

Council Work Session
March 20, 2018

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

Invocation given by Councilman Wright

Pledge of Allegiance led by Police Captain Boney.

Welcome extended to all by Mayor Harley.

Present were Mayor John R. Harley, Councilman Justin Wright, Councilman J. Micheal Evans, and Councilman Edward Armijo. Absent- Councilman Cameron W. Andrews and City Attorney Rebecca Tydings – out of town for GMEBS Board meetings.

Public Comments

None

Old Business

Website information Update: Councilman Evans reminded everyone about discussion re: updating website at the last meeting. Director of Marketing/ Economic Development Hogan reported that a survey was posted on current website and Facebook March 7, to gain public feedback. Mrs. Hogan provided summary of website survey results. A copy of survey provided to Mayor and Council for review. Councilman Evans encouraged all residents to go to website/ Facebook and complete survey.

New Business

Presentation-Middle Georgia Regional Commission-Pay Study-Greg Boike: Mayor Harley recognized Mr. Greg Boike. Mayor Harley reported the reason for the study is to research and see if current employees are being paid appropriately. Mr. Boike recommended a review of the city's pay system as a whole, including a review of merit increases and job descriptions. A standard process involves looking at internal equity and scaling appropriately, occupational hazards, challenges with day to day interactions with general public. Start project with conversations, with city staff and target those with missing information in current job descriptions, maybe refresh current job descriptions. Then review pay scale, reexamine if there are gaps with 15 year to 20-year tenured employees. Less common in local governments these days. Next, look at targeted positions, make sure pay is equitable externally, for example: other cities and counties. Want to be able to recruit good people. Mr. Boike stated the first proposal he had submitted included timeline to finish project October 2018. Mr. Boike, stated that Mayor Harley made contact inquiring if this project could be completed before October 2018 projected. In order to get this information faster, stressed that MGRC would lean on department heads to help turn around information more quickly. The cost of the project would be \$2000.00; this goes beyond normal scale of services included in the City's MGRC membership dues. Mayor Harley opened the floor for comments. Councilman Armijo asked Mr. Boike whether the MGRC

has done similar studies for other cities. Mr. Boike stated they have provided similar services to the following: Byron, Irwinton, Jones County, Macon- Bibb County, Forsyth and Ft Valley. Councilman Armijo also requested to see copies of these studies. Councilman Armijo stressed that the Organizational Chart is important; that it should be designed for the future. Laura Mathis, (MGRC-Executive Director) stated that certifications are taken into consideration. Laura stated that if the position requires certifications, then position is looked at on the grade, then at qualifications. Value is placed on different characteristics and job requirements. Motion made by Councilman Wright to accept proposal; seconded by Councilman. Motion carried. Motion made by Councilman Evans to authorize Mayor Harley as signatory on proposal; seconded by Councilman Armijo. Motion carried.

Housing Study Completion and Resolution: Councilman Evans recognized Director of Marketing/ Economic Development Hogan. Mrs. Hogan again recognized Mr. Greg Boike (MGRC). Mr. Boike stated that 80% of residential structures within the City of Centerville are in good condition, when talking about defects, homes that might need some painting, cosmetic. By and large most issues are not structural defects and that this is a good position to be in for an overall housing picture. Main goals are to target improvements to: mobile home park-Elberta Rd/ Carl Vinson then Brantley Rd- some mobile home parks and older homes. These areas have housing that has deterioration or is failing; noticeable structure damage. These are a couple of the main areas. This is a chance for code enforcement to go and see if there are violations and begin the process of getting the violations corrected. The data is available on MGRC website, click on link and it will show picture with notes of issues. A copy of the study is attached and made part of official minutes.

Mayor Harley entertained motion to adopt resolution. Motion made by Councilman Wright to adopt resolution as written; seconded by Councilman Evans. Councilman Evans stated he appreciates the details, especially strategies. Impressed and excited 80% of the homes are good / excellent, this is a starting point. Councilman Armijo agrees, great report. Mrs. Hogan recommended that the city use this document as a living document with interactive code enforcement. Councilman Wright asked what strategy has been most effective with other cities. Mr. Boike replied, typically would focus on neighborhoods, targeted these and got funding, resulting in improved homes, this is the recommended strategy which goes along with significantly improved morale in the community. Mayor Harley called for the vote. Motion carried. See Resolution 2018-4.

Point of Information-TSPLOST: Mayor Harley reported that he had attended MGRC board meeting. Mayor Harley gave a summary about the upcoming Special Election to be held on May 22 - TSPLOST. Some more detailed frequently asked questions are available on the below link: <https://www.middlegeorgiarc.org/regional-transportain-sales-tax>.

Approval Expenditure Zero Turn Mower: Councilman Evans recognized Director of Operations Brumfield. Mr. Brumfield provided a copy of (2) quotes. This year budgeted \$ 10,000 for dump truck, however, Houston County donated dump truck to city. Requesting to use funds (\$10,000) to purchase lawn mower. Motion made by Councilman Evans to approve expenditure paid out of the street department; seconded by Councilman Wright. Motion carried.

Comments from Council

Councilman Evans, Food truck Friday April 6th, encouraged all to come out and enjoy. The 60th anniversary of City of Centerville, is coming up Sunday. The city will be celebrating Monday, March 26 at City Hall: 1pm-5pm. There will be a cake cutting ceremony and Pinky's Shaved Ice,

Mayor and Council will be here to greet visitors. Looking forward to a brighter future. Emphasized again the web site survey, please list your comments.

Councilman Armijo, Fire Department will be checking fire hydrants for the next few months, checking for pressure. The annual Spring clean-up is April 7th. Mr. Brumfield informed everyone to have items out by the road by the road by 7am. There will be 3 roll offs at the recycling center and center volunteers will also be serving hamburgers and hotdogs free to the public.

Executive Session- Future Acquisition of Real Estate: Mayor Harley entertained motion to enter to into executive session at 5:54pm. Motion made by Councilman Evans to enter into executive session at 6:31pm; seconded by Councilman Wright. Motion carried

Affidavit & Resolution: City Clerk Bedingfield read resolution and Mayor Harley entertained motion to adopt. Motion made by Councilman Wright to adopt resolution as written 6:31Pm; seconded by Councilman Evans. Motion carried. Affidavit & Resolution attached and made part of official minutes.

Meeting adjourned at 6:35pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield, City Clerk

Date