

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Sam Lee Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

Mayor and Council Work Session
November 19, 2019
4:00 – 5:15
Joe Brannen Hall
Meeting Agenda

1. Quarterly Financial Report
2. Water & Sewer Bond Refunding
3. Insurance Report – NFP- Johnathan Shaw
4. Blight Tax
5. Presentation of Proposed GDOT Resurfacing List
6. Public Safety Report – 2018
 - a. Fire
 - b. Police
7. Adjourn

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November 8, 2019

MEMO TO: Mr. Charles Penny, City Manager
FROM: Cindy S. West, Director of Finance
RE: Fiscal Year 2020 First Quarter Financial Report

Enclosed is the FY2020 First Quarter Financial Report on the General Fund, Statesboro Fire Service Fund and the Public Utility Funds. I will discuss the report in more detail at the November 19, 2019, work session with the Mayor and Council.

FY 2020 Quarterly Report as of September 30, 2019 For General Fund, Statesboro Fire Service Fund, and Public Utility Funds

General Fund Revenues and Expenditures

	FY 2020 Amended Budget	YTD Actual - September 2019	YTD% of Budget	FY 2019 Amended Budget	Actual - September 2018	YTD %Dif to YTD FY 2019
Revenues						
Taxes	9,912,144	487,413	4.9%	9,455,065	446,265	9.2%
Licenses and Permits	941,050	110,645	11.8%	845,050	95,794	15.5%
Intergovernmental	-	-	-	-	37,436	-100.0%
Charges for Services	1,350,285	345,002	25.6%	1,474,618	330,462	4.4%
Fines and Forfeitures	554,000	131,834	23.8%	609,000	129,538	1.8%
Contributions and Donations	-	-	-	-	1,000	-
Miscellaneous	28,400	1,175	4.1%	33,500	2,230	-47.3%
Other Financing Services	2,879,265	704,367	24.5%	2,939,530	745,890	-5.6%
Fund Balance Appropriated	653,430	-	-	857,928	-	-
Total Revenue	16,318,574	1,780,435	10.9%	16,214,691	1,788,615	-0.5%
Expenditures by Department						
Governing Body	167,910	47,030	28.0%	188,666	33,396	40.8%
City Manager	478,121	139,309	29.1%	399,965	106,920	30.3%
Clerk	261,263	65,007	24.9%	242,527	49,272	31.9%
Elections	21,825	57	0.3%	30,800	18,936	-99.7%
Finance	726,604	164,241	22.6%	662,988	174,668	-6.0%
Legal	243,097	53,615	22.1%	246,546	51,375	4.4%
Human Resources	292,395	74,661	25.5%	356,061	54,284	37.5%
Governmental Buildings	202,464	63,199	31.2%	193,883	61,578	2.6%
Engineering	451,862	117,413	26.0%	347,029	60,958	92.6%
Municipal Court	539,788	145,881	27.0%	537,679	114,094	27.9%
Police Administration	1,195,684	316,954	26.5%	1,172,238	300,836	5.4%
Police Support Services	1,958,582	547,582	28.0%	1,929,195	482,986	13.4%
Police Patrol Bureau	4,303,398	1,152,480	26.8%	4,149,156	1,102,745	4.5%
Public Works Administration	252,659	53,334	21.1%	217,947	53,504	-0.3%
Streets	1,912,580	495,317	25.9%	1,777,587	453,829	9.1%
Parks	408,130	97,015	23.8%	397,154	91,984	5.5%
Protective Inspections	153,195	43,879	28.6%	139,999	37,937	15.7%
Planning and Zoning	341,730	80,662	23.6%	371,497	82,434	-2.1%
Code Enforcement	146,266	15,872	10.9%	148,372	23,916	-33.6%
Other Agencies	351,620	126,778	36.1%	353,005	83,230	52.3%
Debt Service	222,111	9,029	4.1%	237,007	8,647	4.4%
Other Financing Uses	1,687,290	421,822	25.0%	2,113,080	383,395	10.0%
Total Expenditures	16,318,574	4,231,137	25.9%	16,212,381	3,830,924	10.4%
Balance - Revenues Under Expenditures		(2,450,702)			(2,042,309)	

	FY 2020 Amended Budget	YTD Actual - September 2019	YTD% of Budget	FY 2019 Amended Budget	Actual - September 2018	YTD %Dif to YTD FY 2019
Expenditures by Category						
Personal Service & Benefits	8,704,002	2,209,929	25.4%	7,896,163	2,055,731	7.5%
Purchased/Contract Services	2,259,477	766,282	33.9%	2,474,156	590,714	29.7%
Supplies	1,302,279	265,647	20.4%	1,293,949	282,383	-5.9%
Capital Outlays	24,900	3,876	15.6%	27,180	4,120	-5.9%
Interfund/Interdepartmental	1,469,526	368,502	25.1%	1,486,505	371,112	-0.7%
Other Costs	648,989	186,049	28.7%	684,341	134,821	38.0%
Debt Service	222,111	9,029	4.1%	237,007	8,647	4.4%
Other Financing Uses	1,687,290	421,822	25.0%	2,113,080	383,395	10.0%
Total Expenditures	16,318,574	4,231,137	25.9%	16,212,381	3,830,924	10.4%

Statesboro Fire Service Fund

Licenses and Permits	15,500	-	0.0%	15,500	-	-
Charges for Services	1,217,000	67,236	5.5%	1,172,775	67,523	-0.4%
Investment Income	-	369	-	-	-	-
Contributions and Donations	-	-	-	-	8,450	-100.0%
Miscellaneous Revenue	-	4	-	-	12	-66.7%
Other Financing Sources	2,269,000	625,605	27.6%	2,169,000	614,049	1.9%
Fund Balance Appropriated	305,208	-	-	368,188	-	-
Total Revenues	3,806,708	693,214	18.2%	3,725,463	690,034	0.5%
Operating	3,640,408	943,269	25.9%	3,440,060	894,636	5.4%
Non-Operating	58,300	14,575	25.0%	69,600	17,400	-16.2%
Capital Outlays	108,000	45,800	42.4%	215,803	-	-
Total Expenditures	3,806,708	1,003,644	26.4%	3,725,463	912,036	10.0%
<i>Balance - Revenues Under Expenditures</i>		<i>(310,430)</i>			<i>(222,002)</i>	

Water and Sewer Fund

Charges for Services	10,765,803	2,756,595	25.6%	10,842,248	2,719,884	1.3%
Investment Income	150	38	25.3%	300	38	0.0%
Miscellaneous Revenue	312,374	105,191	33.7%	312,383	193,026	-45.5%
Other Financing Sources	1,260,000	3,845	0.3%	1,070,000	-	-
Total Revenues	12,338,327	2,865,668	23.2%	12,224,931	2,912,948	-1.6%
Operating	9,003,619	2,283,586	25.4%	8,817,949	2,195,511	4.0%
Non-Operating	2,262,456	506,691	22.4%	2,554,936	569,623	-11.0%
Capital Outlays	49,843	3,205	6.4%	56,900	8,421	-61.9%
Total Expenditures	11,315,918	2,793,482	24.7%	11,429,785	2,773,555	0.7%
<i>Balance - Revenues Over Expenditures</i>		<i>72,186</i>			<i>139,393</i>	

Stormwater Fund

Licenses and Permits	-	281	-	-	35	703.4%
Charges for Services	1,003,706	256,840	25.6%	1,003,248	256,833	0.0%
Investment Income	-	369	-	-	-	-
Total Revenues	1,003,706	257,490	25.7%	1,003,248	256,868	0.2%

	FY 2020 Amended Budget	YTD Actual - September 2019	YTD% of Budget	FY 2019 Amended Budget	Actual - September 2018	YTD %Dif to YTD FY 2019
Operating	856,594	228,282	26.6%	738,773	208,789	9.3%
Non-Operating	71,915	173,571	241.4%	71,825	17,956	866.6%
Capital Outlays	1,200	-	0.0%	2,180	-	-
Total Expenditures	929,709	401,853	43.2%	812,778	226,745	77.2%
<i>Balance - Revenues Over/(Under) Expenditures</i>		<i>(144,363)</i>			<i>30,123</i>	

Natural Gas Fund

Charges for Services	4,823,529	713,551	14.8%	4,912,155	827,788	-13.8%
Miscellaneous Revenue	130,500	345	0.3%	140,000	39	796.1%
Other Financing Sources	500,000	-	0.0%	150,000	-	-
Total Revenues	5,454,029	713,896	13.1%	5,202,155	827,826	-13.8%
Operating	3,678,232	647,181	17.6%	3,751,518	671,371	-3.6%
Non-Operating	919,440	229,946	25.0%	970,272	241,713	-4.9%
Capital Outlays	15,350	3,713	24.2%	16,105	-	-
Total Expenditures	4,613,022	880,840	19.1%	4,737,895	913,083	-3.5%
<i>Balance - Revenues Under Expenditures</i>		<i>(166,944)</i>			<i>(85,257)</i>	

Solid Waste Collection

Charges for Services	4,223,000	1,097,817	26.0%	3,962,700	1,044,202	5.1%
Investment Income	-	1,428	-	-	-	-
Miscellaneous Revenue	-	1,907	-	-	2,152	-11.4%
Other Financing Sources	325,000	-	-	-	-	-
Fund Balance Appropriated	-	-	-	261,960	-	-
Total Revenues	4,548,000	1,101,152	24.2%	4,224,660	1,046,354	5.2%
Operating	3,359,712	913,604	27.2%	3,323,820	867,473	5.3%
Non-Operating	898,920	224,730	25.0%	900,840	225,210	-0.2%
Total Expenditures	4,258,632	1,138,334	26.7%	4,224,660	1,092,683	4.2%
<i>Balance - Revenues Under Expenditures</i>		<i>(37,181)</i>			<i>(46,329)</i>	

Solid Waste Disposal

Charges for Services	2,625,000	661,733	25.2%	2,300,000	691,565	-4.3%
Other Financing Uses	1,923,955	-	0.0%	1,795,833	-	-
Total Revenues	4,548,955	661,733	14.5%	4,095,833	691,565	-4.3%
Operating	3,724,851	910,377	24.4%	3,644,289	944,429	-3.6%
Non-Operating	362,675	90,669	25.0%	362,350	90,587	0.1%
Capital Outlays	1,200	-	-	1,200	-	-
Total Expenditures	4,088,726	1,001,045	24.5%	4,007,839	1,035,016	-3.3%
<i>Balance - Revenues Under Expenditures</i>		<i>(339,313)</i>			<i>(343,451)</i>	

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INTEROFFICE MEMORANDUM

City Manager's Office

TO: Mayor and City Council Members

FROM: Charles W. Penny, City Manager

DATE: November 14, 2019

RE: Water and Sewer Bond Refunding

The City issued water and sewer bonds about 10 years ago. Davenport, our financial adviser, has been monitoring the interest rates and the City's eligibility to refund the bonds and finance the remaining balance at a lower interest rate. The City is within the window needed to refund the bonds and reissue the debt without penalty. The financial adviser has looked at the cost of reissuing the bonds versus obtaining bank financing. Based upon the current interest rates, Davenport believes bank financing will yield very favorable rates with the potential savings to the City being between \$1.2 and \$1.6 million, and over a 10 year period the savings would amount to more than a \$100,000 each year.

The timing of the approval of the refinancing by the City Council would be during the month of December. At the last City Council meeting, we discussed the need to have a meeting on December 17, 2019 and based upon the refunding calendar we anticipate the need for the second meeting in December.

This memo requires no action on your part at this time; however, I wanted to put you on notice of the opportunity to refund the bonds and save the City as much as \$1.6 million over the next ten years. I recommend the refunding of the bonds to you. Please let me know if you have any additional questions.

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INTEROFFICE MEMORANDUM

City Manager's Office

TO: Mayor and City Council Members

FROM: Charles W. Penny, City Manager

DATE: November 14, 2019

RE: NFP (formerly Shaw Hankins) Presentation

Johnathan Shaw will be presenting an insurance report summarizing the Employee Benefit Recommendations for 2020, based on all benefit claims from 2016-2019. He will cover all benefits offered to our employees, including medical and dental as well as optional supplemental benefits.



2020 Employee Benefit Recommendations



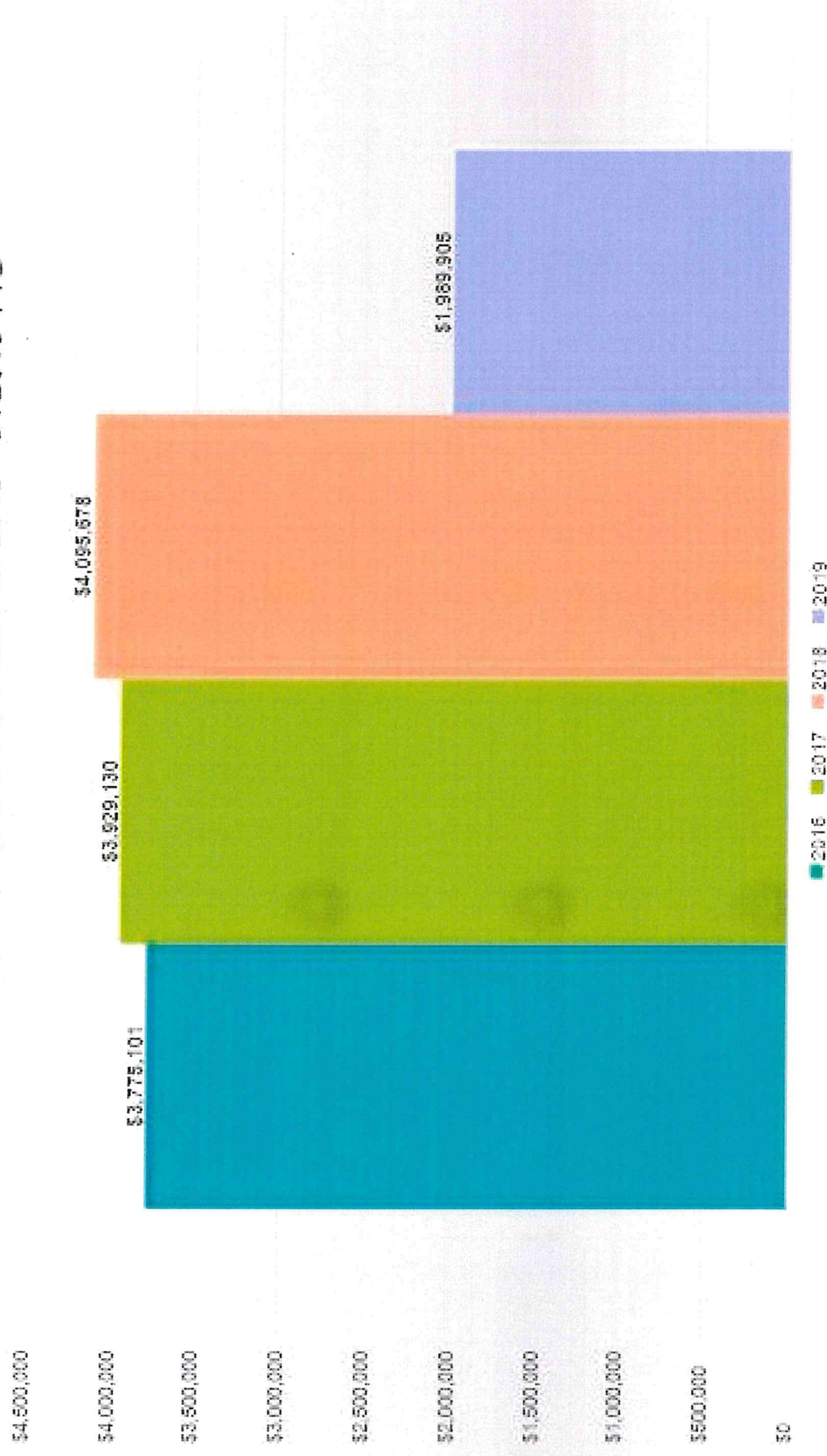
Medical Plan Financial Analysis



Annual Medical/Rx Claims CY2016-CY2019 YTD (August)



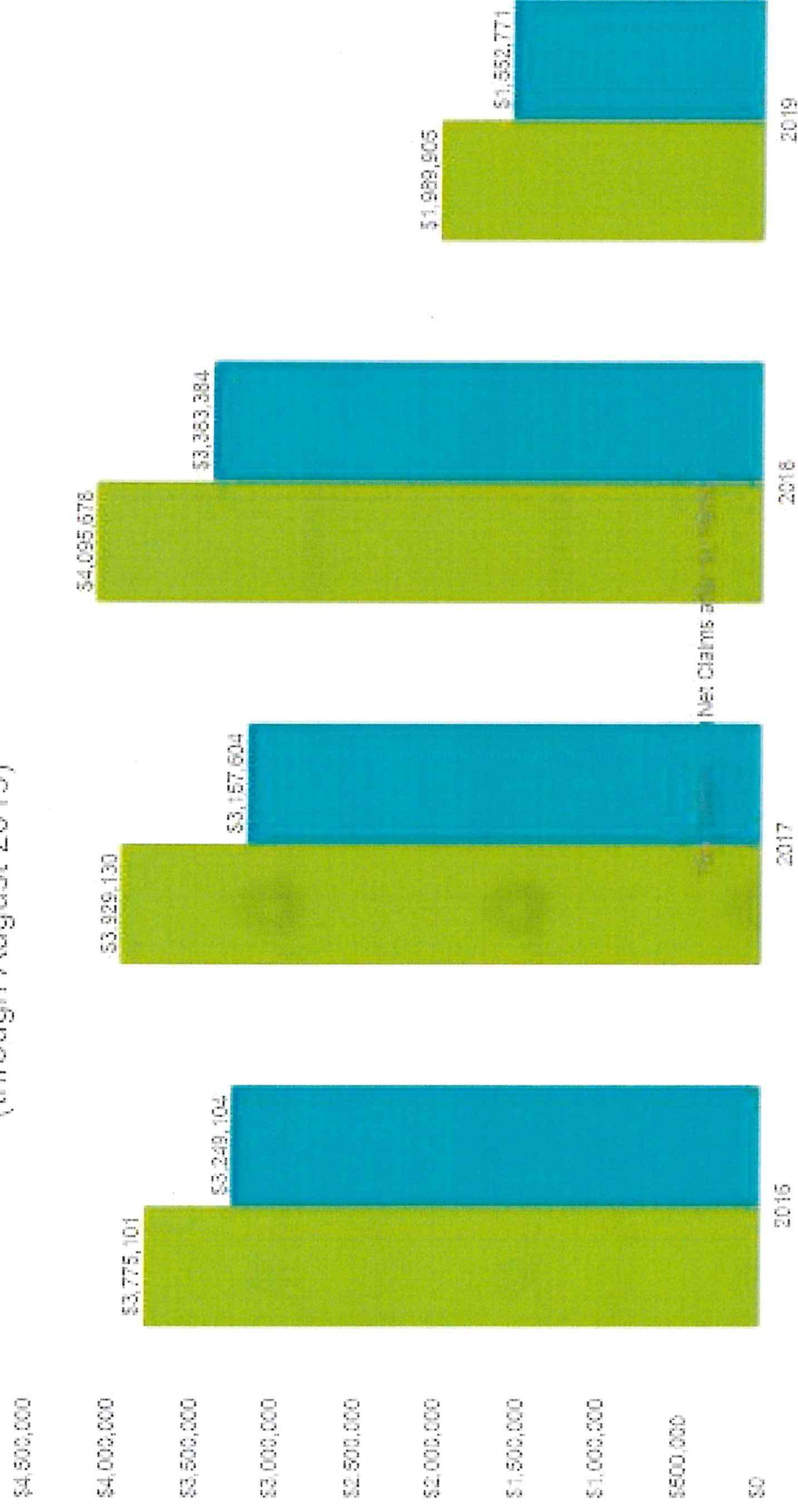
City of Statesboro
Annual Medical/Rx Claims CY2016 - CY2019 YTD



Medical and Rx Claims Net of Stop Loss Reimbursements



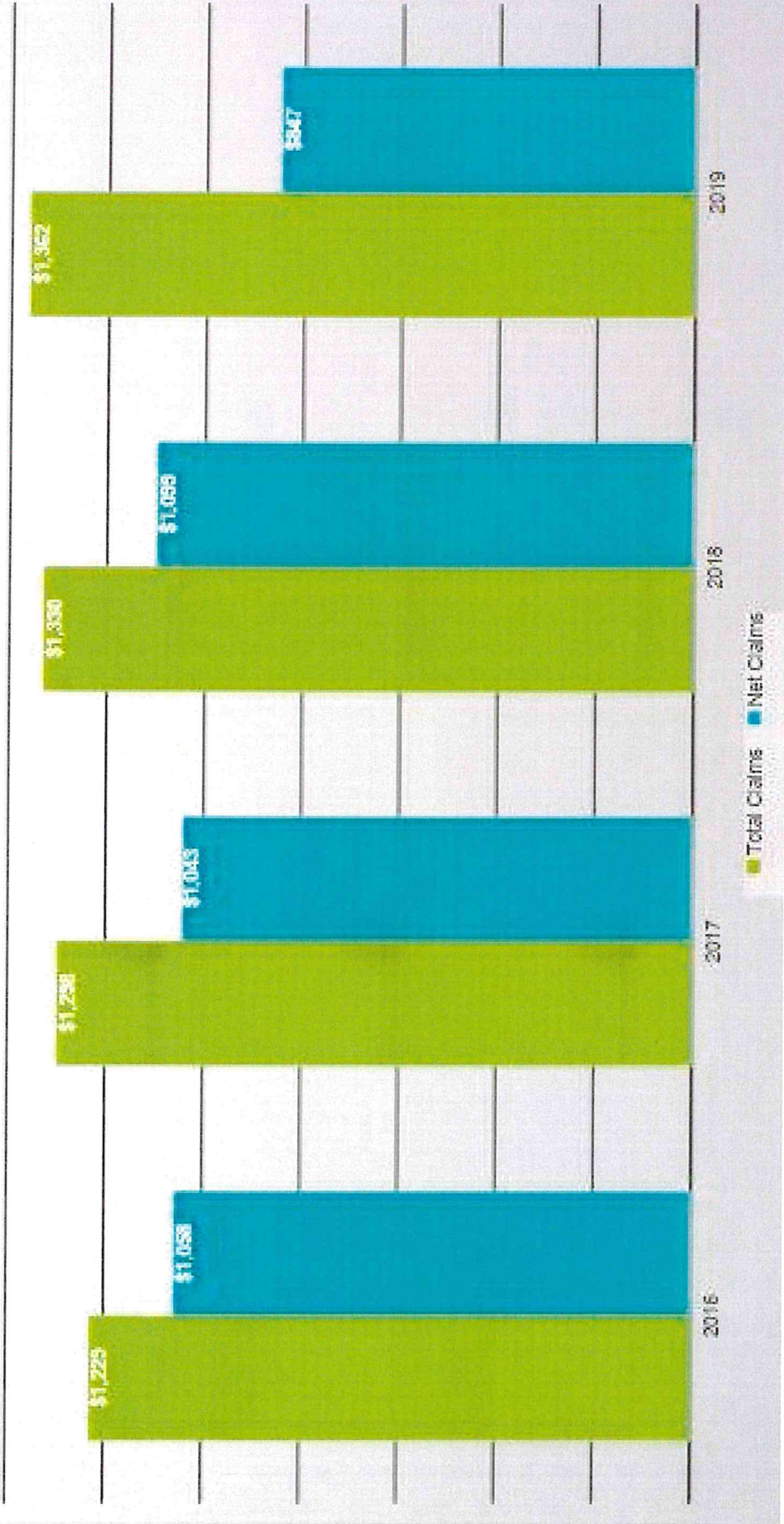
City of Statesboro
Annual Medical/Rx Claims Net of Stop Loss CY2016 - CY2019 YTD
(through August 2019)



Medical and Rx Claims Average Per Employee Per Month



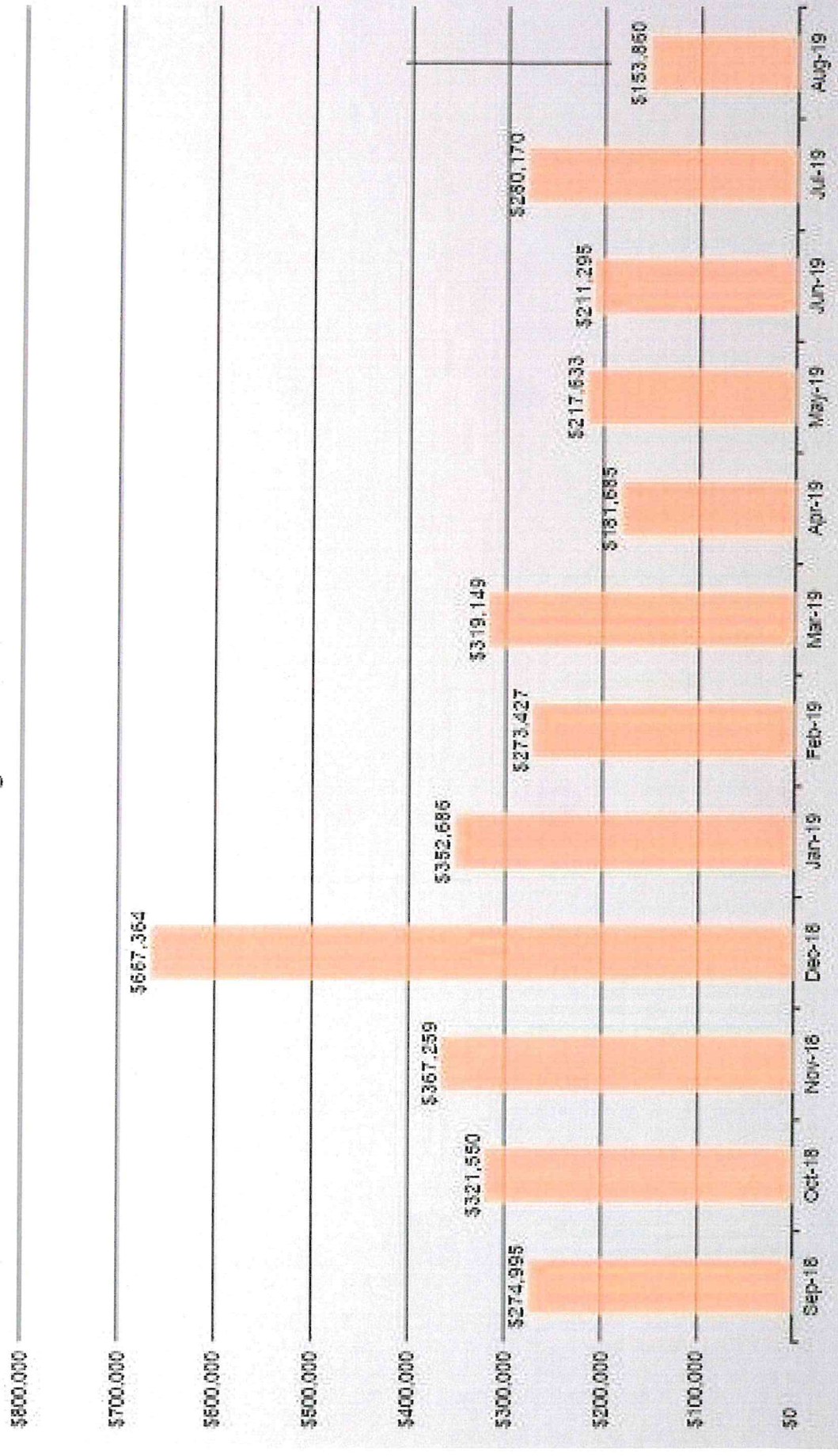
City of Statesboro
Average Claims PEPM vs. Net Paid Claims PEPM CY2016 - CY2019 YTD



Rolling 12 Month Claim Trend



City of Statesboro Medical/Rx Claims
Rolling 12 Months



2020 Benefit Recommendations



Medical and Prescription Drug Coverage

- Recommend renewing with Anthem for 2020
- Recommend adding tier 4 for specialty drugs

Anthem Current/Renewal			
		2019 Plan	Proposed 2020 Plan
Plan Name	Provider Network	Blue OA POS OAP5 1000 20 4000 AE Blue Open Access POS Self-funded	Blue OA POS OAP5 1000 20 4000 AE Blue Open Access POS Self-funded
Funding		In-Network	Out of Network
Office Visits (PCP/Specialist)		\$25 / \$35 100%	\$25 +ded & coins / \$35+ded & coins 60%
Preventive Care		Calendar Year	Calendar Year
Policy or Calendar Year Deductible	Single Family	\$1,000 \$3,000 80%	\$1,250 \$3,750 60%
Coinurance			
Out-of-Pocket Maximum	Single Family	\$4,000 \$9,600 Unlimited	\$10,250 \$13,650 Unlimited
Annual Maximum			
Urgent Care		\$50	\$50
Emergency Room		\$50 + ded/20% coins \$100	\$50 + ded/20% coins \$100
Prescription Drugs			
Rx Deductible		None	None
Tier 1 (Preferred Value/Generic)		\$10	\$10
Tier 2 (Preferred Brand)		\$20	\$20
Tier 3 (Non-preferred)		\$40 + 20% retail (60% MO)	\$40 + 20% retail (60% MO)
Tier 4 (Specialty Drugs)		NA	25% to \$100
Mail Order		\$20 / \$40 / 40%	\$20 / \$40 / 40%

Prescription Drug Plan Recommendations

1. Require Specific Biologics (e.g., Humira, Stelara, and Enbrel) be provided to members through an exclusive specialty provider.
 - Rationale: PharmAvail's recently negotiated pricing is delivering these medications at a 20% savings over available pricing through open retail and specialty network pharmacies.
 - Impact: 1 member would be required to utilize different specialty drug provider.
 - Projection of Cost Avoidance: \$42,600 annualized

Prescription Drug Plan Alternatives

1. Consider removing coverage for Proton Pump Inhibitors (Nexium, Prilosec, Protonix, Dexilant and Zegrid)
 - Rationale: Medications are available over the counter
 - Impact: 38 members
 - Projected annual savings: \$6,751
2. Consider additional step therapy programs on Ophthalmic antihistamines and NSAID's, Overactive Bladder, Acne Treatment, Statin Therapy, Rosacea therapy, BPH treatment, pregnancy nausea medications, brand ADHD medications
 - Rationale: Each category includes alternatives that are considered "first-line" and therapeutically equivalent through evidence based formulary construction and available in generic and less expensive brand-name drugs.
 - Impact: None. Existing members are grandfathered.
 - Projected annual savings: \$8,800
3. Consider revision to plan specifications to include Patient Pays Difference co-pays on dispense as written (DAW 1) prescriptions
 - Rationale: The patient pays difference co-payment option being recommended would be applied when the brand version is being specifically requested. This recommended plan change would not be applied to narrow therapeutic index (NTI) drugs where clinical concerns dictate that the patient remain on their initial drug therapy, be that brand or generic. This edit is designed to ensure that the greater cost of generically available, brand name medications is not shifted onto the plan. Generically available, brand name drugs remain accessible to members, but the individual pays the difference while the plan's cost remains that of the generic version.
 - Impact: 3 members would be required to pay higher co-payments on those branded drugs requested by themselves, the prescriber, or the pharmacy. In practice, when the patient pays difference co-pay is applied on DAW prescriptions, it nearly always results in the member changing over to a generic version thus realizing a significant co-payment/co-insurance savings. Prior authorization exceptions are made on a case-by-case basis when significant medical justification is provided by the prescribing physician.
 - Projected Financial Impact/Cost Savings: \$2,600 annualized

Dental Plan

- Recommend renewing current plan design and rates with Anthem BCBS.
- Premium Equivalents (rates) reduced by 1.4%

		Anthem Current / Renewal
Deductible (Single/Family)		\$50 / \$150
Individual Annual Maximum		\$1,000
Diagnostic / Preventive		No Deductible on D&P
Oral Evaluations		100%
X-Rays/Cleanings/Fluoride		100%
Basic Services		Deductible Applies
Fillings		80%
Simple Extractions		80%
Oral Surgery		80%
Endodontics		80%
Periodontics		80%
Major Services		Deductible Applies
Crowns		50%
Inlays / Onlays		50%
Bridges / Dentures		50%
Orthodontics		No Deductible on Ortho
Deductible		None
Reimbursement Level		50%
Lifetime Maximum		\$1,000
Adult Coverage		Dep child only to age 19
Premium Equivalents (Include Admin Fee)		Current
Employee	121	\$29.23
Family	142	\$79.71
Monthly Premium		\$14,856
Annual Premium		\$178,268
Annual Cost Difference (\$)		-
Annual Cost Difference (%)		-
Monthly Administration Fee	261	\$4.00
PEPM		\$4.00
		Current
		\$28.82
		\$78.59
		\$14,647
		\$175,764
		(\$2,504)
		-1.4%

Vision Plan

- Recommend renewing current plan design and rates with EyeMed.
- Rate guarantee through 2022

EyeMed Current / Renewal	
Plan Name	Option 1
Network	Insight
In-Network Benefit	
Copays (Exams/Materials)	\$10 / \$25
Exam	\$10 Copay
Eyeglass Lenses (Single/Bifocal/Trifocal)	\$25 Copay
Frame Allowance	\$130
Frequency	
Exams	Once every 12 Months
Lenses or Contact Lenses	Once every 12 Months
Frames	Once every 24 Months
Contact Lenses	
Contact Lens Fit & Follow Up	Standard up to \$55; Prm 10% off
Contact Lenses - Elective	\$130 Allowance

Basic Life/AD&D and Voluntary Term Life/AD&D

Basic Life/ AD&D and Voluntary Term Life/AD&D:

- Recommend renewing both lines with One America at current rates
- Rate Guarantee through 2020

Basic Life/AD&D Benefit Amount:

- All full-time employees receive 1x their annual salary not to exceed \$100,000
- Spouses receive \$5,000
- Dependent Children to age 26 receive \$1,000

Voluntary Term Life/AD&D Benefit Amount:

- All full-time employees may elect up to 5x their annual salary not to exceed \$250,000
- Spouses are eligible for up to \$125,000 not to exceed 50% of the employee coverage amount
- Dependent Children to age 26 are eligible for up to \$10,000

Benefit Reduction:

- Coverage amount reduces to 65% at age 65
- Coverage amount reduces to 45% at age 70
- Coverage amount reduces to 30% at age 75
- Coverage amount reduces to 20% at age 80
- Coverage terminates upon retirement

Disability

- Recommend renewing current coverage with One America with no change in rates
- Rate guarantee through 2020

City Paid long term disability benefit highlights:

- Covers 50% of an employees monthly salary up to \$5,000/mth
- Coverage begins after 90 calendar days for accident and sickness
- Coverage payable until a member reaches their Social Security Full Retirement Age (SSFRA)

Short term disability benefit highlights:

- Covers 66.67% of an employees weekly salary up to \$1,500/week
- Coverage begins after 7 calendar days for accident and sickness
- Short term disability coverage up to 12 weeks per occurrence

Voluntary Supplemental Benefits

- Recommend renewing current supplemental benefits with AFLAC with at current rates
- Recommend renewing current permanent life benefit option through Texas Life
- Recommend renewing current Flex Spending and Dependent Care option with TASC

Supplemental Benefit Options include:

- Group Accident
- Group Critical Illness and Cancer
- Group Hospital Indemnity
- Texas Life term to 121



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INTEROFFICE MEMORANDUM

City Manager's Office

TO: Mayor and City Council Members

FROM: Charles W. Penny, City Manager

DATE: November 14, 2019

RE: Community Redevelopment Tax Incentive Program – aka Blight Tax

Please find attached the proposed ordinance for the Community Redevelopment Tax Incentive Program, aka Blight Tax. As a part of the discussion, I will share with you information gathered from other communities, the general purpose of the tax, and how the ordinance could be implemented in Statesboro.

Four (4) communities in Georgia have been identified as having adopted the blight tax and they are Cedar Town, Douglasville, Vienna and Savannah.

The general purpose of the tax is to encourage the rehabilitation and renovation of deteriorated properties, encourage the removal of dilapidated structures, increase the holding cost to property owners of deteriorated/dilapidated structures, and improve the tax base through renovation of these properties.

I look forward to discussing the proposed ordinance on Tuesday in greater detail.

Statesboro, Georgia, Code of Ordinances – Community Redevelopment Tax Incentive Program

Chapter 38, Article VII. – COMMUNITY REDEVELOPMENT TAX INCENTIVE PROGRAM

Section 38-160 – Purpose.

Section 38-161 – Definitions.

Section 38-162 – Levy of increase ad valorem tax on blighted real property.

Section 38-163 – Official identification of property maintained in blighted condition.

Section 38-164 – Remediation or redevelopment to remove designation of blighted condition.

Section 38-165 – Decreased rate of taxation to be applied after successful remedial action or redevelopment of blighted property.

Section 38-166 – Duty of code official to provide notice to county tax commissioner.

Section 38-160 – Purpose.

The existence of real property which is maintained in a blighted condition increases the burden of the state and local government by increasing the need for government services, including but not limited to social services, public safety services, and code enforcement services. Rehabilitation of blighted property decreases this need for such government services.

In furtherance of its objective to eradicate conditions of slum and blight within the City, the Mayor and Council in exercise of the powers granted to municipal corporations at Chapter 61, Urban Redevelopment, of Title 36 of the Official Code of Georgia Annotated, has designated those areas of the City where conditions of slum and blight are found or are likely to spread.

In recognition of the need for enhanced governmental services and in order to encourage private property owners to maintain their real property and the buildings, structures and improvement thereon in good condition and repair, and as an incentive to encourage community redevelopment, a community redevelopment tax incentive program is hereby established as authorized by Article IX, Section II, Paragraph VII(d) of the 1983 Constitution of the State of Georgia.

Section 38-161 – Definitions.

Blighted property, blighted, or blight means any urbanized or developed property which:

(A) Presents two or more of the following conditions:

- (1) Uninhabitable, unsafe, or abandoned structure;
- (2) Inadequate provisions for rain, ventilation, light, air, or sanitation;

- (3) An imminent harm to life or other property caused by fire, flood, hurricane, tornado, earthquake, storm, or other natural catastrophe respecting which the governor has declared a state of emergency under the state law or has certified the need for disaster assistance under federal law; provided, however, this division shall not apply to property unless the relevant public agency has given notice in writing to the property owner regarding specific harm caused by the property and the owner has failed to take reasonable measures to remedy the harm;
- (4) A site identified by the federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial investigation or a feasibility study;
- (5) Repeated illegal activity on the individual property of which the property owner knew or should have known; or
- (6) The maintenance of the property is below state, county, or municipal codes for at least one year after written notice of the code violation to its owner; and

(B) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property. Property shall not be deemed blighted solely because of esthetic conditions.

'Building Inspector' means a certified inspector possessing the requisite qualifications to determine minimal code compliance.

'Code official' means the City Manager or such officer or employee of the City as designated by the City Manager to perform the duties and responsibilities hereafter set forth in this article.

"Commercial Property" means any type of building other than Residential Property.

'Community redevelopment' means any activity, project, or service necessary or incidental to achieving the redevelopment or revitalization of a redevelopment area or portion thereof designated for redevelopment through an urban redevelopment plan or thorough local ordinances relating to the repair, closing, and demolition of buildings and structures unfit for human habitation.

'Governing authority' means the Mayor and Council of the City of Statesboro, a Georgia municipal corporation.

'Millage' or 'millage rate' means the levy, in mills, which is established by the governing authority for purposes of financing, in whole or part, the levying jurisdiction's general fund expenses for the fiscal year.

'Person' means such individual(s), partnership, corporations, business entities and associations which return real property for ad valorem taxation or who are chargeable by law for the taxes on the property.

"Residential Property" means any building or unit of a building intended for occupancy as a dwelling, but shall not include a hotel or motel.

Section 38-162 – Levy of increase ad valorem tax on blighted real property.

There is hereby levied on all Residential Property within the City which has been officially identified as maintained in a blighted condition an increased ad valorem tax by adding a factor of **seven (7.0)** to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, Residential property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increase taxation.

There is hereby levied on all Commercial Property within the City which has been officially identified as maintained in a blighted condition an increased ad valorem tax by adding a factor of **seven (7.0)** to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law.

Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted.

Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the City Manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the City's program to close, repair, or demolish unfit buildings and structures.

Section 38-163 – Official identification of property maintained in blighted condition.

(A) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:

(1) An inspection must be performed on the parcel of property. In order for an inspection to be performed,

- a. A request may be made by the code official or by at least one resident of the City for inspection of a parcel of property, said inspection to be based on the criteria as delineated in ordinance, or
- b. The code official may cause a survey of existing housing conditions to be performed, or may refer to any such survey conducted or finalized within the previous five years, to locate or identify any parcels which may be in a blighted condition and for which a full inspection should be conducted to determine if that parcel of property meets the criteria set out in this article for designation as being maintained in a blighted condition.
- c. Any individual request or survey produced under this subsection shall be reviewed, amended as desired, and approved at open meeting by Mayor and Council before any further action is undertaken.

(2) A written inspection report of the findings for any parcel of property inspected pursuant to subsection (1) above shall be prepared and submitted to the code official. Where feasible, photographs of the conditions found to exist on the property on the date of inspection shall be made and supplement the inspection report. Where compliance with minimum construction, housing, occupancy, fire and life safety codes in effect within the City are in question, the inspection shall be conducted by an inspector possessing the requisite qualifications to determine minimal code compliance.

(3) Following completion of the inspection report, the code official shall make a determination, in writing, that a property is maintained in a blighted condition, as defined by this article, and is subject to increased taxation.

(4) The code official shall cause a written notice of his determination that the real property at issue is being maintained in a blighted condition to be served upon the person(s) shown on the most recent tax digest of Bulloch County as responsible for payment of ad valorem taxes assessed thereon; provided, however, where through the existence of reasonable diligence it becomes known to the code official that real property has been sold or conveyed since publication of the most recent tax digest, written notice shall be given to the person(s) known or reasonably believed to then own the property or be chargeable with the payment of ad valorem taxes thereon, at the best address available. Service in the manner set forth at O.C.G.A. § 41-2-12 shall constitute sufficient notice to the property's owner or person chargeable with the payment of ad

valorem taxes for purpose of this section, except that posting of the notice on the property will not be required.

- (B) The written notice given to the person(s) chargeable with the payment of ad valorem taxes shall notify such person of the code official's determination the real property is being maintained in a blighted condition and shall advise such person of the hours and location at which the person may inspect and copy the code official's determination and any supporting documentation. Persons notified that real property of which the person(s) is chargeable with the payment of ad valorem taxes shall have 30 days from the receipt of notice in which to request a hearing before the Municipal Court. Written request for hearing shall be filed with the code official and shall be date stamped upon receipt. Upon receipt of a request for hearing, the code official shall notify the Municipal Court and the building inspector or person who performed the inspection and prepared the inspection report.
- (C) Within 30 days of receipt of a request for hearing, the Municipal Court Clerk shall set a date, time, and location for the hearing and shall give at least ten business days' notice to the person(s) requesting the hearing, the code official and the building inspector or person who performed the inspection and prepared the inspection report. Notice of scheduled hearings shall be published as a legal advertisement in the Statesboro Herald, or other designated legal organ in Bulloch County, at least five days prior to the hearing. Hearings may be continued by the Municipal Court judge upon request of any party, for good cause.
- (D) At the hearing, the code official shall have the burden of demonstrating by a preponderance of the evidence that the subject property is maintained in a blighted condition, as defined by this article. The Municipal Court judge shall cause a record of the evidence submitted at the hearing to be maintained. Upon hearing from the code official and/or their witnesses and the person(s) requesting the hearing and/or their witnesses, the Judge of Municipal Court shall make a determination either affirming or reversing the determination of the code official. The determination shall be in writing and copies thereof shall be served on the parties by certified mail or statutory overnight delivery. The determination by the court shall be deemed final. A copy of such determination shall also be served upon the Tax Commissioner of Bulloch County, who shall include the increased tax on the next regular tax bill rendered on behalf of the City.
- (E) Persons aggrieved by the determination of the court affirming the determination of the code official may petition the Superior Court of Bulloch County for a writ of certiorari within 30 days of issuance of the court's written determination.

Section 38-164 – Remediation or redevelopment to remove designation of blighted condition.

- (A) A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the code official to lift the designation, upon proof of compliance with the following:
- (1) Completion of work required under a plan of remedial action or redevelopment approved by the City's Director of Planning and Development which addresses the conditions of blight found to exist on or within the property, including compliance with all applicable minimum codes; or
 - (2) Completion of work required under a court order entered in a proceeding brought pursuant to Article II of this Chapter.
- (B) Before action on a petition to lift the designation, the code official shall cause the property to be thoroughly inspected by a building inspector who, by written inspection report, shall certify that all requisite work has been performed to applicable code in a workmanlike manner, in accordance with the specifications of the plan of remedial action or redevelopment, or applicable court order. Upon finding required work to be satisfactorily performed, the code official shall issue a written determination that the real property is no longer maintained in a blighted condition. Copies of this determination shall be served upon the person(s) chargeable with the payment of ad valorem taxes, and upon the Tax Commissioner of Bulloch County.
- (C) All plans for remedial action or redevelopment shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the City's Director of Planning and Development, and contain the following:
1. The plan shall be consistent with the City's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the properties lies;
 2. The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include provisions for debris removal, stabilization, and landscaping of the property;

3. On parcels of five acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.
4. The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;
5. The plan shall contain a timetable for completion of required work; and
6. Any outstanding ad valorem taxes (state, school, county and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

Section 38-165 – Decreased rate of taxation to be applied after successful remedial action or redevelopment of blighted property.

- (A) Residential Property which has had its designation as maintained in a blighted condition removed by the code official, as provided in Section 38-164(B) of this article, **and upon which the property owner has spent an amount equal to at least 40% _____ of the property's assessed (or improved) value for the year in which it was designated in writing as blighted in order to remedy the condition** shall be eligible for a decrease in the rate of city ad valorem taxation by applying a **factor of 0.5** to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law **for three years**; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted
- (B) Commercial Property which has had its designation as maintained in a blighted condition removed by the code official, as provided in Section 38-164(B) of this article, **and upon which the property owner has spent an amount equal to at least 40% _____ of the property's assessed (or improved) value for the year in which it was designated in writing as blighted in order to remedy the condition** shall be eligible for a decrease in the rate of city ad valorem taxation by applying a **factor of 0.5** to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted.
- (C) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a

notarized affidavit to the building official, supported by receipts or other evidence of payment, of the amount expended.

Alternative Method

Property which has had its designation as maintained in a blighted condition removed as provided in this section will become eligible for a decrease in the rate of city ad valorem taxation equivalent to 50 percent of the normal millage rate applied to the property, applied at the time of issuance of the subsequent tax bill, as provided by general law. This decreased rate is applied to three years tax bills.

Section 38-166 – Duty of code official to provide notice to county tax commissioner.

It shall be the duty of the building official to notify the Tax Commissioner of Bulloch County in writing as to designation or removal of designation of a specific property as maintained in a blighted condition. Such notice shall identify the specific property by street address and tax map, block and parcel number, as assigned by the Bulloch County Tax Assessor's Office. The code official shall cooperate with the tax commissioner to assure accurate tax billing of those properties subject to increased or reduced ad valorem taxation under this article.

Vienna

Sec. 34-303. - Imposition of increased tax rate.

Property, which has been officially designated as blighted, shall be subject to an increase rate of city ad valorem taxation equivalent to a **triple (three times)** the normal millage rate applied to the property, applied at the time of the issuance of the subsequent tax bills, not to exceed maximum rates as provided by general law. The increased rate continues to be applied to all subsequent tax bills until the property's designation as maintained in a blighted condition is removed as provided in this section. This increased rate of taxation and the official identification of the property as blighted remain with the property if transferred to another owner.

Sec. 34-306. - Remediation property tax rate.

Property which has had its designation as maintained in a blighted condition removed as provided in this article will become eligible for a decrease in the rate of city ad valorem taxation equivalent to **one-half percent** of the normal millage rate applied to the property, applied at the time of issuance of the subsequent tax bill, as provided by general law. **This decreased rate is applied to tax bills for three years.**

(Ord. of 4-13-09, § 1)

Albany

Sec. 36-206. - Imposition of increased tax rate.

Property, which has been officially designated as blighted, shall be subject to an increased rate of city ad valorem taxation equivalent to a **triple (three times)** the normal millage rate applied to the property, applied at the time of the issuance of the subsequent tax bill, as provided by general law. The increased rate continues to be applied to all subsequent tax bills until the property's designation as maintained in a blighted condition is removed as provided in this section. This increased rate of taxation and the official identification of the property as blighted remain with the property if transferred to another owner. (Ord. No. 08-140, § 1(16-15(d)), 10-28-2008)

Sec. 36-209. - Remediation property tax rate.

Property which has had its designation as maintained in a blighted condition removed as provided in this section will become eligible for a decrease in the rate of city ad valorem taxation equivalent to **50 percent of the normal millage rate** applied to the property, applied at the time of issuance of the subsequent tax bill, as provided by general law. **This decreased rate is applied to three years tax bills.**

Savannah

Sec. 10-1003. - Levy of increase ad valorem tax on blighted real property.

There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by adding a **factor of seven (7.0)** to the millage rate applied to the property, so that such property shall be taxed at a higher millage

rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is being occupied as the primary residence of one or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increase taxation.

Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted.

Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the city manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit buildings and structures.

Sec. 10-1006. - Decreased rate of taxation to be applied after successful remedial action or redevelopment of blighted property.

(a) Real property which has had its designation as maintained in a blighted condition removed by the code official, as provided in section 10-1004 of this article, shall be eligible for a decrease in the rate of city ad valorem taxation by **applying a factor of 0.5 to the city millage rate** applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with **every \$25,000.00 or portion thereof** equaling one year of tax reduction; provided, however, that no property shall be entitled to reduction in city ad valorem taxes for more than four successive years. (b) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with payment of ad valorem taxes on the property shall submit a notarized affidavit to the building official, supported by receipts or other evidence of payment, of the amount expended.

(Ord. of 2-18-2016(3))

Macon, Hapeville, Cedartown, and College Park are identical to Savannah

Dublin 10x multiplier, same abatement as Savannah and Macon

Powder Springs 7x multiplier and ¼ abatement per \$40K

CITY OF STATESBORO

COUNCIL

Phil Boyum, District 1
Sam Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Jason Boyles, Asst. City Manager
Leah Harden, City Clerk
I. Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

Interoffice Memorandum

City Manager's Office

To: Charles Penny, City Manager

From: John Washington, Director of Public Works and Engineering, City Engineer

Date: November 12, 2019

RE: Discussion of FY2020 Resurfacing List for GDOT Local Maintenance and Improvement Grant (LMIG) Application

The Local Maintenance and Improvement Grant (LMIG), is an annual program in which GDOT allocates transportation funds to local governments. The City uses these funds to supplement the Street Resurfacing Budget. The Engineering Department staff evaluates City streets' pavement conditions annually to prioritize and select streets for the yearly LMIG resurfacing list that is submitted to GDOT. The list compiled considers streets from all council districts. During the work session, staff will review the pavement rating report for mayor and council. Staff is in the process of preparing the list of streets to be resurfaced with the GDOT funds for City Council consideration at the December 3, 2019 meeting. The GDOT application has to be submitted in December.

CITY OF STATESBORO

COUNCIL

Phillip A. Boyum, District 1
Sam Lee Jones, District 2
Jeff Yawn, District 3
John Riggs, District 4
Derek Duke, District 5



Jonathan McCollar, Mayor
Charles Penny, City Manager
Leah Harden, City Clerk
Cain Smith, City Attorney

50 EAST MAIN STREET • P.O. BOX 348
STATESBORO, GEORGIA 30459-0348

INTEROFFICE MEMORANDUM

City Manager's Office

TO: Mayor and City Council Members

FROM: Charles W. Penny, City Manager

DATE: November 14, 2019

RE: Public Safety Report-Fire & Police

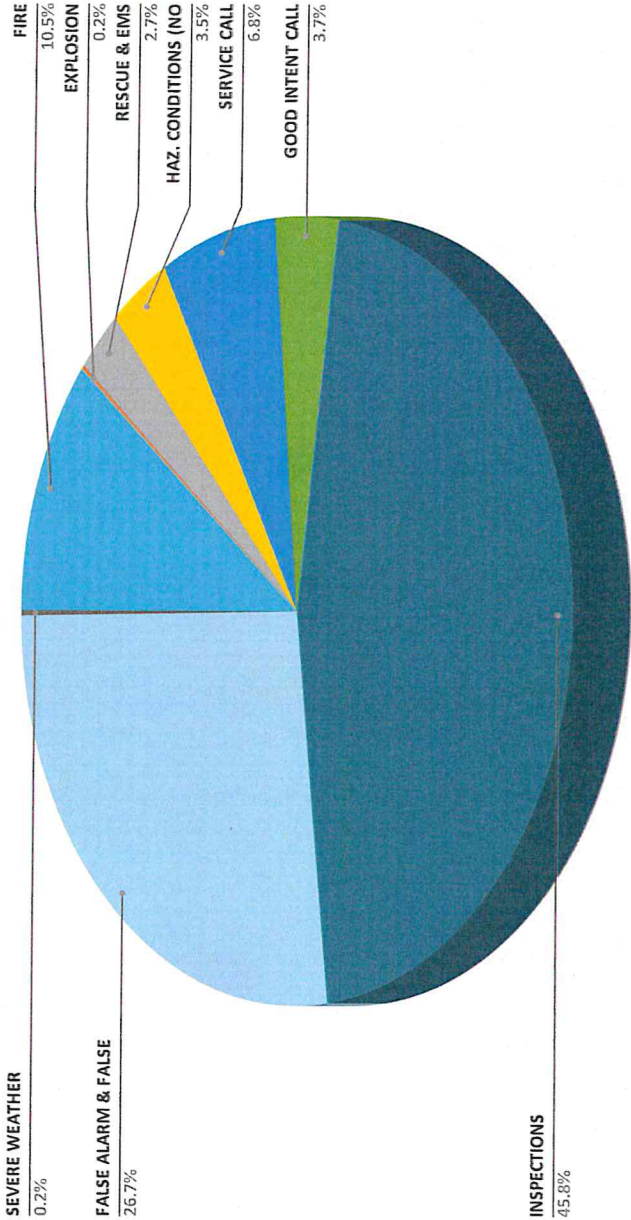
Fire and Police Chiefs will be presenting public safety reports summarizing statistics for Statesboro fire calls and crimes committed between 2013 and 2018.

2018 TOTAL CALLS FOR SERVICE

TYPE OF CALL	NUMBER
FIRE	194
EXPLOSION	3
RESCUE & EMS	49
HAZ. CONDITIONS (NO FIRE)	64
SERVICE CALL	125
GOOD INTENT CALL	68
INSPECTIONS	847
FALSE ALARM & FALSE CALL	494
SEVERE WEATHER	4

TOTAL CALLS FOR SERVICE : 1848

TOTAL CALLS

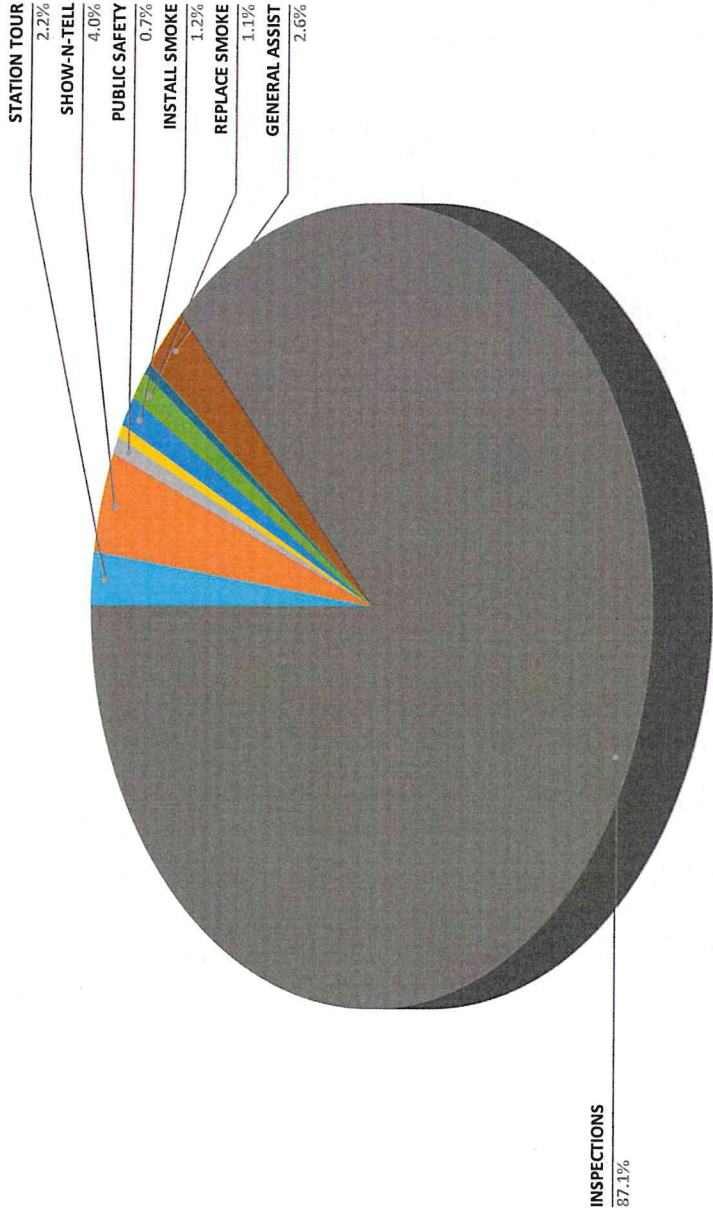


2018 NON-EMERGENCY CALLS FOR SERVICE

TYPE OF CALL	NUMBER
STATION TOUR	21
SHOW-N-TELL	39
PUBLIC SAFETY TALK/TRAINING	7
FIRE EXTINGUISHER TRAINING	5
INSTALL SMOKE DETECTORS	12
REPLACE SMOKE DETECTOR BATTERIES	11
INSTALL CAR SEAT (PROG DISCONT)	5
GENERAL ASSIST (AGENCY/PUBLIC)	25
INSPECTIONS	847

TOTAL NON-EM CALLS FOR SERVICE: 972

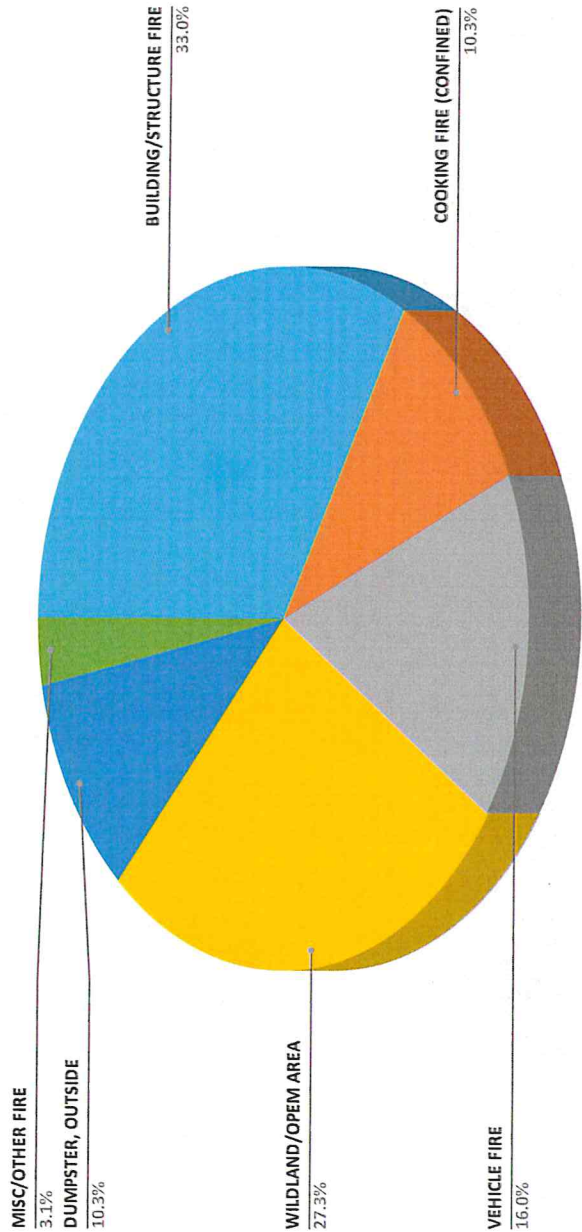
NON-EMERGENCY CALLS FOR SERVICE & FIRE PREVENTION ACTIVITIES



2018 FIRE CALLS

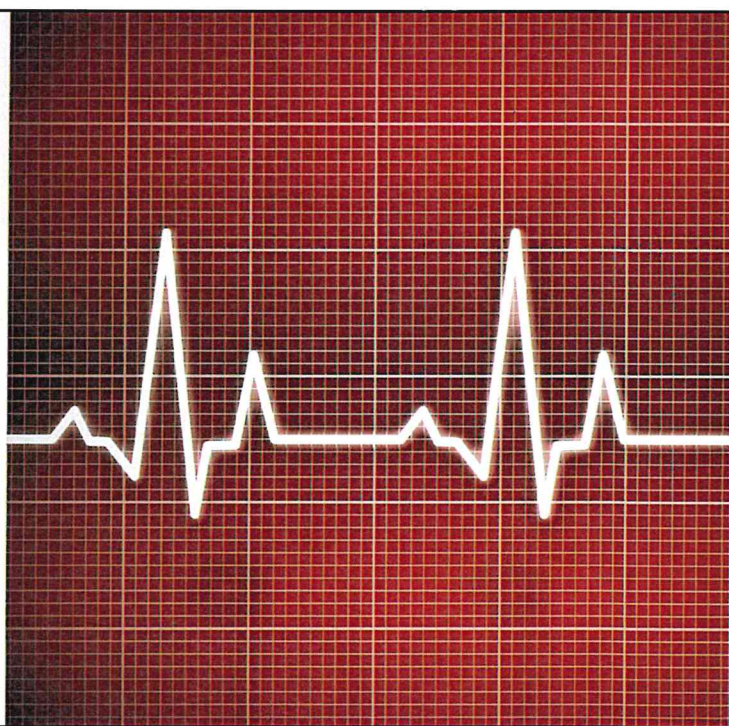
TYPE OF CALL	NUMBER
BUILDING/STRUCTURE FIRE	64
COOKING FIRE (CONFINED)	20
VEHICLE FIRE	31
WILDLAND/OPEM AREA	53
DUMPSTER, OUTSIDE RUBBISH, OR TRASH	20
MISC/OTHER FIRE	6
TOTAL FIRE CALLS: 194	

FIRE CALLS

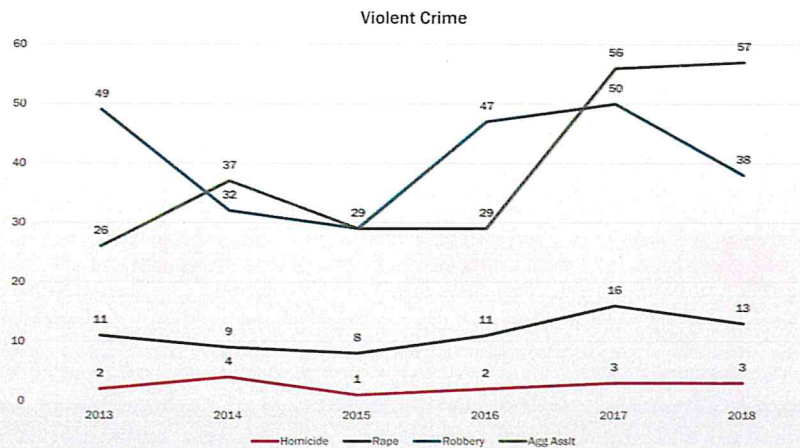


Statesboro Crime Stats

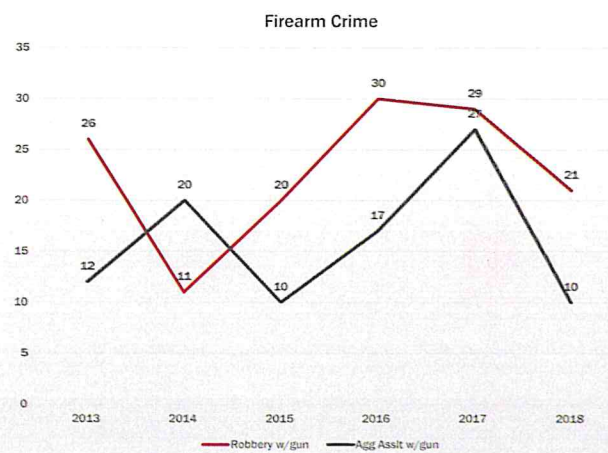
PRESENTED TO THE CITY COUNCIL WORK
SESSION NOVEMBER 19, 2019



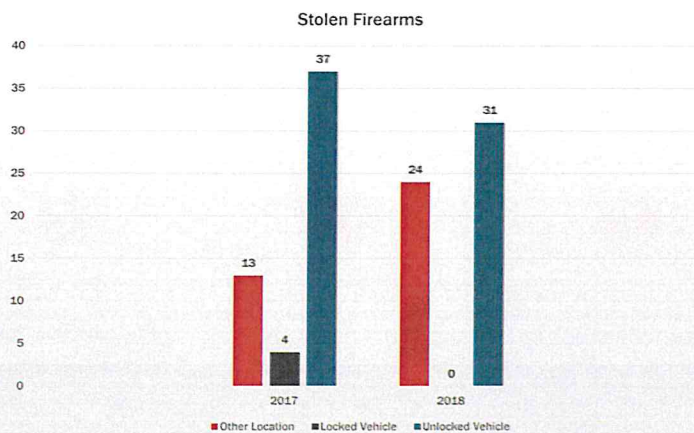
Violent Crime 2013-2018



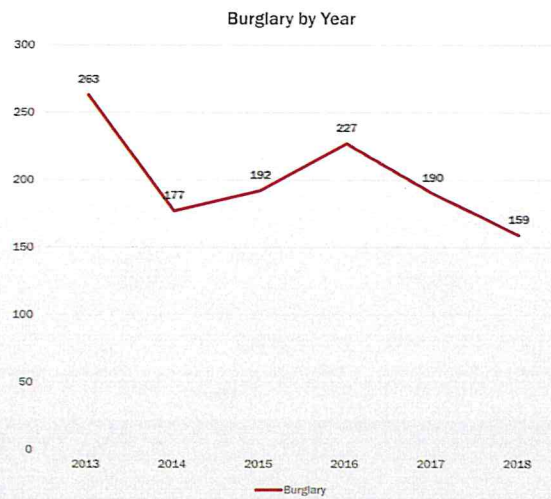
Firearm Crime 2013-2018



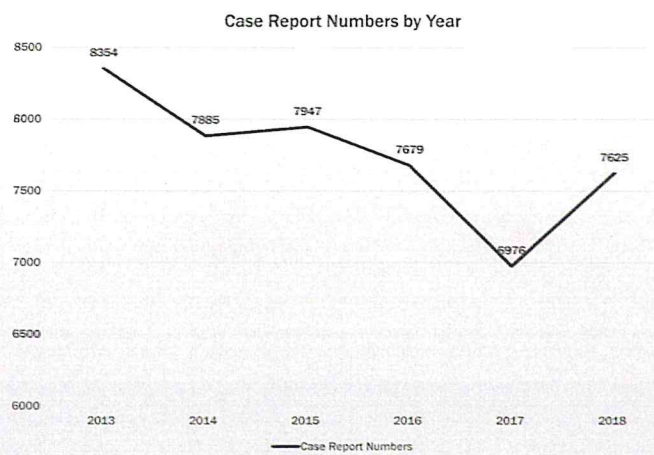
Stolen Firearms 2017-2018



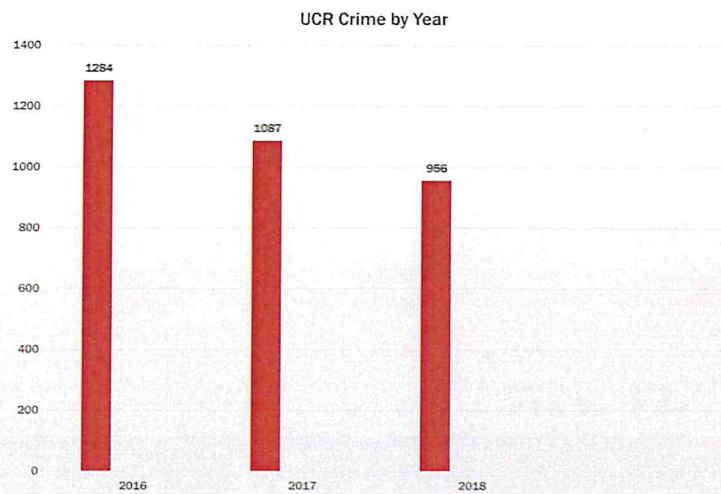
Burglary by Year 2013-2018



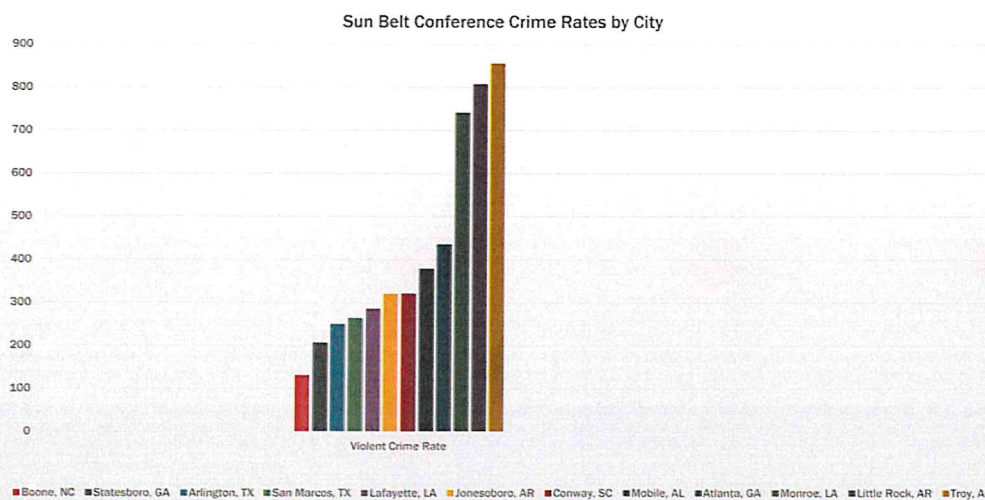
Case Reports Taken 2013-2018



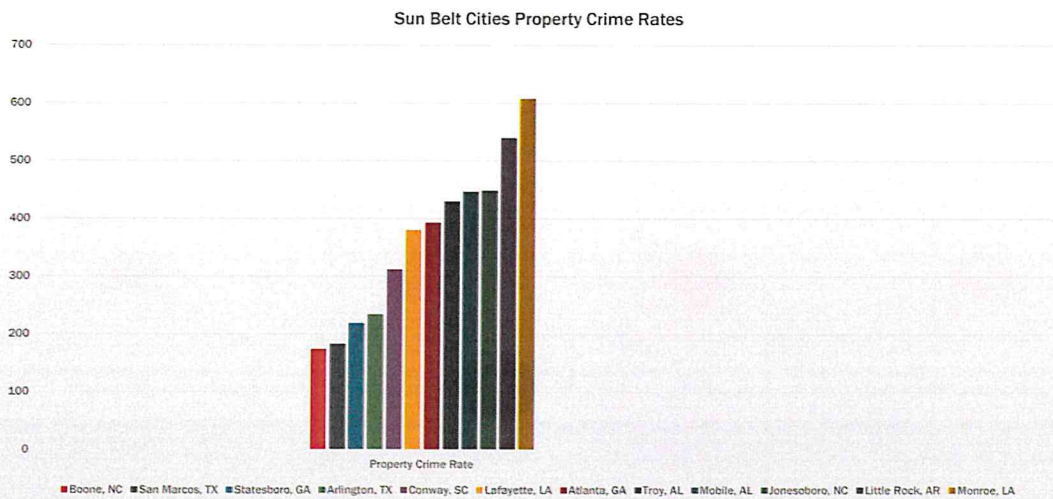
UCR Crime by Year



Sun Belt Conference Cities, Violent Crime Stats by Rate



Sun Belt Conference Cities Property Crime Stats by Rate



Questions?

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