

City of Centerville

Planning Retreat

March 31-April 2, 2014

Monday 03/31

12:00–1:00 Lunch (catered by McCall's) - community room city hall

1:00pm-Open Meeting –Police Department training room – Mayor turned over meeting to Laura Mathis (MGRC) facilitator. Brief introductions of participants, Department Heads, Mayor and Council, GMA Representatives. Mrs. Mathis asking what direction/expectations are heading in and what we can end on the last day of retreat- Wednesday.

1. Post 1 Councilman Andrews -wants to be able to make significant headway 2, 5 10 year plans
2. Director of Operations / Utilities Superintendent Brumfield- like to see Mayor and Council 2, 5, 10 plans.
3. Post 2 Councilman Wright- decisions that are made need to complete not a dream list.
4. Post 4 Councilman Nichols-see progresses, moving forward and look at things realistic, make city that is here for the citizens other than providing services, giving identity and usefulness.
5. Mayor Harley- make sure we have some real plans; consistency, proactive planning.

Mrs. Mathis set the following ground rules.

1. Speak one at a time
2. Hold off on technology except for an emergency
3. Being polite and respectful

Speaker – Beth English; Pam Helton, Lou Comer; Steve Durden – GMA services; presented brief video.

Lou Comer talked about some of the services that are offered by GMA.

1. Cable & Telecommunications Management Services (Franchise Fee Review); annual fee based on population (\$3500)-annual contract- end of the year, city is billed for the next year. Also, review leases ex: utility service leases.

City Attorney Tydings stated that the goal was for GMA to come and look and review all revenue sources.

Pam Helton recommended getting a listing from the electric company and comparing to the cities utilities list.

Lou Comer stated that if the city joins this program then GMA can provide letters to submit to the electric company to request information.

2. Alcohol Excise Tax Recovery. The fee is \$125.00 per hour for the research.
3. Debt Collection Services

Steve Durden talked about the following items:

1. GMA Grants and provided copy of information.
2. H.E.L.P line services this is a valuable tool for City Attorney Tydings- waive deductible if there is a claim involved.
3. GIRMA inmate Medical Program
4. Aggregated Purchasing Through U.S. Communities.

Lou Comer briefly talked about Partners in Transparency.

Pam Helton- Georgia Cities Week-provided package with all details; good way to do public relations work for our city.

2:15 – 15 minute break

City Accountant Carol Harrison- presentation Financial Policies-power point. A copy attached and made part of official minutes.

Q & A/discussion with City Accountant:

What are the City's goals and economic objectives? Sub-committee to work on policies.

1. Increase employment opportunities-Type of jobs
2. Improve the tax base-specific types of industries city want to attract
3. Eliminate blight/ create a unique look
4. Improve infrastructure
5. Promote festivals/ farmers market or specific family activities

General Discussion among Mayor and Council:

1. What do we want this city to look like?
2. What are we not doing?
3. Good stewards-oversee, set boundaries, eliminate errors, and make possible uses of assets.
4. What can Centerville do in support of defense of BRAC?
5. Can city provide services to RAFB to reduce operating expenses?
6. Voice support regularly
7. Save now for later
8. Strong community

Reviewed schedule for second day, closing comments/remarks from Mayor & Council & Staff

Motion made by Councilman 4:12 pm – Adjourn

Tuesday 04/01

8:15 – Breakfast (catered by Chik Fil A) -community room city hall

8:45 –Open Meeting- PD training room- day 2 agenda

9:00- Adoption of Minutes: Blanket motion made by Councilman Nichols; seconded by Councilman Andrews. Motion carried.

- March 4, 2014 – Regular Council Meeting
- March 18, 2014- Council Work Session

9:05- Approval – amended contract Happy Hour Cleaning Services Agreement: City Attorney has reviewed the contract. The amended contract includes the new Police Department-LEC/ Municipal Court. Motion made by Councilman Andrews to approve amended agreement; seconded by Councilman Tucker. Motion carried.

9:10 – Speaker – Pat Topping, Sr. VP, Macon Economic Development Commission (introduction by Councilman Jon Nichols). Pat Topping, power point presentation. Copy attached and made part of official minutes.

Mr. Topping asked Mayor/ Council what you are looking for in Economic Development.

1. Mayor-consensus on how to develop/ get projects started.
2. Post 3 Councilman Tucker-Charet plan (10) year old plan; due to economy lost site. Would like to focus energy on (bleeding) north of the city. Economic Development would be more likely a residential/ retail market. Bring in vibrant companies to support

Centerville Galleria Mall. We have some great entities in Centerville. Regionalism, this county is different than Bibb. Warner Robins/ Centerville are brothers/sisters need to improve working together. What benefits Centerville benefits Warner Robins and vice versa.

Economic Development Triangle:

1. Rewards
2. Marketing
3. Services
4. Strategy
5. Leadership

10:30 – Q & A

General Discussion: Economic Development; improving Centerville website; point of contact readily available. Councilman Tucker recommended hiring someone to help sale Centerville.

Take Away from Retreat:

1. Website –point of contact-loaded with information on economic development
2. Contacts-who are the right people (Utilities)
3. Houston County Development Authority is Centerville’s Development Authority
4. Fear is project would go elsewhere
5. Own outreach & development
6. Don’t get your feelings hurt if you’re not the point of contact.

What does Centerville want?

1. Residential / retail/ commercial

What is the focus Houston County Development Authority?

Who drives location of anything?

City Attorney Tydings asked Mayor/ Council what kind of development do you want quality or quantity?

Councilman Tucker liked the Community Improvement District- unique idea-façade program?

Councilman Tucker asked do we keep the Charet plans or toss them. There are 3 plans individually some parts of all are good and could be implemented. Identify good parts and maybe combine and create (1) good plan. A negative point- the plans were developed 10 years ago-dated- different elements.

11:15 - Gemini Mall representatives – Chris LaMack, Dante Massaro (introduction by Councilman Edward Tucker)

Q & A- Gemini Mall Representative

Councilman Nichols asked what Centerville can do to help bring tenants to the mall.

Mr. LaMack stated that support from the city is very important.

Mr. Massaro added communication is very important; encouraged city to make contact with the mall with prospective tenants.

11:55 - Lunch (catered by Martin's BBQ) - community room city hall

12:55 – Resume meeting- Police Department training room

1:00 – Speaker – Denise Brinson, Economic & Community Development Director, City of Suwanee (introduction by Councilman Tucker)

2:00 – Q & A – Denise Brinson

Take Away from Meeting:

1. Create environment with their (Suwanee) design –Centerville has 9 acres
2. Planned/ executed
3. Had people dedicated to plan
4. Spend money to make things happen
5. Eat, sleep and breath development
6. Took an initial risk

What does council want staff to implement?

What do we want Centerville to look like 2, 5, 10 years?

1. Walking trails
2. Sidewalks
3. Buy property

4. Person to make it happen
5. Land use planner
6. Implement vision
7. Economic development
8. Plan/vision/ person; rated below of importance:
 - Vision
 - Plan
 - Person

Vision:

1. Smaller, friendlier passive park
2. Live, work , play
3. Downtown, smaller, scale w/ Centerville feel
4. Walkability
5. Growth north of mall
6. How do we go from vision/ plan to doing (Rape property)

2:45 – 15 minute break

General Discussion: What is Mayor/ Council vision?

1. Vision
2. Mission
3. Values
4. Plan/ Objectives

Vision statement:

1. Safe
2. Easily Accessible
3. Enjoyable
4. Live, Work & Play

4:45 – Adjourn for day

Wednesday 04/02

8:15 – Breakfast (catered by Chik Fil A) in community room

8:45 – Open Meeting –Police Department training room - day 3 agenda

9:00 – Discussion- 2 year, 5 year, 10 year plans- Action items

9 – 9:30 Police Department

9:30 – 10:00 Fire Department

10:15 – 15 minute break

10:30 – 11:00 City Clerk, Municipal Court, Finance Department

11:00 – 11:45 – Streets/Utilities

11:45 – Adjourn to lunch – group lunch at Charley’s, room reserved

1:30 –Resume meeting at Police Department training room

1:30 – 3:30 – Wrap up, review goals, review meeting – plan retreat for next year

Discussion about the 2011 Short-Term Work Program:

Economic Development

1. Creation Downtown Development Authority
2. Cooperate with Houston County Development Authority in attracting new industry.
3. Perform market study analysis to determine best fit for industries for downtown Centerville.

Housing

1. Conduct Housing Survey to determine condition of housing and manufactured home parks.
2. Implement annexation program to attract residents living contiguous to Centerville to apply for annexation.
3. Continue Code Enforcement activities with developers to enforce minimum standards for new development.

Natural / Cultural Resources

1. Enforce DNR Rules for Part 5 Environmental Criteria/ Ordinance
2. Evaluate all open ditches and create priority list for piping all ditches
3. Identify areas for potential parks and green space development
4. ~~Establish museum to highlight Centerville history;~~ delete item no longer action item.

Community Facilities/ Services

1. Expand water and sewer services to newly annexed areas-task ongoing.
2. Continue operation of existing recycling facility-task ongoing
3. Construct sidewalk in conjunction with development of downtown-task ongoing.
4. Construction of Police Department-completed.
5. Pay off Fire Department-completed.

Intergovernmental Coordination

1. Continue active involvement with WRATS-
2. Continue active involvement in 21st CP, MGCAC, MGRC
3. Remain involvement in the Council of Government Vision 20/20 Group
4. Seek and utilize existing resources of private non-profit organizations
5. Work with Houston County to mitigate issues surrounding services to unincorporated Houston County residents.-ongoing

Road Work

1. Margie-completed
2. Thomson-completed
3. Wilson-no action pending
4. Church –no action pending
5. Widening of Gunn RD/ Hwy 41-getting close to start

Land Use

1. Development Downtown Centerville N from Watson to Thomson ST, including p

Discussion: Mayor / Council 2, 5, 10 year plan

Councilman Nichols

1. Sidewalk Plan- continue project
2. Create policy on what can / cannot be constructed in Centerville downtown
3. Move on the Rape property; use as future growth, set forth as growth easily accessible play area
4. Update proposal for the new entrance (North) of mall
5. Look for person to carry out
6. Blight area/ Houston Lake Blvd
7. URA? create

Councilman Andrews

1. Fire-ladder truck
2. Sidewalks
3. W/S Equipment-Machinery-capital purchases
4. Financial-policies
5. Rape properties
6. Municipal Ct-bailiff & Postage machine(end of week approve)
7. Fire- health wellness
8. Cascade system
9. Training ground-Fire Dept.
10. Sell old Police Department assets on govdeals.com
11. Land acquisition for new W/S shop & Construction of new shop

Councilman Wright

1. Sidewalks- do in-house work and get the project started
2. Rape property-focal point of downtown

3. Housing along HLB
4. Mall entrance
5. City Hall security
6. Destruction of old city hall and construction of Fire Department

Councilman Tucker (2 & 5 year Plan)

1. Work with Warner Robins Economic Developer & Houston County Development Authority to develop our economic plan.
2. Identify areas that city can control for downtown growth
3. Fund position of Centerville Economic Planner
4. Purchase available property with creation of RDA/URA
5. Research and obtain grants for green space
6. Complete sidewalk/pedestrian plans stage 1 and possible stage 2 to include possible plans and shovel ready projects for park and trails
7. Pedestrian over-walk for Houston Lake Boulevard(HLB), city entrance signage for North/ South entrance & Bay Gall projects research/ drawn/funded
8. Storm water utility has been finalized and implemented (2016)
9. Property for new W/S Department bought and built (EPA)
10. Research possible purchase of used ladder truck for Fire Department
11. SPLOST allocation for new Fire Department
12. Sidewalk pedestrian plan completed
13. Green space projects completed
14. Developer has broken ground on HLB/ Margie/ Gunn
15. North entrance/ Anchor/ Growth is evident for Mall

Mayor Harley

1. Supports all suggestions/ recommendations

2. Rape property-Focal Point
3. Parks
4. Sidewalks-manpower
5. Fire Marshall Position
6. Good steward
7. Relocate W/S department

Councilman Nichols left meeting at 2:37pm.

Recommendation by Mrs. Mathis, reevaluate action plan quarterly and maybe provide update at council work sessions.

Meeting adjourned at 3:43 pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date