

Council Work Session

May 15, 2018

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

Invocation given by Mayor Harley.

Pledge of Allegiance led by Boy Scout Jared Oberlin Troop 400.

Welcome extended to all by Mayor Harley.

Present were Mayor John R. Harley, Councilman Cameron Andrews, Councilman Justin Wright, Councilman J. Micheal Evans, Councilman Edward Armijo and City Attorney Rebecca Tydings.

Mayor Harley read "Rules of Decorum and Procedure" during public meeting.

Motion made by Councilman Wright to revise agenda order and move item # 4 Jared Oberlin's Eagle Scout Project Presentation # 4, 5, 6 to 1, 2, 3 under new business; seconded by Councilman Evans. Motion carried.

Public Comments

No public comments.

New Business

Jared Oberlin's Eagle Scout Project Presentation: Councilman Evans recognized Director of Marketing/ Economic Development Kate Hogan. Mrs. Hogan introduced Jared Oberlin. Mr. Oberlin stated that he completed a project as part of his Eagle Scout Merit Badge requirements and is donating a Little Free Library and books to go in Centerville's Center Park.

Point of Information: Fire Department Policy Revision (Duty Hours): Councilman Wright recognized Chief Jones. This serves as a point of information. Chief Jones is updating policy on duty hours, changing start time from 7:00 a.m. to 6:45 a.m., 15 minutes extra each day for reporting of one shift to another. No motion or action taken.

FIRST Contract-Picture fund raising contract with Fire Rescue Support Team: Councilman Wright recognized Chief Jones. Chief Jones informed everyone that this is an annual fundraiser. Individuals will be going door to door soliciting donations and offering certificates for family portraits as has been done in past years. Funds raised by these donations will be used for equipment for the new ladder truck. Chief Jones is seeking approval tonight and authorizing Mayor Harley and Chief Jones to sign contract on behalf of the City and the Fire Department. Motion to approve contract by Councilman Wright; seconded by Councilman Andrews. Motion carried.

Old Business

Zimmerman Properties: Councilman Evans recognized Director of Marketing Hogan Tab Bullard and Robert Fink.

Mr. Tab Bullard, 4691 S Atlanta Rd, Suite 250, Atlanta Ga., Thanked them for the opportunity to be here and explained that he was unable to attend the last meeting.

Mayor Harley asked if they had submitted a proposal to DCA yet. Mr. Bullard replied, “No”. Mayor asked if there was any requirement (by DCA) for them (Zimmerman Properties) to be here tonight. Mr. Bullard replied, “No”. Mr. Bullard stated he is here tonight, seeking public input to help modify the site plan. He wants to be a good steward and development partner. Mayor Harley stated he appreciates them being here voluntarily. Mr. Bullard confirmed that the state agency (DCA) receives comments and is made aware of public concerns and this information is passed on so they (Zimmerman) can address comments and concerns with DCA (Department of Community Affairs), state representative and developers.

Mr. Bullard reported they have addressed (# 1) height concern, have reduced from 3 story to 2 story buildings, no greater than a 2 story home in the area. Buildings will consist of stacked flats with courtyard areas, with contained units. (#2) how close are you encroaching on homes in Eagle Springs? Plan to come to the city with one variance, 20 ft. rear yard building set back as required by code, front yard set backs are 30ft, they plan to ask for a variance to flip and change the setbacks to 30ft rear yard setback and 20 ft. front yard setbacks as a kind gesture of consideration for adjacent homeowners if selected for funding. They have proposed a design that would center park renderings/ designs. The area would look very similar to Centerville’s Center Park. The other comment/concern mentioned was ingress and egress on Gunn Rd. The community feedback revealed that residents felt that it would be better to minimize to 1 entrance/exit. Mr. Bullard promised that if the project is selected for funding by DCA, Zimmerman would do a traffic impact analysis to help control the flow.

Councilman Wright asked about the distance from the entrance to the intersection at Willie Lee Pkwy. Mr. Bullard stated that he couldn’t say for certain, but that he could make a rough guess, but would have to get back to them on this for an accurate answer. A traffic impact analysis would provide an answer about the correct placement to put the egress and ingress. All efforts to obtain input will help lay the parameters to accomplish project goals for a successful project.

Councilman Andrews, inquired about the revision/change from 3 story to 2 story buildings and whether it changed the number of units. Mr. Bullard stated “no”, the design would still be for 80 units.

Mr. Bullard mentioned the project’s proposed early learning center, connected with the Get Georgia Reading Campaign, created by Governor Deal and wife Sandra, stating that his should improve the reading ability of children/people using the center. Mr. Bullard feels that they are bringing an asset to the community. This land is zoned PUD/C2 - so they have to consider what is legally permissible within the zoning districts. As far as commercial, they are looking at the most dense use per city code, which is, in his opinion, multi-family residential. Mr. Bullard stated they are developers that build apartments. Mr. Bullard stated that he has spoken with Gwen Giles from Golden Key Realty, she represents a lot of homes, expressed concerns about impact on values related to building subsidized housing. He provided an email to Mrs. Hogan re: affordable housing. The email included information about the impact on single family homes, this was done by a third party company. Mr. Bullard stated that the tax credit program is the only program that survived tax reform. He stated, that, in his opinion, this isn’t a negative impact, it’s only the perception, he is not building subsidizing housing in the area, but affordable housing and there is a difference. This type of development targets renters that are making \$9-\$10 an hour - not targeting subsidized rentals. Mr. Bullard did state that they are required by

law to accept anyone who has a valid housing voucher but that the tenant would still have to provide proof of income.

Mayor mentioned concerns: density 160 vehicles to already congested area, traffic increases, ingress and egress point related to the intersection at Willie Lee Parkway - might require major adjustments. Individuals who walk from the proposed development crossing Gunn Rd, placing them in danger, not sure how those concerns can be addressed.

Councilman Andrews left meeting at 5:40pm.

Councilman Armijo asked why there were no handouts presented for tonight's meeting. Mr. Bullard stated that he has documents that can be provided. Councilman Armijo asked if they were not taking the concerns expressed seriously and felt that they were going to come in and do whatever they wanted to do. Mr. Bullard stated "no sir - we take all concerns seriously, we do not build subsidized housing". There is no negligible impact on housing values, no impact in his opinion. Mr. Armijo confirmed that one of the big concerns is density related to traffic congestion. Mr. Bullard responded by saying that a traffic analysis report would be done. Mr. Bullard reported that if the project is funded they would provide a traffic analysis study. Councilman Armijo doesn't think that would solve the problem. Councilman Armijo commented that the main attraction of the project is the early learning center. Also, asked Mr. Bullard if they knew about HCBOE. Mr. Bullard stated "no". Councilman Armijo also asked Mr. Bullard if he was aware of the employment in Houston County. Councilman Armijo stated there are good jobs here and education and training programs are excellent, we have the 'BEST' school system. Mr. Bullard confirmed that the application is being presented to DCA as a mixed income (affordable and market). Councilman Armijo stated that he thinks Mr. Bullard is misleading.

Public Hearing: Mayor Harley closed Regular Council meeting and opened public hearing at 5:47pm.

Dan Carter, 95 Pembroke Pointe, stated that he has researched and found a Harvard study and a Stanford graduate study, housing study, which found that many of these types of developments had a negative impact on the surrounding community. If they believe that it doesn't have an impact, then put money in a trust fund, if and when homes were sold at a loss, use the trust fund to pay the selling property owner the difference. Mr. Carter also asked if he could put a letter in the packet that is submitted to DCA. They have formed a committee dedicated to addressing this issue. According to City Code Section 66-42, a PUD requires a minimum of twenty (20) acres. There are 2 parcels proposed for this project, 6 acres of which are zoned PUD. Mr. Carter asked if this property is part of the larger Eagle Springs PUD, then would it fall under covenants or would it be considered a separate PUD. If separate, then it couldn't meet the twenty acre minimum. Mr. Carter also recommendation that a commission be formed that would provide recommendations for council to review and then come to a public hearing.

Councilman Wright reminded all that no proposal has been submitted at this time, deadline to submit the application to DCA is May 24, 2018.

Andrew Boyce, 102 Autumn Ct, worried about the depreciation of property. If values go down, then the City would also see decreases because owners would pay less property taxes.

Red Froshour, 310 Woodhaven Rd., concerned if there was an emergency situation, one single entrance to apartments could be a problem.

Bob Gray, 106 Rockford Ct, requested to see the design again, wanted to look at the location of the playground and asked about the size. Mr. Bullard replied, 300 square feet.

Beverly Schnee, 107 Macintosh Lane, no one wants to keep people from living in good homes. What about retention pond? Mosquitos could be a problem – how much land would be required for the pond. Mr. Bullard said that they proposed the retention pond location at the back of the property.

John Havrilla, 202 Macintosh Lane, invited the Mayor and Council to communicate with DCA, do not be afraid, feels DCA would entertain information, and urged them to do this. There is a cloud over this, was told PUD was a part of the larger portion of Eagle Springs. Planning and Zoning can take anything into account. Are they following the right process and does it put a cloud over the project? The other issue is about the site plan, roads have different functions, and arterials are to move traffic from one area to another area. It will lose its function. The site plan is bad. Two different subdivisions, Duplexes on Gunn are privately owned, good community planning. Stating that Zimmerman is driving density, bad planning. School children walking, need sidewalks, school buses, the city may want to look at the final impact on all of these areas before making a decision. Last point, he has a home in Warner Robins, renting it \$900 a month, look at the condition of the home. Renting apartments at \$650 doesn't get you much.

Mayor Harley stated we are not making any decisions, no proposals have been submitted to the City. Mr. Bullard is here tonight to address citizen's concerns. Address comments making sure of your facts and be sure of what you are saying.

Steven Yacubich, 518 St Marlo Drive, PUD project, has to be over 20 acres, City of Centerville has a comprehensive plan, primary question how does this project fit into the plan? Does the state do this? Regulations re: PUD zoning ordinances. Who is the final authority Planning and Zoning, Mayor and Council?

Franchesca Story, 527 St Marlo, question for Mr. Bullard, 80 units, 160 people in the pool will not lower the price of her home, due to noise. Moved into the area, military family, wanting a nice relaxing place to live – feel that will be affected.

Jean Paul Van Landeghem 103 Trellis Walk, what's going to happen re: heavy traffic on Gunn Rd., People will have a shortcut through on Eagle Springs Pkwy. We already have lots of speeders, not going to get better?

Tracy Defoor 500 St Marlo, concerned about ongoing flooding issues and this will only get worse. Second issue re: traffic increase, need of additional police services due to growth, creates expense. A life-long resident of Centerville remembered when the area was all pecan and peach trees. She is all for helping the underserved, feels there are better pieces of property in Houston County. Doesn't feel they should be crammed onto this property. This affects quality of life for those around the property.

Gilbert Cox 515 Eagle Springs Drive, extra burden on already bad traffic, teenagers driving, density, need to look at this. We are already having issues currently due to traffic. Asking Mayor Harley to ask developer if he would move this type of development into his neighborhood. Noise level will be impossible if allowed, traffic is bad, and services will be overburdened. Urged Mayor and Council not to support the project if proposal is brought forward.

Dallas Anderson, 108 Jadestone Ct, more places on Davis Drive, tour projects down due to crime, very familiar with DCA. Buy property that will not devalue others' properties, call it what you want, same mentality and same environment. Renters will keep it nice for a little while but then they will move out and have to redo place because of crime and vandalism. Mrs. Anderson moved to Eagle Springs and doesn't want this next door to her.

Keith Newton, 111 Jadestone Ct, glad to be here tonight, he and his family did the Eagle Springs Development, raised his family here. Also, reported that he was developer of Lexington apartments. They planned the development. Those houses near the proposed project will be effected, negatively. He came and submitted plans for Eagle Springs in sections, the market dictated what was proposed. They separated communities/ pods based on the market demands related to housing sizes and prices. Why do you need an early learning center, when you have a library next door? Eagle Springs was built on hard work and private funding not Government Funding. This is "not right, he will do whatever it takes to protect Eagle Springs".

Bill Pitts, 116 Orchard Lane, recommended that the property owner (who currently owns the lots proposed as the project site) be notified and informed about the public concerns.

Debra Cox 515 Eagle Springs Drive, lived in Chicago all her life, crime is huge, understands that criminal back ground checks are done; however, sometimes people can be missed. Concerned about small children moving in the area. Why would anyone allow this type of development? Begging Mayor and Council not to pass. So many other places this could be done.

Mayor stated we are not approving anything, do not have the authority to decide on the funding. The City has to abide by the law.

Susan Lemme 219 Mason Dr, stated she has lived in Centerville 53 years, understands the need for section 8 housing, elderly and disabled. Macon has done an excellent job. We have an aging community, appeal to the developer of the projects, adding more for this type of resident would be more of a community reflection. Centerville has a great mix, should reflect the community, more seniors allocated and more apartments for disabled.

Mayor Harley asked if the apartments are Section 8. Mr. Bullard, no, but if the renter has a voucher by law they would have to accept it but that this is not HUD housing.

Holly Mills, 201 Fall Harvest, so if you have to take vouchers, then you have to come up with additional funds to subsidize the housing. Who is on the Planning and Zoning Commission? City Attorney Tydings stated we can provide that information to you.

Mayor Harley closed public session 6:40pm and re-opened Regular Council meeting.

Point of Information-Expansion-Planning & Zoning: Councilman Wright stated that in the coming weeks, city council and staff will be researching ways to improve the ability of the city to see that commercial and residential development within the city is compatible with the interest of the citizens in safety, security and property values. No motion or action taken.

Comments from Council

Post 4 Councilman Armijo, thanked all for coming out and representing their interest.

Post 3 Councilman Evans, thanked all for coming, what you feel about your community is important.

Post 2 Councilman Wright, thanked all for coming, meeting participation, tremendously helpful to hear from everyone.

Mayor Harley. Stated that he had attended the Knights of Columbus event. They recognized the following employees: Police Department-Detective/ Sergeant Christine Welch “Officer of the Year” and Fire Department-Brandon Pate “Firefighter of the year”.

Executive Session- Potential Pending Litigation & Personnel Matters: Motion made by Councilman Wright to enter into executive session at 6:48pm; seconded by Councilman Armijo. Motion carried.

Mayor and Council reconvened at 7:55pm.

Affidavit & Resolution: City Attorney Tydings read resolution. Motion made by Councilman Wright to adopt as written; seconded by Councilman Evans. Motion carried. Affidavit executed by Mayor Harley and notarized by City Clerk Krista Bedingfield. Affidavit and Resolution attached and made part of official minutes.

Mayor Harley adjourned meeting at 7:56pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date