

Regular Council Meeting
October 3, 2017

Mayor Harley called meeting to order at 7:00pm.

Invocation given by Justin Wright, Pastor Centerville Community Church, Post 2- Council elect.
Pledge of Allegiance led by City Attorney Tydings.

Welcome extended to all by Mayor Harley recognizing Houston County Commissioner Jay Walker.

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

Mayor Harley read rules regarding comments, meeting decorum.

Mayor Harley read the following statement: I understand that many of you are interested in the potential for Affordable Housing projects in Centerville. There were two previous projects presented to the Department of Community Affairs (DCA) over the last five years; neither were selected for funding by DCA. Please keep in mind that this is a matter between the land owner and the developer. Under State Law, the City of Centerville has no authority to approve or disapprove the decision as to whether or not affordable housing should be built or even where it may be built. The City of Centerville has not received any application to rezone the proposed project site. Councilman Armijo requested we place this item on the agenda tonight solely for the purpose of an update. There has been no update in the last month so all we can do is repeat what has been said in the past. There will be no vote tonight nor do we anticipate ever having a reason for such a vote.

Public Comments

Geraldine Parker, 129 Ridge bend Drive, expressed concern about the city seal, consider the cost for making a change. Consider voting “no” on the seal due to expense.

Jack Baines, 116 Huntington Way, concerns re: land located across the street from Centerville Elementary (Houston Lake Blvd). Potential construction and asked the following: will this be rental property, will this cause an increase of crime in area, will it lower property values and who will have ownership of property? Obvious the builder would receive a large return on their investment. Does the potential investor/ builder have any concerns for homeowners located in the area? Mr. Baines turned to the audience and asked everyone to raise their hand if they agree this isn't a good idea.

John H Wiegard, 202 Macintosh Lane, stated leave it to the city attorney to approve local zoning and development and advise council. Understands there is a projected 60 units for the Houston Lake Blvd property. The city will have to account for the infrastructure, do the math, over 7 units an acre, impact on sewage, fire, expenses for city. The property located on Gunn Rd, approximately 6 acres. The current zoning for property located on Houston Lake Blvd is C2 and property located on Gunn Rd is currently zoned PUD (Planned Unit Development). The city should see impact on the city and citizens, the review should be a careful undertaken and consistent with master plan.

Elizabeth Hunter, 119 Tivoli Park, reported she had reviewed the DCA website and briefly described how DCA determine areas for potential development: public transportation, education, and employment.

Dan Carter, 95 Pembroke Pt, in relation to the housing. DCA performed a study in September 2015. Mr. Carter reported when projects are done, they do benefit the less fortunate, however, when a project is done in a higher residential income area, there is a negative impact, property values go down. We as a community need to fight and find another appropriate area.

Tom Masters, 100 Orchard Lane, stated the city has known about this over a month and reported he will be the first to sign a petition against and go door to door and hand deliver to citizens. Understands that the land owner wants to make a buck, the congestion, the school. Why? You want 130 units. Does not think it's a good idea. Understands the city doesn't have a dog in the fight. To sit on the board, you live here. Thanked Councilman Armijo, it's a good idea to have community awareness. Need a written input, petition.

Richard Beladino, 301 Montview Way, stated he provided a letter to the Mayor Harley from the Eagle Springs attorney and informed all that a copy of the letter is posted on the Eagle Springs Homeowners website for review. Mayor Harley confirmed that he had sent the letter to DCA.

Ken Yesconis, 111 Huntington Way, if we receive the rezoning request, how much notice is given to residents. Mayor Harley reported that the city would place ad in the paper (Houston Home Journal) along with placing a sign on the property with information regarding time and date of planning and zoning meeting.

Sandra Defoor, 500 St Marlo Drive, stated she has a current issue with home flooding due to heavy rainfall. Concerned if something is built, how will this affect the drainage retention pond and ongoing flooding. What would be done to resolve problem.

Darla Stahl, 104 Hunting Way, flooding issues, drainage problem is not easily fixed. The 2010 census population- 7148, Eagle Springs makes up 1/3 of the population.

Robin Yesconis, 111 Huntington Way, stated she has been down this road before. Taxes went up, property values went down. Can you assure the property taxes won't increase?

Ken Yesconis, 111 Huntington Way, if a planning request comes, then does the city have a dog in the fight. Could we come to the hearing? Mayor Harley confirmed meetings are open to the public.

Dwight Miller, 130 Montrose Lane, if this is done will the developer of the affordable housing, build the city park for free.

Motion made by Councilman Armijo to move item up on the agenda as item # 4 vs # 13 Updates Affordable Housing Projects; seconded by Councilman Evans. Motion carried.

Adoption of Minutes: Blanket motion made by Councilman Wright to adopt minutes as written; seconded by Councilman Andrews. Motion carried.

- September 5, 2017 Regular Council Meeting
- September 19, 2017 Council Work Session

Old Business

Discussion City Seal: Councilman Andrews provided a copy of marketing logo, no vote needed tonight. Reminded all that in May he began working with Mrs. Hogan (Director of Marketing/Economic Developer). The idea was to create a logo that would rebrand and be family recognizable, this was the motive, no decision was made, would only use in a marketing logo. No motion or action taken.

New Business

Updates Affordable Housing Projects: Director of Marketing Hogan stated that February 2017, Vantage Development contacted the City of Centerville to notify the City of working with a private land owner to submit an application for an Affordable Housing Project. (Had a Brief Meeting on 02/21/17 with Mike Brumfield and Vantage Representatives)

- April 2017: Zimmerman Properties contacted the City of Centerville to notify the City of working with a private land owner to submit an application for an Affordable Housing Project. (Had a Brief Meeting on 04/27/17 with Mike Brumfield and Zimmerman Representatives along with Oliver Bateman)

Department of Community Affairs is a state agency that runs many programs including the Housing Tax Credit Program. This program was designed to encourage development of high quality affordable rental housing. The target audience of developments like these are primarily working families, seniors, individuals with disabilities and veterans. DCA incentivizes these developments that set people up for success through access to transportation, quality education and jobs. DCA annual allocated over \$23.5 million in federal housing credits, producing or rehabilitating over 2,300 units of quality, affordable housing each.

- August 2017: Applications were submitted by both private developers to the Department of Community Affairs as Tax Credit Projects. The City was notified of the two applications being filed and we contacted the local neighborhood, Eagle Springs. Multiple meetings ensued after that and Eagle Springs submitted a letter to the Mayor on their stance. The Mayor then in turn submitted a letter to the Department of Community Affairs.
- Currently: We are waiting to hear if the Applications were accepted and funded through this Tax Credit Program. In the past 2 other developments around the city have not been funded. We expect to hear something back late fall and early winter.

The City has no approval or veto power over this development. This is a transaction between a private land owner and a private developer.

Councilman Armijo stated there should be communication in all departments, it was 7 months later that the citizens were informed. Could have addressed this issue up front and doesn't agree with how it was handled, would like to be a part of the meeting. Mayor Harley stated the letter was dated in July and was not correct and he did not receive the initial letter. However, there was a new letter that was submitted to the Mayor. This letter informed Mayor Harley there was a timeline of 30 days to respond back to DCA. City Attorney Tydings reported that there were several other cities that did not receive the first letter and their rules do not invite public comments. Councilman Armijo stated that we can do a better job with clear communication. Thanked everyone. No motion or action taken.

Triple Ribbon Proclamation: Mayor Harley read proclamation.

Presentations: Muscular Dystrophy Association (MDA) 2017 Check & Golden Axe Award (MDA Representative- Lisa Kirksey): Councilman Wright stated he was proud of the Fire Department raising money. Mrs. Kirksey, stated that this is the only Fire Department that she works with that goes out monthly to collect donations. MDA is doing good things with the money. Monies that are raised go towards summer camp in Georgia. Children are given the opportunity to do a lot of activities during the summer camp. Centerville was number ranked #1 in the state of Georgia: raised \$12,000 in 2016.

Fire Chief Jones stated that we have a golf tournament each spring, this year during the boot drive raised \$9,000. Total for this year \$12,500.00. Appreciate the citizens' support.

Firefighter of the Year Presentation: Councilman Wright recognized Fire Chief Jones. Fire Chief Jones said every October is fire prevention month/ week. Chief Jones announced that Firefighter Dustin Talley has been recognized as "Firefighter of the Year". He has been with the department over 9 years. Firefighter Talley does a great job. Very proud of him.

Proclamation Fire Prevention Week 2017: Mayor Harley read proclamation and presented to Fire Chief Jones.

Approval of Square Agreement: Councilman Evans made motion to table item; seconded by Councilman Andrews. Motion carried.

Approval of I Heart Media Agreement: Director of Marketing Hogan provided 2 proposals, they are the primary sponsor for the October 28, 2017 Fall Festival. This has a monetary amount put on the sponsorship. Requesting permission to sign agreement. Motion made by Councilman Evans to approve and authorize Mrs. Kate Hogan to sign agreement; seconded by Councilman Armijo. Councilman Wright asked clarification on the different amounts. Mrs. Hogan stated there are 2 breakdowns. No exchange of funds, just merely marketing, affiliation. No cost to the city. Motion carried.

Presentation to Blues Berry Jam Band: Director of Marketing Hogan stated that the members of Blues Berry Jam Band selflessly put up a lot this summer. The first food truck Friday was May 5. Grateful to have them, they have played 3 different times all for free, the truly have community spirit at heart. Mrs. Hogan presented Blues Berry Jam Band members-Justin Wright, Ceiran Beasley, Mike Hatcher, and Bobby Thigpen with plaque.

Resolution Transfer of Authority from State Fire Marshal to Centerville Fire Department: Councilman Wright recognized Fire Chief Jones the city will receive all fees vs partial fees. Motion made by Councilman Wright to approve resolution as written; seconded by Councilman Andrews. Motion carried.

Approval Signatory CB&T Bank Resolution "Center Park at Centerville: Councilman Andrews reminded everyone that at the September 19 meeting, Mayor and Council approved-the authorization of a new bank account -Center Park at Centerville -Specific for Future Sale of Marketing Materials/Donations & Grant Money Relative to Center Park. Councilman Andrews made motion to approve CB & T resolution as written and designate Mayor and Council as signatories; seconded by Councilman Evans. Motion carried.

Update Nextsite 360: Director of Marketing Hogan provided update:

- June 20, 2017: Presentation from Chuck Branch with NextSite 20
- July 18, 2017: NextSite Contract brought before City Council after some deliberation and questions from council there was a unanimous vote to engage.

- July 26, 2017: Receipt of NextSite RFI and access to BaseCamp for uploading shared information between City of Centerville and NextSite.
- August 7, 2017: 1st Annual Payment of NextSite Contract.
- August 8, 2017: All information submitted to NextSite by Centerville (Incl. RFI)
- August 17, 2017: Retail Trade Peers Identified as Bremen, Ga, Camden, SC, Clewiston, FL, Fairview, TN, Flowery Branch, GA, Gibsonville, NC, Greenbrier, TN, Hampton, GA, Hillsborough, NC, Lynchburg, TN, Millersville, TN, Mills River, NC, Orange Park, FL, Pinson, AL, Unionville, NC, and Wendell, NC.
- During the GEDA Conference in September, I was able to network with NextSite and a number of other communities who had contracts with the firm.
- I am currently waiting on some Retail Target List and summary documents. ICSC (International Council of Shopping Centers) is having a conference soon in Atlanta, in which we will be represented at by NextSite. Continued conversations about redevelopment of the mall are underway and hopefully a meeting about Town Center will happen in the 1st quarter of 2018.

****Attached is an Aerial Map of existing retail along Watson Blvd****

Timeline Advertised in initial Presentation:

Day 1: Contract Executed, RFI sent to Municipality, BaseCamp Account is Activated, Research and Market Analysis efforts begin, Developer and Tenant Reps are notified of engagement.

Day 15: RFI Sent back to NextSite, Mobile Mapping Analysis Completed, Aerial and Map work started, Retail Leakage Gaps and Peer Analysis Conducted

Day 30: Focus Property Information Uploaded, Radius/Time Travel/ and Regional Trade Area Maps Completed, All Market Analysis completed and uploaded to BaseCamp.

Day 45: All Maps and Areal Outputs Completed, Focus Property Analysis has been completed, Retailer Target List completed, Retail Marketing Brochure completed.

Day 60: Proactive Marketing and Conference Representation Begins, Developer and Tenant Rep Contacts are provided market analysis, target list and aerial overview.

Update 41NBC Skyview Mall Camera: Director of Marketing Hogan provided a copy of 41NBC Skycam statistics and map to Mayor and Council. No motion or action taken.

Comments from Council

Post 4 Councilman Armijo, stated that he appreciated the information tonight from Mrs. Hogan. First, Centerville Police Department (CVPD) K-9 program is off to a great start. K9 Bono certified Friday on Narcotics and is now entering the patrol phase of training. Centerville Police Department (CVPD) - now have a fully staffed patrol division and an active training regime with a focus on betterment of our officers through education. Training on topics such as de-escalation techniques, first aid, traffic stops, and the national stop the bleed initiative. All Officers have received training on opioid overdose and the Use of Narcan. CVPD has partnered with the Galleria Mall and will be conducting active shooter training at the end of this month.

CVPD partnered with the Middle Georgia Traffic Enforcement Network to promote safety and reduce the potential for injury by education and enforcement of DUI, Distracted Driving, and occupant safety enforcement. Congratulated Fire Department and Dustin Talley- Firefighter of the Year. Thanked everyone for coming out tonight.

Post 3 Councilman Evans, thanked all for attending, thanked first responders, utilities for taking care of all during the storm. Congratulations to Dustin Talley- Firefighter of the year.

Post 2 Councilman Wright, congratulated Fire Department, well deserved. Also, Dustin Talley- Firefighter of the year. All departments do an excellent job.

Post 1 Councilman Andrews, thanked all for attending. This is the largest attended meeting. Mr. Havrilla (prior City of Warner Robins-Councilman), your expertise is appreciated. Councilman Andrews stated that he was a student of Mr. Havrillas' wife – English teacher. Congratulated Fire Department on the Golden Axe Award. Have been on the council for 16 years and seen 2 structure fires, sleep well at night knowing that the Fire Department can get to him quickly. Centerville gets it done.

Mayor Harley, last week 2nd grade student CJ Lofy came in and toured city hall and the Police Department. Mayor Harley reported that he participates in various events at the schools. Earlier today attended the Houston County Commissioners meeting, they recognized the first responders and others that provided aid during hurricane Irma.

Mayor Harley adjourned meeting at 8:35pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date