

Council Work Session
April 19, 2016

Meeting called to order by Mayor Harley at 5:00 pm.

Invocation given by Councilman Armijo

Pledge of allegiance led by City Attorney Tydings

Welcome extended to all by Mayor Harley recognized former Mayor Ronnie Brand.

Present were Mayor John R. Harley, Councilman Randall Wright, Councilman J. Micheal Evans, Councilman Edward D. Armijo and City Attorney Rebecca Tydings. Absent Councilman Cameron Andrews; attending out of town conference.

Public Comments

Eric Preston, 103 Dogwood Glen-Discussion-Excess Water Run Off & Gallagher Basset Independent Study: Mr. Preston stated that everyone should know that there is a problem with water run-off. Mr. Preston informed everyone that he had received payment from Gallagher Bassett, June 6, 2015 and nothing has been done until he got placed on the agenda. This is gross negligence, met with Director of Operations Brumfield and Engineer- Rick Saunders stated they were asking for a 15 foot easement to install a drain to help resolve issue. Mr. Preston recommended to Mayor and Council that the city purchase property and put in a 4 ft. ditch to help with the water run-off.

Mayor Harley thanked Mr. Preston for his comments and informed him that we are working on this situation.

Old Business

None

New Business

Proclamation: Georgia's Manufacturing Appreciation Week (Angie Gheesling): Mayor Harley entertained motion to table indefinitely. Motion made by Councilman Wright to table indefinitely; seconded by Councilman Evans. Motion carried.

Presentation – Vantage Development, LLC – Jordan Whiteside – “The Cottages at Coventry”: Director of Operations Brumfield recognized Jordan Whiteside. Mrs. Whiteside thanked everyone for the opportunity to speak again tonight. Last year Vantage Development's application for funding for an apartment complex under the GA DCA tax credit program was not approved. The 2016 application (for single family homes) has a high likely hood to be accepted. They are looking at a new site of approximately 20 acres owned by Gary Joyner. The current zoning is R 2 –single family residential and would stay the same. The property will have a

leasing office, community center, and full time maintenance staff. The reason for the presentation at tonight's meeting is to notify Mayor and Council of an upcoming ZBA meeting re: variance request. There will be 62 units on site plan; tax credit program for 20 years, with a conversion from rentals to ownership in years 18-20. Homes will consist of a three different floor plans: a 1 bedroom with den and one bath; a 3 bedroom 2 bath; and a 4 bedroom 2 baths. The company will also do home ownership counseling after 18 years. Application will be submitted on June 9; if funded will close on property and start development April 2017.

Mayor Harley stated that he was disappointed that this did not get funded last year.

Councilman Armijo asked if the width of the streets (24ft) is standard. Mrs. Whiteside said that she will work with the city re: code regulations. All homes will provide a pad for driveway with parking in front of homes. Councilman Armijo asked about lighting. Typically there will be light poles if the city agrees to maintain. Director of Operations Brumfield stated this will be discussed if approved.

Councilman Evans asked if the utilities are above or underground. Mrs. Whiteside confirmed they will be underground. Councilman Evans asked if there will be one entrance or multiple. Mrs. Whiteside confirmed one entrance and one exit; cuts down on cruising/traffic.

Director of Operations Brumfield reminded everyone this is all preliminary at this time.

Mrs. Whiteside stated she will come back and seek a letter of support from the city to submit with the application to DCA.

No action requested or taken.

Home Based Business-Patterson Electrical Services, 205 A East Thomson Drive (owner: Ed C. Patterson III): Councilman Wright made motion to approve; seconded by Councilman Armijo. Mr. Patterson stated that he has been a residence of Centerville for 20 years, worked on various projects including Centerville Police Department. Mayor called for vote. Unanimous. Motion carried.

GMA's District 6 Officers Slate - 2016-2017: Mayor Harley stated that the GMA's District 6 officers are nominating the following slate of officers for the 2016-2017 year:

President	Dr. Collinda Lee, Mayor Pro Tem, Milledgeville
First Vice President	Cameron Andrews, Councilmember, Centerville
Second Vice President	Barbara Williams, Mayor, Fort Valley
Third Vice President	Ed Barbee, Mayor Pro Tem, Gray

In accordance with GMA Bylaws, the election of district officers will be conducted by mail. Ballots will be mailed on April 27 and due to GMA by June 1. Each city will be entitled to one vote. The results of the election will be announced shortly after June 1, and final action on the slate approved by the district will be taken by the GMA membership at the annual convention on June 26.

At this time, I will entertain a motion to cast Centerville's vote for the slate of officers as listed and for the ballot to be filled out and cast accordingly. Motion made by Councilman Evans to approve; seconded by Councilman Wright. Motion carried.

Resolution and Point of Information – Georgia Cities Week: Mayor Harley read resolution proclaiming April 18-22, 2016 as Georgia Cities Week in Centerville. Motion made by Councilman Wright to approve resolution as written; seconded by Councilman Armijo. Mayor Harley informed everyone, 5th grade students from Centerville Elementary & Eagle Springs Elementary will be here Friday April 22, 2016 to tour the municipal complex as part of the Ga Cities week. Mayor Harley called for motion. Motion carried. See Resolution 2016-5.

Councilman Evans thanked the staff for taking the time to look at this event and get the city involved.

Approval New Organizational Chart: Chief Rodgers looking at to distribute certain responsibilities in the department. A copy of proposed organizational chart provided to Mayor and Council for review. Primary responsibility is to run agency but to ensure that policies are adhered to and move in that direction to accreditation within 18 months. Motion made by Councilman Wright to approve; seconded by Councilman Evans. Mayor asked when this additional Lieutenant position will become open. Chief Rodgers has included funding in the 2016-2017 budget. Mayor Harley called for motion. Motion carried.

Adoption Job Description – Police Department – Lieutenant/Support Services: Chief Rodgers stated this job description being considered tonight is for Lt. Montford whom was recently promoted from Sergeant to Lieutenant. Motion to approve made by Councilman Wright; seconded by Councilman Evans. Motion carried.

Resolution – Appointment of Members – Zoning Board of Appeals: Director of Operations Brumfield informed Mayor and Council that the following individuals have agreed to serve as members of the Centerville Board of Zoning Appeals, they shall serve overlapping, staggered terms so that all terms will not expire at the same time. Motion by Councilman Evans to appoint the below (5) members of the Centerville Board of Zoning Appeals for unexpired terms commencing on the date of adoption of resolution (4-19-2016 and ending 5-31-2016) and then to serve terms as listed below; seconded by Councilman Wright. See Resolution 2016- 6.

<u>Member</u>	<u>Term/End Date</u>
Ronnie Brand	3 year term (expires 05/31/2019)
Ralph Kennedy	3 year term (expires 05/31/2019)
Steve Bertram	2 year term (expires 05/31/2018)
Gary Davey	2 year term (expires 05/31/2018)
Linda Harwell	1 year term (expires 05/31/2017)

GDOT Transportation Enhancement Memorandum of Understanding-Authorization Mayor Harley as Signatory: Director of Operations Mike Brumfield stated this is just a renewal of the T Project. A point of information and authorizing to sign document. Motion made by Councilman Wright to approve updated agreement and authorized Mayor Harley as signatory; seconded by Councilman Armijo. Motion carried.

FY 2016 Commitment of General Fund-Fund Balance- Purchase of Ladder Truck - Fire Department: City Accountant Harrison reminded everyone at the May 6, 2014 council meeting it

was decided to commit \$26,796.93 of the unassigned General Fund-fund balance for the future purchase of a ladder truck and also commit \$12,000 of subsequent years general fund unassigned fund balance toward this purchase. Tonight we will commit the \$12,000 for FY 2016 before year end to correctly report on the June 30 annual financial statement. Motion made by Councilman Wright to commit \$12,000 of the June 30, 2016 general fund-unassigned fund balance for the future purchase of a ladder truck for the Centerville Fire Department; seconded by Councilman Evans. Motion carried. A copy of the memo attached and made part of official minutes.

Approval - Agreement Electronic Funds Transfer-Authorization Mayor Harley as Signatory-GMA City of Centerville DC/DC Program: City Accountant Harrison seeking approval to change the delivery of payment from check to authorization for electronic payment (ACH). Motion to approve and authorize Mayor Harley as signatory made by Councilman Evans; seconded by Councilman Armijo. Motion carried.

GEMA Statewide Mutual Aid Agreement: City Attorney Tydings stated it is time to sign GEMA agreement, there are no substantive changes. The city designates who will act under the agreement. Appropriate to approve as written with authority of appropriate staff to act on the city behalf. Motion made by Councilman Wright to approve; seconded by Councilman Evans. Motion carried.

Discussion-Town Hall Meetings: Councilman Armijo would like to seek approval/ support to hold town hall meeting twice a year. Encourage citizens to come out and raise awareness about activities and hear from citizens in an informal meeting. The first town hall meeting is scheduled May 19 at 7pm, city hall, community room. There will be 2 council members, no quorum present. No action will be taken.

Town Center Master Plan Agreement-Clark, Patterson Lee: Councilman Wright stated on October 20, 2015, the City of Centerville released an RFP (request for proposals) for a project titled the "Centerville Town Center Master Plan." A committee of five reviewed the 10 responses received and selected the firm of Clark Patterson Lee after interviewing two finalists. The committee members were I (Councilman Wright), Councilman Evans, Middle Georgia Regional Commission Government Services Specialist Cam Yearty, City Attorney Tydings and Director of Operations Brumfield. Currently, the City Attorney is reviewing a proposed contract that will govern the work. The contract amount is \$80,500.00. The contract with Clark Patterson Lee is ready to be signed so that work can commence. Once the work commences, the timeline for a finished product is approximately 16 weeks. Public input is a large part of the design process. Opportunities for public input will be widely published. At this time, I will defer to City Accountant Harrison to discuss the funding sources and payment schedule associated with the contract.

Mrs. Harrison stated as the contract is approved tonight for a total cost of \$80,500 we anticipate 1/2 of this contract will be completed or billed in FY 2016 and 1/2 of the contract to be billed in FY 2017. The FY 2016 budget includes \$62,205 to fund an Economic Development department/staff person. That department has not been created nor has anyone been hired for the position. Therefore 1/2 or \$40,250 of the budgeted \$62,205 can be moved into the Professional Services line item in the General Fund budget to cover the FY 2016 portion of this contract and the balance of the 40,250 can be paid out of FY 2017 budget

Councilman Wright stated Mayor, at this time I make a motion that the contract with Clark Patterson Lee to develop the Centerville Town Center Master Plan be approved. This motion includes designating Director of Operations Brumfield to act as the Owner's Representative under the terms of the contract with Clark Patterson Lee. This motion also includes authority for the Mayor to sign the contract governing this relationship as well as any and all documents necessary to carry out and complete the project. Finally, the motion includes the designation of the funding sources identified by City Accountant Harrison to cover the total cost of \$80,500.00; seconded by Councilman Evans. Motion carried.

Comments from Council

Post 2 Councilman Wright reminded everyone about the Annual City wide cleanup day, Saturday April 23, 2016. This year no limbs, lumber and only 4 tires per household. If anyone has these items they can take them to the Recycling Center (101 Industrial Way) and place in containers. There will be one run through the city starting at 8am. Hotdogs and hamburgers will be served at the Recycling Center, hoping weather will be good.

Post 3 Councilman Evans stated that it's exciting to be a citizen and part of the government body. Looking forward to working on a great amenity (Town Hall Center). If anyone has any doubts in their mind, you need to go to macon.com and look at interview. Things that Chief Rodgers is working on, exciting things going on in the Police Department. Article in today's paper, will look at this tonight. The Police Department is going to be one of the best in Central Georgia. Has had the opportunity to go places with Chief Rodgers, awesome to be there and meet people that know him personally. Chief Rodgers knows a lot of people and they all have shown respect and had a lot of good things to say about him.

Post 4 Councilman Armijo: None

Mayor Harley stated he has been sitting in on budget committee with the Police Department, very impressed with Chief Rodgers ability.

Meeting adjourned by Mayor Harley at 5:58pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date