



Mayor & Council Work Session

August 18, 2026 at 4:00 P.M



Agenda

1. Food Bank Presentation
2. Quarterly Financial Report
3. Street Naming
4. Subdivision Incentive Program
5. Fire Inspections
6. Transit Update
7. Tasting for Package Store Report



Statesboro Food Bank Status Report



Statesboro Food Bank Status Report

Key Operations & Impact

Meals Provided

Over 5.2M Meals (3 Years)

- Children: **95,111**
- Seniors: **30,595**
- Families: **71,172**
- Total Individuals: **236,466**

Monthly Service

3,400+ Families

Served each month through food bank programs.

25–30 Shut-ins

Receive direct, dedicated Meal Boxes.

Sunshine Café

Weekly Operations:

Feeds 400–500 people weekly.

FY 2025-2026 Numbers:

- Served 9642
 - 8559 Adults
 - 1000 Children
 - 493 Deliveries

Total Costs

\$13,605.92 with an average cost of \$1.81 per person.



Statesboro Food Bank Status Report

Financials, Costs & Challenges

Food & Pantry Costs

Monthly Food:

\$14,000 – \$20,000

Pantry Food (Annual):

~\$191,767 per year

Café & Supplies

Café Costs:

\$1.81 monthly average cost per person

Café Volume:

577 – 1,741 individuals served monthly

Challenges & Needs

High Annual Costs:

Total food costs exceed \$200,000 annually.

Supplies Budget:

Supplies require \$5,000 annually.



Statesboro Food Bank Status Report

Programs, Improvements, & Funding

Facility Improvements

Completed:

New bus stop bench with new roof, new awning (increased patio space), new picnic tables, outdoor grill, and outdoor donation box.

Ongoing Needs:

Fencing, generator, pallet shelving, and signage.

New Programs

Initiatives:

- Volunteer training
- Dietary management
- Benefits assistance

Funding Sources

Support Channels:

- Churches & Corporations
- Foundations
- Recurring monthly donations

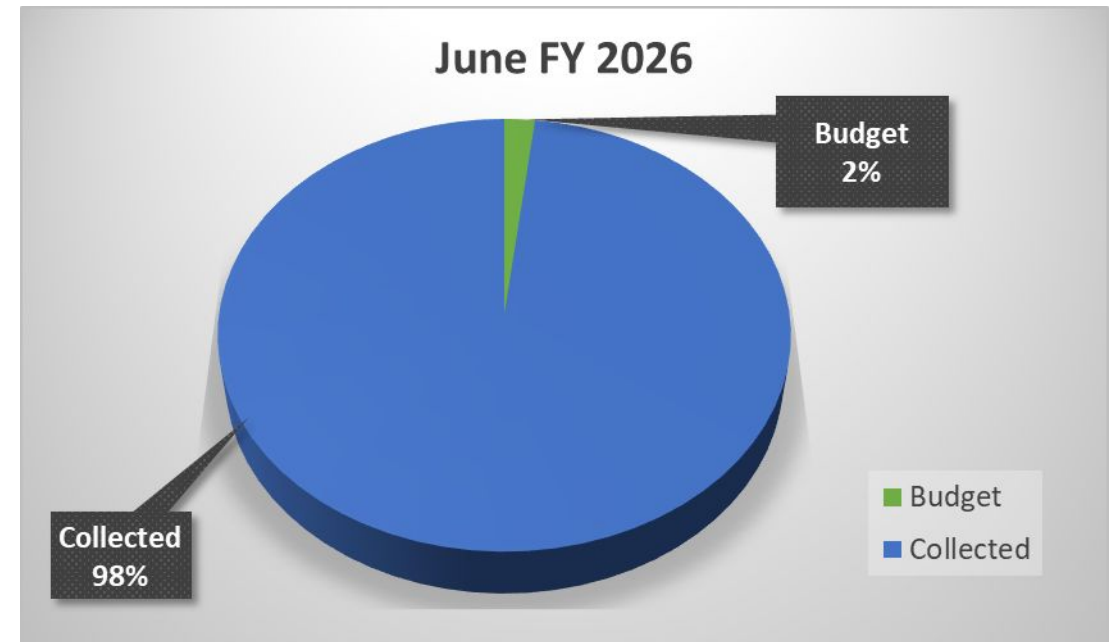
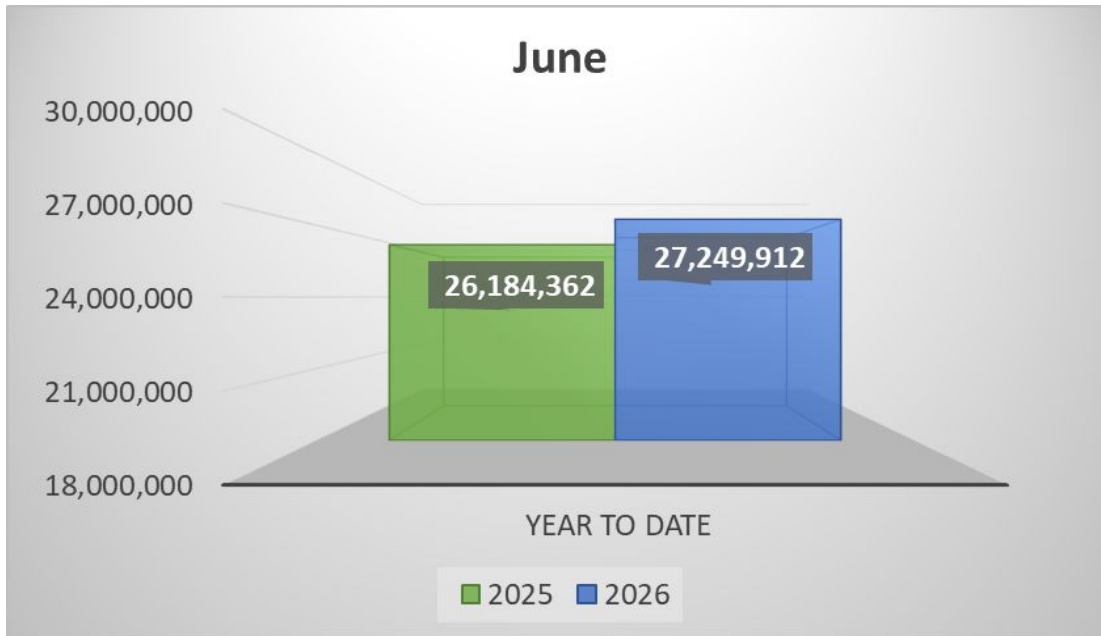


Questions?

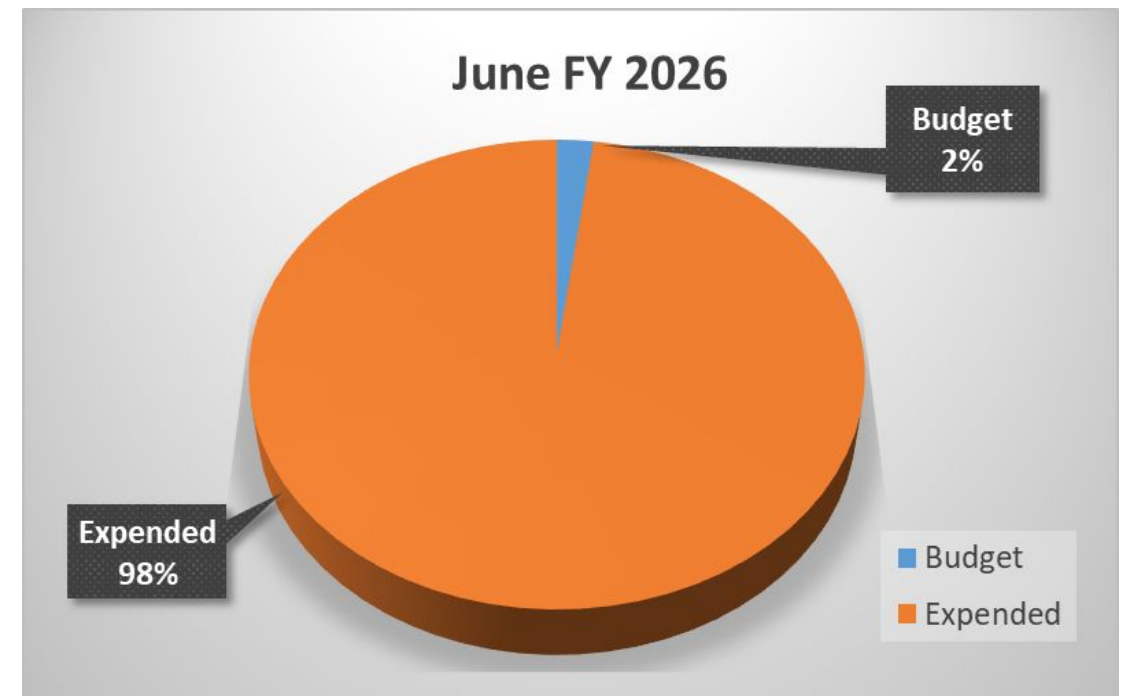
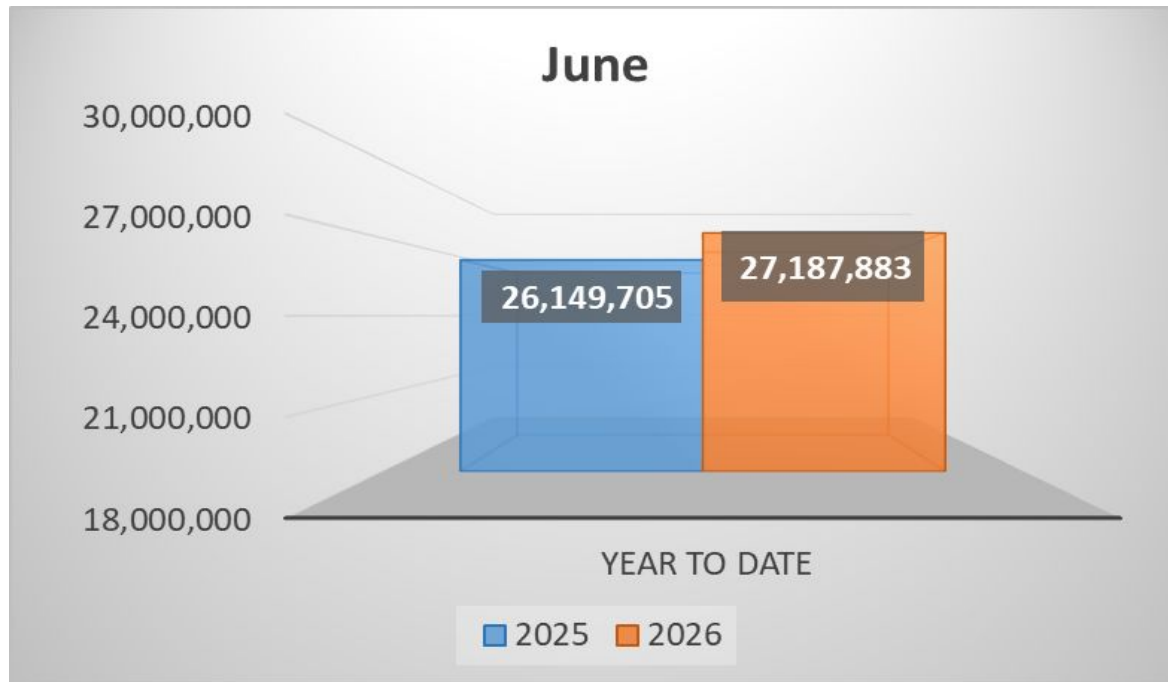
FY2026 Fourth Quarter Financial Update



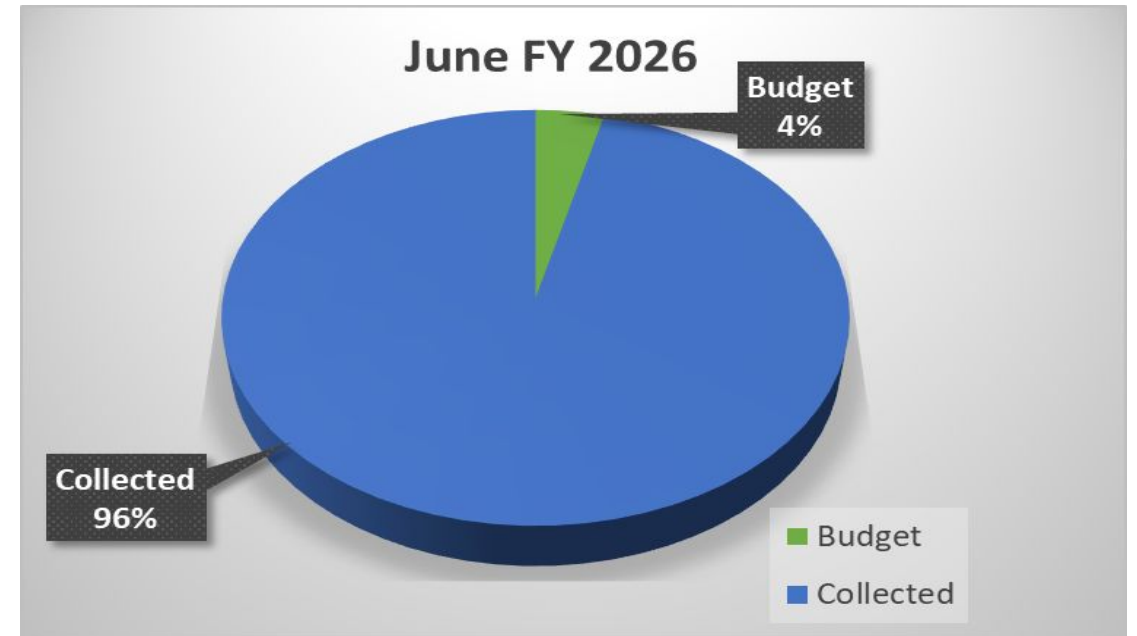
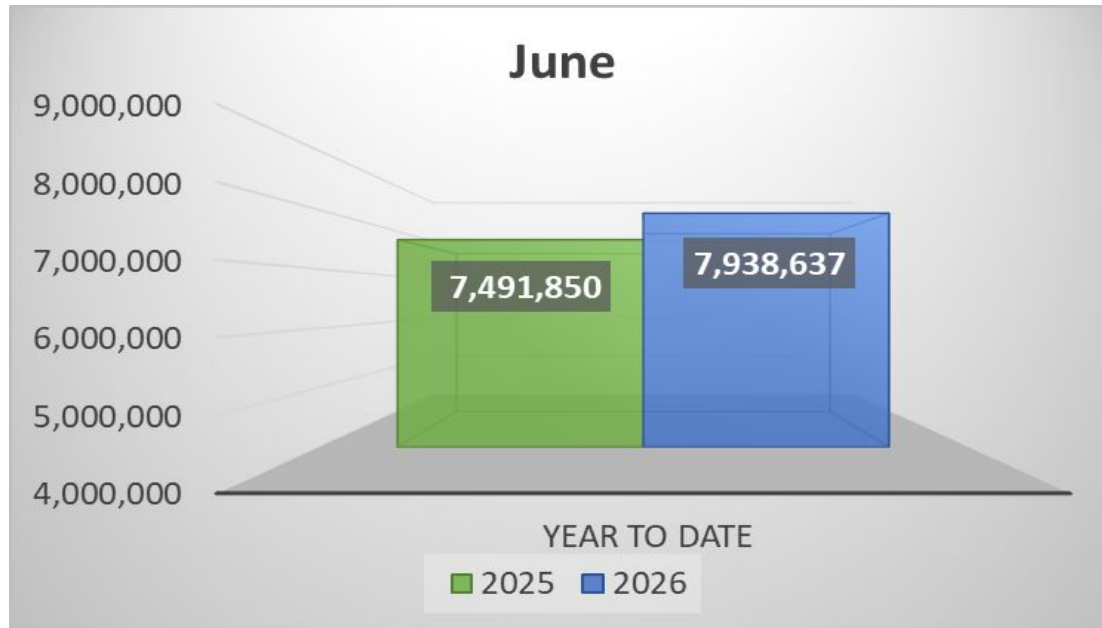
General Fund - Revenues



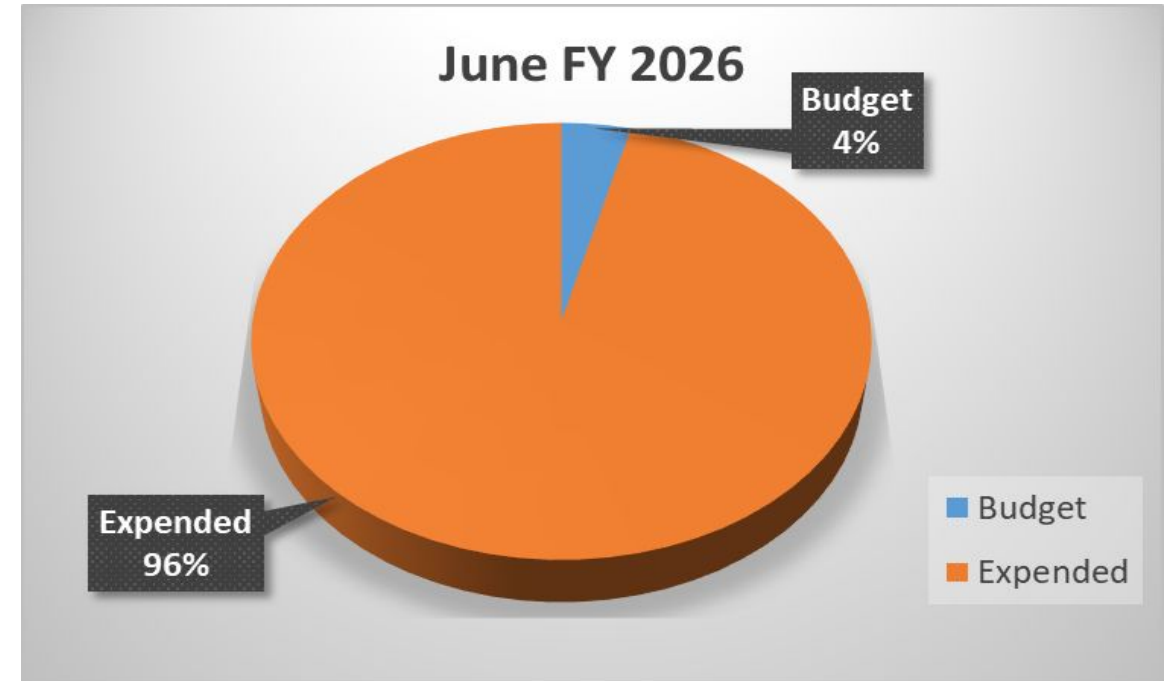
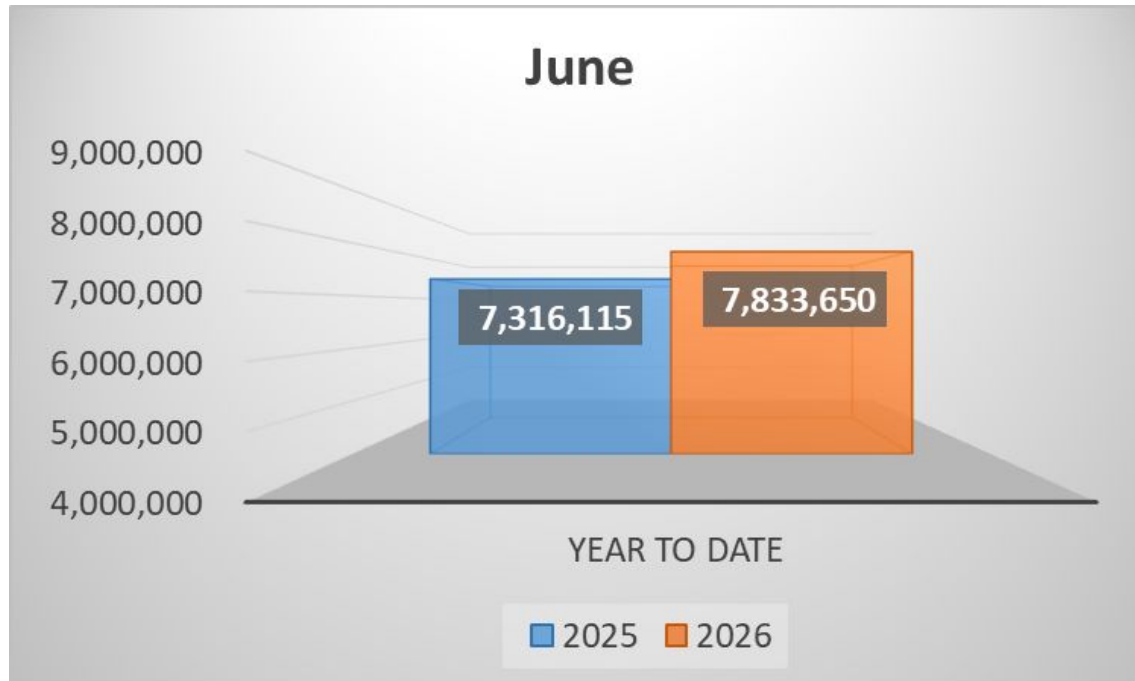
General Fund - Expenditures



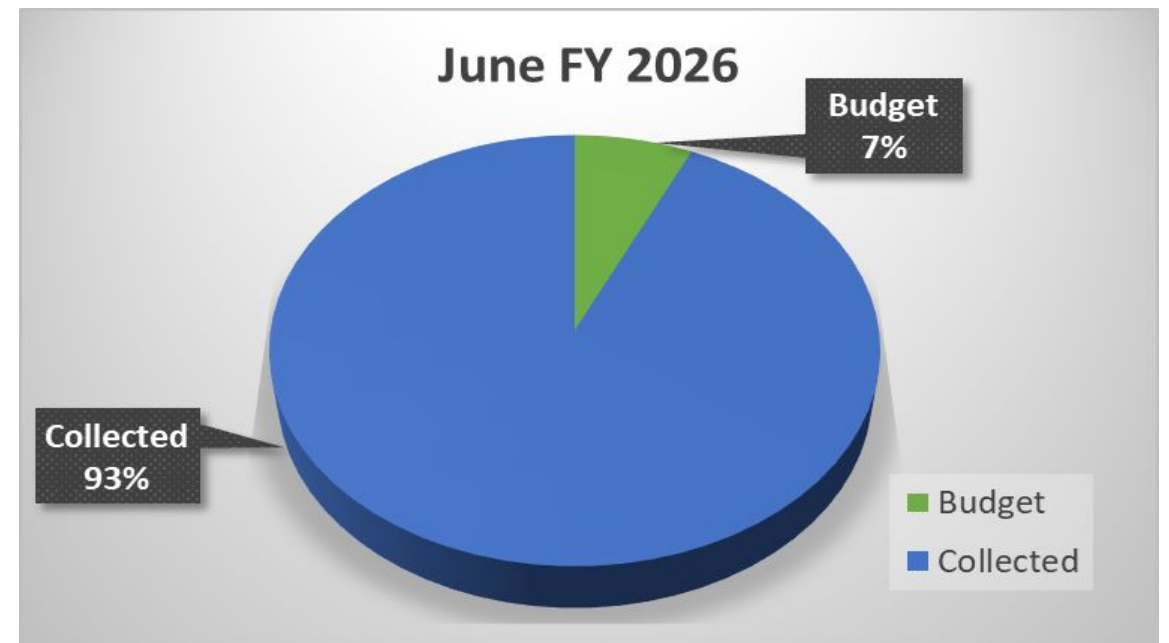
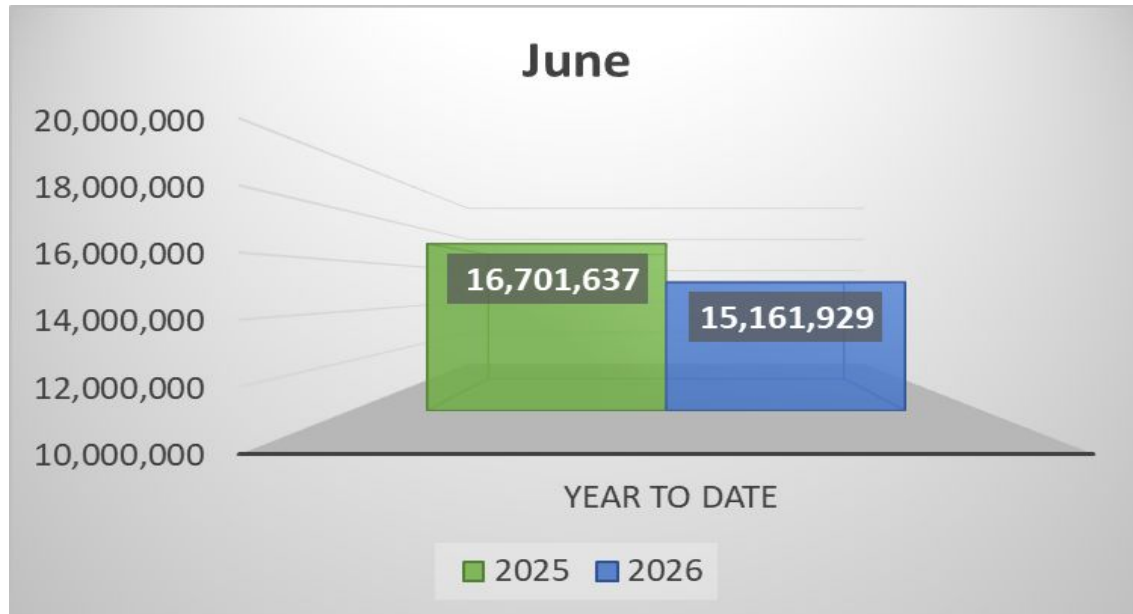
Statesboro Fire Service Fund - Revenues



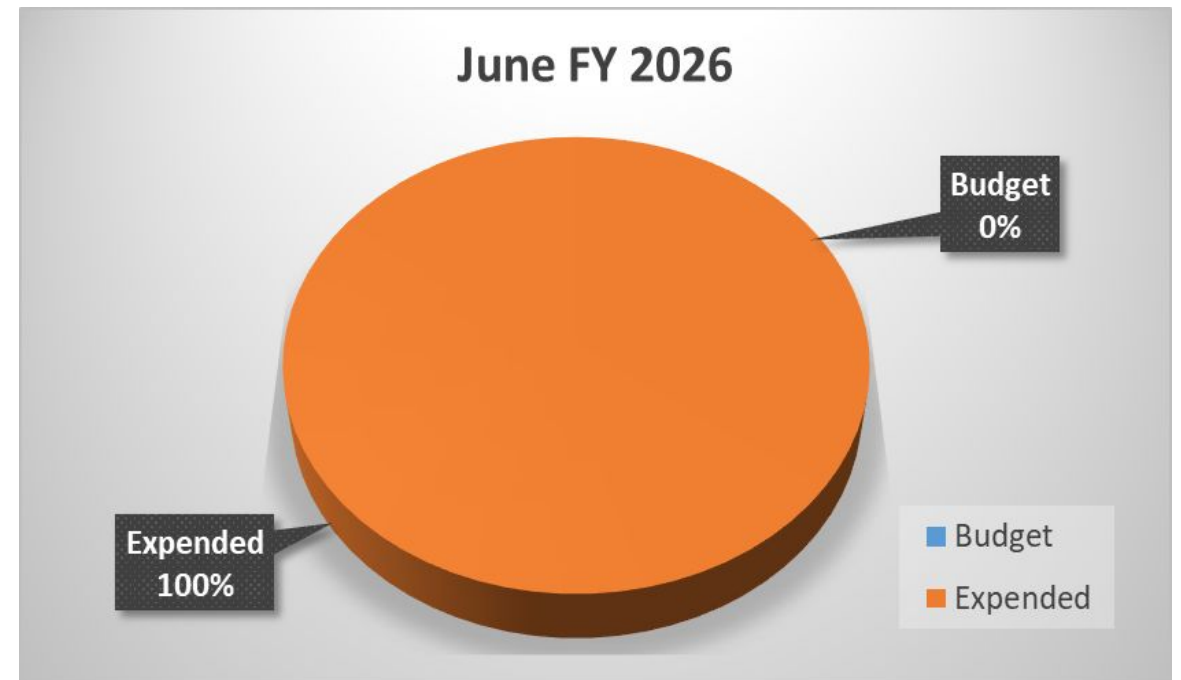
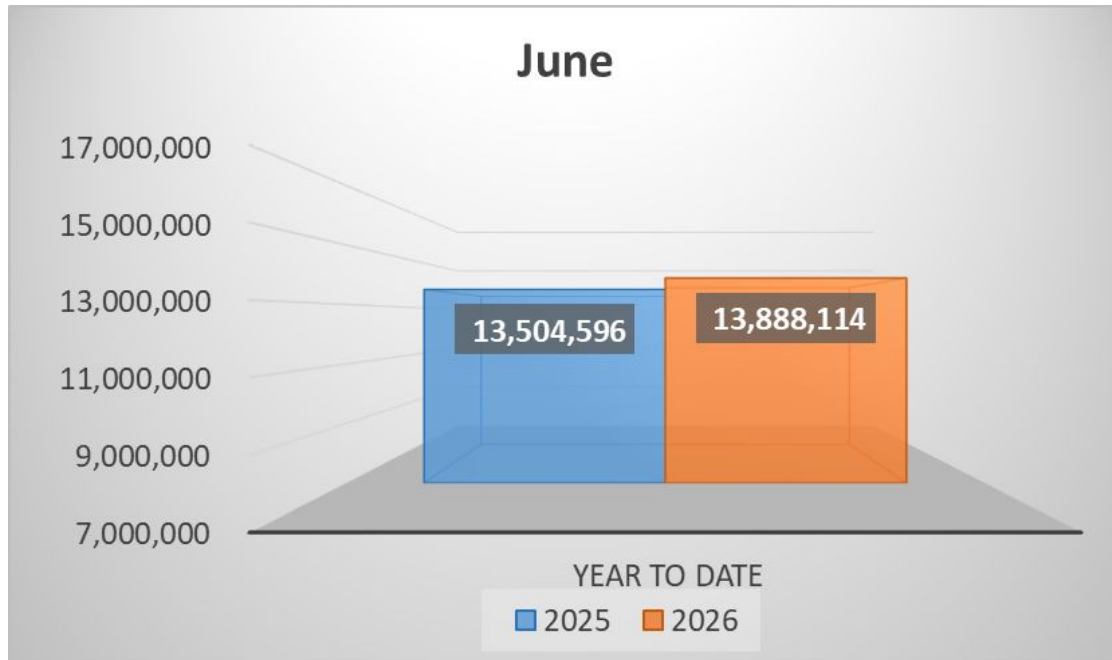
Statesboro Fire Service Fund – Expenditures



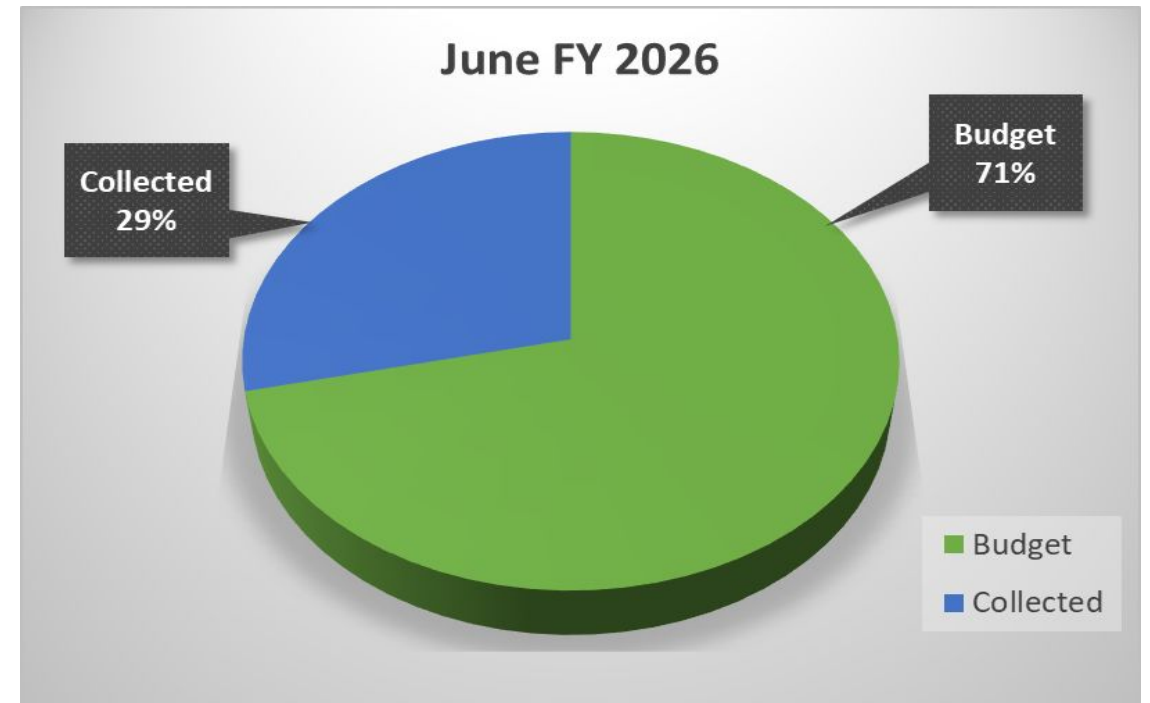
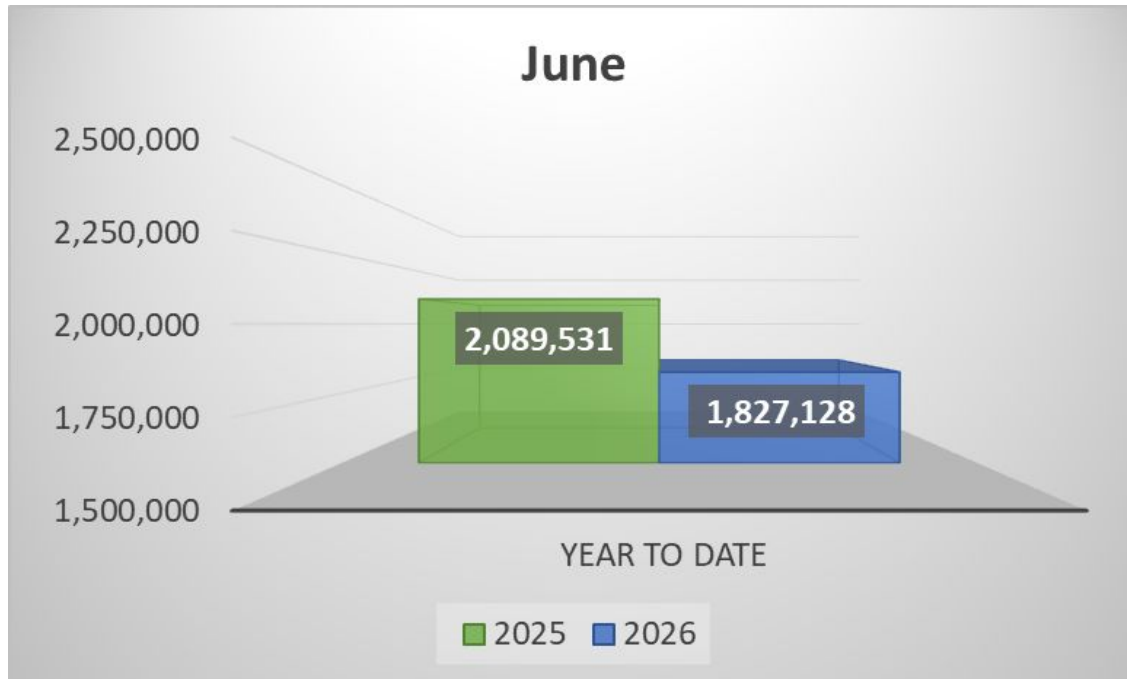
Water and Sewer Fund – Revenues



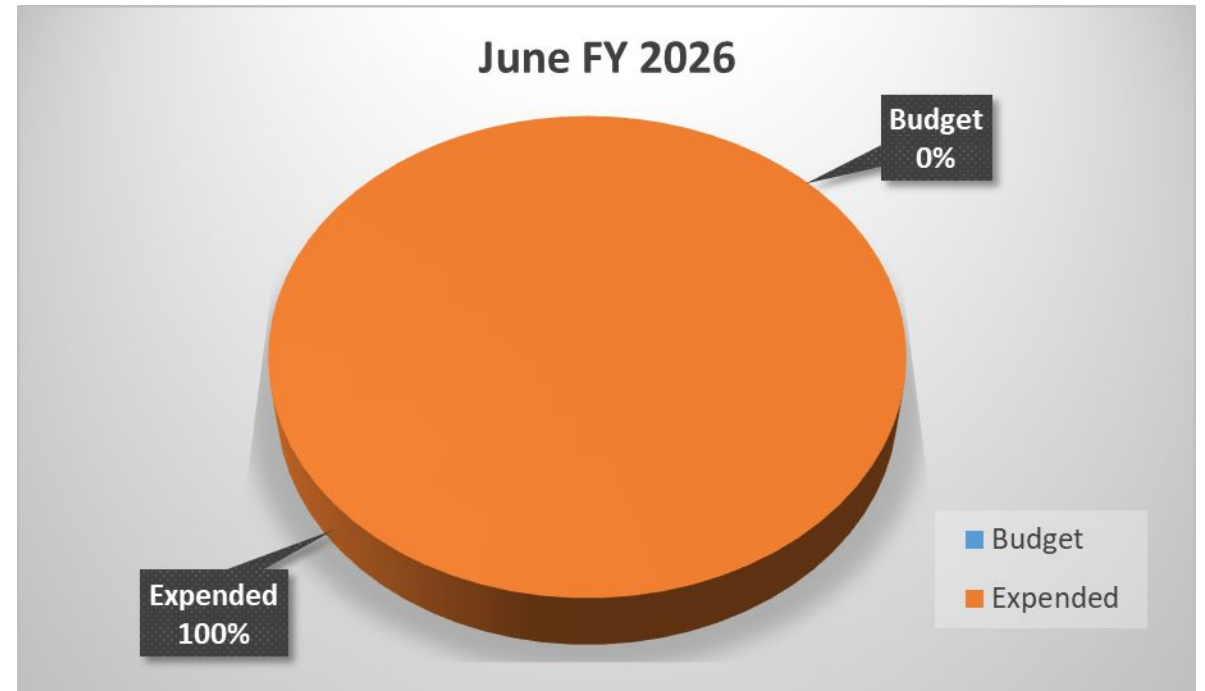
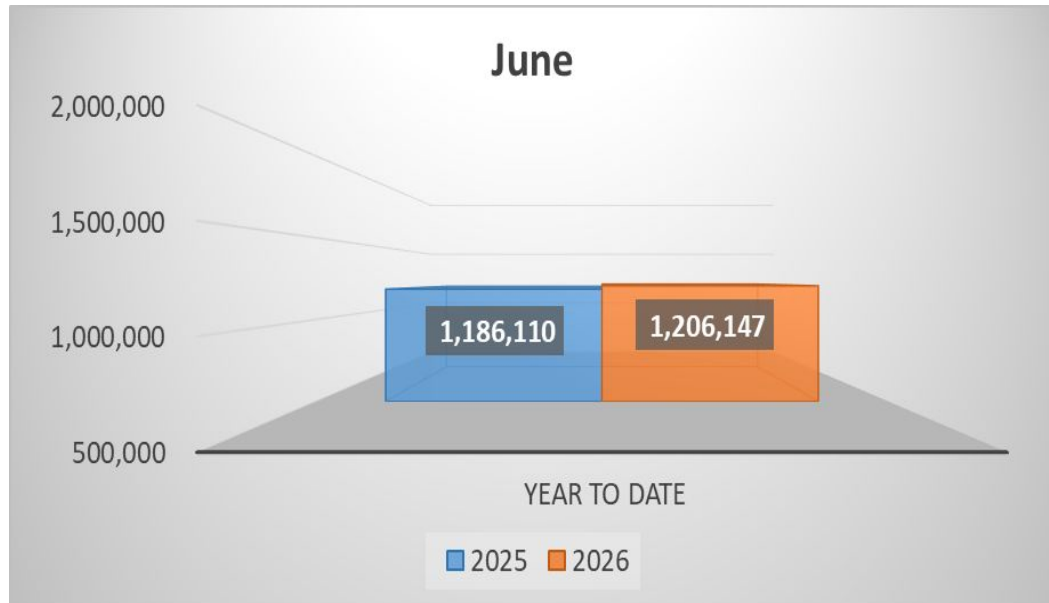
Water and Sewer Fund – Expenditures



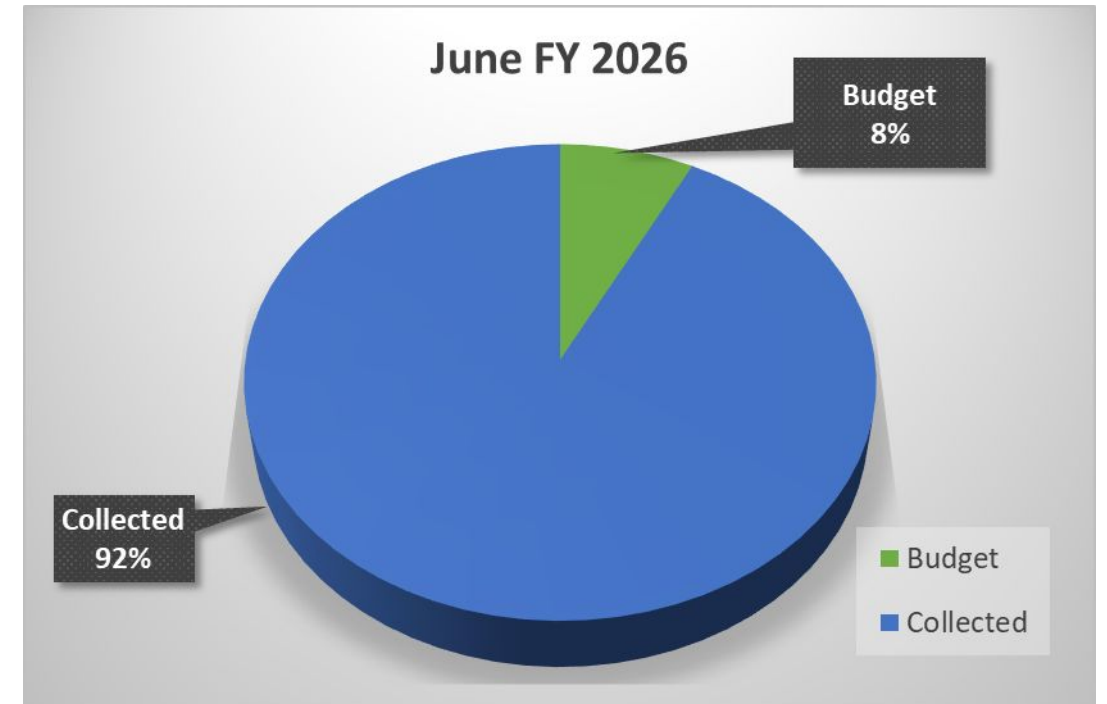
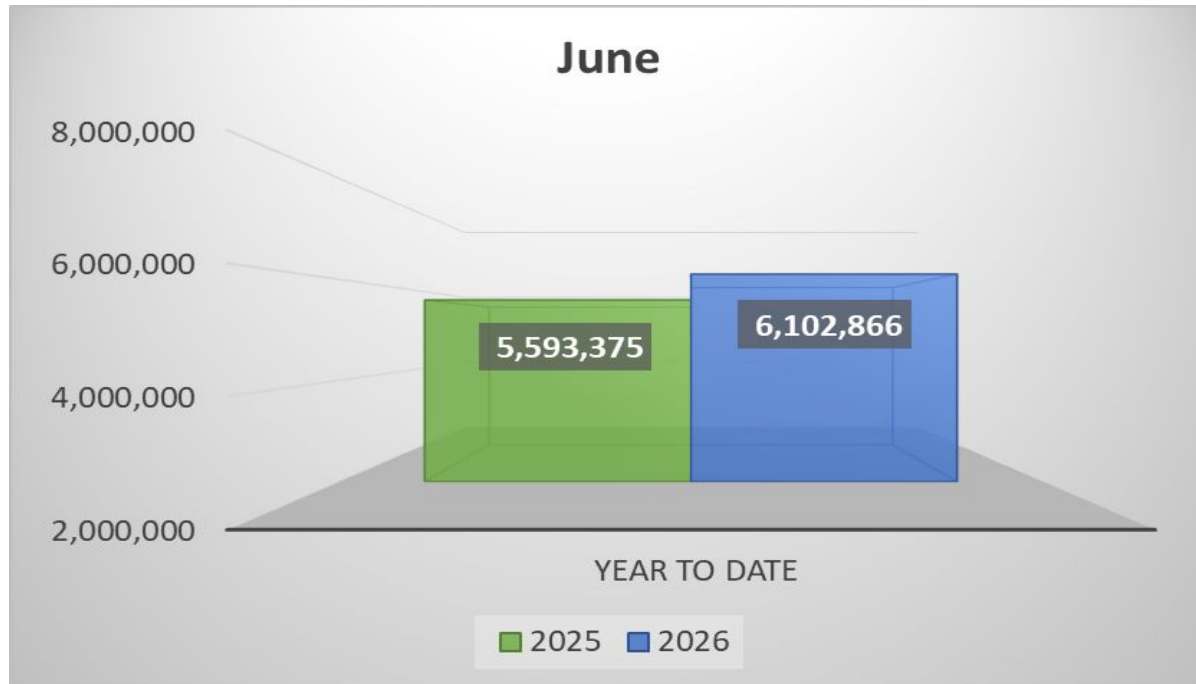
Stormwater Fund – Revenues



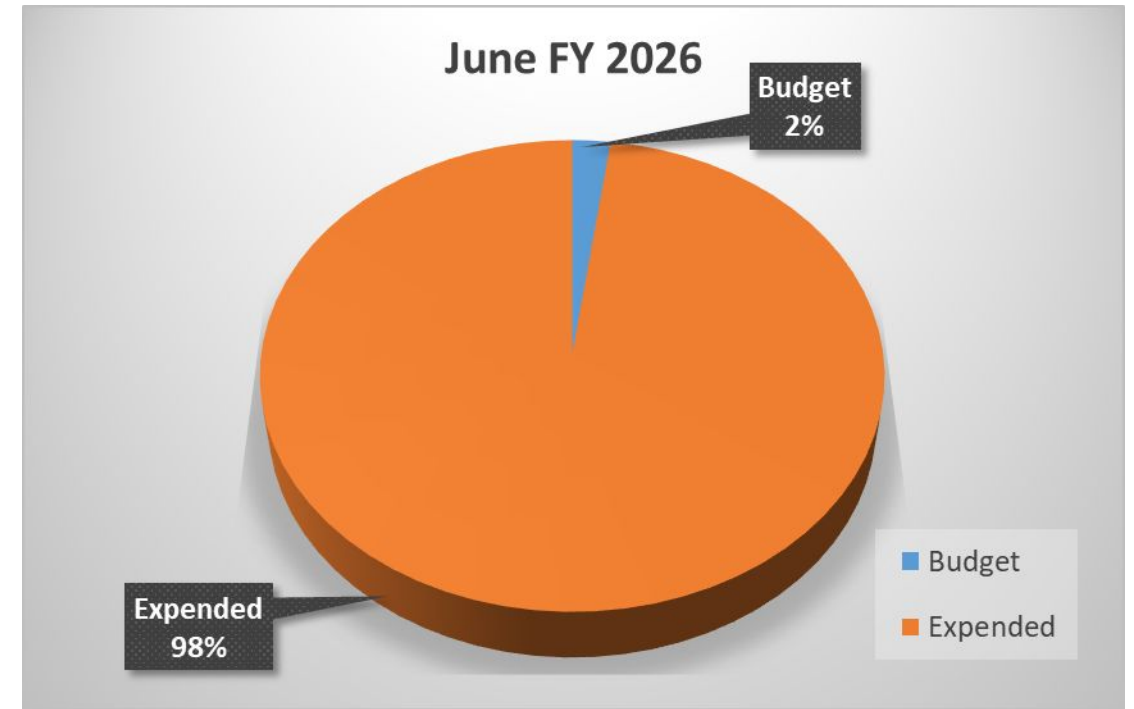
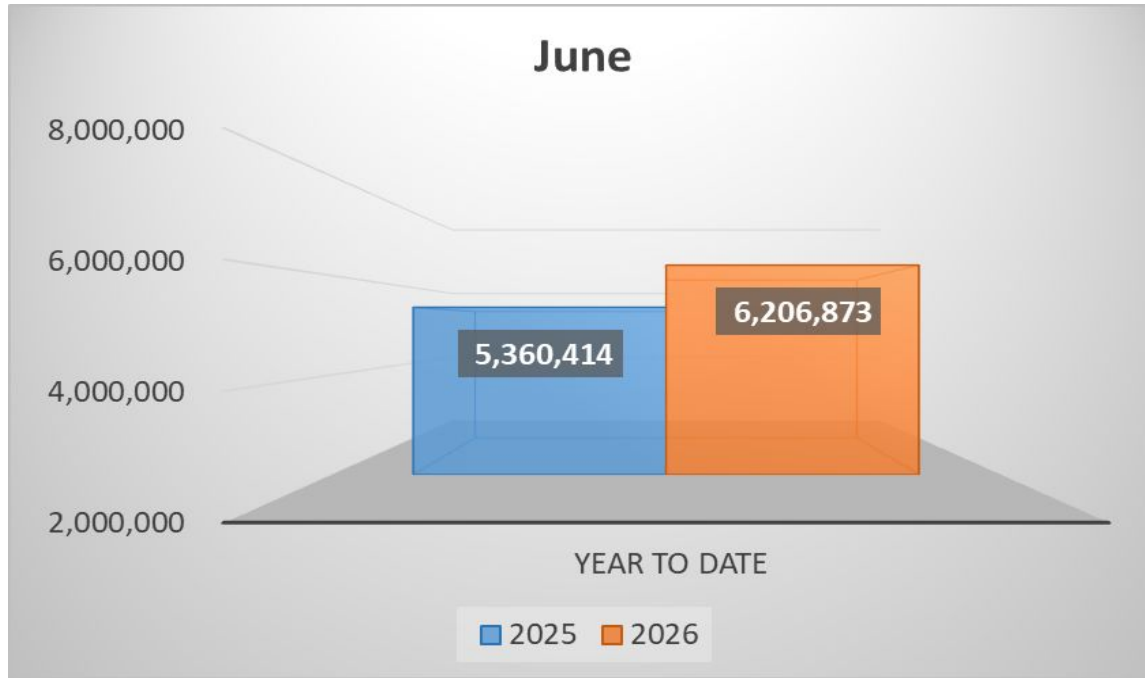
Stormwater Fund – Expenditures



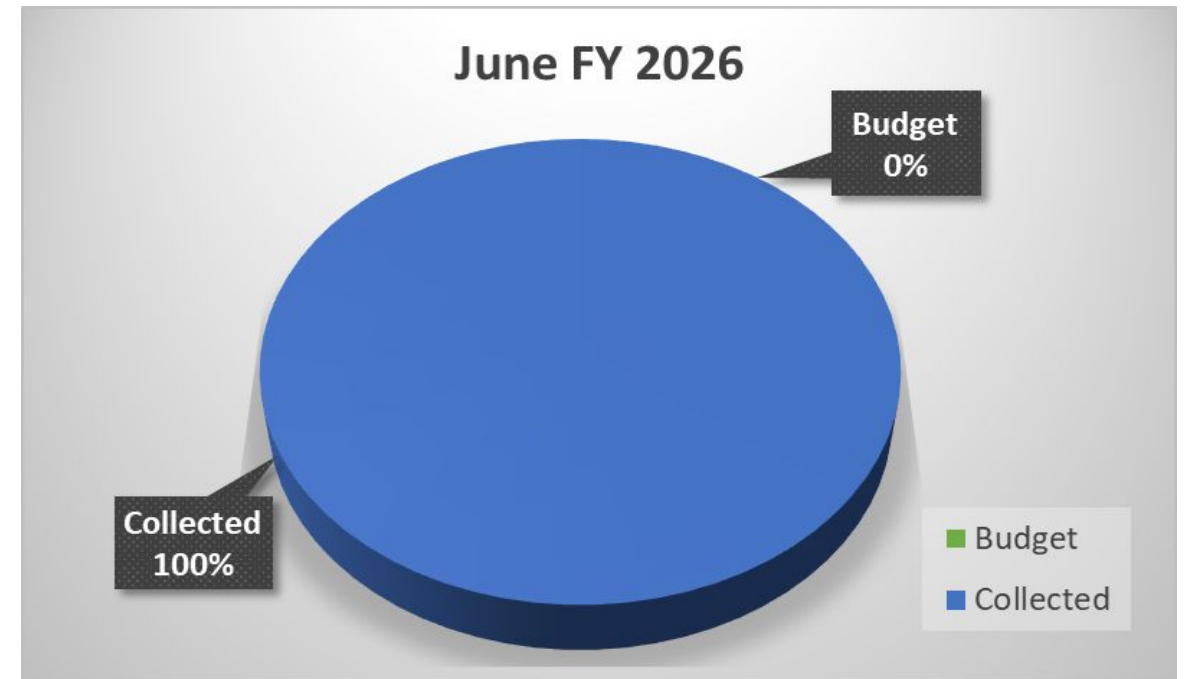
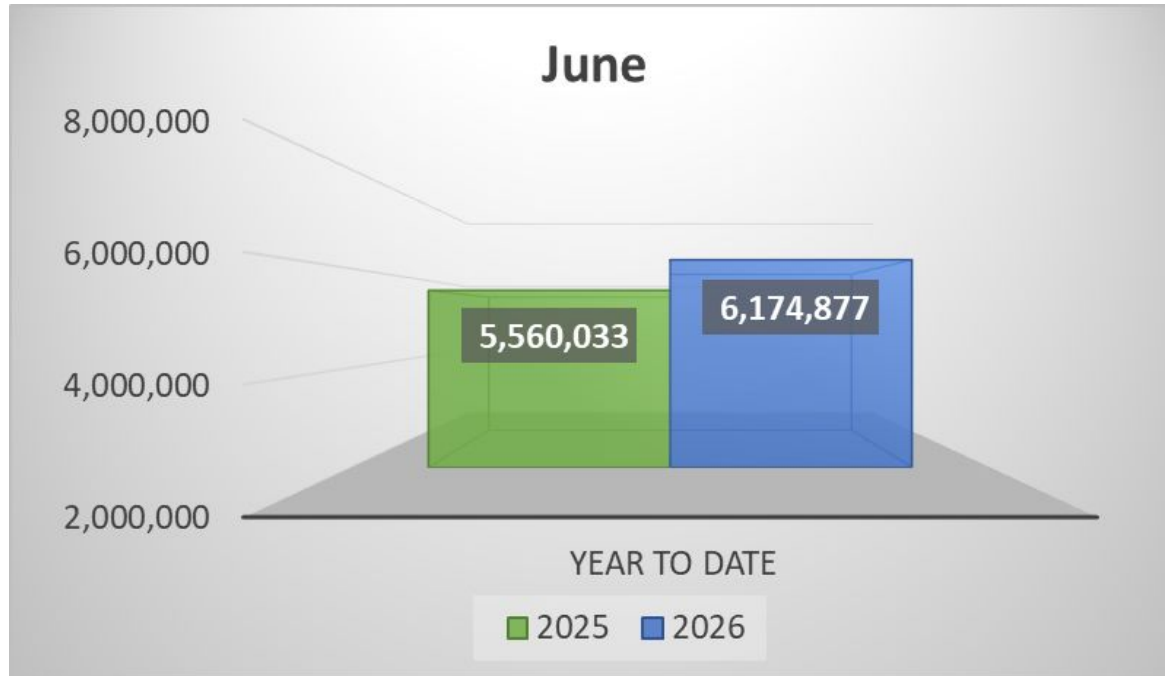
Natural Gas Fund – Revenues



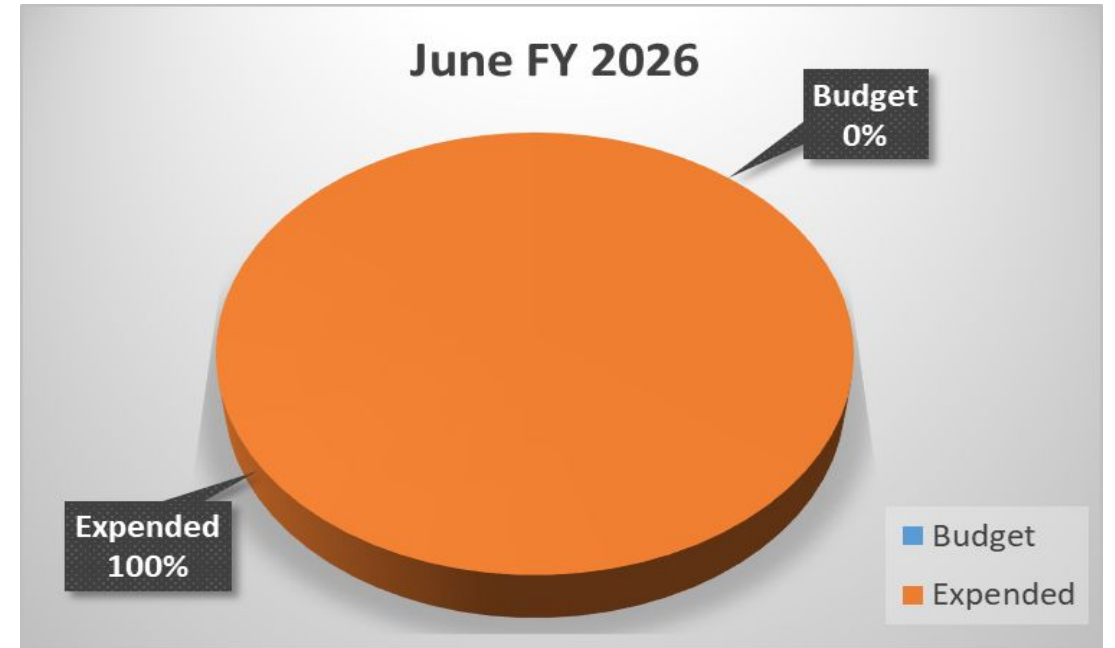
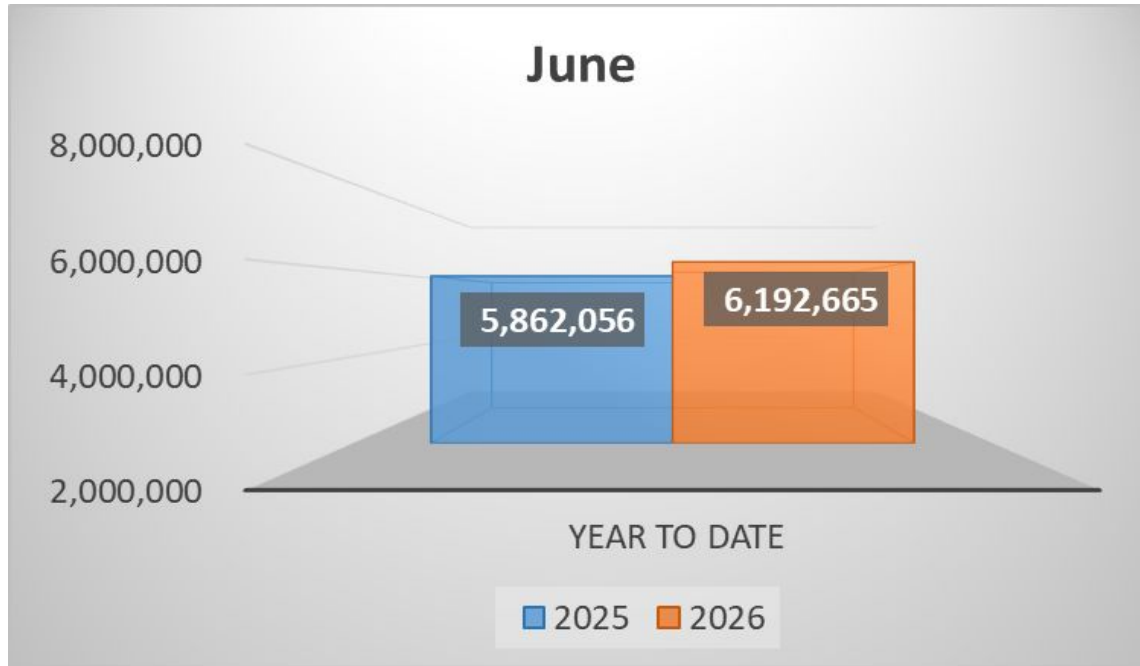
Natural Gas Fund – Expenditures



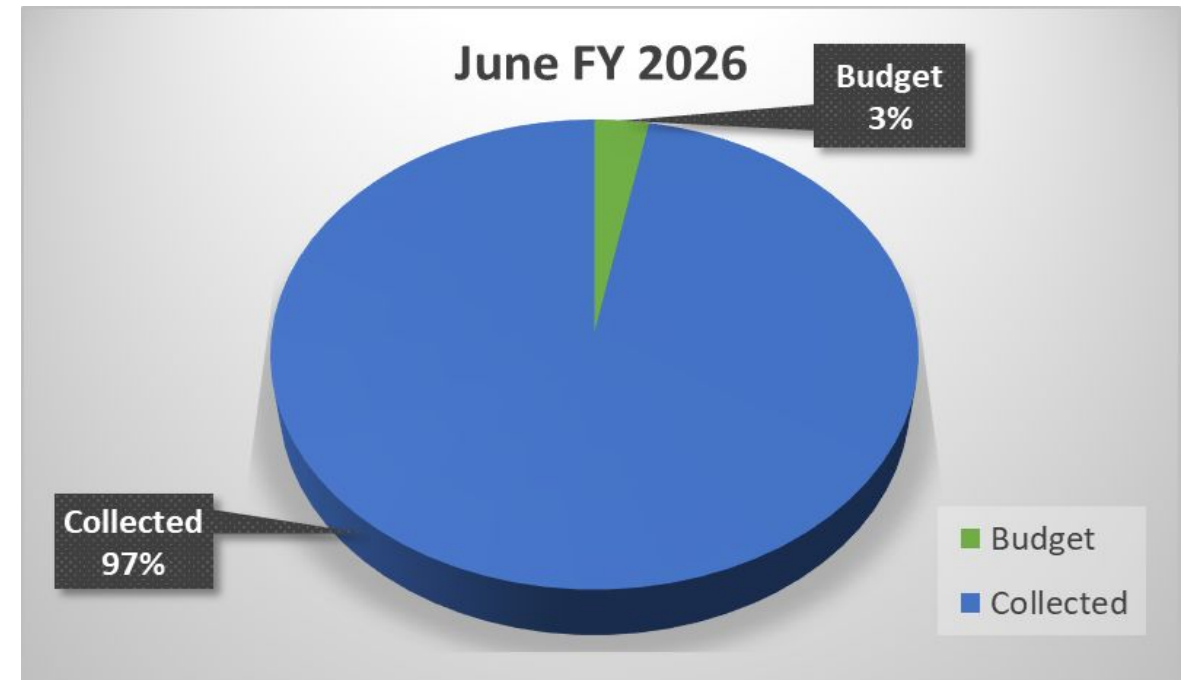
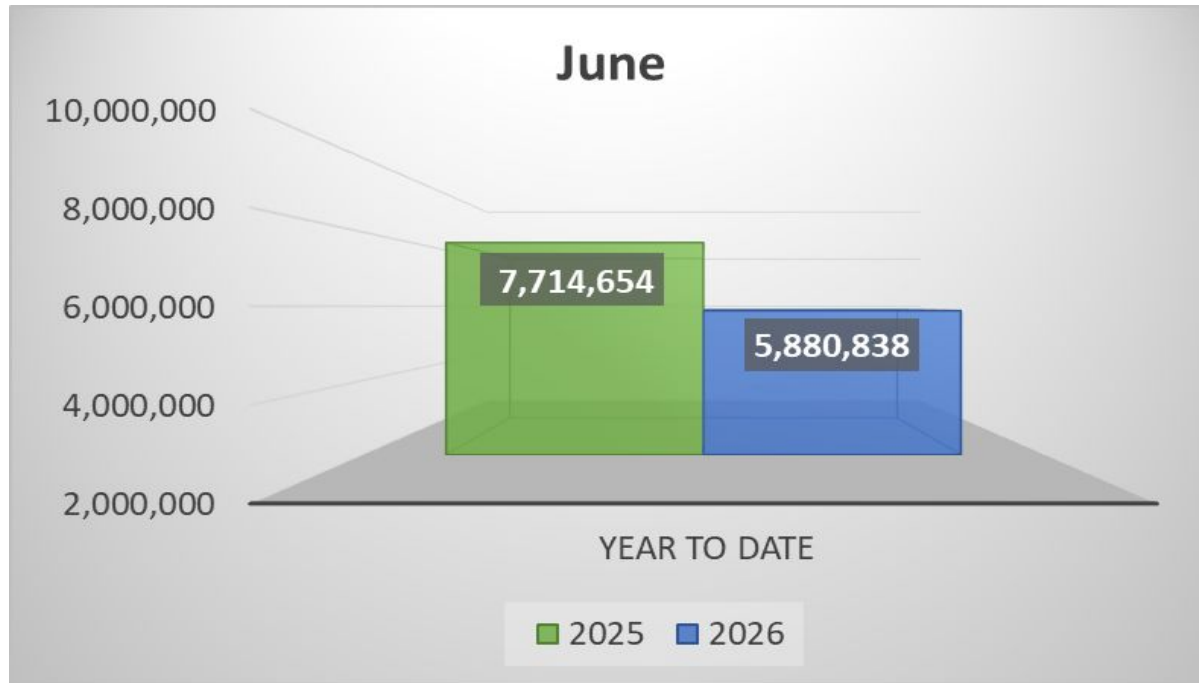
Solid Waste Collection Fund – Revenues



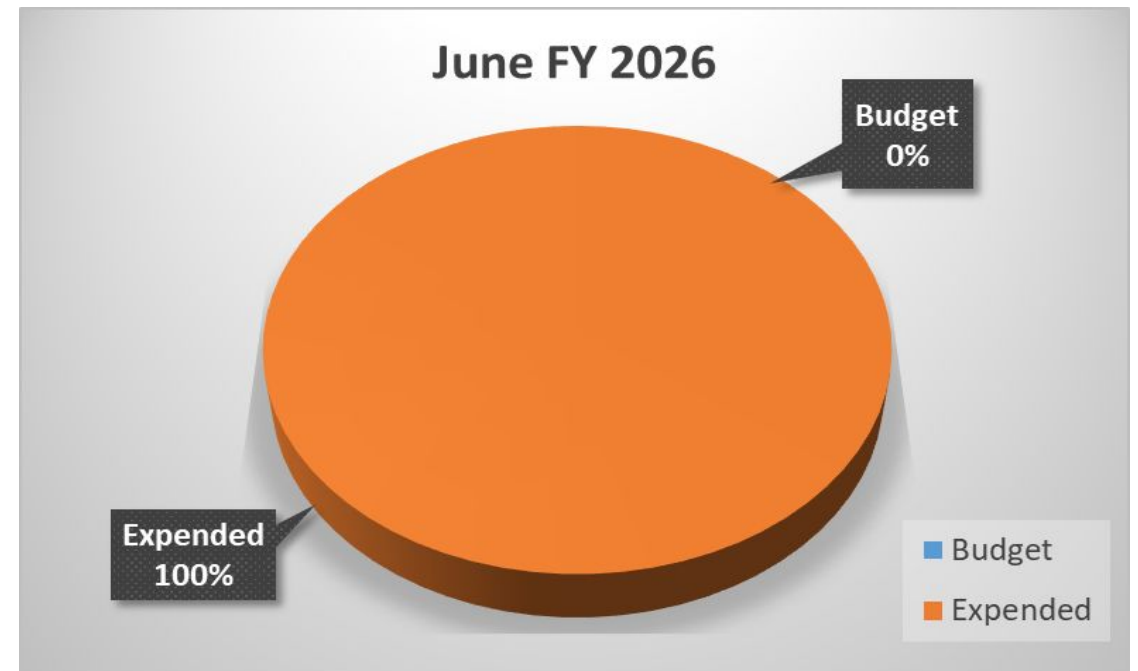
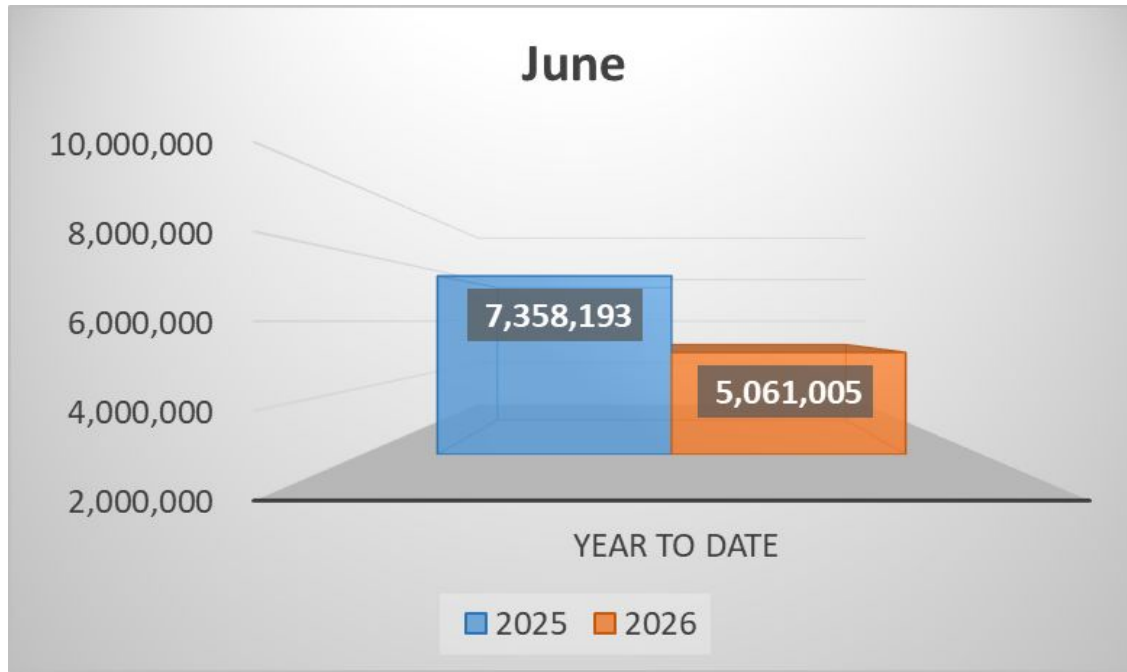
Solid Waste Collection Fund – Expenditures



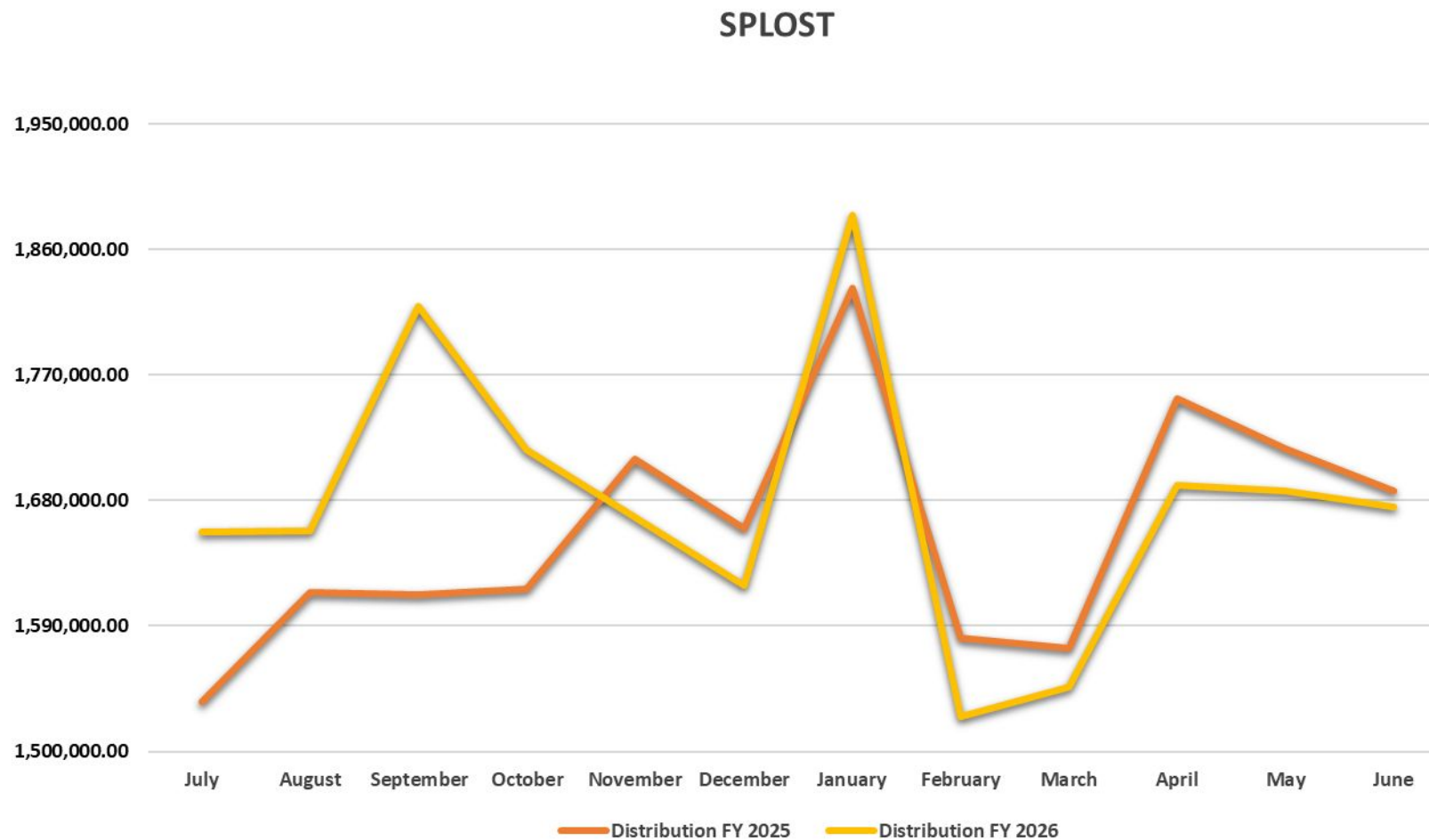
Solid Waste Disposal Fund – Revenues



Solid Waste Disposal Fund – Expenditures

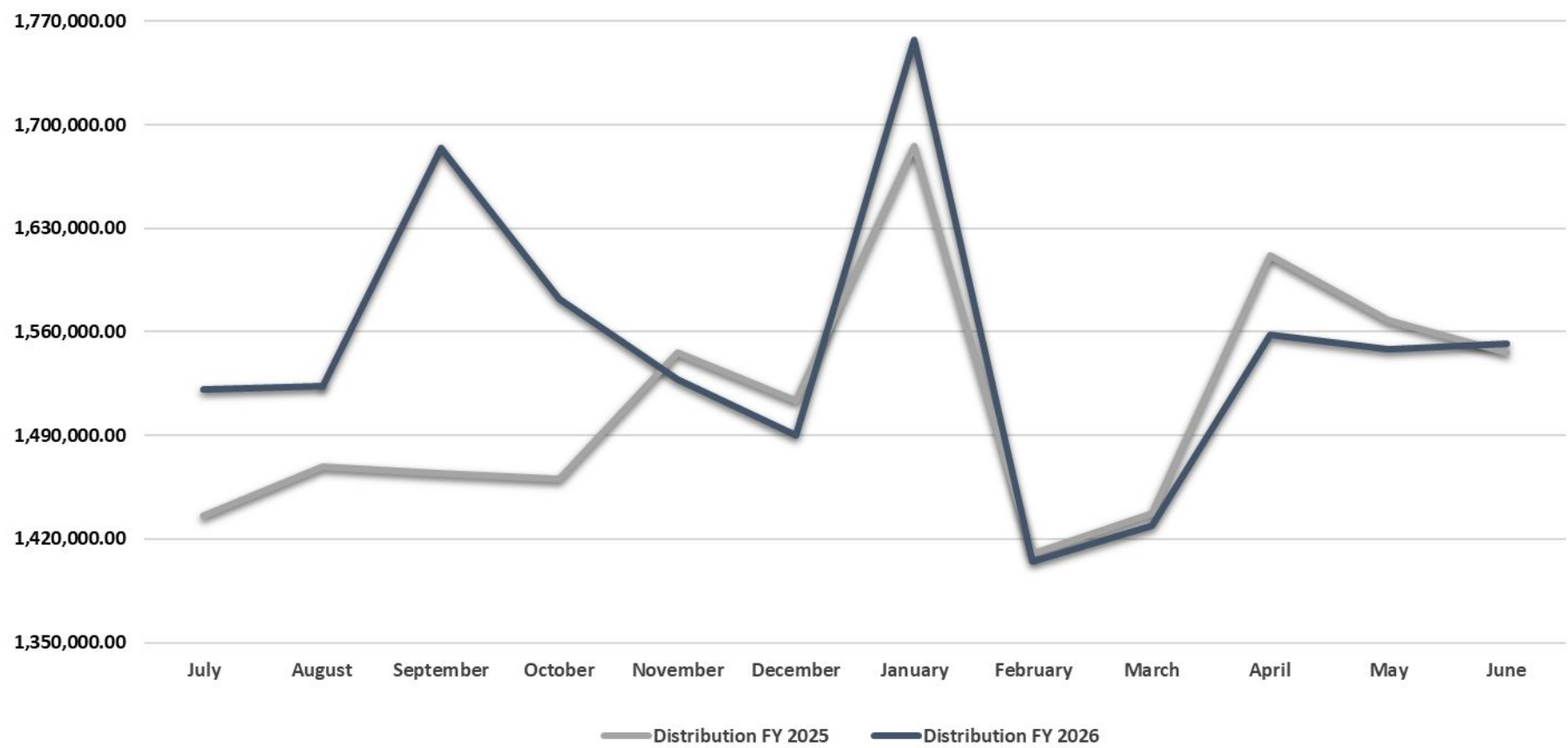


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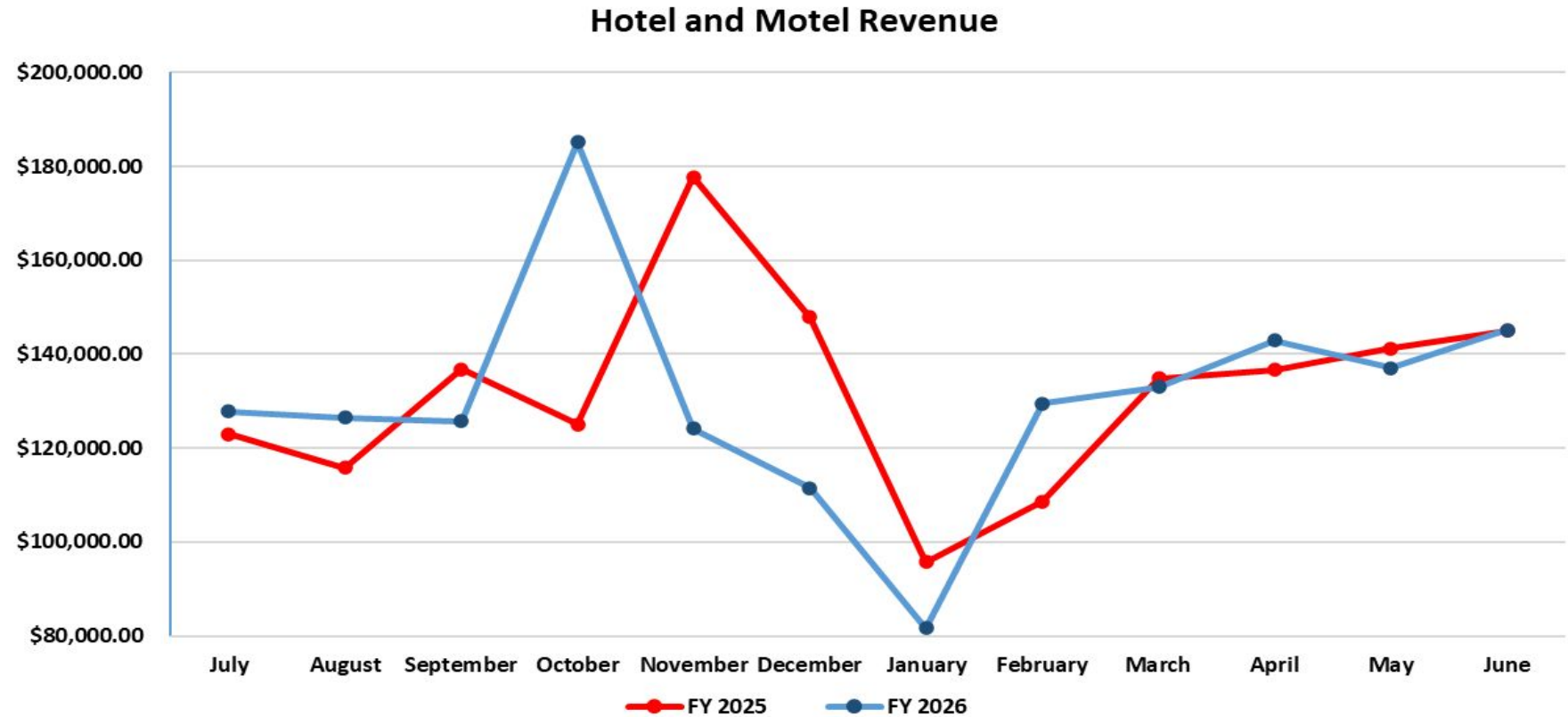


Hotel and Motel Revenue

Revenue Collected:

July 2024 – June 2025=
\$1,588,542

July 2025 – June 2026 =
\$1,570,185



Questions?





Mayor & Council Work Session

August 18, 2026



Petition for Street Naming Nicholas Anciaux

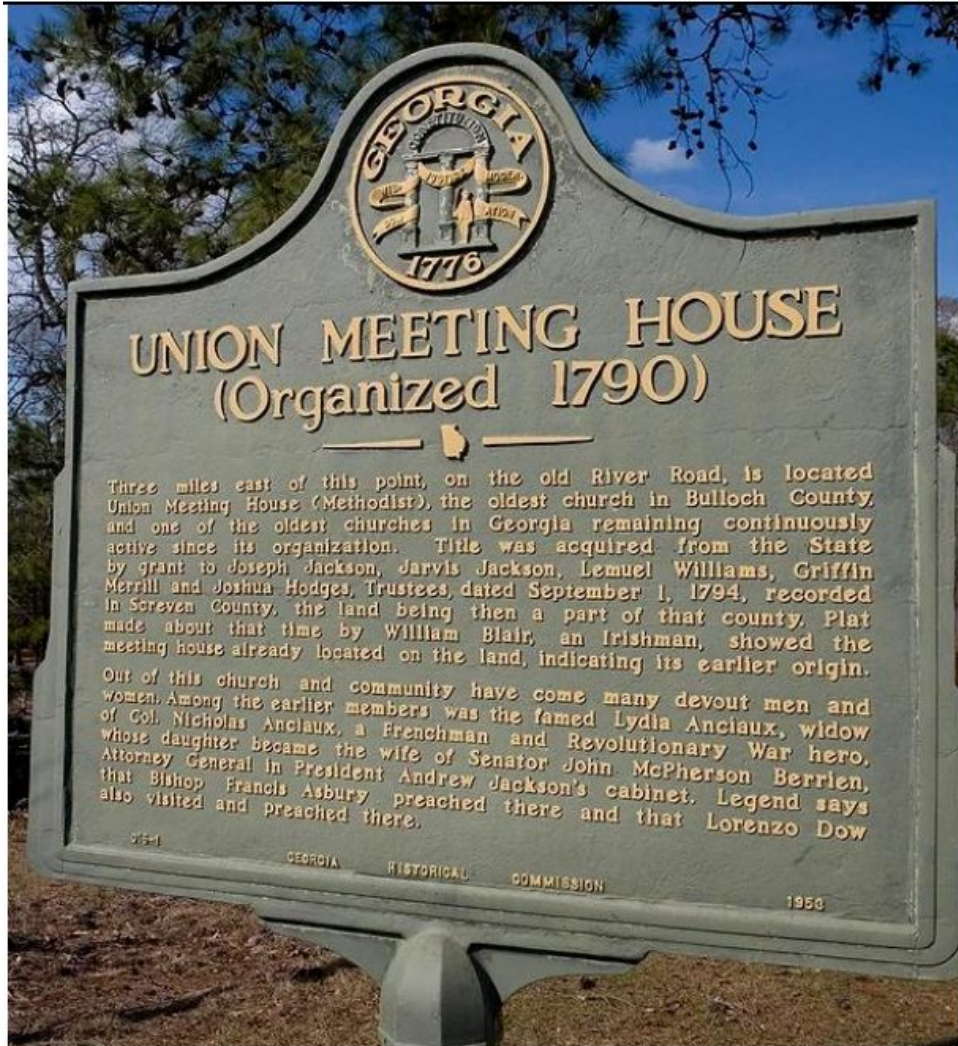
Proposed naming of the unnamed street between East Vine Street and East Cherry Street.



Background of Request

- In July, Staff received a request from Dr. Olga Amarie of the Georgia Southern University Department of World Languages and Culture to name a street after Nicholas Anciaux.
- The street requested for renaming runs between East Vine Street and East Cherry Street.
- Staff would update records, coordinate with Bulloch County 911 and other agencies, and arrange signage subject to funding and operational requirements.





Historical and Local Significance

Revolutionary War Service

Nicholas Anciaux was a French officer associated with the **Regiment Deux-Ponts** and served alongside Count de Rochambeau during the American Revolution. He was also present at the Battle of Yorktown, which was the last major land battle of the War.

Georgia Settlement

He later settled in Bulloch County, receiving **1,200 acres in 1807**. Local markers recognize his service and connection to Mill Creek. He was also responsible for the naming of the Arcola Area.



Procedural Basis

Procedural Basis

- **Section 58-9(c)(4)** prioritizes historical names for roads. We have received confirmation of his historical impact from the Bulloch County Historical Society, and he is noted in the most recent Statesboro Magazine.
- The resolution will treat this as **naming an unnamed street** with no assigned addresses, rather than renaming an existing road.
- Due to the nature of the unnamed street, Council will need to address the waiving of the required signatures for approval of said street during the renaming.



General Request and Next Steps

At the upcoming City Council meeting, a resolution will be brought forth naming the identified unnamed street between East Vine Street and East Cherry Street as **Nicholas Anciaux Lane**.

Next Steps

Update City Records

Staff updates all official City records to reflect the new street name.

Coordinate with 911 & Agencies

Coordinate with Bulloch County 911 and all partner agencies.

Install Signage

Arrange and install signage as resources allow.



Questions?



Proposed Chapter 62 Replacement: Workforce Housing Initiative Incentive Program





Why This Ordinance Is Being Considered

State Alignment:

Aligns local housing incentives with Georgia Department of Community Affairs and OneGeorgia Authority Workforce Housing Initiative requirements.

Clear Local Framework:

Provides a structured process for Council approval, development agreements, phased development, and City discretion over costly infrastructure improvements.

Full Replacement:

Expressly repeals and replaces Chapter 62, Articles 1 and 2 as the prior provisions are not useful in the development environment.



Chapter 62 Inefficiency: Key Measures

1. Requires an injection of existing municipal funds to operate.
2. Building requirements are more costly in this market, driving up housing costs.
 1. Requires Architectural shingles
 2. Requires Brick or masonry veneer
 3. Requires a minimum two car garage
 4. Requires natural gas usage
3. Requires R-15 zoning unless in Urban Redevelopment Area, resulting in larger overall lots for all units.
4. Explicitly requires Single-Family detached units.
5. Requires the City to install natural gas utilities on site.
6. Holds outdated zoning districts, specifically not authorized within the ordinance, such as R-8 and R-20.



Policy Change and Purpose

The existing Chapter 62 allows for the City to support subdivision development, through incentivizing infrastructure at approximately \$10,000 per lot. Additionally the City installs the natural gas on sites, which was estimated at \$4,000 per lot. Developer's were restricted to certain development standards which resulted in exceptionally high quality development, but generally costly development.

The new Chapter 62 establishes a local incentive framework for eligible workforce housing developments supporting Statesboro's participation in the WHI or a successor state program. Incentives, whether City controlled fee adjustments or in-kind contributions, are conditioned on public-purpose findings, local code compliance, a binding development agreement, and enforceable recapture remedies.





Full Council Discretion

Nothing in the ordinance creates any entitlement to incentives, fee waivers, rezoning, annexation, utility extensions, or City funds.

City May Decline to Participate

The City may decline to serve as WHI applicant or provide incentives if not in the public interest or inconsistent with legal, financial, engineering, or policy considerations.



Workforce Housing Initiative

- The OneGeorgia Authority provide for funding to local communities to address a shortage of workforce housing. Communities must be able to demonstrate an ability to address:
 - Ongoing workforce housing needs, as identified by a recent housing study.
 - Difficulty satisfying workforce housing needs in communities or regions with low unemployment; and
 - A community or regional commitment to expand and improve existing housing stock.
- For an application going to the state, applicants would need Council approval on the following items:
 - Project size, location, and housing type
 - Infrastructure needs and utility capacity
 - Cost to the City and consistency with adopted plans
 - Workforce housing commitments and state funding availability
 - Applicant readiness and ability to perform



Requirements for Local Government Participation

- The Workforce Housing Initiative requires specific leverage amounts from communities in order to participate, based on the size of the **County**.
 - 30% match for matching funds.
 - No active project ongoing in the community
- Municipalities may “buydown” the amount shown by showing commitment by agreeing to the following:
 - Expedited permit review
 - Appropriate zoning waiving minimum square footage for the development
 - Appropriate zoning approvals waiving minimum lot size requirements OR
 - Allowing any construction material permitted in the state by the building code.





Incentive Structure & Cap

Authorized Incentive Types

- Building permit fee waivers
- Water and sewer tap fee waivers
- Other City-controlled development fee waivers approved by Council

\$2.5M*

Max WHI Infrastructure Grant

Current OneGeorgia Authority program
maximum

10%*

In-Kind Allowance Cap

Of maximum WHI grant or actual eligible
City fees — whichever is less

\$250K

Illustrative Cap

$10\% \times \$2.5M = \$250,000$ illustrative
maximum in-kind allowance



Development Agreement

No incentive becomes effective until the City and responsible project parties execute a Council-approved development agreement. The agreement must address:

- Property, project scope, parties, and incentive maximum
- Phasing, infrastructure, and utility obligations
- WHI compliance, housing obligations, and milestones
- Insurance, indemnification, reporting, and security
- Default provisions, recapture rights, and remedies



Questions?



Fire & Life Safety System Third Party Reporting

Overview

- Internet-based tools designed to enhance the efficiency and accuracy of tracking fire code compliance.
- Provide a secure cloud environment where third-party contractors who inspect, test, and maintain fire & life safety systems within the City of Statesboro can submit their reports directly.
- They streamline the review, tracking, and follow-up process by allowing the department to access inspection data quickly and securely.



Service Enhancement

- This program would enhance the existing Fire Inspection process by:
 - Providing one centralized location for inspection, testing, and maintenance reports
 - Allowing deficiencies to be identified and tracked more consistently
 - Improving communication among contractors, property owners, and the Fire Department
 - Helping inspectors verify system status before and after an on-site inspection
 - Creating a documented record of notifications, repairs, and unresolved deficiencies
- The goal is to improve the service provided to businesses while strengthening fire and life safety compliance.



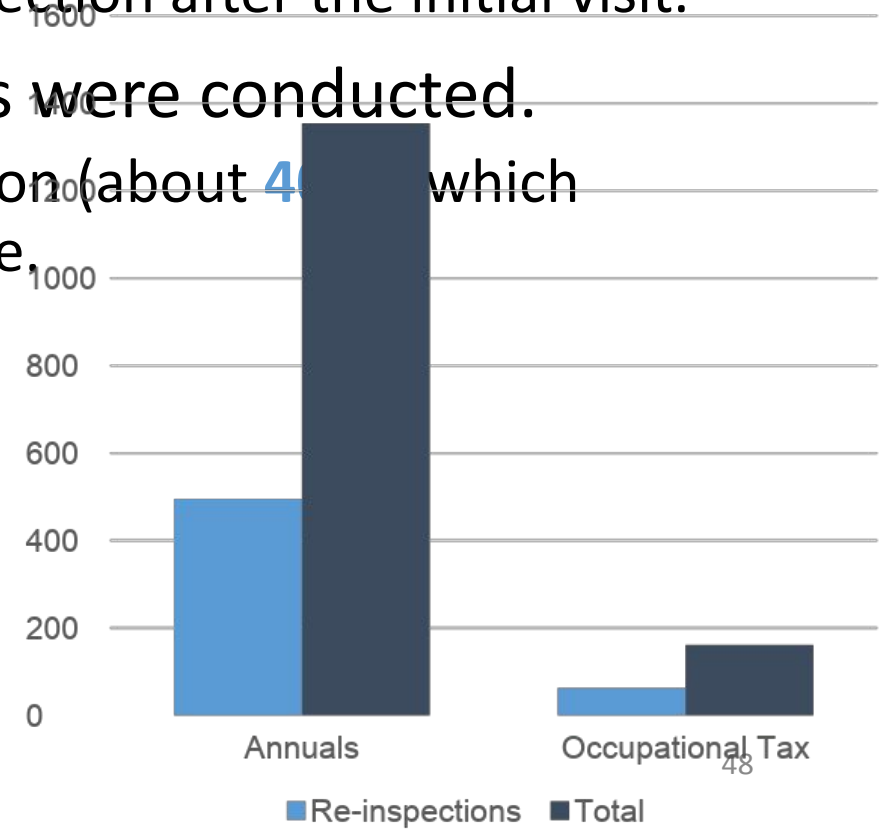
Types of Life Safety Systems Tracked

- The third-party reporting platform covers several key systems essential for fire and life safety compliance. These systems include:
 - ❑ Commercial Kitchen Exhaust Cleaning
 - ❑ Commercial Fire Suppression Systems
 - ❑ Fire Alarm Systems
 - ❑ Sprinkler Systems
 - ❑ Fire extinguishers



2025 Inspection Data (Annual & OTC)

- **1,354** Annual Fire Inspections were conducted across the city.
 - Of these, **495** occupancies required at least on re-inspection (about **37%**)
 - This means **1 in 4** businesses required a re-inspection after the initial visit.
- **161** Occupational Tax Certificate Inspections were conducted.
 - Of those, **63** occupancies required a re-inspection (about **40%**) which directly delays the issuance of a business license.



2025 Fire Code Violations (Annual & OTC)

- **1,069** violations identified during Annual Fire Inspections.
 - **163** violations were related to fire alarm and/or sprinkler systems (about **15%**).
 - **249** violations were related to fire extinguishers (about **23%**).
- **72** violations identified during Occupational Tax Certificate Inspections.
 - **10** violations were related to fire alarm and/or sprinkler systems (about **14%**).
 - **27** violations were related to fire extinguishers (about **38%**).

** These violations may lead to increased risk for businesses and the community. By using third party reporting platforms, fire inspectors can more easily track these violations and work more effectively with businesses to address issues before they become critical.*



How Reporting Process Works

- 1. System Inspection**

A qualified contractor inspects, tests, or maintains the fire and life safety system as required.

- 2. Electronic Report Submission**

The contractor submits the inspection report through the third-party reporting platform.

- 3. Deficiencies Identified**

The platform records the inspection results and flags any reported deficiencies, incomplete information, or failed system components.

- 4. Fire Department Review**

Fire Department staff review the report, track deficiencies, and determine whether additional follow-up or enforcement is needed.

- 5. Correction and Closeout**

The property owner works with the contractor to correct deficiencies. Documentation of the completed repairs is submitted and tracked until the issue is resolved.



Cost and Business Impact

- The proposed platform is expected to have no direct subscription or software cost to the City.
- The reporting provider may charge the fire protection contractor a filing fee for each report submitted.
- Contractors may choose to include that filing fee in the amount charged to the property or business owner.
- Businesses are already responsible for the cost of required inspection, testing, maintenance, and repairs to their fire protection systems.
- The Fire Department will provide advance notice and guidance to affected contractors and businesses before the reporting requirement takes effect.



Use in Other Communities

- City of Marietta
- City of Covington
- City of Savannah
- Garden City
- Benefits Reported from these Departments:
 - More consistent reporting requirements for contractors
 - Better notice and documentation for property owners
 - Faster identification and correction of system deficiencies
 - Less manual report processing by Fire Department staff
 - A clearer record of compliance and unresolved issues



Benefits

- **Improved Efficiency:** Fire inspectors can begin assessments before arriving on-site, which accelerates the process.
- **Better Tracking and Follow-Up:** It ensures that deficiencies are quickly identified and addressed, improving compliance rates.
- **Faster Response Time:** By using real-time data, fire inspectors can address issues faster, reducing the risk of fire-related incidents.
- **Enhanced Safety:** The platform ensures that all fire and life safety systems are maintained properly, which directly benefits the safety of our community.



Conclusion & Recommendation

- In conclusion, the integration of third-party reporting platforms for fire code inspections presents a significant opportunity to streamline processes, enhance safety, and improve compliance rates. With 37-40% of businesses requiring re-inspection each year, these tools would help us close the gap in compliance and ensure that our businesses remain safe and compliant with fire codes.
- The Statesboro Fire Department recommends moving forward with the implementation of a third-party fire and life safety system reporting program as an enhancement to the City's existing fire inspection and code-compliance services.
- If approved, the target effective date for implementation would be November 1st, 2026.



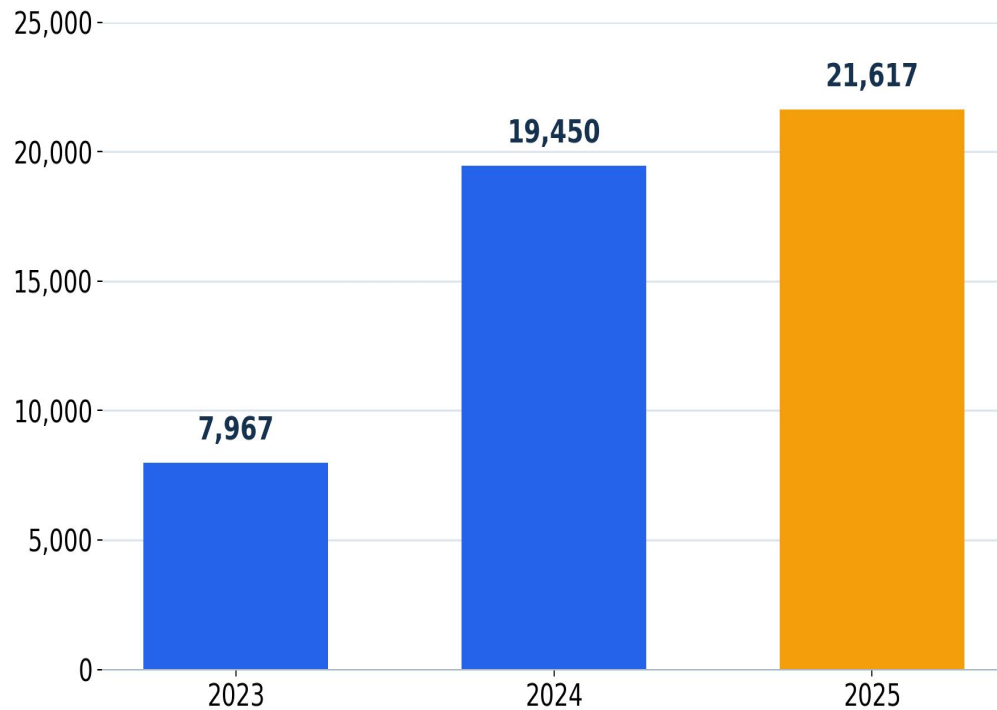
Questions?

2026 TRANSIT UPDATES

Presented by: Public Works and Engineering



HISTORICAL RIDERSHIP



Year-Over-Year Growth

The SAT system has experienced remarkable ridership growth since 2023, reflecting strong community adoption and expanded service.

2023

Program launched on
May 22, 2023

2024

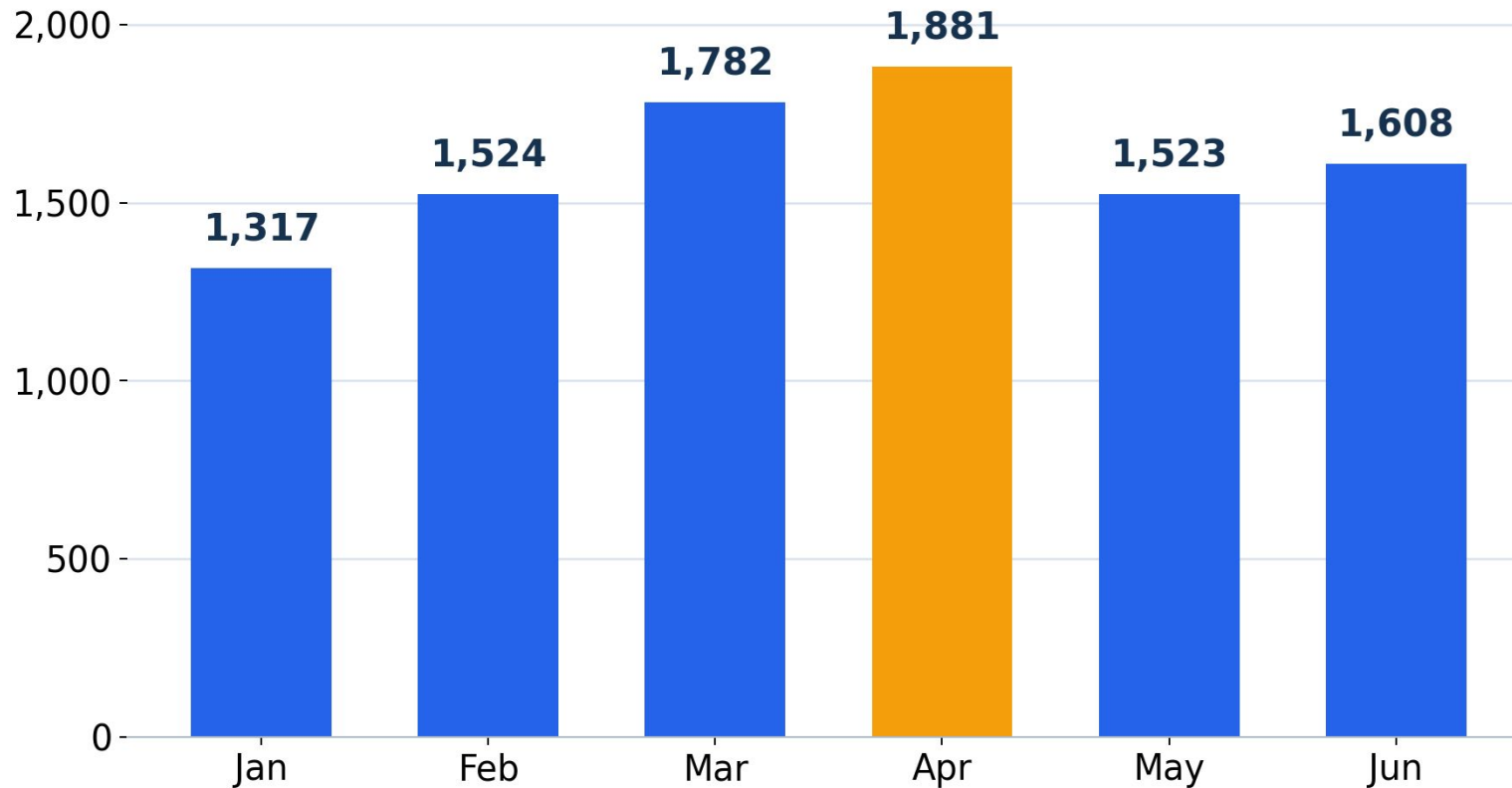
First full year of service
Requested to expand to 8-bus system

2025

Added stops at Food Bank and
Statesboro Summit



2026 RIDERSHIP | JANUARY - JUNE



9,635

Year-to-Date Riders

Total riders served January through June 2026

1,881

April Peak

Highest single-month ridership recorded in 2026

1,606

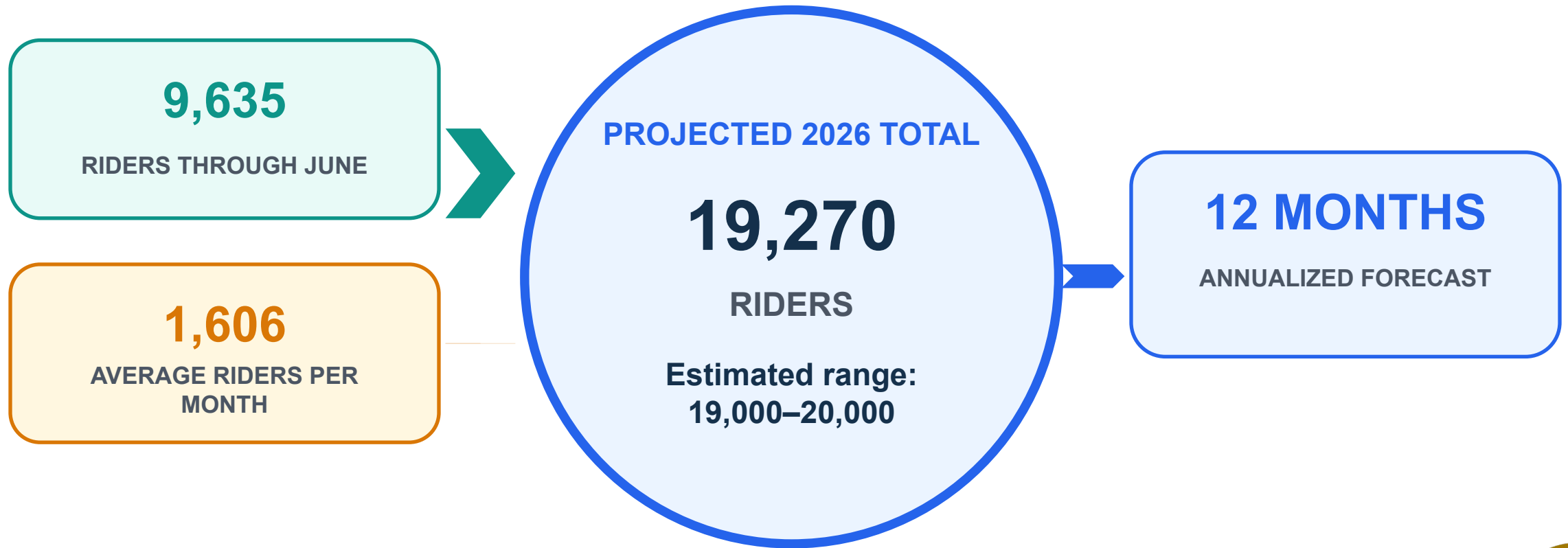
Monthly Average

Average riders per month, January through June 2026

2026 Year-to-Date Total: 9,635 Riders — April was the highest ridership month at 1,881 riders.



PROJECTED 2026 RIDERSHIP



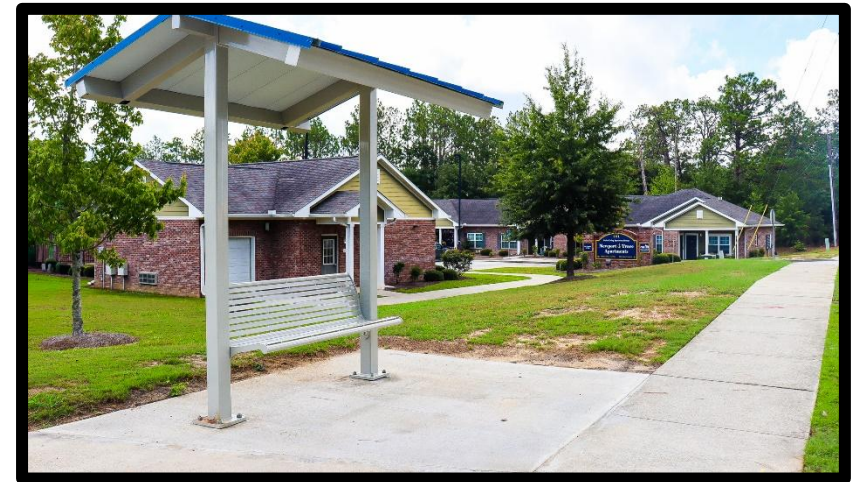
FORECAST BASED ON JANUARY–JUNE AVERAGE



NEW SHELTER LOCATIONS



**SOCIAL SECURITY
OFFICE**
New Shelter and Bench



NEWPORT TRACE
New Shelter and Bench

**STATESBORO FOOD
BANK**
New Shelter and Bench



Other New Bus Stops:
STATESBORO SUMMIT
Bus stop Added December
14, 2024



SAT SYSTEM UPDATES

FARECARD SYSTEM

SAT is preparing to roll out the GDOT Farecard System. Will require additional funding if done internally.

EXPANSION

Four additional buses supporting system expansion are expected to arrive by the end of 2026.

BUS WRAPS

- Current buses will need to be rewrapped.
- New buses will need to be wrapped upon arrival.

VEHICLE REPLACEMENT

Replacement of the current four buses has been requested for FY 2028. Buses are required to be replaced after 5 years or 150,000 miles. 10% local match required.





Questions?





Tasting Events at Liquor Stores



A liquor store owner asked Council about allowing for tasting events in the City. Current local law forbids any opening or consumption on licensed package premises; however, state law does allow such without need for additional licensure. Currently local law prevents the practice.



Sec 6-7 (v)(2) states in relevant part, “no package licensee shall permit the consumption of alcohol sold by the package on the premises, or curtilage of the premises where the licensed establishment is located.” This local language prevents tasting events.

Under state law 52 tasting events may be hosted annually if allowed locally. State has set out many parameters including consumption limits and limits on number and type of bottles opened. Local governing authority must be notified of the event, and the City may charge a per-event or annual ancillary fee to cover those administrative costs.



Should Mayor and Council wish to move forward on this request then a simple amendment to Section 6-23, the liquor store section, could be added as follows:

(k) Package store licensee shall be allowed to host tasting events in compliance with OCGA § 3-15-1 et seq and current Department of Revenue informational bulletins relating to alcoholic beverage tasting events. City shall assess a per event permit fee in an amount set out in the City's Schedule of Rates, Fees, and Fines. (alternatively an annual ancillary permit fee could be set)



Questions?