

## Regular Council Meeting

June 2, 2020

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

Invocation given by Councilman Andrews.

Pledge of Allegiance led by Fire Chief Jones.

Welcome extended to all by Mayor Harley, recognized Heath Clarke and Miranda Britt.

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

Adoption of Minutes: Motion made by Councilman Evans to adopt minutes as written; seconded by Councilman Armijo. Motion carried.

- May 19, 2020- Council Work Session

### Old Business

### New Business

Presentation Proposed FY 2021 Budget/Public Hearing: Councilman Evans recognized City Accountant Harrison. Mrs. Harrison presented the FY 2021 proposed budget. The presentation included budget summary and breakdown of the fund structures: Governmental Funds, Proprietary Funds/ Enterprise Funds and Fiduciary Fund, General Fund budgeted revenues, other Governmental Funds revenues, and Enterprise Fund revenues. Annual total budgeted city expenditures by department and function. Operating expenditures, capital outlay and Enterprise Fund. The proposed budget will be on the June 16, 2020 work session meeting agenda for adoption. Mayor Harley closed regular council meeting and opened public hearing at 7:20pm; no comments.

Mayor Harley closed public hearing and opened regular council meeting at 7:20pm.

A copy of the presentation is attached and made part of the official minutes.

Mayor Harley entertained motion to add item to agenda. Motion made by Councilman Wright to add: Audit Services Letter -Nichols, Cauley & Associates; seconded by Councilman Andrews. Motion carried. Consideration for audit for 1-5 years. Councilman Wright read letter-Option 1- 1-year extension, Option 2- 5-year extension.

Audit Services Letter -Nichols, Cauley & Associates Motion made by Councilman Andrews to approve 1-year extension; seconded by Councilman Wright. Motion carried Councilman Andrews would like to see us bid future audit services. Nichols, Cauley & Associates have done an impeccable job, love the job they have done, a new set of eyes on finances is always a good thing. Put this out for bid and see if we can get a better cost; \$37,000 is a lot of money. Mrs. Harrison stated that the city wouldn't have to have a single audit which would reduce the amount - \$ 32,500 for services.

Councilman Evans stated that we can reduce amount to \$ 32,500 if we do not have a single audit, getting an inflation factor every year with the 5-year option.

Councilman Andrews recommending that we put this out for bid in a year.

Councilman Wright stated the city might get a more competitive price if the services were put out for bid from Nichols, Cauley and Associates, LLC.

Councilman Andrews stressed to all that the city does have a good relationship and loves Nichols, Cauley and Associates, LLC. We are being good stewards of city money. Raised the question to City Attorney Tydings if the city did decide and go with Option 2, does that not fall in the category of obligating future Mayor and Council. City Attorney Tydings stated this does not fall in that category.

Councilman Evans stated that the accountants/ CPAs are the experts.

Mayor Harley echoes Mrs. Harrison comments re: single audit fee.

Councilman Andrews clarified his motion for Mayor Harley. Motion to go with option 1 for one year and then bid out services.

Councilman Wright stated it's always a good idea to have a new set of eyes.

Mayor Harley stated that Nichols, Cauley & Associates do rotate auditors each year when they perform audit. But this is still a good idea.

Councilman Evans it is always good to introduce competition in the mix.

Mayor Harley called for vote. Motion carried.

Discussion: Awarding GICH Point: Councilman Wright stated he had the privilege of being sworn in on the first year of council and walking into a little bit of a hornets nest with the Affordable Housing Project and had to kind of learn about that on the fly over the course of the year. Being a part of the housing team (GICH) we have had to educate ourselves a little bit on the process. There is Federal money that is administrated by a state organization called the Department of Community Affairs. Developers can apply for tax credits and it makes it very lucrative to build certain types of projects. The question was asked on line this week, "why does this keep happening in Centerville"? "Why do we keep having projects proposed?" The reason is because the way these projects are scored, who's going to the get the money is based on a long list of criteria. It just so happens that the area at the mall and Gunn Rd area cross over some of those points at the same time. So, when someone puts forth an application it makes it a very high likelihood, they believe of getting the project approved. One of things that we decided to do because we felt that developers would continue to pursue with our input or not and with Director Hogan's urging, made a decision to pursue a designation as a GICH community, a team that meets regularly to discuss issues such as : code enforcement, affordable housing , various representatives serve on the committees. One of the big perks of pursuing the GICH designation is that we are now allowed to award an additional point towards one of these applications per application year. That is the matter that we have before us today. I thinks it's beneficial for us to have this option because it does compel the developers and gives them incentive to seek out the city and housing team to ask what the citizens would prefer rather than them just coming up with their own designs we have the option tonight to award 1 point to one of these projects. The reality is one of the projects could be approved and it is wise for Mayor and Council to exercise

this right to award a point to one of the projects to what we think that what our citizens would most prefer. So that is the decision that we have to make tonight. Letter from Housing Team attached and provided for review that consists of rubric method, Housing Team met and scored projects based on criteria that was met, points were given essentially housing team Councilman Wright recognized Director of Marketing Hogan to play brief video of below (2) proposed projects:

- Parkside Senior Village
- Abbingtion at the Galleria Mall

Mrs. Hogan, Director of Marketing Hogan go into developer videos, have been available to the general public for the past 24 hours, the plan documents have been on line for 2 weeks for public review and accepting public comments and questions. Copy of presentation along with questions- answers made available on line to public are attached and made part of official minutes.

Councilman Wright stated he wanted to add one thing that hasn't been discussed. Developers did mention that this would be a multi-phase development. This means that they will build one phase as shown in the project if they were to be approved and if it reaches maximum occupancy in the following year, they would apply for an expansion grant from DCA (Department of Community Affairs). There is a couple of things that would mean for Centerville. It's not nearly as likely for other projects to get approved while you have one project ongoing. DCA tends to like to spread the money around the state if they are seeking to follow by a phase 2, depending on how things on could see a 4-5-year window before other projects proposed in Centerville. A consideration to think about, the housing team has recommended that would be at the Galleria Mall.

Mrs. Hogan read letter from Centerville Housing Team to accept as an official recommendation for awarding the GICH point to the Rae Ventures Development located on the Houston County Galleria campus. Also read a letter from Christopher La Mack-Elevation Real Estate Group, showing support from the ownership group of Houston County Galleria mall in support of the project, great addition to mall and Centerville. Mrs. Hogan had just received prior to the meeting. Letters attached and made part of official minutes.

Motion made by Councilman Wright to award housing team point designation to Rae Ventures Development (Abbingtion at the Galleria Mall); seconded by Councilman Andrews.

Councilman Evans stated we have the following 2 projects; Margie Drive-Houston Lake Blvd-Waterland Way and Houston Galleria Mall. The choice is awarding the point to one of these projects. Would be interested in hearing pros and cons of both projects.

Councilman Wright stated that the matrix that was used was utilized by some other housing teams. In addition, the housing team incorporated some data that came from community surveys from festival/ events in city from Centerville residents on what they wanted to see in Centerville. GICH team did some housing survey teams and looked at what's important in housing development. This information was factored into this rubric.

Mrs. Hogan stated the methodology used was based off the City of Thomasville urban department. Based off of urban planning, water sewer, all the logistics when bringing new

residents into our city especially as large as this development. It was also taken into account utilizing MGRC staff. Reported that Dean Nelson-DCA is someone that they have spoken about frequently and now is a resource that the city can utilize with the MGRC. Also, Holly Wharton who also has been serving on the housing team committee. They both had worked on the Thomasville urban plan and looked at how much experience this developer has with housing tax credit approach, does it fit, architectural esthetics, streets for pedestrians. What does the public transportation look like, is it close to those amenities? Also want to make sure that there civic green and recreational facilities are close. Mixed used wanting to use, making sure we are talking about and planning for the best use. Ensuring that commercial and residential have a unique marriage so to speak. Really good land planning in Centerville. Ecological / Economical in Centerville inclusive. When comparing projects, Abbington at Galleria Mall reviewed and compared does this plan work for our existing street work. Were able to find ways that these projects were unique and different and were able to identify this using the matrix. Black and white data is utilized better to see than be opinionated.

Councilman Evans as he looks at this appears each project had the opportunity for 50 points and as the final result, they both were close. Mrs. Hogan reported that Abbington at the Galleria Mall final result was 40 out of possible 50. Parkside Senior Village was 34 out of 50 on the point scale.

Councilman Andrews when look at the master plan scale is there an opportunity for an entrance. Mrs. Hogan stated this is a conceptual plan, not all of the details ironed out. Mrs. Hogan stated we can make this adaptable as needed. Northeast entrance cost \$160,000, the developer is willing to spend this money to have better access to the campus. Mr. Brumfield agreed with Mrs. Hogan's comments. Councilman Andrews asked Mr. Brumfield will this entrance impede with future green space or help. Mr. Brumfield stated he thinks it will help.

Councilman Wright asked Mrs. Hogan if she can talk about the mall and what impact this could have with any recent developments. Mrs. Hogan example located on the Belk line. Mr. Chris has been in every discussion with Rea Adventures and has no qualm. When you talk about downtown developments tactics, mixed use, success of downtown Macon, mixed use with residential and commercial recipe for success.

Councilman Andrews mentioned Suwanee's success with mixed use of downtown.

Councilman Wright stated he loves how the project dovetails with the Town Center plans. This venture will make things compatible with the dreams and visions we have moving forward.

Mayor Harley asked if everyone remembers the Town Center drawings that had plans for the roadway to slow down traffic on Houston Lake Blvd. Divide in the Center Park with plants, this fits into this idea and scheme of things.

Councilman Armijo, knows that we have only had information for 2 weeks and once received was put out there for everyone to view. Also, videos just came out 24 hours ago and that was provided as well for everyone. Think we have done a very judicious job in getting information out to the public. Things are changing every day. What does the citizens prefer in Centerville, has spoken with quite a few citizens with in the last 2 weeks/ month? Really pushing information out and making sure everyone was informed when he spoke with them.

Councilman Wright asked Councilman Armijo if he suggested they write letters.

The response I got back was they were not interested in the project at the mall or the senior living. Spoke with them and talked with them direction the city is wanting to go. The thing is different this year vs last year we had public hearing, where we announced to the community where we announced that the public could come in and talk about these proposed developments. We as a body discussed that we are making a decision based off information received. Thinks this is a great deal, but, what about the opinion- preference of the citizens, how do we take this into consideration. As a councilmember, mayor who are we talking to outside those doors to say what do you think. I didn't suggest that they write letters. The city sent out Facebook notice that if you had any questions you can ask them and we will answer them. No one mentioned about having a public hearing or having an opportunity to write a letter of objection or for projects. Here is the most important thing and it's not political, what we are doing here tonight and if we decide to vote on this tonight, we are going to put our weight into promoting or approving one project over the other. Again, endorses one project or the other without even hearing voice from outside that door. The thing I like about public hearings, you have at least heard what they have to say. Not taking a minute to listen to anyone else, we are making a decision not only for our city but our citizens. Leaning towards a vision that is our vision, not the citizens. When you vote on this tonight or 2 weeks from now will abstain vote. I still feel we need to hear from citizens. I am not here to represent myself, here to represent the people who elected me and you in this position.

Councilman Wright stated that we all have tried our best to have a public hearing. But the deadline is June 18, running out of time. Doesn't have it in his power to compel the Governor to change his executive order.

Councilman Andrews stated that Councilman Armijo stated in his comments earlier that the public had the opportunity to let themselves known.

Councilman Wright stressed again that this isn't the first time that Councilman Armijo has mentioned discussions with individuals. Adding he has requested that they come in and talk with them about their concerns.

Councilman Andrews echoed comments.

Councilman Armijo stated you can if we had a public meeting.

Councilman Evans stated that we are having a public meeting.

Councilman Wright stated he felt that councilman Armijo was ingratiating himself with his neighborhood.

Councilman Armijo denied, stating these people do not live in his neighborhood.

Councilman Evans encouraged everyone that has a concern make contact with all elected representatives and make your concerns known, recommending postpone vote for 2 weeks, give everyone the opportunity.

Councilman Wright explained that if we award the point it is not to approve the project, this is not a guarantee.

Councilman Armijo stated it's an endorsement.

Mayor Harley stated that he has spoken with 40-50 people and no one has had a problem with project or negative comments. June 18 is the last day to provide the letter.

Councilman Andrews reported there were 1400 views and 23 post about the projects.

Councilman Evans stated he is not saying for or against either project, however, Rae Ventures seems to be the way. If we can provide another opportunity to come forward to express concerns then agrees to postpone.

Councilman Wright withdrew motion.

Councilman Andrews made motion to table until June 15, 2020 Council Work Session; seconded by Councilman Evans. Motion carried.

### Comments from Council

Post 1 Councilman Andrews, great meeting and thanked Mrs. Harrison for everything she does, excellent job with budget. Department heads and budget committee did a great job. Mrs. Hogan has done a great job with park, looking good, amazing how quickly landscape has changed, things are looking up. Mentioned that the Police Department got a curve ball thrown their way, did a great job assisting with march. Expressed sentiment to Councilman Armijo, no hard feelings.

Post 2 Councilman Wright, echoed comments, budget process is very tedious.

Post 3 Councilman Evans, ditto comments thus far and Centerville is like a shining light. Exciting things are going on in our town, things are coming to fruition and being accomplished. New employees that we have hired, continuing in that direction. New Fire station, Center Park new place for people to gather, glad to be a part of this, looking forward to walking to the park from my house. This is exciting, encouraged everyone to take advantage of all things that are going on in Centerville. Police Department making sure that individuals whom were peaceably assembling were safe. Also encouraged citizens who have concerns or questions regarding the projects that were discussed earlier to make contact with Mayor and Council.

Post 4 Councilman Armijo, publicly thanked the Public Works Department for their hard work resolving issue with water pressure. They found an electrical problem and identified within hours. Director of Operations Brumfield and his team were "on it", they did a great job. "Kudos" to the team, all the hard work they do for the city. Police Department protecting community and city. Fire Department and Police Department all working together, close working team. The city has professional managers and leaders. Housing team has put in a lot of hard work. Thanked budget committee comprised of Mayor Harley and Councilman Evans, stating it's not easy and they did a great job. Recognized City Accountant Harrison for her hard work during the budget process, she did a great job.

Mayor Harley, reported there have been two peaceful protest. This is a credit to our citizens, very well organized, appreciates peaceful protest, citizens have the right to peaceably to assemble.

Mayor Harley adjourned meeting at 8:35pm.

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Mayor John R. Harley

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Attest by City Clerk Krista Bedingfield

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Date