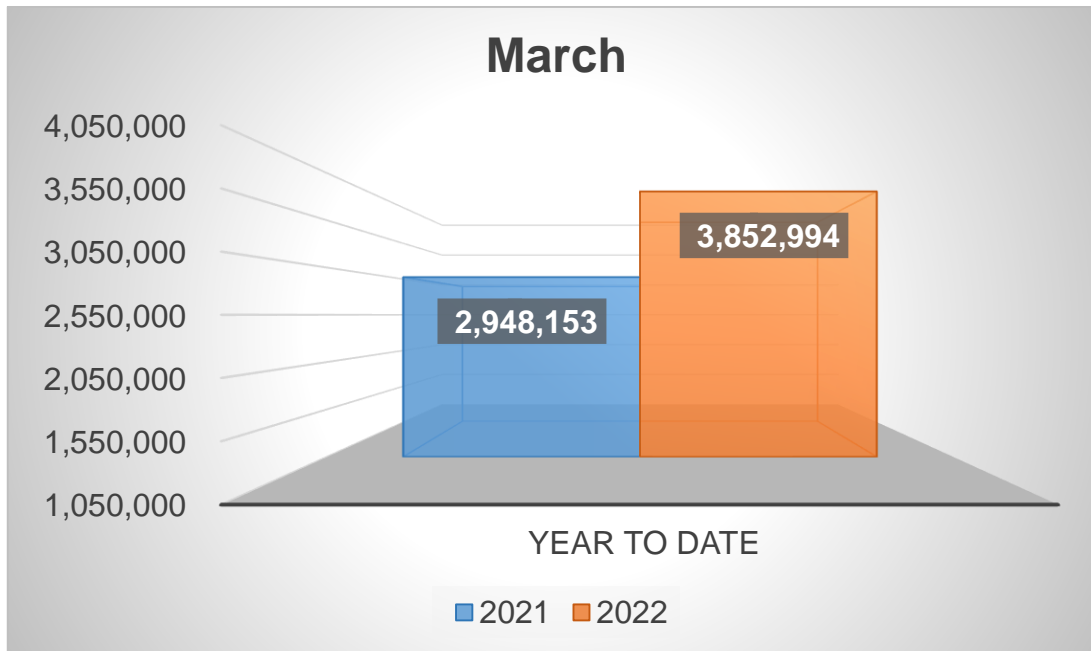


Natural Gas Fund – Revenues



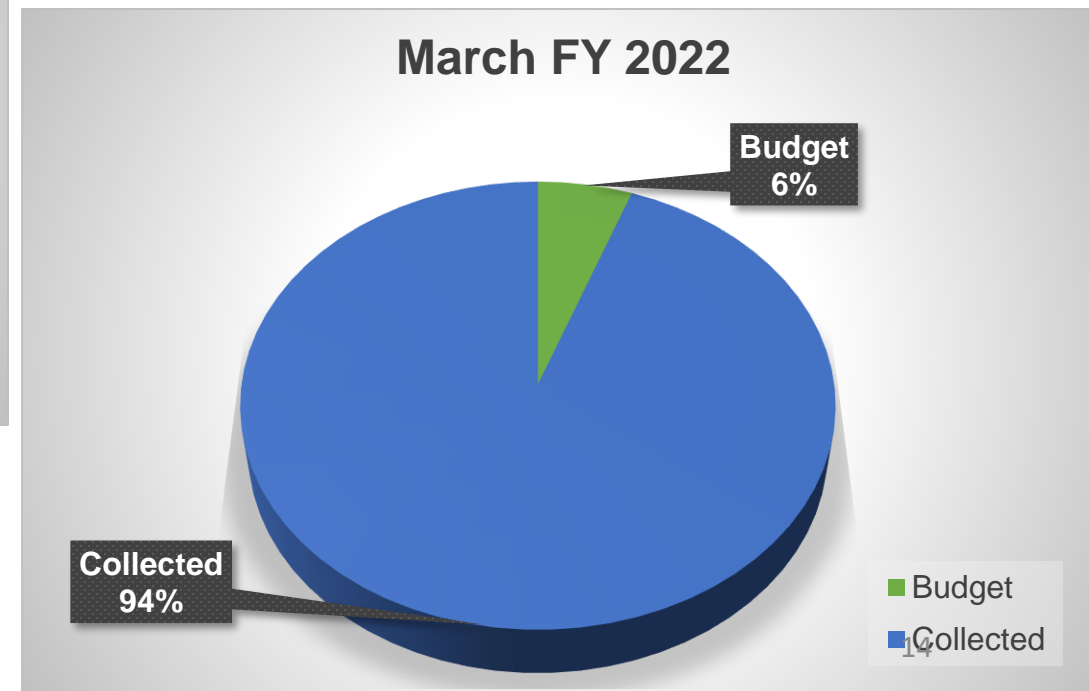
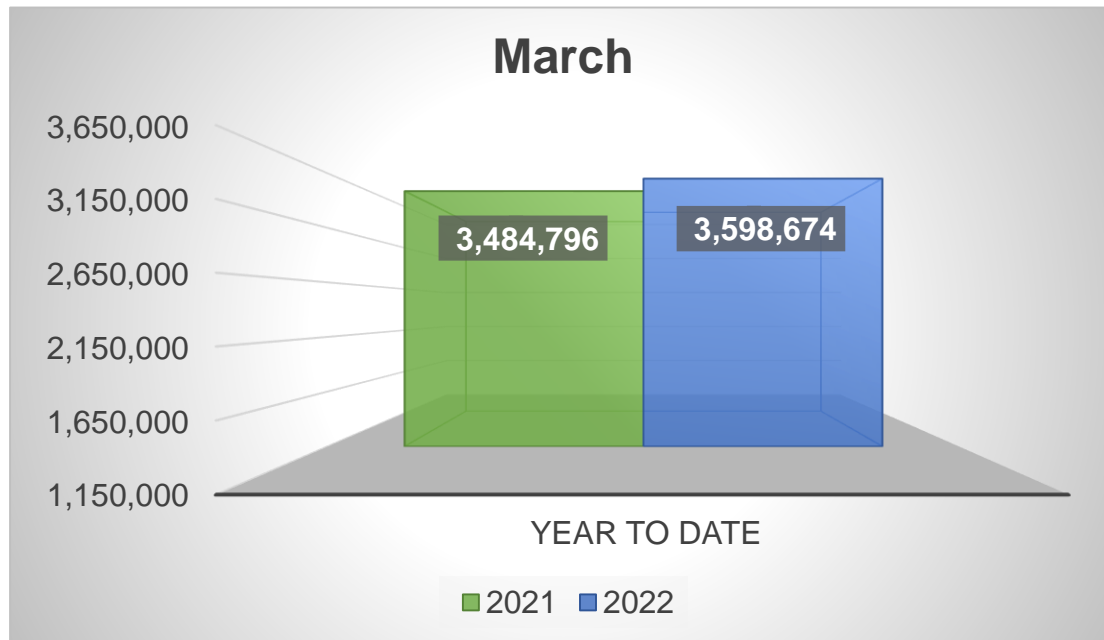


Natural Gas Fund – Expenditures



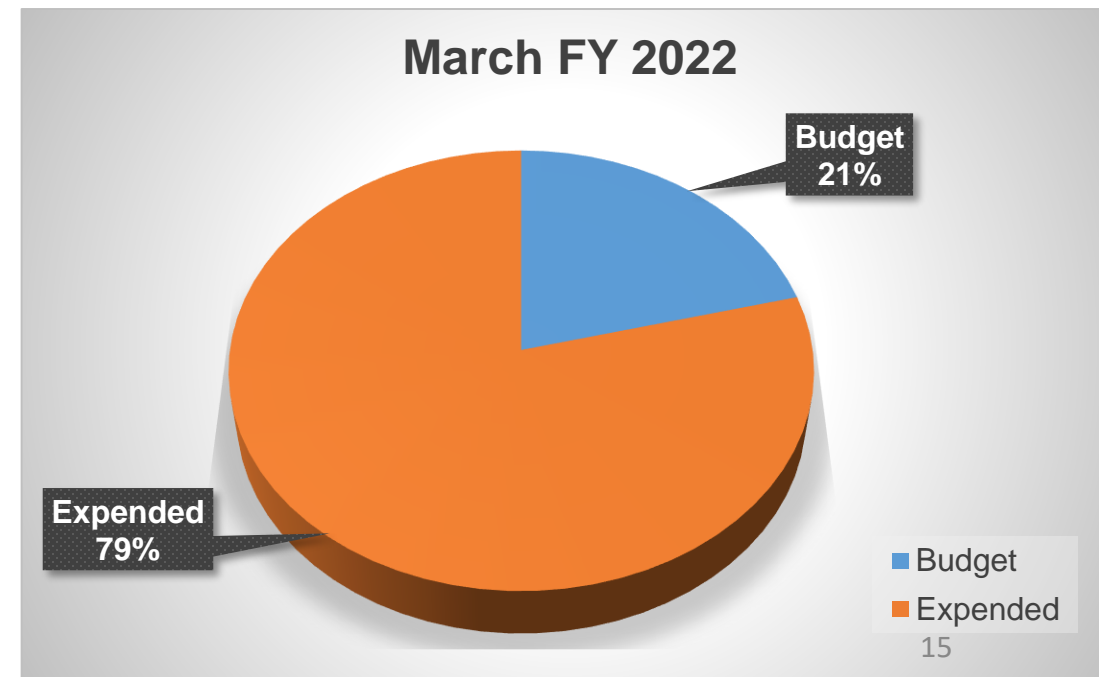
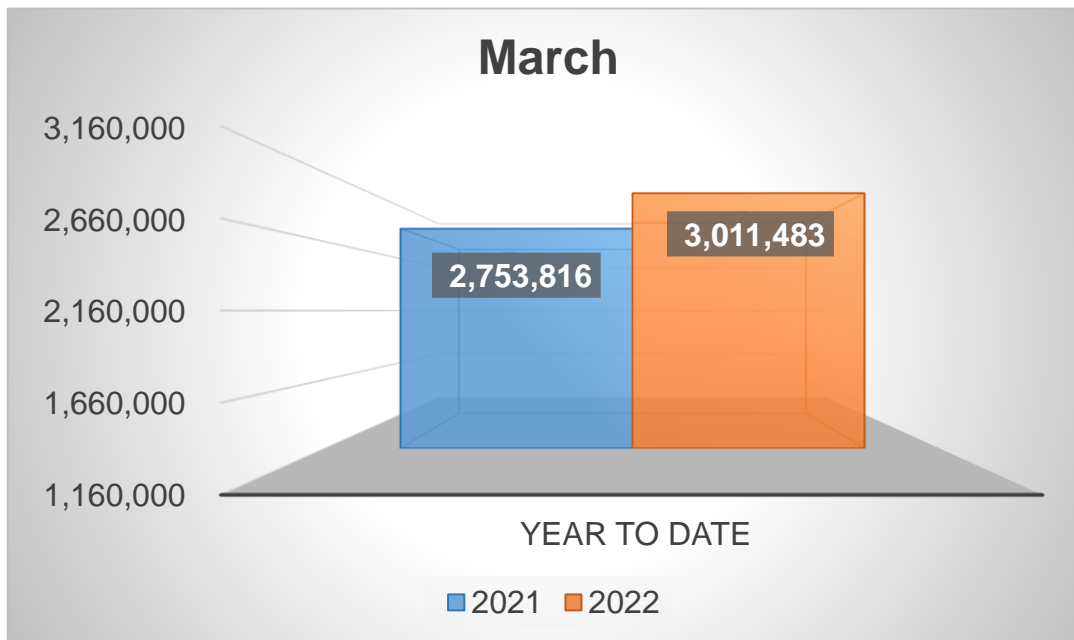


Solid Waste Collection Fund - Revenues



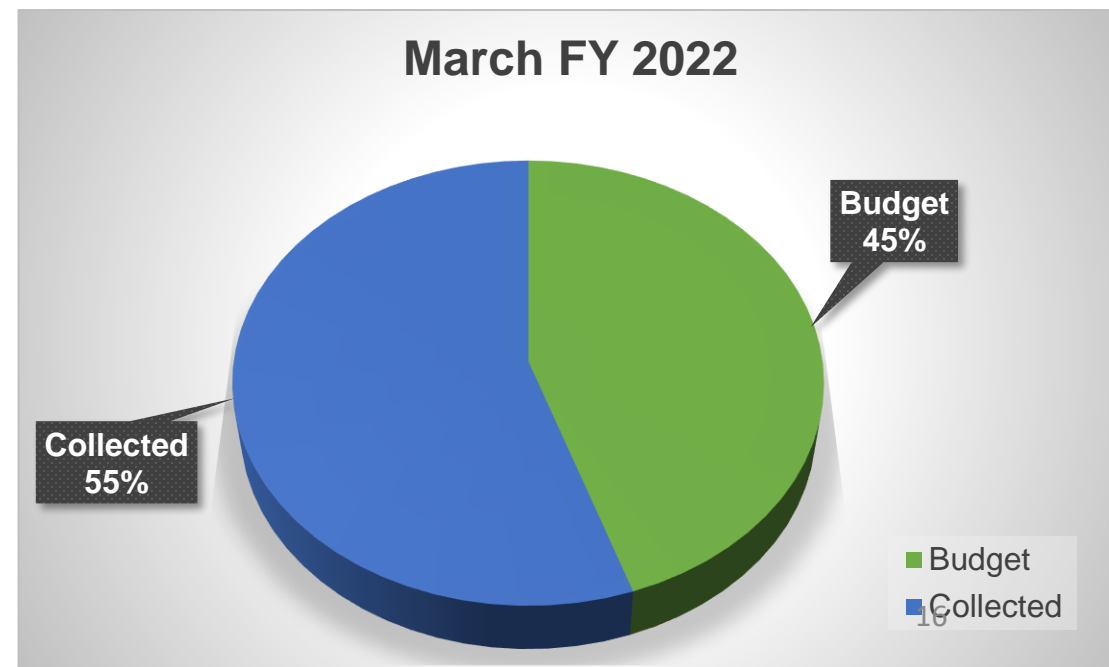
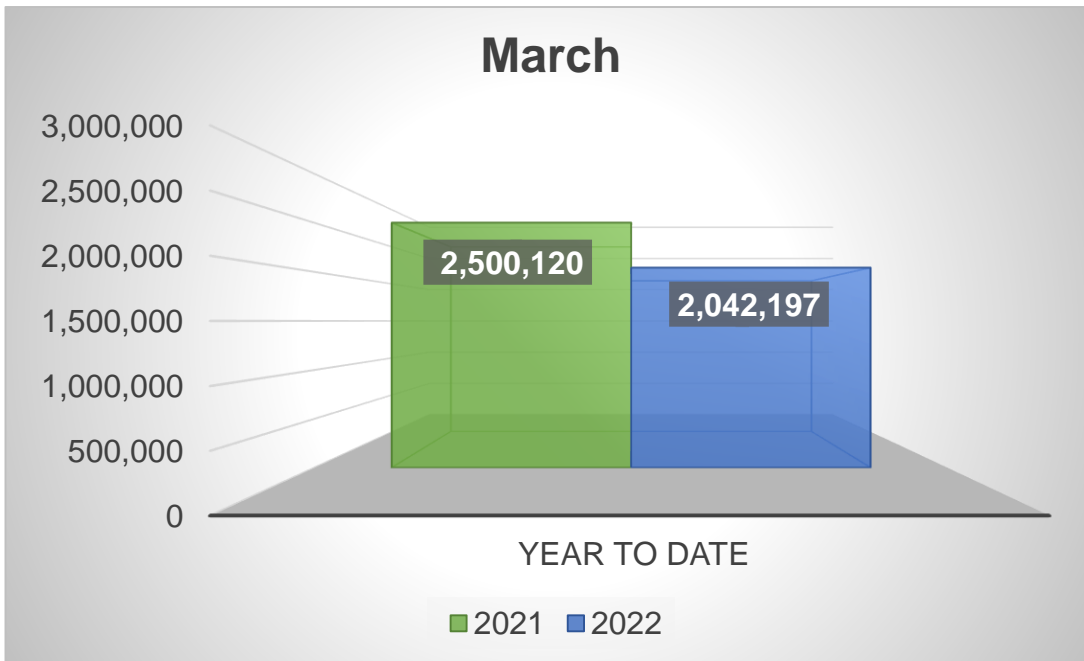


Solid Waste Collection Fund - Expenditures



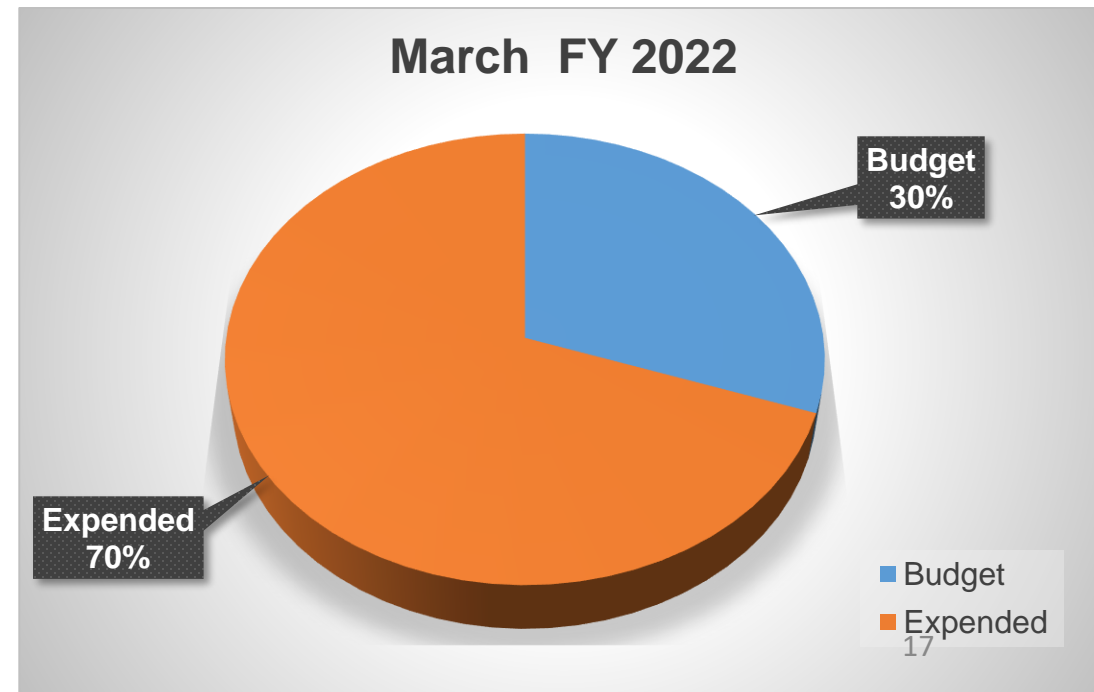
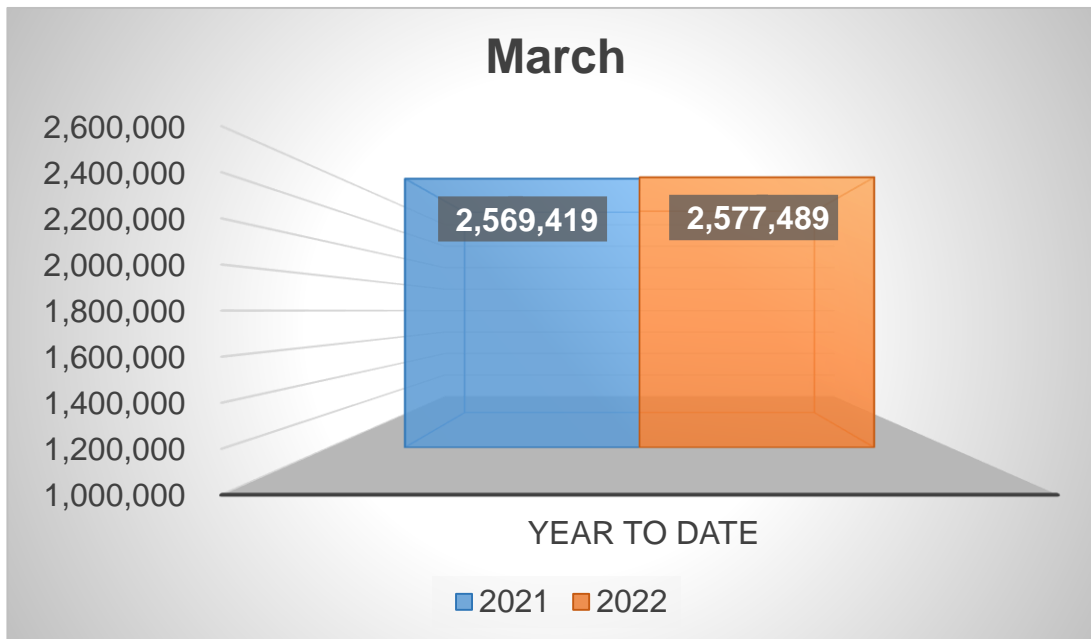


Solid Waste Disposal Fund - Revenues



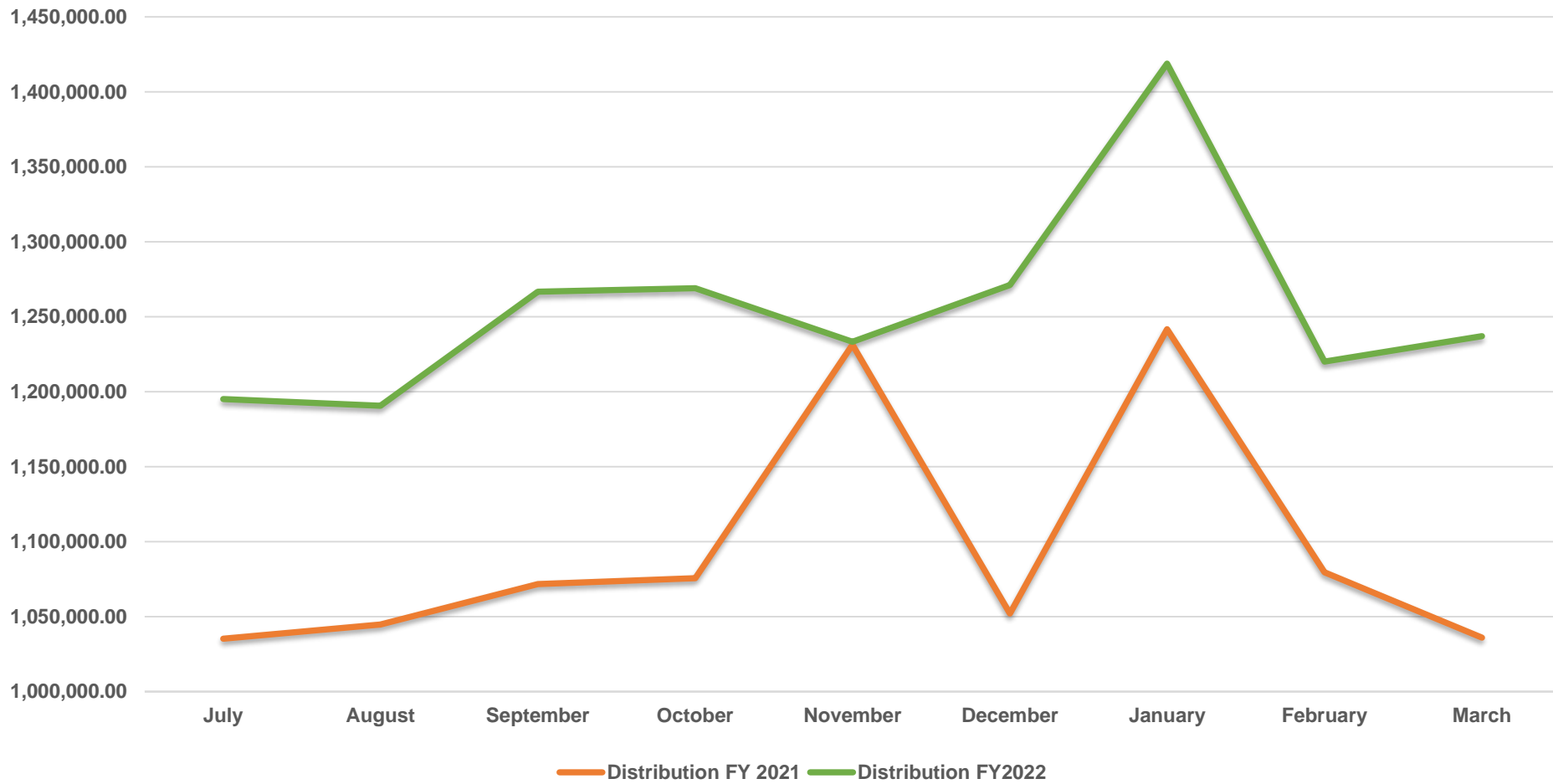


Solid Waste Disposal Fund – Expenditures



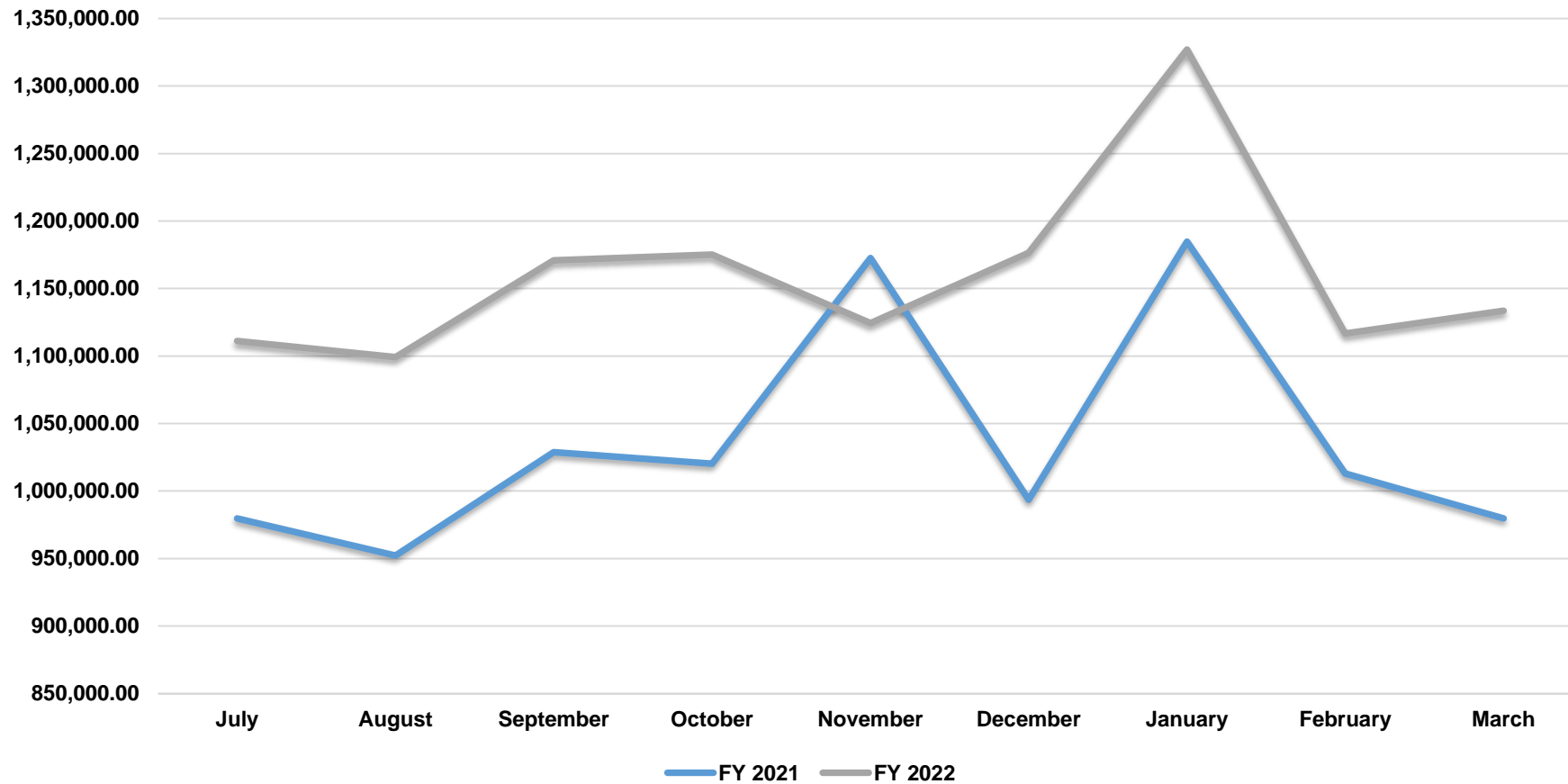


SPLOST





TSPLOST



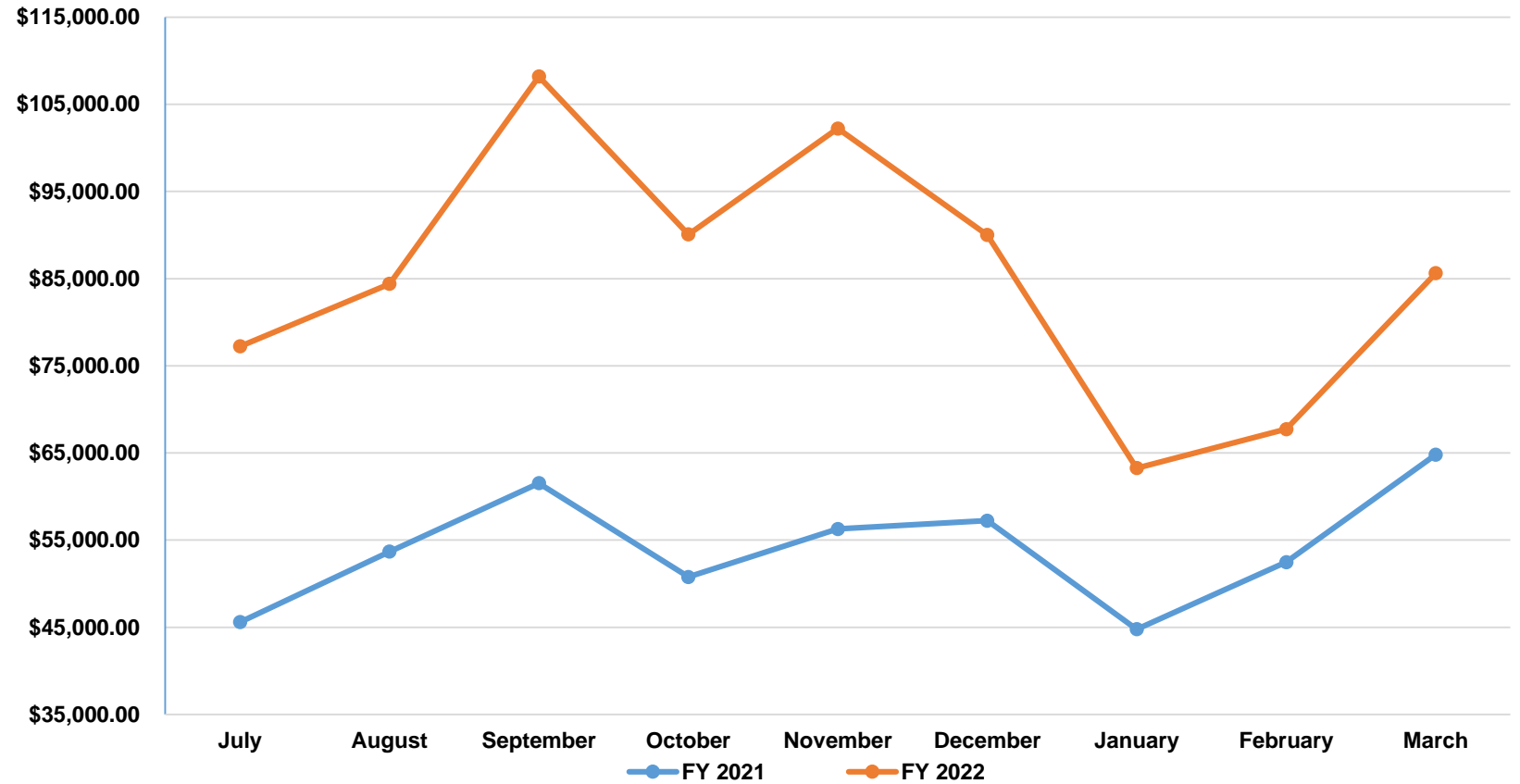


Revenue Collected:

July 2020-March 2021 =
\$487,125

July 2021-March 2022 =
\$768,728

Hotel and Motel Revenue





Questions?



Statesboro Small Business Recruiter



Statesboro Small Business Recruiter

- Small Business Recruiter was proposed in March 2020;
- Pandemic interrupted any further action on the recommendation to the City Council for 2 years;
- Purpose of the position is to recruit new small businesses to the Statesboro market and retain existing business;
- Be aware of building inventory and specifications to match location with business needs;
- Be aware of the important business analytics that impact small business decisions to locate to a community, i.e. traffic count;
- Attend annual marketing shows in Atlanta and Las Vegas;



Statesboro Small Business Recruiter

- Can be a City Employee;
- City can contract with an outside source to recruit;
- Business Innovation Group from Georgia Southern University has submitted a proposal;
- Proposal was in 6/7/2022 FYI Packet;
- Dominique Halaby, Associate Provost for Innovation and Commercialization, is here to present the proposal.



Questions?



NORTH  STAR

+Statesboro, GA

June 21, 2022

Branding Can Support Statesboro's Goals

Diversify our economy
& attract higher wage
jobs and investment

Professionalize our
presentation to convey the
value of city services

Coalesce our residents
around future goals

Attract new residents, talent
and visitors

A logo and a slogan won't solve much.

A logo and a slogan won't solve much.

***A positioning strategy
for Statesboro will.***

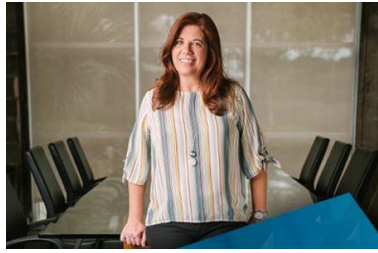


**The Statesboro opportunity:
*Becoming the quality of life hub in
the booming Coastal South.***

We're Passionate About Smaller Municipality Branding



The Statesboro NorthStarTeam



Anita Carter
Director of Creative Services



Taylor Mende
Community Development Manager



Roberto Muñoz
Research Director



Becky Swann
Art Director



Sam Preston
Director of Project Management



Tyler Holder
Director of Strategic Communications



Patrick Golden
Executive Creative Director



Amy Richardson
Account Manager



Will Ketchum
President



Sydney Gorak
PR/Social Media Coordinator



Don McEachern
Founder & CEO



Renee Summers
Media Director



Ed Barlow
Director of Strategic Planning



Leslie Johnson
Accounting + Finance Director



Mark Stevens
Digital Marketing Lead

A Balanced Approach to Municipal Branding

**Resident engagement, education
& research** to uncover your DNA

Proven process to drive
stakeholder consensus

Unique creative & activation
solutions for every community



Engaging. Listening. Learning.

Determining The Statesboro Story That Is Authentic, Distinct & Ownable



Approach

8-9 months



Stakeholder & Community Education

- Engaging your public and your stakeholders



Insight Gathering & Research

- Not just “who” and “what,” “why?” and “how?”
- Brand barometer (Net Promoter Score) pre & post



DNA & Strategy Formation

- Crystallizing what you alone own
- Distinct, authentic & ownable



Brand Identity & Message Development

- Socializing and consensus building (including electeds)



Brand Action Ideas & Rollout

- Real, 3D Brand action and activation
- Brand Ambassadors
- Step-by-step rollout guidance

Council rejects new city logo designs; keeps existing seal



SOUTH FLORIDA SunSentinel

THURSDAY SEP. 19, 2019 GOING OUT SPORTS OPINION POPULAR ASK US TODAY'S PAPER CLASSIFIED BEST REVIEWS HURRICANE PREP

f t e

COUNCIL REJECTS NEW LOGO

By **DEBORAH P. WORK**, Staff Writer
SUN-SENTINEL

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MAY 1, 1988

NORTH LAUDERDALE -- A move to revamp the city's logo died a quick death on Thursday.

City Council members decided spending at least \$10,000 to create a new logo was just too much.

The \$10,000 would cover the cost of producing the artwork and placing the new logos on items such as new administrative manuals, business cards and baseball caps.

But the cost would skyrocket to \$27,000 as new public works and parks and recreation vehicles would require the new design.



TOP STORY

Thanks, but we hate it - Decatur council votes to kill proposed slogan, try again

"Decatur is not Austin, Texas, and I'm not sure if we're ready for something that edgy"



ALL SECTIONS | #SCARVESUPMN StarTribune LOG IN

BLOG

Dateline Minnesota

Austin council rejects new city logo

By jennaross | APRIL 8, 2014 — 11:38AM

The City Council in Austin, Minn., has canned a new city logo that's drawn heavy [criticism from residents](#).

At a meeting Monday night, the council voted against using the proposed blue logo -- meant to suggest a can of Spam -- three weeks after it was unveiled.

[The Austin Daily Herald reports](#) that Council Member Janet Anderson was surprised by the strong reaction to the new logo. "I can't imagine that the blue can is going anywhere forward," she said, according to the newspaper.

[As we reported Saturday](#), the logo -- paired with the tagline "Talent Packed" - - was supposed to suggest the classic product made by Austin's own Hormel

TEXT SIZE

f t e

EMAIL

PRINT

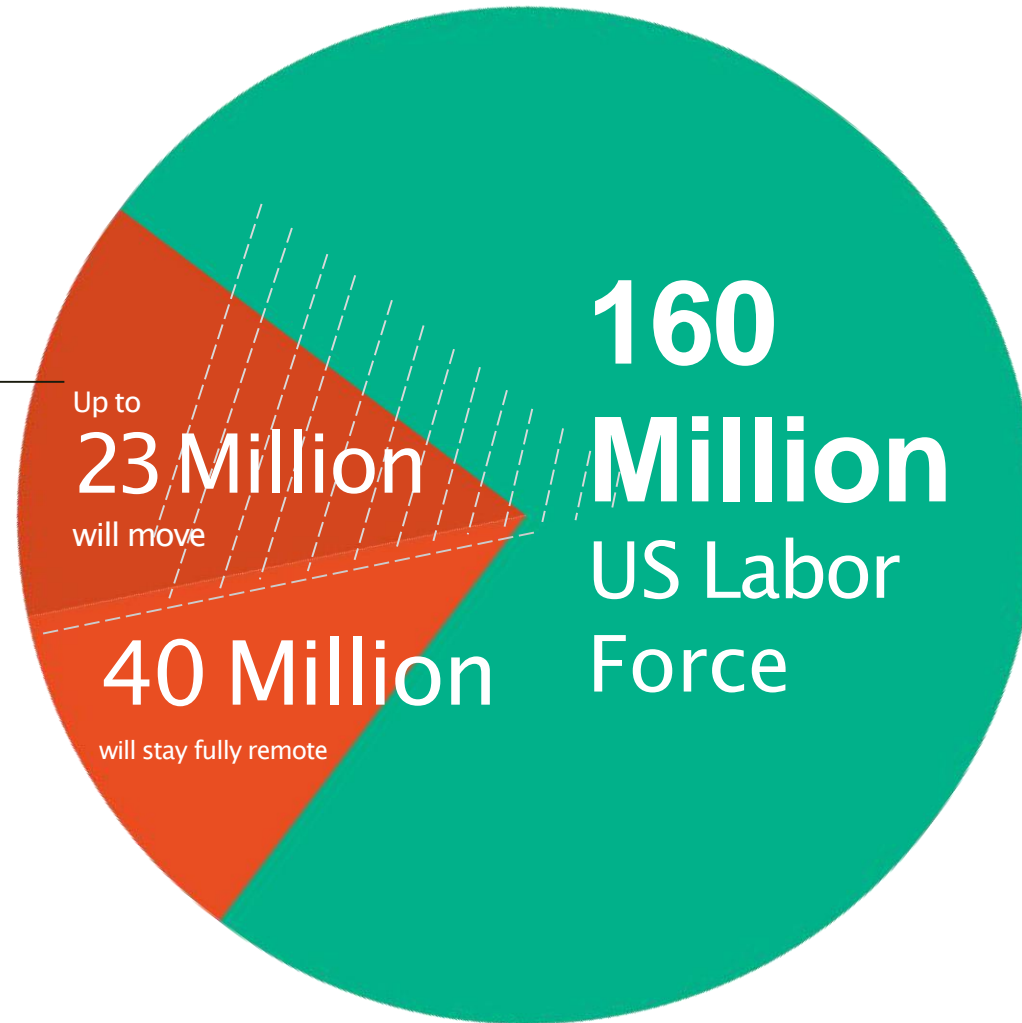
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Workers Are Rethinking Things

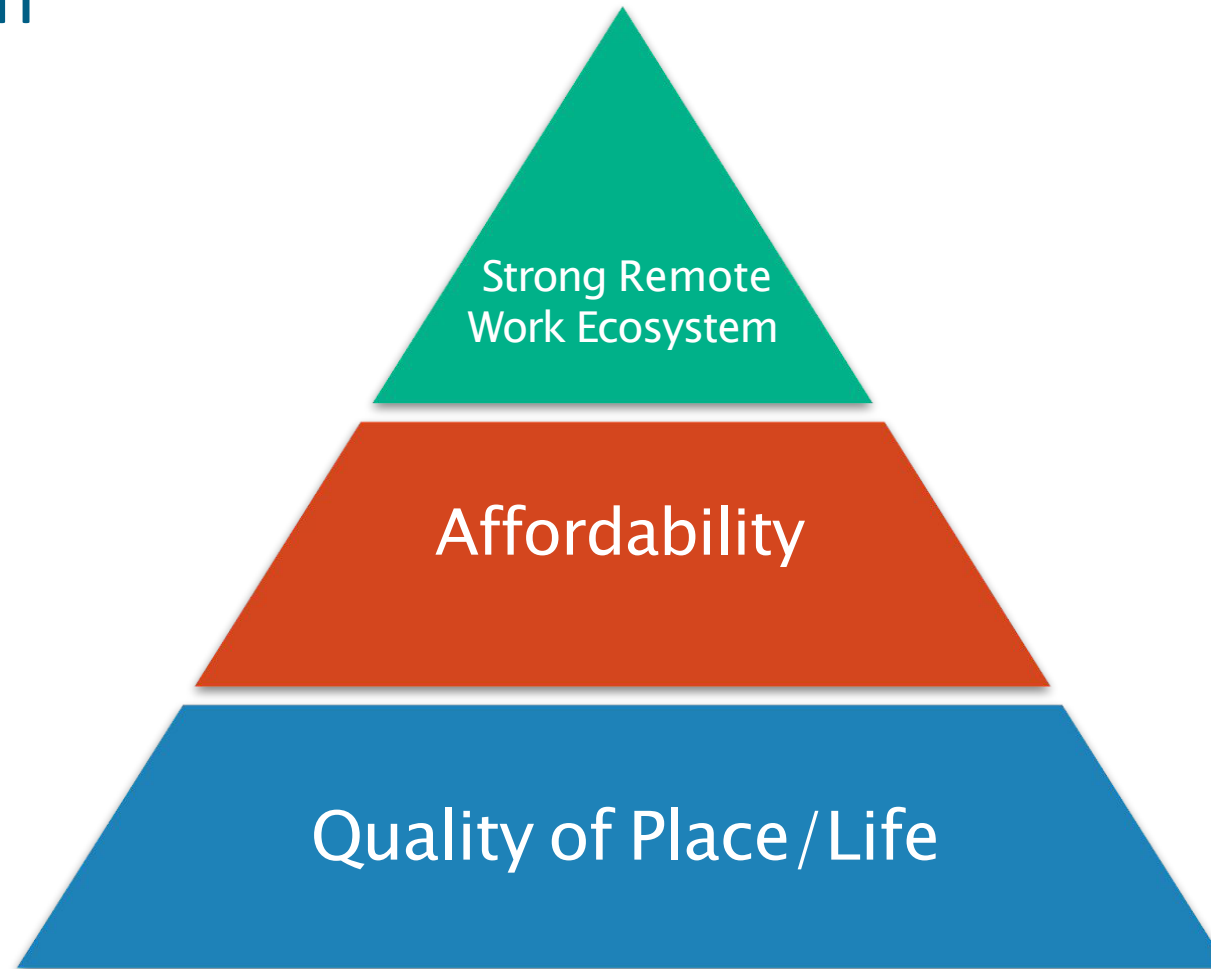
20.6%

want out of a major city



Source: Gallup; University of Toronto School of Cities; Upwork

How to Win Them



Source: Gallup; University of Toronto School of Cities; Upwork

Why They Moved

2021 A Study of American
Migration to Small Cities

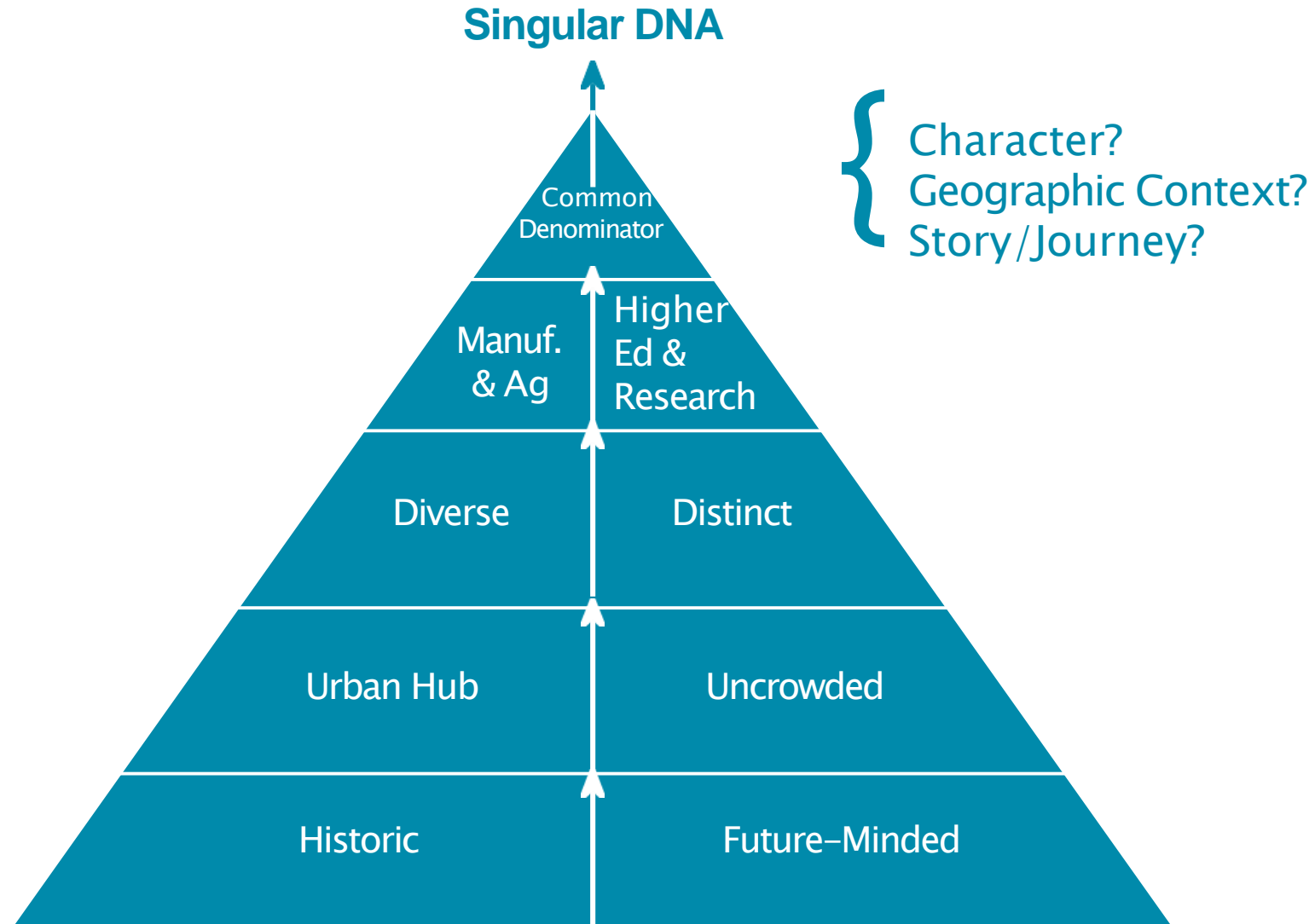


People Are Searching For:

- **The right place to live**, because they'll find a job there or can work remotely from anywhere **[46%]**
- **A balance** between the right place to live and the right job **[42%]**
- **The right job, wherever it is** **[12%]**



Statesboro: A Confluence of Distinct Traits



Core Asset: Livability & Access

“IMPROVE YOUR STATE OF THINGS”

- You want the Coastal South, but not the congestion, traffic and the expense
- Statesboro gives you livability, opportunity, enrichment and ACCESS
 - Downtown, parks, beauty, more house for your money
 - Career advancement opportunities and the perfect setting to raise a family
 - The energy and vibrant culture of a college town
 - All connected by the Blue Mile



Core Asset: Ambition, Aspiration & Exchange

“GET AFTER IT”

- As a South Georgia regional hub, Statesboro is alive with ambition and invites you to bring your ambitions, whether personal or business – or your quest for fun
- Idea and commercial exchange:
 - R2 institution serving fields such as science, engineering, computer technology
 - Blue chip companies like Briggs & Stratton, Great Dane, Aspen Aerogels, Walmart DC
 - All connected by the Blue Mile





How It's Worked for Others

Quincy, Illinois

Population 39,000











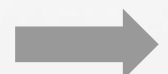
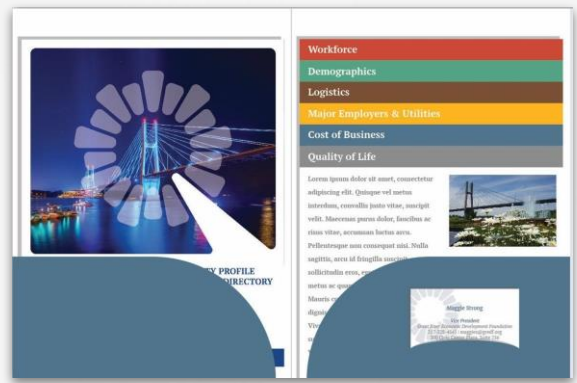
QUINCY
RIGHT ON Q

Core City Brand



**Quincy's
Calling**

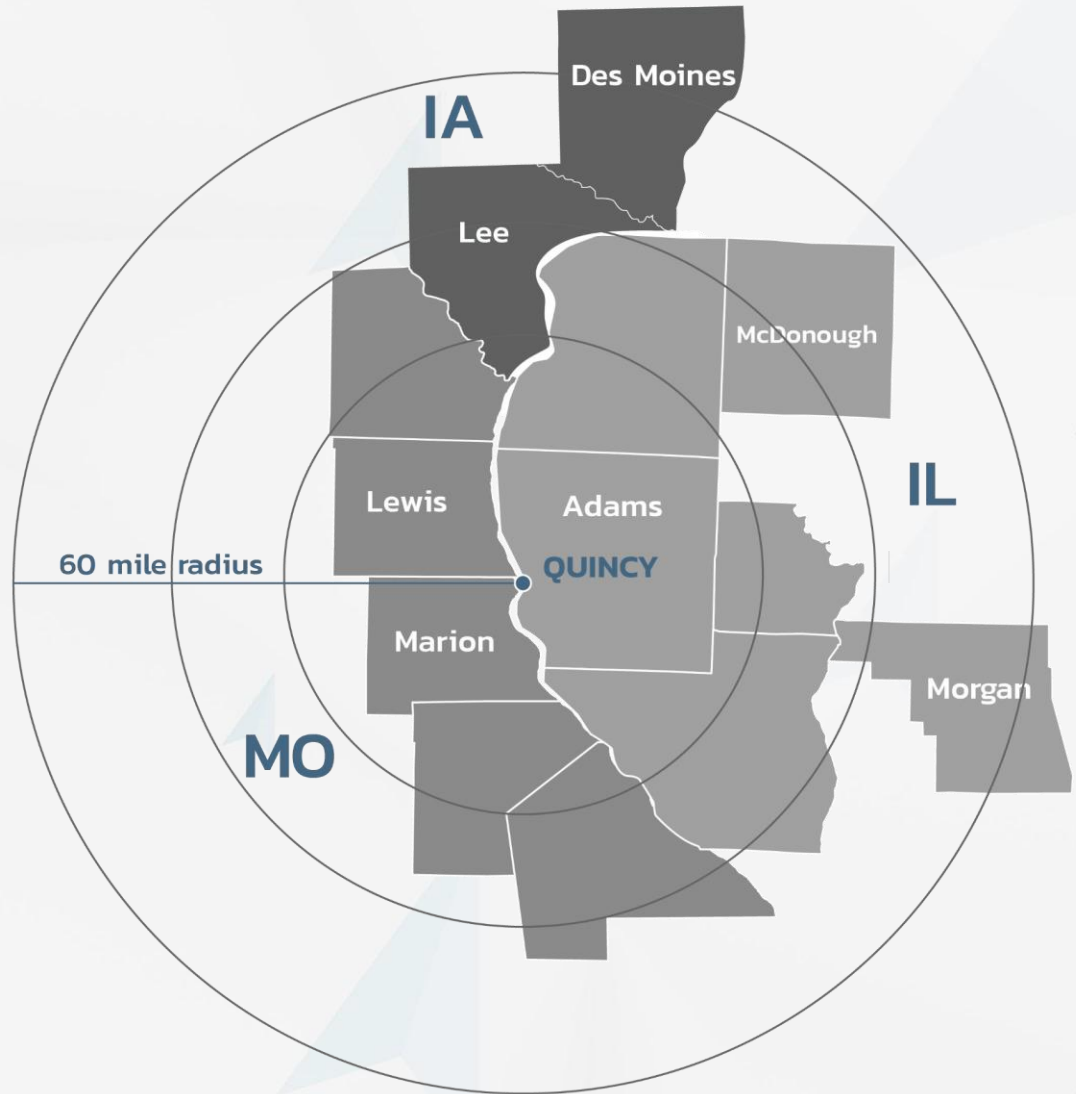
**Resident + Talent
Attraction Campaign**



ENVIRONMENTAL INSPIRATION

Where to Fish?

- ✓ High enough unemployment
- ✓ Adequate population
- ✓ Proximity/familiarity





QUINCY LOCAL? REFER A FRIEND

Quincy's Calling

The Work & Life You Deserve is in Quincy

- View Jobs
- Relocation Incentives
- Refer A Friend

Work

Live

Relocate

Connect

MacBook Pro

Finally, helping
a friend move
pays off.



Help Quincy Grow & Win A \$250 Gift Card.

Submit the name and contact information of friends & family.
If one of them moves to Quincy you'll receive a \$250 gift card to use
at the local Quincy restaurant of your choice. Plus, you'll be entered
to win a drawing for the same prize just for submitting names!



Submit your names today at QuincysCalling.com

*Legal disclaimer as needed.



Earn More.
Enjoy More.

Great Jobs at QuincysCalling.com



Your Best Future.
Right on Q.

Better Salaries. Incentives To Move.
QuincysCalling.com



Earn Up To **\$5,000**

Answer
the Call



Earn Up To **\$5,000**

Answer the Call

Quincy, Illinois Relocation Guide

Quincy's Calling



Your Best Future Right on Q



Quincy, Illinois Relocation Guide

Quincy's Calling



Quincy at a Glance

Best Small City to Raise A Family

50+ Nonprofit Arts Organizations

Temperature 50°-44°

Save for your money

Cost of Living 14% lower than Illinois average

4,868 Average Home Value

1.6 Average Commute

100+ Restaurants from casual to fine dining



Business Further.

Partner to help you grow. If you're an entrepreneur, Quincy is a pro-business community, offering low cost of living and a large service area. Come build your business with us.

Quincy's location, rich in history, offers a variety of homes, even centuries, individuals and families can find their perfect fit. Lives here supported by our thriving employers and welcoming business community.

Ready to join us today?

BlueCross BlueShield

CRAIG INDUSTRIES

Hullston-Walton

ILLINOIS VETERANS HOME QUINCY

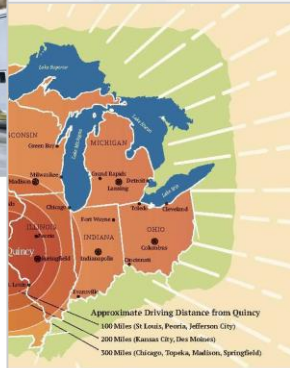
IFI

Phibro

Midwest Energy

TITAN

Bring your job here. Gigabit Fiber Internet.



From Here, The Best of the Midwest Is Yours.

Quincy is located on the western edge of Illinois, along the Mississippi River. Quincy's location gives you ready access to much of the Midwest. A diversity of larger Midwest cities are within an easy drive or train ride for weekend jaunts.



Quincy.

Do you know that America more than ever before? We're focused on helping you enjoy life more. A new job and \$5,000.

Quincy is a property where you can find the upside!

Quincy is an owner-occupied community with a median home value of \$55,000.

Quincy offers a variety of home ownership options.

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Get Your Move?

Quincy Moving Services help you with your move. Then, we're here to help you and your family.

Local Moving Companies

Quincy Moving Services, Inc. 3677 N. Lincoln St., Quincy, IL 62305

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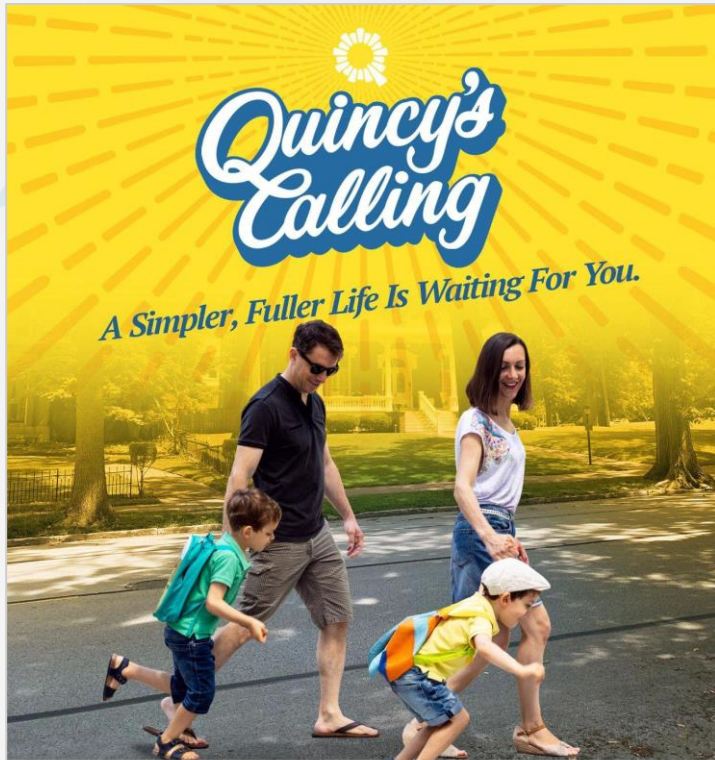
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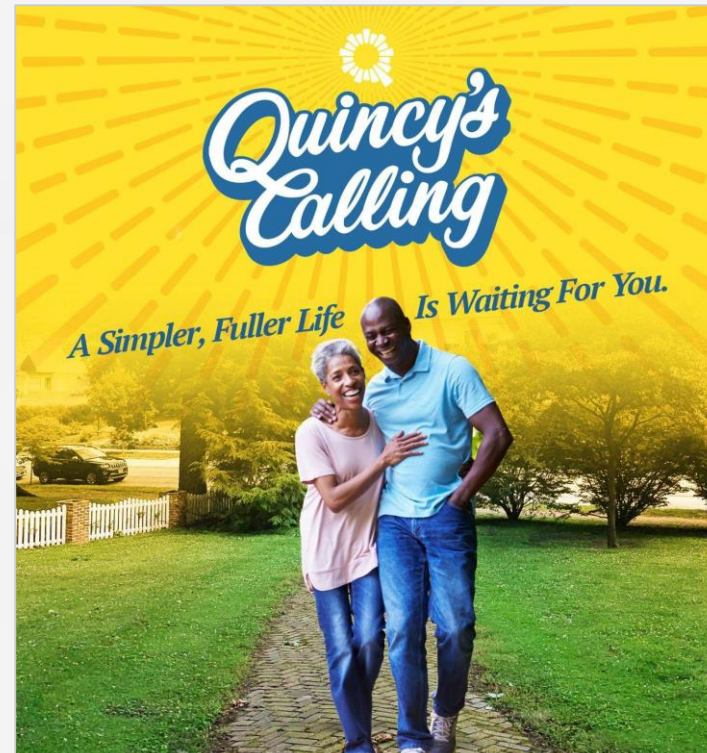
Quincy Moving Services, Inc. 3677 N. Lincoln St., Quincy, IL 62305



Find your best future at QuincysCalling.com
and get up to **\$5,000*** when you move here!



* Conditions Apply.



Find your best future at QuincysCalling.com
and get up to **\$5,000*** when you move here!



* Conditions Apply.

Fayetteville, North Carolina



STRATEGIC DNA STATEMENT

Target Audience:

For those interested in a southern location with a global perspective and new energy,

Frame of Reference:

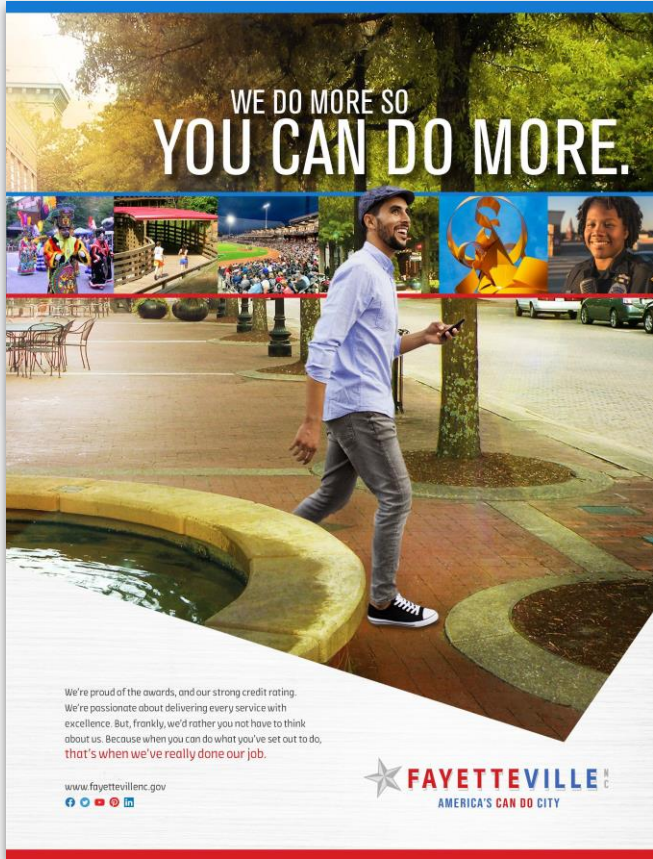
Fayetteville and Cumberland County, at the heart of the Carolinas and home to the world's largest U.S. military installation,

Point of Difference:

is where America's most highly trained professionals and most devoted neighbors always go further for you,

Benefit:

encouraging, enabling and advancing your goals and dreams.






**CAN DO
RUNS DEEP.**

It's what's in us. You see it as much as you feel it. Extending a helping hand. Embracing every newcomer. Quietly protecting the world.

**FAYETTEVILLE
CUMBERLAND CO.
CAN DO CAROLINA**

CanDoCarolina.nc.us     

Always going further to make big things happen. It's a powerful drive you won't find anywhere else in the Carolinas. Come see what we can do for you.



GLOBAL
INNOVATION APPLIED
YOUR WAY

Our military might serves the world. But there's something else the world's largest U.S. military installation brings to this region: your power to leverage a global innovation hub for your business.

ECONOMIC DEVELOPMENT CORPORATION
**FAYETTEVILLE
CUMBERLAND CO.
CAN DO CAROLINA**

www.fayedc.com   

From the center of the eastern seaboard, right beside I-95 and in the heart of the booming Carolinas, Fayetteville & Cumberland County give you the talent and capabilities to do anything.



WE SERVE
THE WORLD
WORKS HERE

More than landing planes, paratroopers and top military talent Fayetteville and Cumberland County is the perfect landing pad for global businesses. Ingrained innovation, technological resources, and a global culture create a direct connection between your business and the world. Discover what your business can do here.

ECONOMIC DEVELOPMENT CORPORATION
**FAYETTEVILLE
CUMBERLAND CO.
CAN DO CAROLINA**

www.fayedc.com   

Marshall, Minnesota



STRATEGIC DNA STATEMENT

Target Audience:

For those who value seeing their horizon and helping shape it,

Frame of Reference:

*Marshall - home to Southwest Minnesota State University
and homegrown global brands,*

Point of Difference:

is the community that cultivates the best in us

Benefit:

with an energy and optimism that make a difference for your family.



Cultivating OPPORTUNITY

Global headquarters and local businesses alike find room to grow and opportunities to thrive in Marshall. With a diverse and welcoming community committed to your success and a steady flow of talent from SMSU, your business horizons are limitless here.

ci.marshall.mn.us |  



Cultivating CHARACTER

Whether it's on the court, in the classroom, or at the neighborhood park, families thrive here. It's simply in our nature to cultivate our talents and each other. Enjoy all the benefits of small town culture and global vision and reach. Shape your family's horizon in Marshall.

ci.marshall.mn.us |  






MARSHALL
 CULTIVATING THE BEST IN US

NORTH STAR
 PLACE BRANDING + MARKETING

Setting the Stage for More Cohesion



Sioux Falls, SD



Columbus, IN



The Experience to Help Statesboro Succeed



City Brand of the Year 2016 & 2019



INTERNATIONAL CITY/COUNTY
MANAGEMENT ASSOCIATION





Questions?

Thank you, Statesboro!



**PROPOSED PROFESSIONAL SERVICES AGREEMENT BETWEEN
CITY OF STATESBORO AND SAFEbuilt Georgia, LLC**



I. BACKGROUND

- The Department of Planning and Development is responsible for building inspection services, plan review and interpretation of the State Building Code.
- These functions have been carried out by the City's Building Official and Building Inspector respectively. Recently, both positions have been vacated.
- Although the City has aggressively advertised to fill said positions, it has been unsuccessful to date. (One of the employees who resigned has been filling in since he is still with the City but in another department.)
- Therefore, it was necessary to explore other options.



II. THE SAFEbuilt OPTION

- A. Contact was made with SAFEbuilt, a company started in 1992 for the express purpose of providing inspection services to communities. It is headquartered in Alpharetta, GA. Subsequent to discussions, a proposal was received which is before you for your consideration.
- B. FYI, I have had personal experience working with SAFEbuilt during my previous employment with the City of Milton, GA. In addition to Milton, the company supplies similar services to the cities of: Auburn, Danielsville, Garden City, Grovetown, Lilburn, Sandy Springs as well as Macon-Bibb and Twiggs counties.



II. THE SAFEbuilt OPTION (Continued)

C. Highlights of Services Provided

- Inspections can be scheduled up to 4:00 p.m. the previous day;
- All on-site inspections will be made within 24 hours;
- All inspections are on an “as-needed” basis;
- Transportation time is not included in the hourly rate;
- When an inspector is on vacation or sick, a back-up inspector is provided;
- All inspectors have their required State Building Certifications;
- Plan reviews are performed off-site and turnaround time is approximately one week unless it is a very large project like Publix;
- This firm provides its own permitting software at no cost to its clients.



III. FINANCIAL ADVANTAGES TO SAFEbuilt

- A. The City will not need two employees. Current cost for these employees (salaries plus benefits) totals \$161,460.
- B. Additionally, the City was prepared to enter into a contract with another permitting software company for \$20,000 per year. SAFEbuilt's software will be provided **at no cost**.
- C. The request for consideration is for a contract for inspection services and plan review, not to exceed \$100,000 annually, (conservative estimate).



Questions?



PROPOSED AMENDMENT TO THE ZONING ORDINANCE

TO ESTABLISH A NEW R-2 TOWNHOUSE RESIDENTIAL ZONING DISTRICT AND TOWNHOUSE DWELLING STANDARDS; AND,

INCLUDE SAID TOWNHOUSE STANDARDS WITHIN THE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT



I. NEED FOR PROPOSED CHANGES

- Due to changes in the marketplace including the recent announcements of new industries being located along the I-16 Corridor, Statesboro has been “discovered”;
- The City offers water and sewer infrastructure which allows for smaller lots than the surrounding counties which require a minimum of 24,000 sq. feet per lot to accommodate a well and septic system;
- Hence Statesboro is able to allow for the development of townhouses which achieves maximum density/value for developers;



I. NEED FOR PROPOSED CHANGES (Continued)

- The City does not have a townhouse ordinance in place. Therefore, most townhouse development is approved in the City via a PUD (Planned Unit Development) request. PUD's allow developers to set the standards for their respective developments. Rather, the City needs to take the lead and set these standards;
- Currently the City has knowledge of four potential Townhouse applications that are under review;
- Staff recommends that townhouse standards be established via a new R-2 residential zoning district and a new Article XXV-A. "Townhouse Dwelling Standards"; as well a requirement that all new PUDs proposing townhouse developments utilize the same standards as included in the above mentioned sections.



II. HIGHLIGHTS OF PROPOSED R-2 ZONING DISTRICT AND ARTICLE XXV – A. “TOWNHOUSE DWELLING STANDARDS

A. Allowed Uses

- Townhouse Dwelling
- Single Family Dwelling
- Accessory Use

B. Height Regulations

- Principal structure: 35 ft.

C. Dwelling Units Per Acre

- No more than 12 dwelling units per acre.

D. Open Space

- At least 5% of the land area must be dedicated as open space.



II. HIGHLIGHTS OF PROPOSED R-2 ZONING DISTRICT AND ARTICLE XXV – A. “TOWNHOUSE DWELLING STANDARDS (Continued)

E. Internal Street Standards

- Sidewalks must be provided along both sides of the street.

F. Landscaping Standards

- Street trees shall be planted and maintained on both sides of every street and spaced no more than 50 feet apart.
- All yards shall be landscaped.

G. Building Standards

- No more than three adjacent townhouse dwelling units shall have the same front façade designs.
- Exterior and wall finish materials are limited to: painted or unpainted brick; stone, including unpainted natural stone; and, cement based artificial wood siding. Vinyl and composite materials may be used on window and treatments, but not exterior wall treatments.

A. Utilities

- Each dwelling of a townhouse unit shall be metered separately.



III. NEXT STEPS

- A. Review at City Council Work Session – June 21, 2022.
- B. Review with Recommendations at Planning Commission Meeting – July 5, 2022.
- C. Review for consideration at City Council Meeting on July 19, 2022



Examples of Townhouse Developments

















Questions?



Renovation Plans for Joe Brannen Hall, City Hall, and Employee Clinic

City of Statesboro | Brannen Hall
Renovations

DPR Architecture



SITE

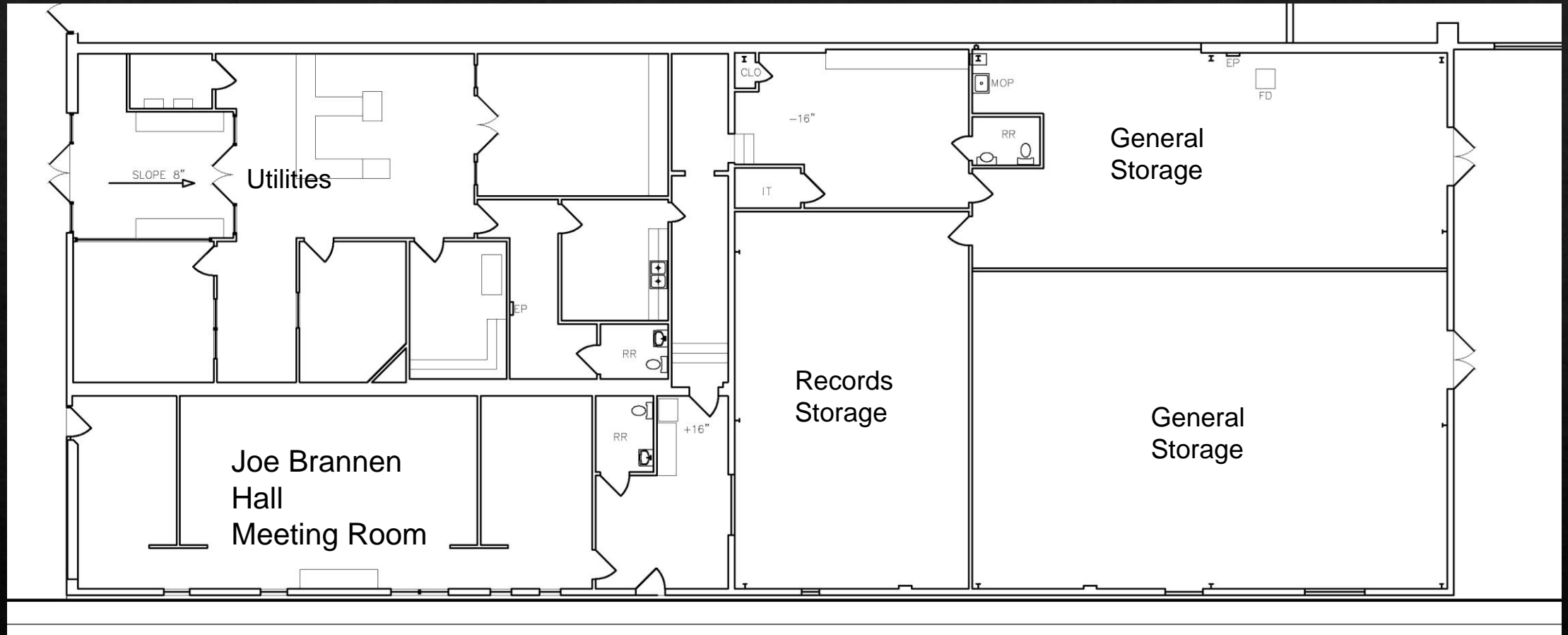
58 A East Main St

Statesboro, GA 30458

Projects Goals

- ◇ Renovate existing open, general storage space into usable space
- ◇ New Human Resources Offices
- ◇ New Utilities Department Offices
- ◇ New Health Clinic Space
- ◇ Averitt Center Kiln Room Improvements
- ◇ Records Storage Improvements
- ◇ Improve Exterior Appearance

EXISTING PLAN

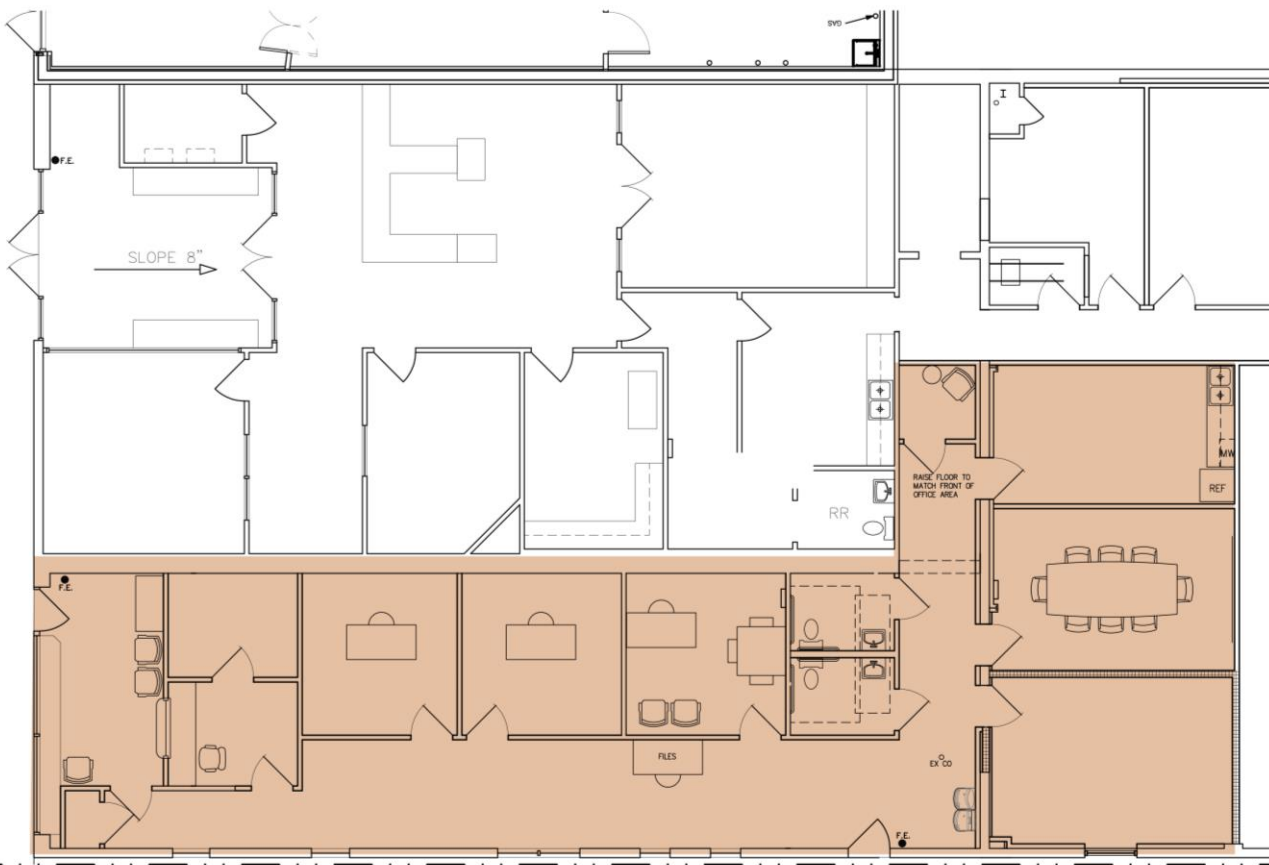


- 7,660 SF Total
- Utilities (3760 SF)
- Human Resources (1350 SF)
- Storage (2550 SF)

OVERALL PLAN



- Human Resources (2,050 SF)
- Records Storage (950 SF)
- Clinic (1,175 SF)
- Utilities (3,260 SF)
- ACA Kiln Room (220 SF)



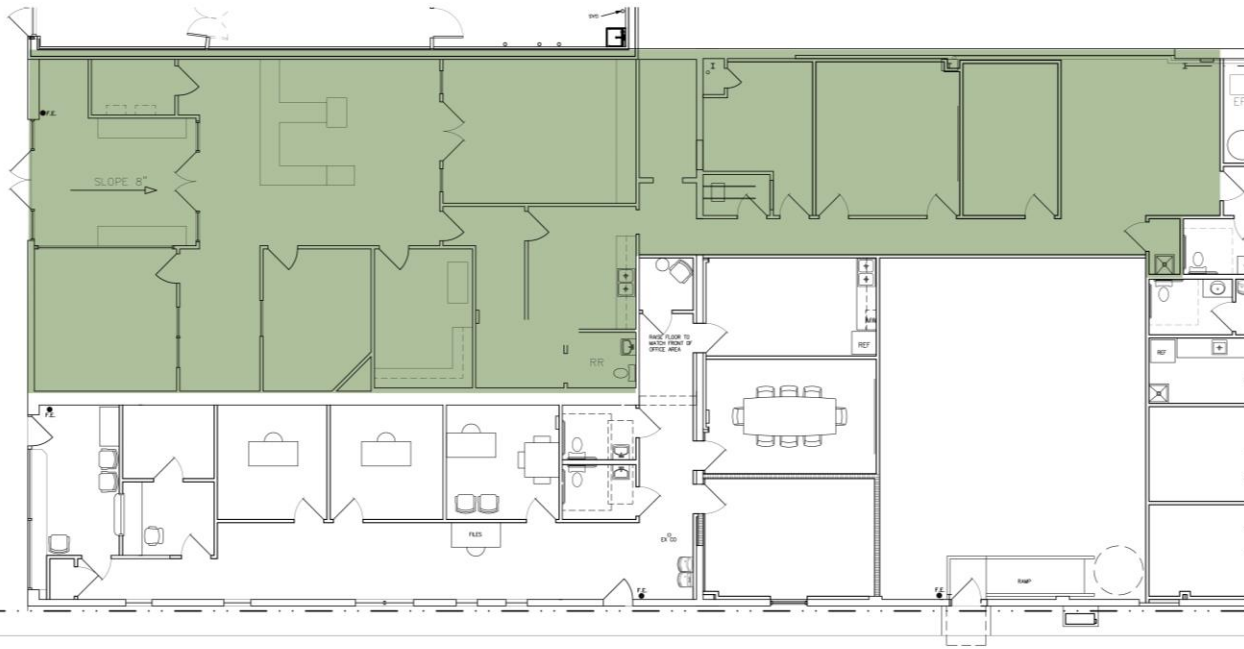
HUMAN RESOURCES

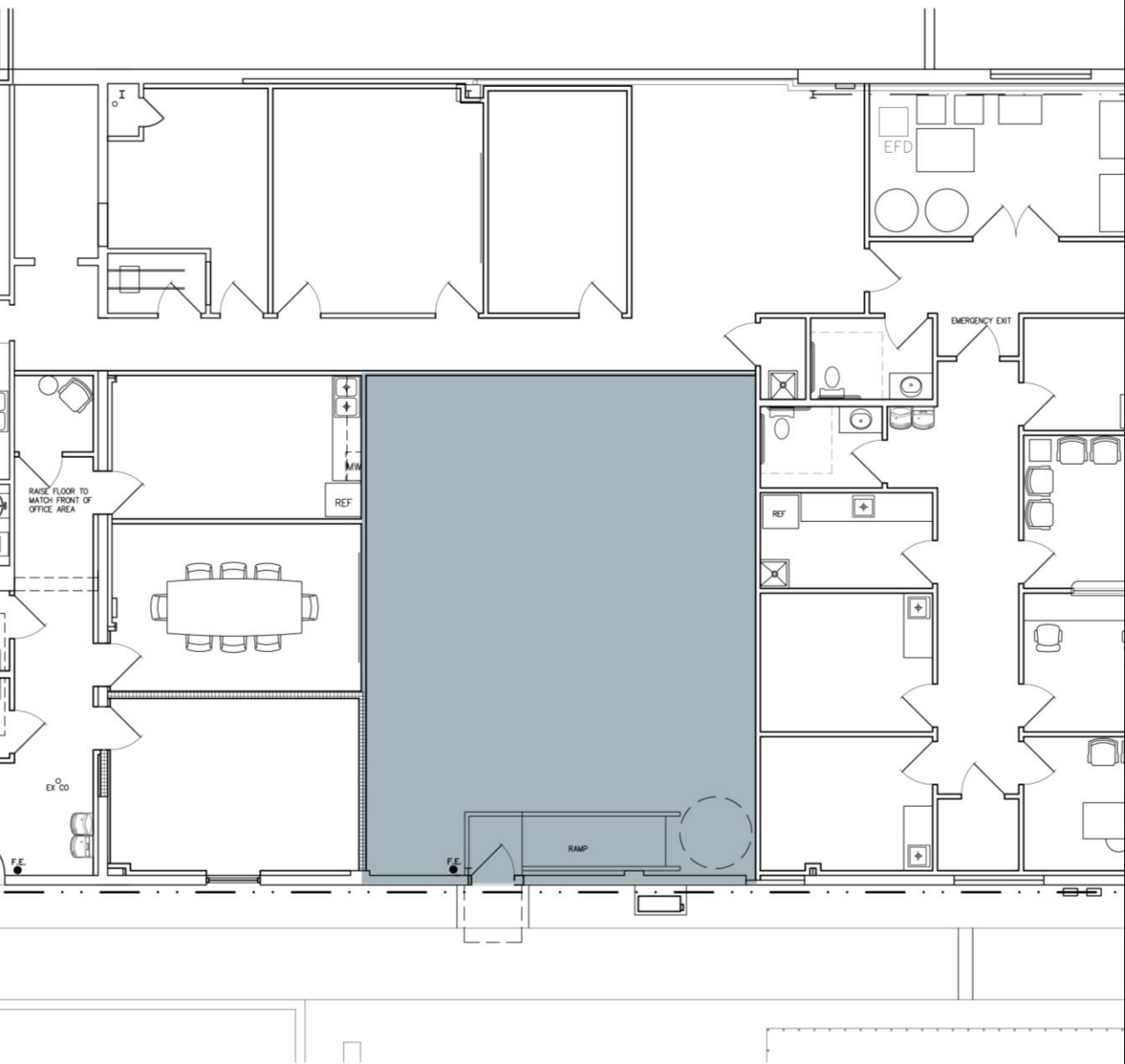
- ◆ 2,050 SF
- ◆ Includes 3 Offices (120 SF each) and Director's Office (215 SF).
- ◆ Also includes Lobby, Reception, Storage, Conference Room, Breakroom, Lactation Room, and Restrooms.



UTILITIES

- ◆ 3,260 SF
- ◆ Includes 1 New Office, New Conference Room, Map Room, IT Closet, Storage, Mop Closet





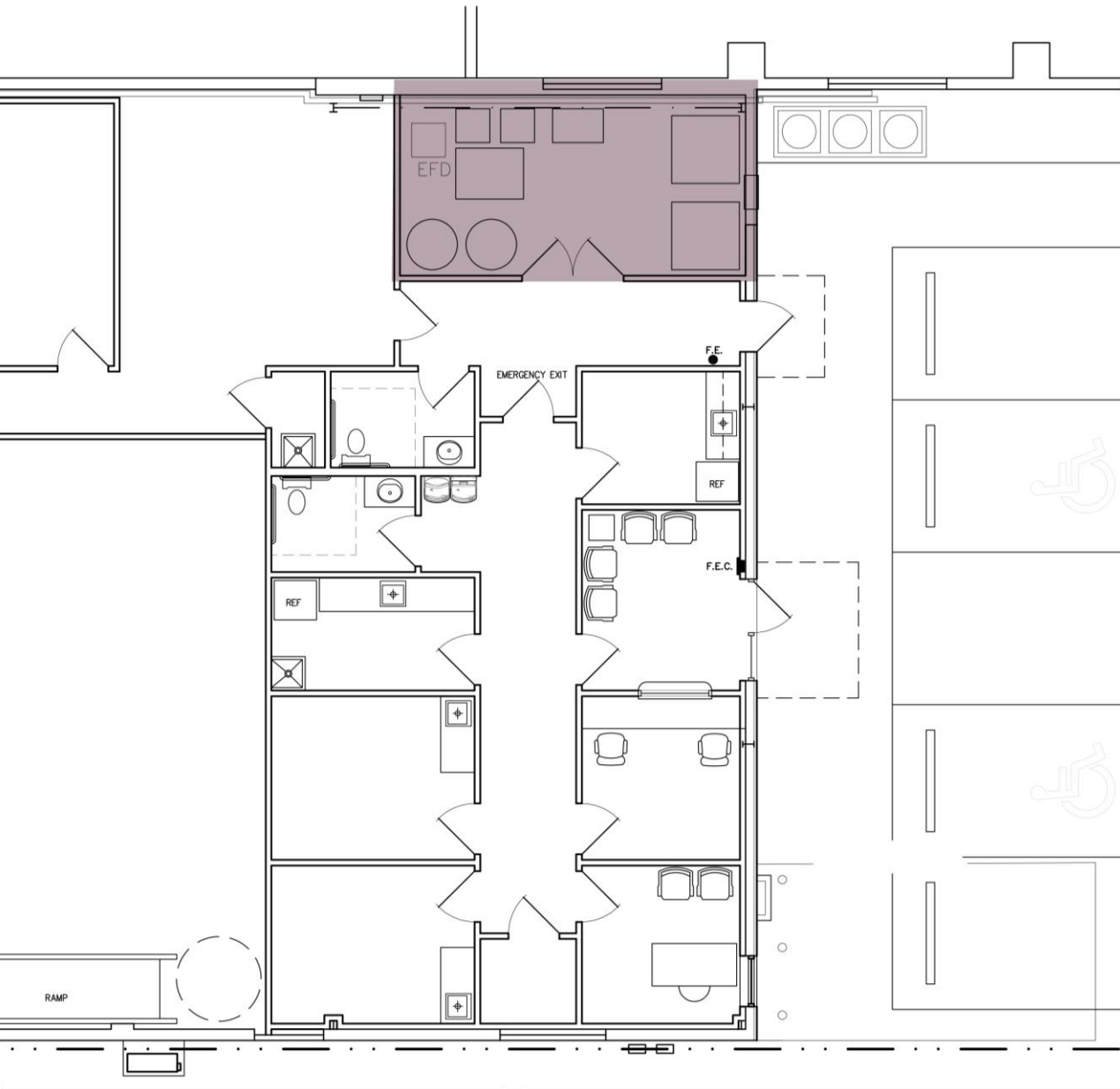
RECORDS STORAGE

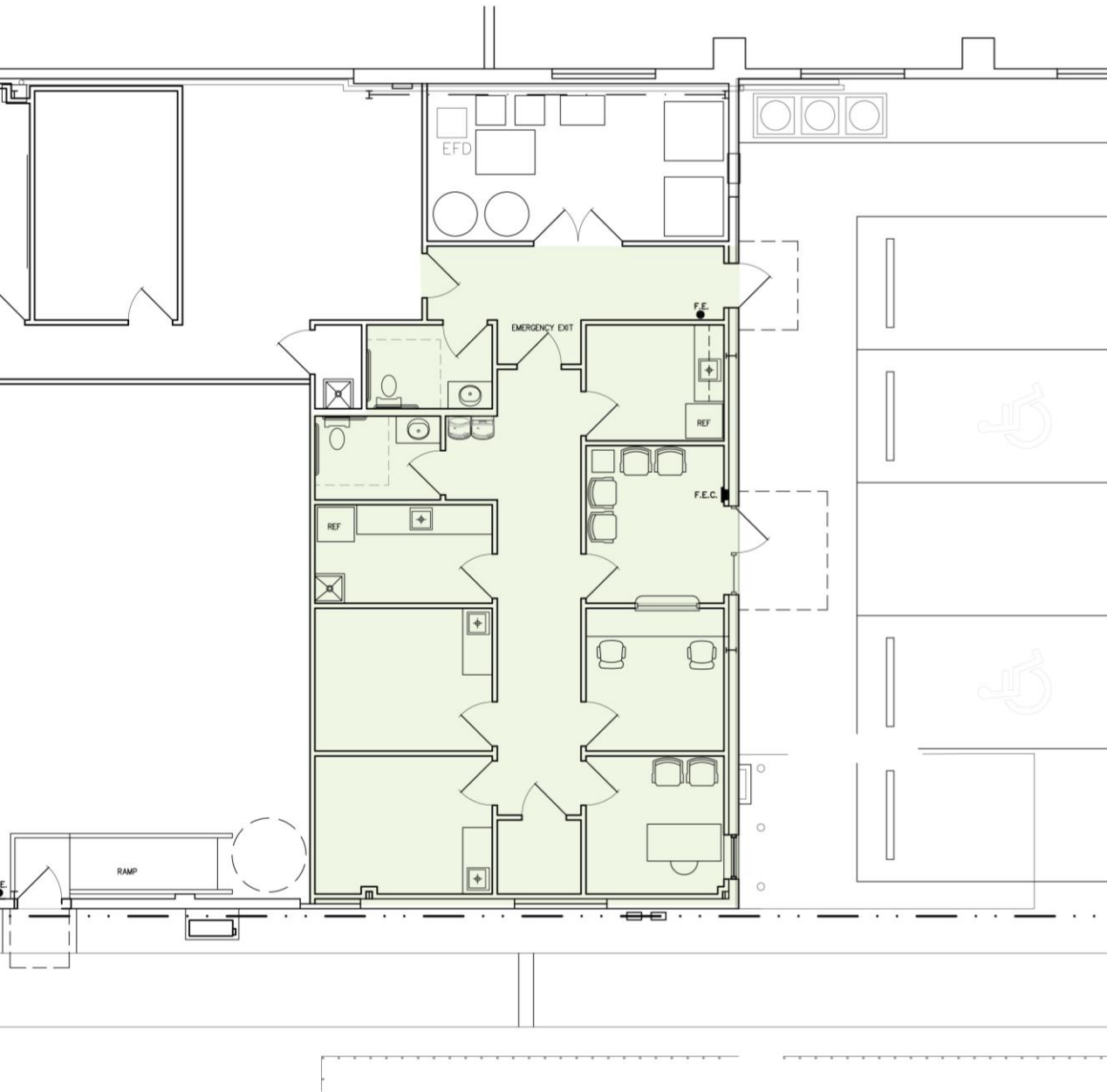
◇ 950 SF



AVERITT CENTER FOR THE ARTS KILN ROOM

◇ 220 SF





HEALTH CLINIC

- ◆ 1175 SF
- ◆ Includes Office (90 SF each) and 2 Exam Rooms (120 SF each).
- ◆ Also includes Lobby, Reception, Supply Closet, Lab, Breakroom, and a Restroom.



METAL FAÇADE RENDERING



BRICK FAÇADE ADD ALTERNATE RENDERINGS



BUDGET

5,600 SF Renovated Space

Estimated Cost \$175/SF

Projected Budget \$980,000

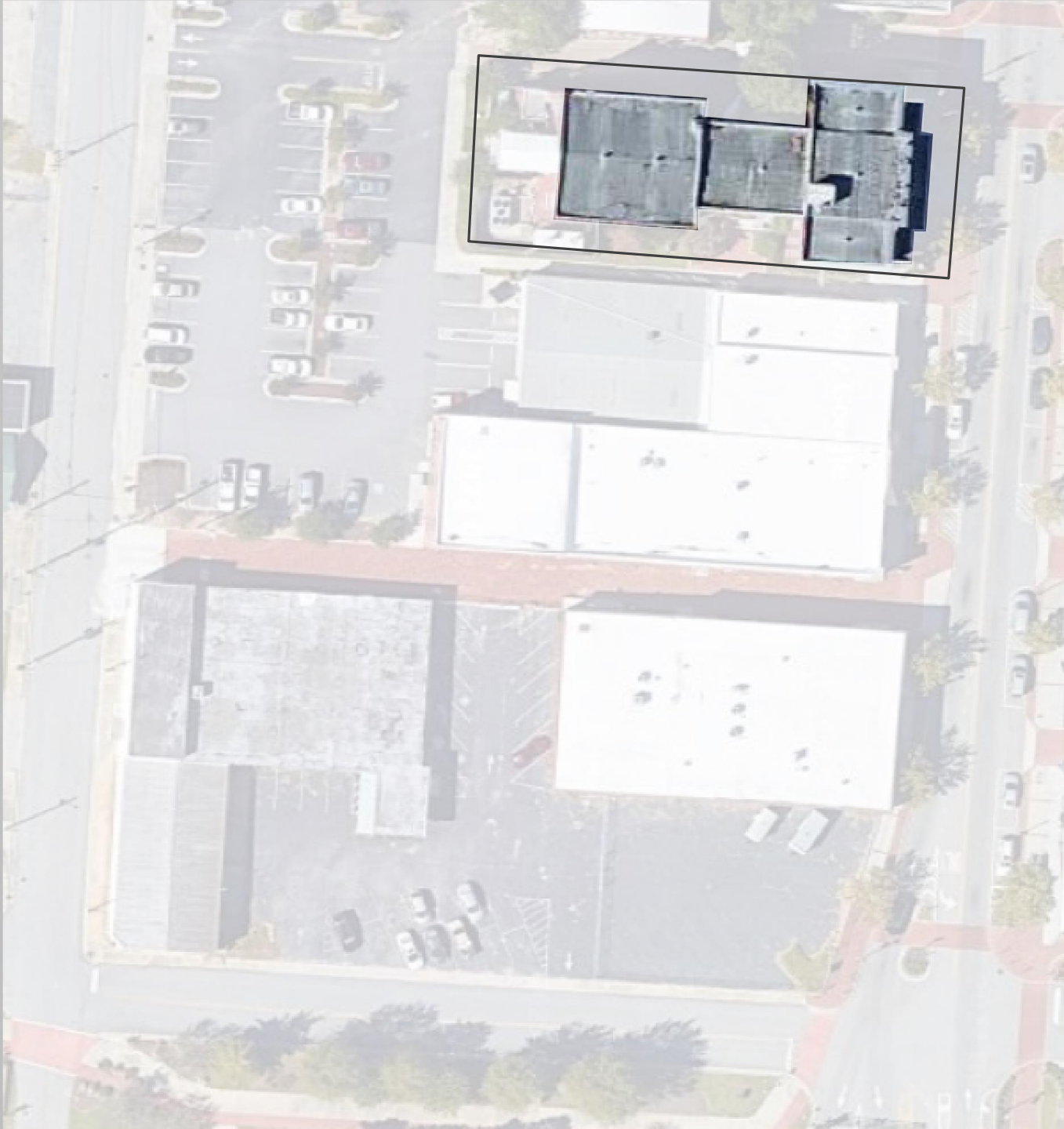
Brick façade Add \$30,000

TIMELINE

- ◇ Preliminary Design Feb 2022
- ◇ Construction Documents July 2022
- ◇ Bidding Sept 2022
- ◇ Construction Contract Oct 2022
- ◇ Construction Complete May 2023

City of Statesboro | City Hall
Renovation

DPR Architecture



SITE

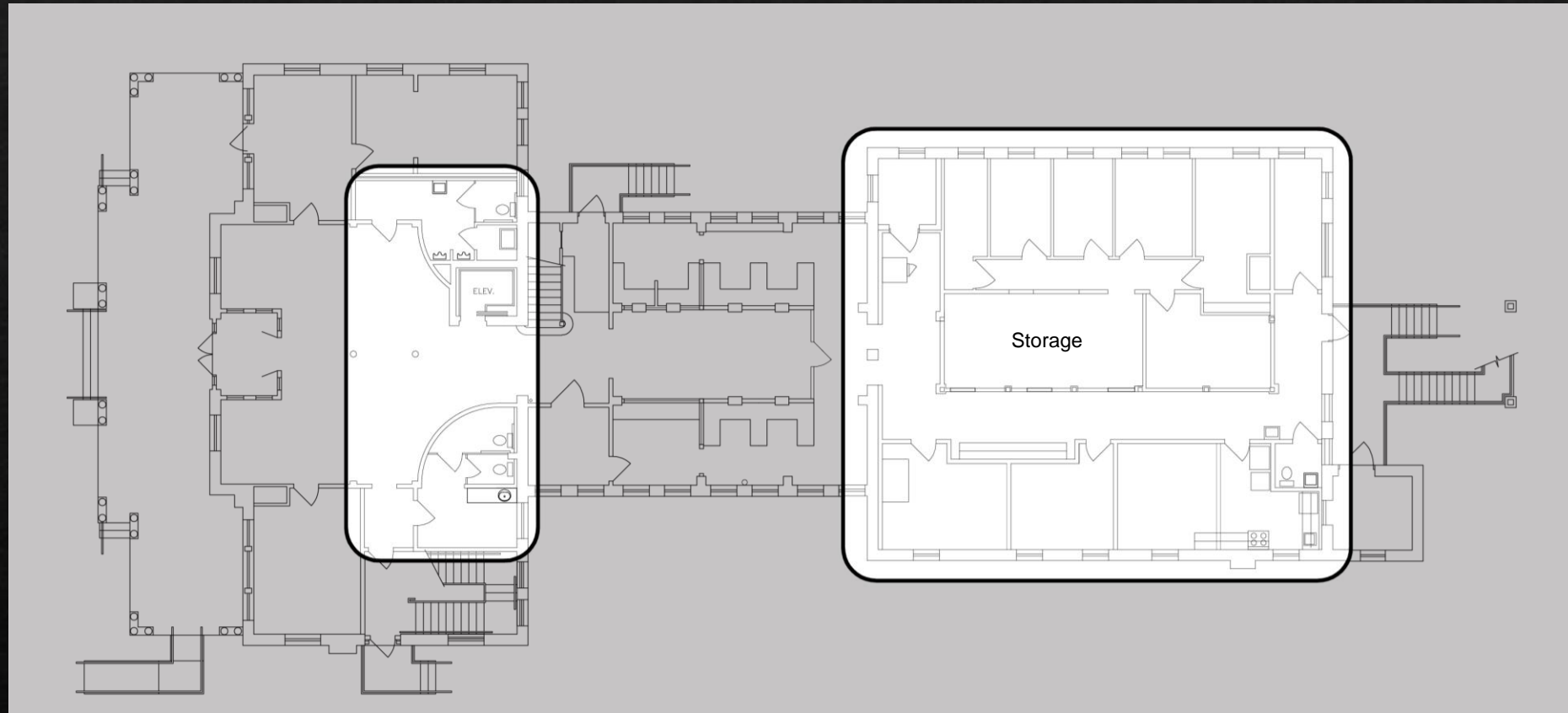
50 E Main St

Statesboro, GA 30458

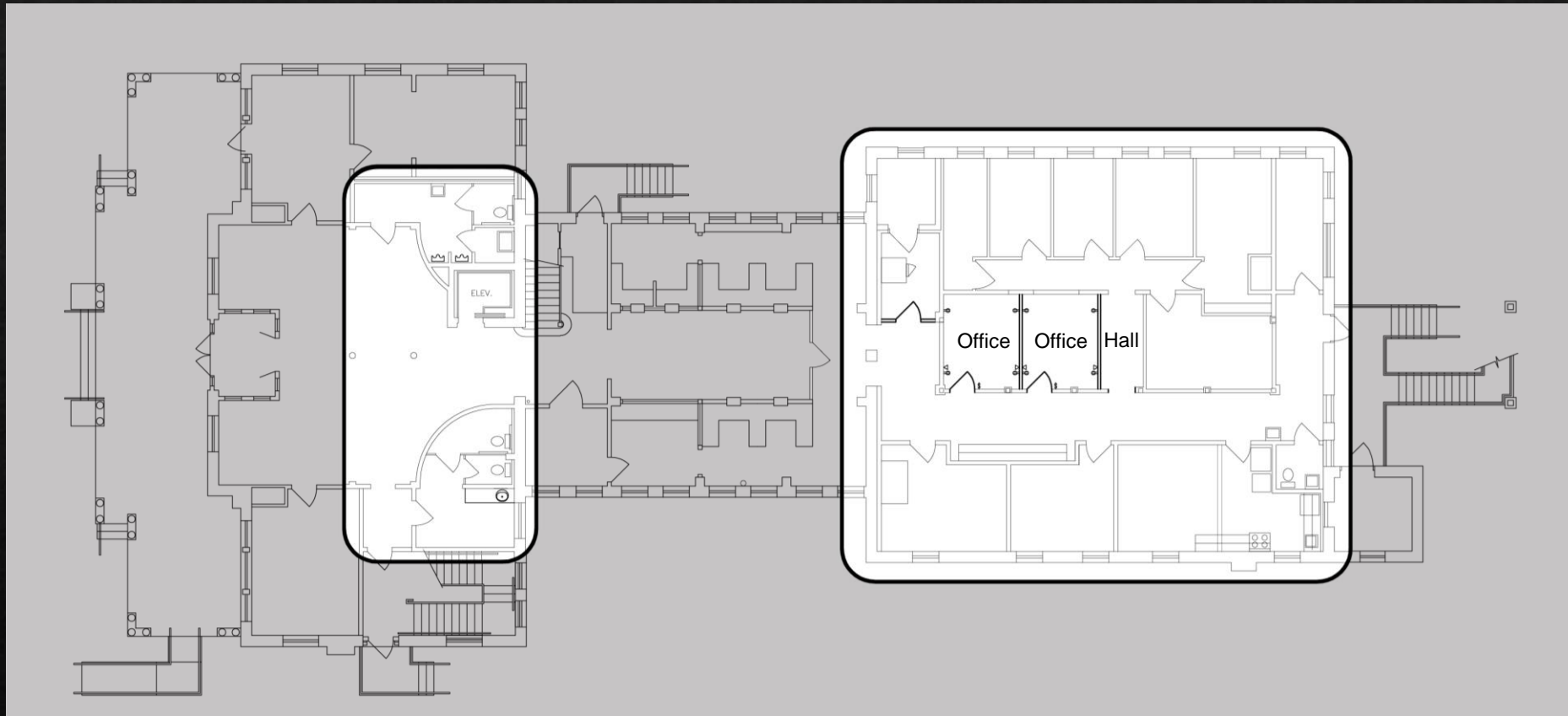
Projects Goals

- Increased Security
- Address Life Safety Issues
- Better Accessibility - ADA
- Floor Plan Modifications to
Improve Usable Office Space
- Refresh Worn Restroom Finishes

EXISTING PLAN - FIRST FLOOR



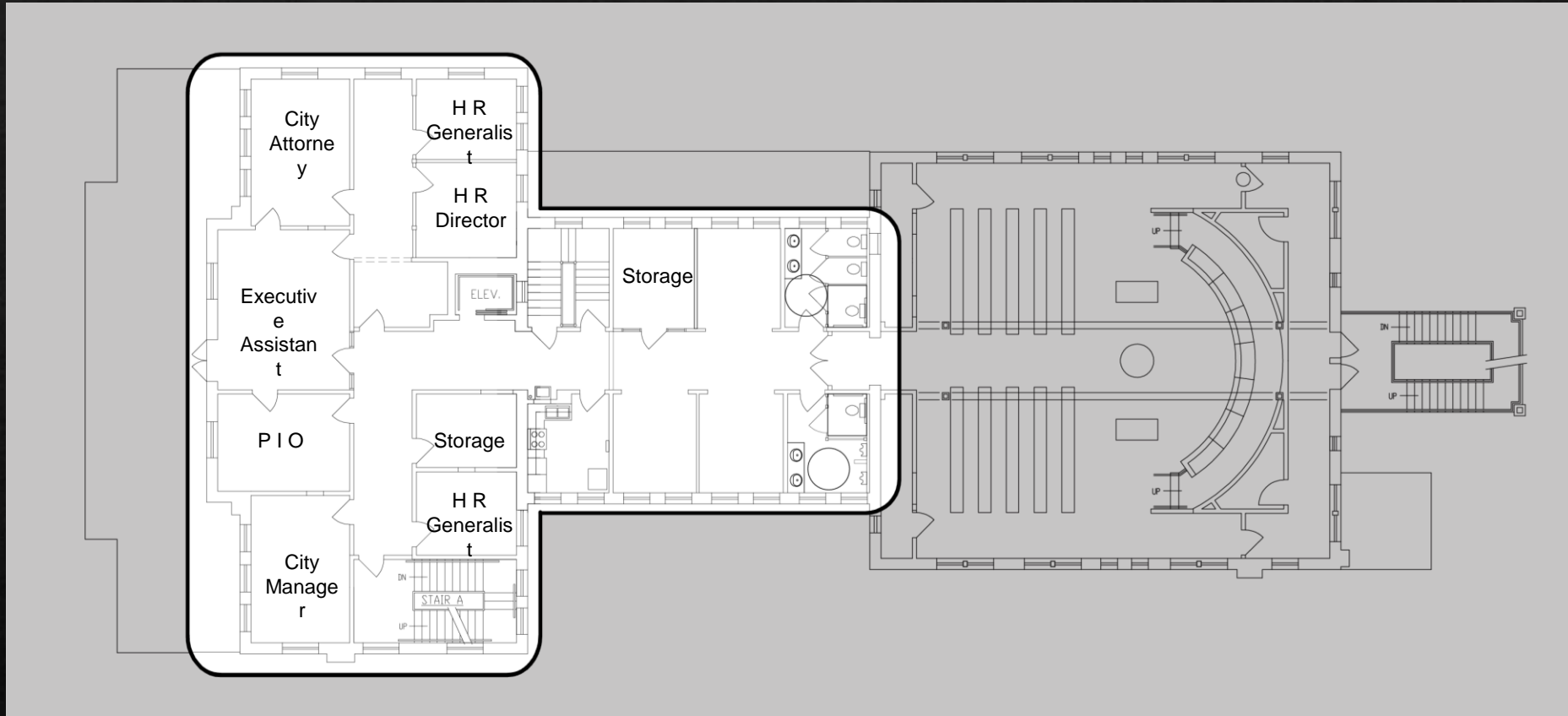
PROPOSED PLAN - FIRST FLOOR



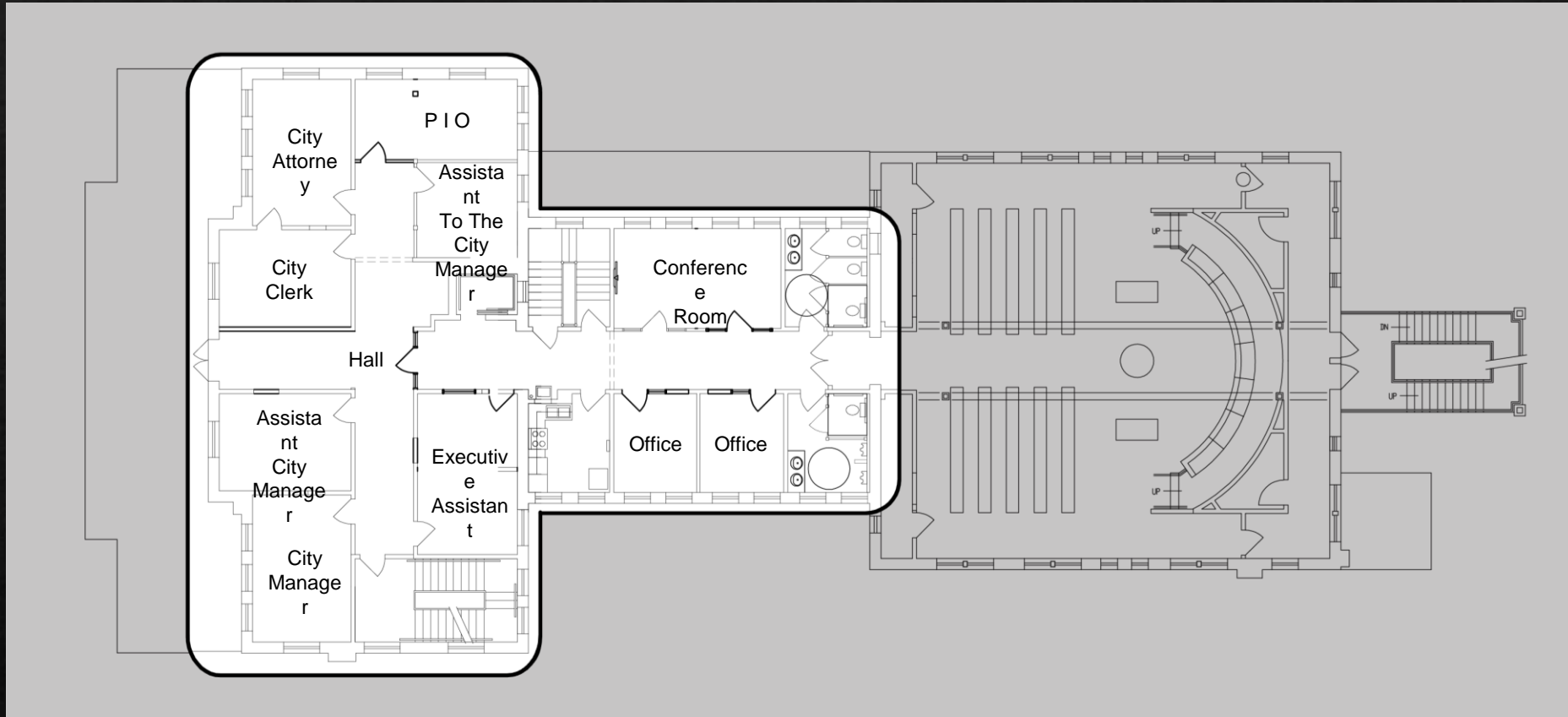
- Restroom Finishes, Fixtures
- Door for Safe Room

- Change Open Room to 2 New Offices and New Hall

EXISTING PLAN - SECOND FLOOR

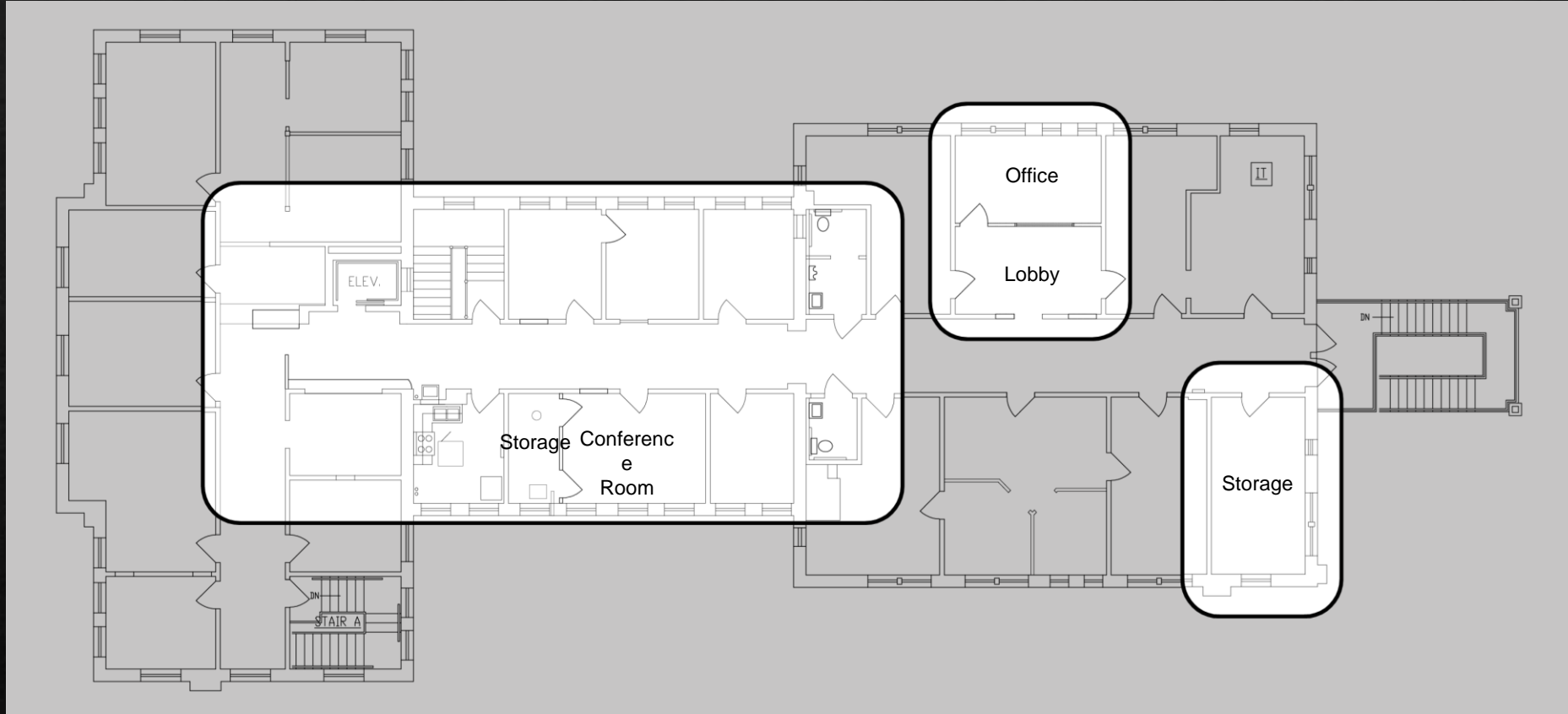


PROPOSED PLAN - SECOND FLOOR

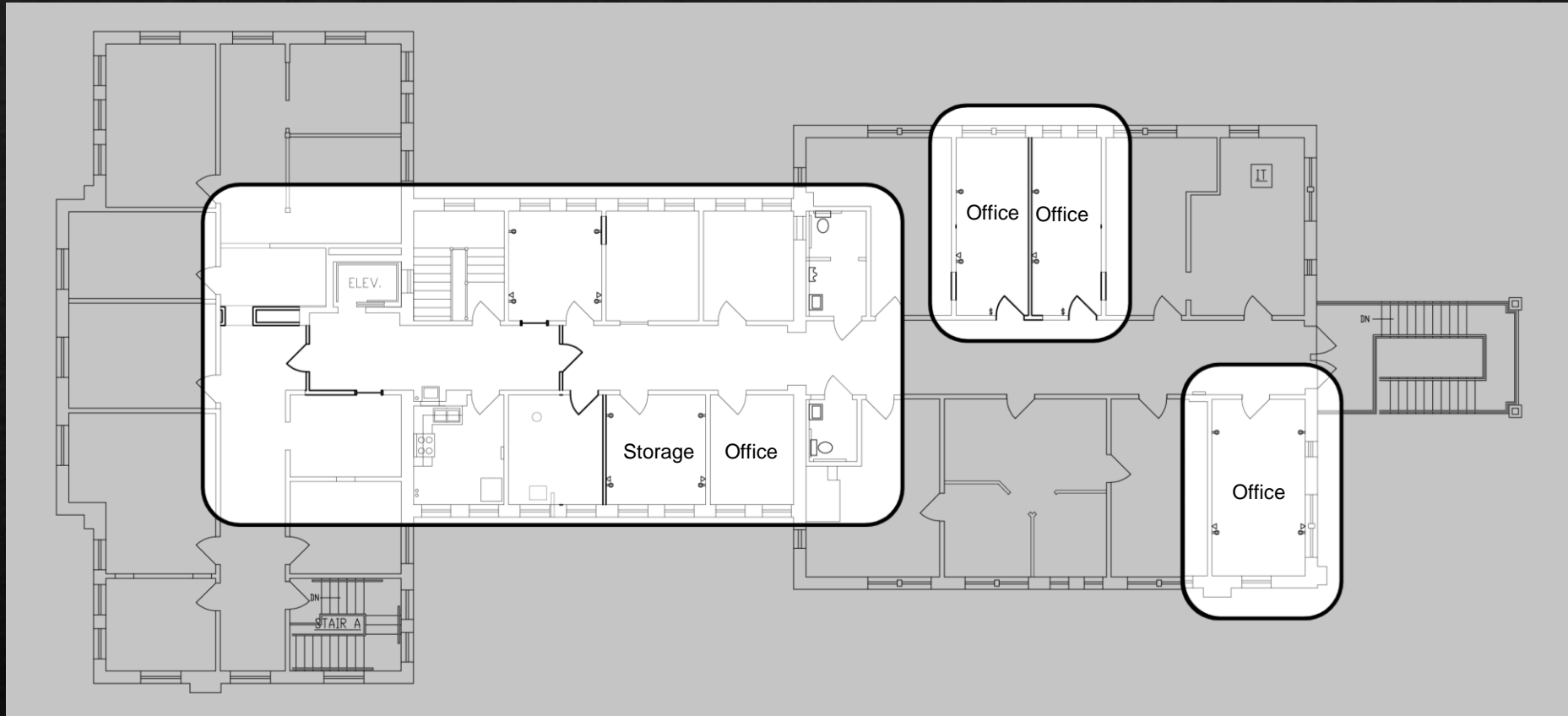


- New Executive Assistant Office
- Enclose Office for City Clerk
- Unobstructed Corridor
- Enlarge Conference Room
- 2 New Enclosed Offices
- Secure Administrative Offices
- New Flooring, Fixtures and Vanities in Restrooms

EXISTING PLAN - THIRD FLOOR



PROPOSED PLAN - THIRD FLOOR



- Secure Office Corridors
- Fire Security Doors
- New Finishes and Fixtures in Restrooms
- 2 Reoriented Offices in Planning
- 2 New Offices in Finance -
 - 1 Office from storage room
 - 1 Office from conference room

BUDGET

1st Floor 350 SF

2nd Floor 1,200 SF

3rd Floor 1,100 SF

Total 2,650 SF - Light Renovation @ \$125 / SF =
\$330,000

7 Restrooms Refreshed \$70,000

Total Proposed Budget \$400,000

TIMELINE

- ◇ Preliminary Design Feb 2022
- ◇ Construction Documents July 2022
- ◇ Bidding Sept 2022
- ◇ Construction Contract Oct 2022
- ◇ Construction Complete Feb 2023



Questions?



RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM

PRESENTED BY

Jason Boyles, Assistant City Manager



PROPOSED REVISIONS TO CHAPTER 62 – RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM

I. Current Ordinance

- Revised in 2020 but only 1 valid application has been received
- Minimal interest received in Article II – cumbersome regulations
- Housing construction costs have increased 19.4% since 2020
- Staff has received interest in higher density subdivisions



(REVISIONS TO CHAPTER 62 – RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM (con't))

II. Proposed Ordinance Amendments

- Applicable zoning districts expanded to all detached single-family districts (R-6, R-8, R-10, R-15, R-20, R-30, R-40).
- Increase incentive amount from \$10,000/lot to \$12,000/lot
- Provision for up to 20% rental occupancy added
- Program Scoring Criteria Simplified
- Application period extended



(REVISIONS TO CHAPTER 62 – RESIDENTIAL SUBDIVISION INCENTIVE PROGRAM (cont'd))

III. Return on Investment to the City:

R-15 Subdivision Example (60 lots, estimated home value of \$308,000)

\$825,000 combined total investment by City (water, sewer, natural gas, roadway infrastructure)

Water and Sewer Tap Fees = \$69,000 (\$950 water tap fee & \$200 sewer tap fee per home)

Annual Projected revenues = \$133,200 (\$900 per home in property tax & \$1,320 per home in utilities)

Return period = 6 years for return on investment (at full build-out)

R-8 Subdivision Example (60 lots, estimated home value of \$224,000)

\$825,000 total investment by City (water, sewer, natural gas, roadway infrastructure)

Water and Sewer Tap Fees = \$69,000 (\$950 water tap fee & \$200 sewer tap fee per home)

Annual Projected revenues = \$96,900 (\$655 per home in property tax & \$960 per home in utilities)

Return period = 8 years for return on investment (at full build-out)



Questions?