

Council Work Session

August 20, 2019

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

Invocation given by Councilman Evans.

Pledge of Allegiance Sgt Micheal Welch.

Welcome extended to all by Mayor Harley.

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

Rules of Decorum: Mayor Harley

Public Comments

Old Business

Discussion – Scarborough Park Review: Councilman Wright recognized Director of Marketing Hogan. Mrs. Hogan provided details on the following parcels: 133 & 135 Scarborough Rd. These properties have been owned by the City of Centerville since 1979; at some time, they were functioning as Scarborough Park, currently stands as vacant lots that the City owns and maintains. According to our 2018 housing assessment, this area is part of one of our target areas. The housing team is requesting from Mayor and Council the opportunity to explore the possibility to add these properties back on the city's tax digest. Consideration to utilize properties with Habitat for Humanity as a target area for re-development.

Councilman Wright stated he has been to the site and as Mrs. Hogan mentioned this is only a field we maintain. There are 3 properties, however, only discussing (2) areas, one area is used as a drainage area for public works. Understands that the city has provided playground equipment in the park in the past, which has been used/ abused and would need to be replaced. If we can take this property and use it to create a more attainable housing properties for citizens and get this property back on tax roll, would be an excellent use. There are some questions about doing this and the city would be limited in the ability. The housing team would be excited moving forward and would consider this as a "BIG WIN" for us, and turn it back into a housing unit. If there is an option working with Habitat for Humanity, homes go to individuals with sweat equity. Habitat for Humanity has broad requirements, which allows us to ensure we get quality residence in area with infusion of engaged home owners. Seeking feedback from Mayor and Council.

Mayor Harley stated in his "heart of hearts" would like to see this as a park again. Years ago, some park features such as benches, etc. were built out of wood they lasted about 6 months due to vandalism. When city hall was constructed, we took concrete benches (about 12 years ago) and placed them in the park and they are still in place. In the past the right equipment was not

used and did not make a user-friendly park. There are a lot of children in the area and they look for things to do. This isn't a wealthy part of town. Mayor also stated that, to be honest, he is very sentimental about the park and thinks the City owes it to the citizens to do something.

Councilman Wright asked the following question "why has there not been anything done in area". Mayor Harley responded, couldn't get council to agree with investing in the park. If we put the right equipment it could be a successful park.

Councilman Evans state in the 4 years he has been on council, the City hasn't really even explored what to do with this property. Placing a park here is one option along with the housing idea as another option.

Mayor Harley stated the housing option is a great idea, however getting this to the Habitat can be an issue. The city cannot just sell the property to Habitat for Humanity, would have to put out for sealed bids to the highest bidder. Doesn't mean that Habitat would end up with the land - it can go anywhere.

Councilman Armijo would like to go and look at the property. Understands when you work with Habitat for Humanity, have to qualify, area has to meet certain requirements. More than just building a home. Appreciates the options that they are exploring. Reiterated that he would like to look at property and see what we are talking about first and then go from there.

Councilman Wright agrees need to look at this, needs to be more than an area that we are cutting the grass and could be better use of property. Recognized Director of Operations Brumfield wanting more information on what it would take to have a park in the area and provide maintenance. Mr. Brumfield stated that the equipment that was put in the park was not durable equipment. However, no matter what we put out there, has to be protected due to vandalism. There would need to be consistent, frequent police patrols. Also, would have to enforce rules re: hours of operation and put in the dedication to enforce those hours. Mainly enforcing hours, once it gets darks, it's really not the neighborhood kids, but there are other kids coming into the area, parking along the roadway and doing damage to equipment. Mayor stated the basketball court caused an issue with groups/ gangs of kids.

Councilman Evans stated if the park option is decided, there is a need to decide what type of park it would be - active or passive.

Councilman Wright asked Mrs. Hogan to confirm size of parcels. Mrs. Hogan confirmed that each parcel is .3 acre and another area that is a little over acre that is not developable. Councilman Evans confirmed that if we are talking about housing, looking at (2) homes. Mrs. Hogan and Councilman Wright confirmed "yes". Mrs. Hogan added that the homes would be comparable to the surrounding neighborhood.

City Attorney Tydings informed all that she has looked at the actual plat for the subdivision and deeds. These (2) parcels are platted and are the same as other lots developed within the subdivision as single family housing.

Mrs. Hogan that the only other note that she would like to mention as part of discussion, there are Economic Development tools that can be explored. It will take some ongoing conversation to move these properties to Habitat for Humanity. Also, that Councilman Wright who serves on the Housing Team board and myself can explore these options along with the housing team if this is something that the is chosen.

All agree to take time to go out and look at property.

New Business

Approval of bid/Purchase New Mini-Excavator” (Budgeted item): Councilman Evans recognized Director of Operations Brumfield. Mr. Brumfield informed all the he provided (3) bids for consideration for purchase. It is a budgeted item but he still prefers to get bids.

Recommendation to select John Deere bid, \$ 67,464.03 machine. This was the middle of the three bids. This machine has more horse power compared to others, John Deere is serviced locally in Macon. Motion to approve made by Councilman Evans; seconded by Councilman Wright.

Councilman Wright asked Mr. Brumfield if we have been renting equipment. Mr. Brumfield said “no” we have a smaller version. However, this equipment will have other attachments, for cleaning out ditches, brush cutter providing added capability. Councilman Evans asked how long we have had the prior equipment. Mr. Brumfield confirmed (2) years. Councilman Armijo asked if the equipment will also be used for the storm water drainage/ maintenance. Mr. Brumfield confirmed “yes”. Mayor Harley called for the question. Motion carried.

Approval: RFP Center Park Project: Councilman Wright recognized Director of Marketing Hogan stated there has been a lot of great internal discussion among Director of Operations Brumfield and City Attorney Tydings, excited to be able to put this project out to bid. Started with a technical assistance letter from Middle Ga Regional Commission, they have been integral in helping provide an understanding of all the possible delivery methods. After several discussions among internal and external parties about different options, it seems that the best method would be: (1) RFP with a design bid build, have more control over design of buildings. Will be discussing more with Mr. David Selby to help develop RFP to develop RFP for project. City Attorney Tydings stated that there is no RFP for approval tonight, but recommended that the city work with Mr. Selby to design (1) RFP for the center park project. The only approval tonight would be move forward with Mr. David Selby to develop RFP and develop the design, part of his fee for this would include administrating the contract, which is the delivery method that we have used on past City projects (LEC and Municipal Court). Motion made by Councilman Wight to authorize staff to work with David Selby to draw up RFB to include design that the parties will be bidding, along with contract of services, authorizing Mayor Harley as signatory; seconded by Councilman Armijo. Councilman Evans so we are in the process of authorizing city staff to work with Mr. Selby as done in the past and contract for Mayor to sign, where is the cost? City Attorney stated that the cost information and the final contract will be brought back to Mayor and Council for approval prior to Mayor signing agreement.

Mayor Harley called for vote. Motion carried.

Mayor Harley mentioned that he had skipped over agenda item: Public Comments and asked audience if anyone would like the opportunity. None.

Comments from Council

Post 2 Councilman Wright, none.

Post 3 Councilman Evans, none.

Post 4 Councilman Armijo, publicly recognized thanked Administrative Assistant, Victoria Harmon. Has been receiving a lot of compliments when dealing with the public. There is a lot of different offices that she works with within the city. Always has a smile on her face and wanted to recognize her professionalism and pleasant way of dealing with others.

Executive Session Personnel Matters: Councilman Wright made motion to enter into executive session at 5:25pm; seconded by Councilman Evans. Motion carried.

Mayor and Council reconvened at 6:32pm.

Affidavit & Resolution: City Attorney Tydings read affidavit and resolution. Motion made by Councilman Wright to adopt resolution as written; seconded by Councilman Evans. Motion carried.

Mayor Harley adjourned meeting at 6:34 pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date