

Council Work Session
February 16, 2021

Meeting called to order by Mayor Harley at 5:06 pm.

Invocation given by Councilman Wright.
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 and Councilman Edward Armijo. Absent City Attorney Rebecca Tydings.

Motion made by Councilman Evans to remove executive session and affidavit from agenda; seconded By Councilman Wright. Motion carried.

Public Comments

Discussion E SPLOST: Jay Flesher Citizen’s Committee Chairperson PSA announcement. E SPLOST comes up every couple of years. Special Election will be March 16. An education special purpose local option sales tax is a one cent sales tax that last a maximum of 5 years or until the established cap is reached. It is not a tax increase or additional tax. It is an equitable tax shared by all who make purchases in Houston County. It’s a way to fund educational improvements that everyone contributes. The current E SPLOST expires March 31, 2022. During the 2017-2020 E SPLOST, safety has been enhanced, facility needs addressed, and improvements in technology and transportation. E SPLOST priorities for 2022-2027 are safety and security, facilities, technology and transportation. All schools will benefit. Early voting begins Feb 22-March 12 at the following 3 locations: Board of Elections Office Perry, Houston Health Pavilion Conference Center, Central Georgia Technical College. Power point presentation presented and attached to minutes.

Old Business

None

New Business

Home Based Business-Divine X Design Salon and Day Spa LLC (owner: Divinia Sampson, 254 Ridge Bend Drive): Councilman Evans made motion to approve; seconded by Councilman Wright. Motion carried.

Appointment Centerville’s Pro Tem Municipal Judge Sherry Herrera Campbell: Councilman Evans stated Mrs. Campbell has almost 30 years’ experience practicing law, including Municipal Court experience. She formerly served as Centerville Court’s Spanish translator and currently serves as one of the City of Warner Robins’ Municipal Court Judges in addition to having her own local law practice. Mrs. Campbell is familiar with Municipal Court procedures and, specifically, Centerville’s court personnel and procedures. Her reputation for honesty, integrity and competency are unquestioned among her colleagues, including City Attorney Tydings. Mrs. Campbell this stated she is willing to serve, if appointed. She would be available to sit for our Municipal Court trials on Friday, February 19, 2021.

Motion to approve made by Councilman Evans to appoint Sherry Campbell as Pro Tem Municipal Judge; seconded by Councilman Andrews. Motion carried.

Approval FY 2022 Budget Preparation Calendar and Appointment of Budget Sub Committee: Councilman Evans recognized City Accountant Harrison. Mrs. Harrison stated the calendar outlines key dates and process. In March the Dept heads will meet with Mrs. Harrison and in April with Council subcommittee. Seeking approval of budget calendar and appointment of budget subcommittee. Councilman Evans made motion to approve budget calendar and appoint Councilman Armijo and Councilman Wright to budget subcommittee; seconded by Councilman Andrews. Motion carried.

Public Hearing- Ordinance Annexation and Rezoning 3930 N Hwy 41: Councilman Wright recognized Director of Operations Brumfield. Mr. Brumfield informed everyone that the Planning and Zoning met last Thursday Feb 11 on zoning matter, property located at 3930 N Hwy 41. Mr. Wingate owner of the requesting property rezoned from Houston County R-1 to Centerville R-2. Mr. Wingate also stated that he is working with both city and county officials to satisfy requirements and to address concerns about the planned development. There were several people that attended the P & Z meeting and expressed concerns about density and traffic flow, however, were not opposed to the development or annexation. Mr. Ronnie Heald, Houston County Engineer stated the county will require a traffic study on the Dunbar Rd and that the Georgia DOT will require the same on HWY 41 in order to determine what traffic calming and control measures will be mandated. The P & Z Board did recommend approval with stipulations, rezoning to Centerville R2 but meet the requirements at R1 (larger lots within the development rec from P/Z). Mr. Wingate has supplied the county with the updated property plat.

Mayor provided instructions 3 minute when addressing and try to not duplicate the same statements and closed regular meeting and opened public hearing at 5:267pm.

Mike Kinsaw, 301 Mary Sue Lane, Dunbar Community, was present at the meeting last Thursday, a lot of issues discussed, most concerning was the traffic. Acknowledged Houston County Chairman Stalnaker, Houston County Commissioner Walker and Houston County Commissioner Robinson, through their efforts brought this to the attention of Dunbar community appreciate them providing this information. Is part of (7) generation property owners, accept growth and just want it done properly. Have been squeezed over the years between Centerville and N of Centerville. Traffic is horrendous, mentioned Old Stone Crossing development. Up until recently was a one-way entrance, still scratching their heads on that one. As this subdivision goes forward, we ask that proper acceleration lanes and deceleration lanes be taken into consideration. Also thanked Mr. Wingate for going to Centerville and addressing some of these concerns. Mr. Wingate did mention that this would be a restrictive convenance.

Chuck Fenske, 3905 N Hwy 41, have 5 acres, have 2 concerns, 1st is the noise, my home is 400 ft away off of Hwy 41. Can hear motorcycles and truck noise, house sometimes rattles. Hwy 41 is a speed track. Trucks jake break and foreign motorcycles race down the road. If he understands this subdivision 300 homes in the development, increase noise of more cars, Also, concerned about the safety, 41 and Houston Lake is a drag strip. Seriously going to get hurt, running stop sign run through his fence, usually happens about twice a year. Thanked Mayor and Council for listening to his concerns. Mayor Harley informed him that area is County jurisdiction to patrol the area. It is difficult to keep a deputy in that area, they do a great job.

Brad Boardwell, 1206 Dunbar Rd, not a city resident, but thanked Mayor and Council for allowing opportunity to come and speak, during COVID. Expressed thanks to Mrs. Kate Hogan for talking to him earlier today on the phone and bringing him up to speed on this issue; she was amazing. Expressing same concerns about traffic and safety. Traffic study, being a state route, lot size and average home size. Are there any maps at this time? Mr. Brumfield stated not at this time but the developer will have to submit plans for review and approval, single family homes. Concerned that this can cause his property to be annexed down the road. Mayor Harley stated this was a voluntarily request to be annexed by Mr. Wingate, property owner. The city cannot arbitrarily annex property, the property would have to be in an island. If not, then the property owner makes request to city for annexation.

Councilman Wright inquired how the entrances and exits are determined, stressing this is a process not by the developer. Mr. Brumfield informed all that the project has to be approved through GDOT and meet all of the requirements. Houston County will govern Dunbar and GDOT will govern Hwy 41. Councilman Wright wanted everyone to understand there is still a long site plan development process. Mr. Brumfield confirmed.

Councilman Armijo asked if a traffic study was approved the other night. Mr. Brumfield reported that Mr. Wingate has already agreed to this and submitted the plans, will review.

Councilman Andrews inquired if the city can annex Hwy 41 to Dunbar Rd. Mayor Harley stated no we cannot.

James Harrison 1100 Houston Lake Blvd, concerned about the size of the homes in the development are there any plans. Mr. Brumfield stated not at this time, they will be based on the lot size. Mr. Harrison stated if this neighborhood turns into Old Stone Crossing, will be unsafe. My wife and I use to walk Old Stone Crossing, but due to traffic not anymore. My concerns are more about safety than the annexation. Encouraged everyone to ride through Old Stone Crossing and see traffic and congestion.

Mayor Harley closed public hearing at 5:49pm and reopened council meeting.

Motion made by Councilman Wright to approve the Ordinance Annexation and Rezoning 3930 N Hwy 41; seconded by Councilman Armijo. Councilman Wright added that he appreciates the folks here tonight to express their concerns, we need to take into account of concerns, for the sake of providing housing opportunities in Centerville.

Councilman Armijo stated we do care about the safety will go ride through the Old Stone Crossing neighborhood. Added if you have any concerns Mr. Harrison you can reach out to me.

Mayor Harley also stated he appreciated everyone coming out to the meeting.

Mayor called for the motion. Motion approved. See Ordinance 2021-1.

Discussion City Roll Off Dumpster Fees: Councilman Wright this is something that I stumbled into, part of our contract with Ryland we require citizens that are required to use this vendor. In certain cases, thinks we can do a better job. Proposing adopt a change with a fee schedule with roll off dumpster with certain conditions, property owner, primary residence, does not require permit. Do everything to incentives people to improve property and move here. Encourage us to amend fee schedule reduce roll off fees that meet those 3 conditions, the portion of city portion. Averages out to be about 6-7000 in a year. For the city budget adds up to a home owner. Could also view this as a proactive in code enforcement, if it's more affordable and

approachable. Move to authorize City Attorney Tydings to draft and amend ordinance with amended fee schedule to present at the March 2 meeting; seconded by Councilman Armijo. Councilman Andrews asked Mr. Brumfield his thoughts. Mr. Brumfield agreed it's a big idea, minimal money. Ryland gets paid but city eats their portion. Councilman Evans asked if the roll off would come from the same company? Councilman Wright stated nothing will change for Ryland. Councilman Wright informed all that the water account client paperwork has been revised so it's clear to everyone. Councilman Wright withdrew motion, not required. Councilman Wright instructed City Attorney Tydings to move forward and draft language.

Councilman Wright reminded everyone about the annual spring clean-up, the city absorbs this cost, recommendation that Mr. Brumfield to put more funds in the budget to have more clean up days during the year.

Comments from Council

Post 1 Councilman Andrews, Fire Department looks great, encouraged all to go by and see.

Post 2 Councilman Wright, one thing that gets lost when talking about the E SPLOST is that this is a sales tax, the thousands of people that come into our city/ county and do business is a tremendous benefit.

Post 3 Councilman Evans, if you get an opportunity to go out on a warm day, spend it at the park.

Post 4 Councilman Armijo, thanked the law enforcement for a recent response of code enforcement complaint, look at the situation, professionals, first responders, to include code enforcement. Thank you for Fire Department, neighbor suffered a stroke, they saved his life. Those are the kinds of things that matter to us. Recognized City Clerk Bedingfield, for identifying phishing email, we have people that care , paying attention to detail. Thanked the people for coming in and presenting their concerns.

Mayor Harley thanked everyone for coming to the meeting tonight and personally expressing their opinions.

Mayor Harley adjourned meeting at 6:11pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date