

Council Work Session
June 16, 2020

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

Invocation given by Councilman Armijo.

Pledge of Allegiance led by Mayor Harley.

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.

Public Comments

None

Old Business

None

New Business

Adoption Resolution FY 2021 Budget: Mayor Harley recognized City Accountant Harrison. Mrs. Harrison provided a copy of the proposed budget. Motion made by Councilman Evans to adopt budget as written; seconded by Councilman Andrews. Councilman Evans thanked City Accountant Harrison for her hard work and Director of Operations Brumfield. Mayor Harley recognized all department heads for their hard work during the budget process. Motion carried unanimously.

Authorization-Signature Audit Services Nichols & Cauley & Assoc., LLC- Fiscal Year end June 30, 2020: Mayor Harley entertained motion. Motion made by Councilman Andrews to approve signature letter and authorize Mayor Harley to sign; seconded by Councilman Armijo. Motion carried.

Point of Information: Expenditure Tag Readers Police Department: Councilman Wright stated this is a budgeted expense and recognized Police Chief Hadden to provide more detail. Chief Hadden stated this is a point of information and a budgeted expenditure, currently have (1) reader that is 10 years old. Provided (2) quotes to Mayor and Council. Chief Hadden informed all that he will be purchasing the following equipment from synergistic Software Inc. - (1) 3-camera Reaper HD LPR System in the amount of \$18,815.00. Had originally budgeted \$ 20,000. Councilman Evans asked if the Police Department will have (2) tag readers in service. Chief confirmed "yes". Serves solely as a point of information. No motion or action taken.

Point of Information: EDA CARES Act Grant Funding: Councilman Wright recognized Director of Marketing Hogan. Mrs. Hogan stated she is interested in pursuing this grant for the development of a resiliency plan for our core business district. We recognize the significant impacts the Houston County Galleria plays in our local economy and would like to ensure they are a large portion of this resiliency plan. The entire planning process would include the Town

Center Master Plan, the recently spoken about proposed project known as Abbington at Houston Galleria, and all conceptual drawings for the Galleria Mall. Out of this grant funding the city and its strategic partners would have a product to use to guide development in our core business district that would be utilizing unique retrofitting and redesigning strategies for the Houston County Galleria in line with our Town Center Master Plan. With our city being primarily a residential community with 2,100 of our 2,300 parcels being residential, it is vitally important to ensure with large changes in consumer behavior patterns, we are ready to pivot and prosper in the post COVID19 economy. This includes the acknowledgement that the Houston County Galleria will need to shift to less big box stores and more a Town Center, mixed-use development.

What makes this planning effort different from our Town Center Master Plan and planning efforts done by Mall Ownership is that we are combining public and private as stakeholders and doing a feasibility study element to ensure as we plan this is something that makes sense financially. If awarded funding we plan on working closely with an engineering firm, regional planning commission, and market analysis firm. This would also be a comprehensive document including any necessary policy changes for the city like required zoning and building codes and development of an overlay district.

I truly believe this project is in line with the Economic Development Administration's CARES Act Grant mission focusing on helping communities "prevent, prepare for, and respond to coronavirus." Our Houston County Galleria has retailers like JCPenney, Bath and Body Works, Victoria's Secret, etc. that have been nationally closing their doors unable to pivot because of COVID19. While our market has not seen any national closures, we are not out of the woods yet. Everyone on Council knows how long that Sears Anchor has been available and the many times I have spoken about a potential prospect for this site. At 94,000 square ft this space is 20% of the Houston County Galleria footprint. If JCPenney or another retailer falls in the Houston County Galleria, we will be left with even more space to fill. I think this is us taking control of the narrative just like with the GICH Designation so we can pivot to a more proactive approach rather than reactive. It will breathe life into the Sears Anchor and ensure we are proactively insulating our Tax Base from drastic changes due to closures.

So often municipalities develop a plan without looking at the potential return on investment for both private and public partners. This project will have a three-pronged approach with the feasibility side playing a vital role in the design and vice versa, and the government ensuring our ordinances, codes, and polices will support this opportunity.

The grant amount we are asking for is \$200,000 with a required 20% match. I have spoken with the Mall and they are willing to split this 20% match in order to see this plan come to fruition. A copy of power point presentation. Councilman Wright confirmed total amount of grant 200000 and the total match is \$40,000.00 (20% match); Houston Galleria mall is willing to split the 20% match and put in \$20,000. City puts in 10% and mall puts in 10%. Spoke about the mall and the redevelopment and progress they are doing to the mall, make this more appealing application. Mrs. Hogan stated the willingness to do the 10% is one of the biggest steps to take, want the public involved in the process, being really active in the implementation of the study. Mayor Harley stated that one of the other bonuses is having MGRC involved with the grant process to assist. Mrs. Hogan informed all that Mrs. Laura Mathis (MGRC) felt this was a great application and felt confident. Councilman Evans asked when the due date for the application was. Mrs. Hogan stated there is not a deadline, however, would like submit it the end of the week. Need letter of support from Mayor and Council stating the city will match the 20%. Mayor and Council directing Mrs. Hogan to prepare letter in support and match 10%. City Attorney Tydings informed all that if the grant was awarded would bring back before Mayor and Council for motion to officially approve commitment of 20 % match. Councilman Andrews recommended we make motion to approve support and commitment of 20%.

Motion made by Councilman Wright to verbally commit the 20% Motion made by Councilman Wright to verbally commit the \$20,000.00 grant match and submitting letter of support; seconded by Councilman Andrews. Motion carried.

Award ICB Project Fire Station: Councilman Evans stated we have been talking about this for a long time we wanted to give the citizens the best value for their dollar. Chief Jones it's been a long process we are now on the same page with what the department needs. It's going to serve the citizens of Centerville for a long time to come.

Motion made by Councilman Evans that the contract is awarded to ICB; seconded by Councilman Armijo.

Councilman Wright reported that he and Councilman Andrews went to tour other fire stations in Houston County, trying to sort this out weeks ago due to increase of project, due to EPA restrictions with retention pond caused increase of project.

Recognized Chief Jones stating he is doing a great job and believes we are spending money in the right place.

Councilman Andrews stated he still doesn't particularly like the number (cost). Agrees with comments from council and thanked them for be tolerant while asking questions. Trust City Accountant Harrison, people that give us advice, one of things I want to say thankful for the tour, taught me one thing, do not want to look back and regret it. Thanked the Mayor for idea to go on tour.

Councilman Armijo reported there has been some discussion on social media, question about using ICB construction group, there was a review of 3 groups that submitted bid on project. Out of the 3 ICB met the requirements and were the best.

Councilman Andrews mentioned ICB had did a 10,000 square ft renovation at his church, they are also doing the park, very confident they are the best.

Councilman Evans stated what we have done is the best value, excited about this project.

City Attorney Tydings stated that ICB was the lowest bidder.

Mayor informed all that the bidding process/matrix was explained and called for vote. Motion carried.

Approval to Move Forward with Installment Sale Agreement from GMA For Fire Station Construction: Councilman Evans motion to move forward with installment sale agreement from GMA for Fire Station; seconded by Councilman Armijo. Motion carried.

Councilman Over Department July 1, 2020: Mayor Harley had emailed proposed list. Some discussion among council re: primary council over the Economic Department. Motion made by Councilman Evans to approve Councilman over department list effective July 1, 2020; seconded by Councilman Armijo. Motion carried. See below.

<u>Water & Sewer</u>	<u>Fire Department</u>	<u>Police Department</u>	<u>Administration</u>	<u>Economic Development</u>
Wright	Armijo	Andrews	Evans	Evans
Armijo	Wright	Evans	Andrews	Wright

Comments from Council

Post 1 Councilman Andrews, several of us went out today and took the tour of Center Park. It seems that we are well past the 50 % completion number, even though 38-42 rain days has significantly inhibited. If you have the opportunity to go out there it is taking shape, it also looks small compared to when there was nothing on the land it looked big. A really neat place, check it out. Looking forward to this, Mathews is back on the road, starting to move right along, speed up the process.

Post 2 Councilman Wright, no comment.

Post 3 Councilman Evans, very enthusiastic about the park, drive down Church Street, we undertook this and are not as far as long as we like due to rain dates, but moving along, a lot of happy people. Great and I am proud to be on city council and living in city of Centerville, not just a park but a destination. Excited.

Post 4 Councilman Armijo, kudos to the budget committee, City Accountant Harrison, department heads, hammered out a good executable budget appreciates this very much. Informed everyone that this coming Saturday, the Lions Club will be giving out 1900 food boxes to anyone that comes out. The donation will start at 11, free food, encourage everyone, no one will be turned away. Volunteers are needed to assist, please contact the Lions Club. Also, Farmers Market this Saturday, encouraged all to come out and enjoy, trying to do the best we can with social distancing. This is a lot of fun.

Mayor Harley, you are right about the farmers market, purchase a lot of items, wonderful place to come out. Census is important, Centerville is #1 in Houston County and Middle Georgia region, means a difference to our federal funding. Stay safe out there, COVID 19 increase is still around, Houston County is doing a lot better.

Mayor Harley adjourned meeting at 5:52pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date