

Council Work Session
June 22, 2021

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

Invocation given by Councilman Evans.

Pledge of Allegiance led by Boy Scout Troop 400 Director, Lou Napolitano.

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.

Presentation -Key to City: Mayor Harley presented keys to Houston County Sheriff's Department -Captain Ronnie Harlowe (retired) and Houston County 911 Division Commander, Captain Ricky Harlowe. Mayor Harley stated that the City of Centerville has, over the last 6 years, had vacancies in the higher ranked position in the Police Department. Houston County helped us during this time, we wouldn't have gotten here without the help of the Houston County Sheriff's Department. They stood by us, worked and helped us improve our Police Department along with doing their jobs at the county. Mayor Harley presented key of the city to both Captain Ronnie Harlowe and Captain Ricky Harlowe. Captain Ronnie Harlowe thanked Mayor and Council. Also, Captain Rickey Harlowe thanked both the Sheriff's Department and Mayor and Council for entrusting him with helping lead the PD during the time of transition. Councilman Evans thanked them and Houston County Sheriff's Department for their support. City Attorney Tydings stated that on behalf of the staff, we all appreciate you both and have gained friends.

Public Comments

Facebook Questions About Agenda: None

Old Business

New Business

Resolution – Adoption Fiscal Year 2022 Budget: Mayor Harley recognized City Accountant Harrison. Mrs. Harrison provided a copy of the resolution for approval to adopt the FY 2022 budget. Seeking approval to adopt. Motion made by Councilman Armijo to adopt as written; seconded by Councilman Evans. Mayor Harley opened floor for discussion.

Councilman Wright stated that he has some significant concerns on the numbers, saying "some of these at the least should give us some pause." Biggest concern is the continuing increase in the amount of money that the city continues to move from the Enterprise Fund. In 2019, the city moved \$170,048 from the fund in order to balance the budget; in 2020, \$688,027 was the amount moved from the Enterprise Fund and in the current budget, that number increased to \$1.3 million. This continues to grow at an exponential pace. Unfortunately, we rationalize by saying that something is a "special project." We saw Bibb County go until the money was not there anymore. Concerned that the General Fund reserve would decrease from 6 months to 4.5 months. Thinks this is something that should give us pause, a lot of stuff that is in the budget is for the Fire Station. Each year we have special projects, this is concerning, not sure if this is best for City of Centerville. We should talk about the revenues to cover budget, before we adopt, would love to hear, looking at the math of this is scary, a lot of development coming but revenues could take up to 2-3 years before city sees result. Apologized for missing the previous meeting. Public deserves some discussion.

Mayor Harley stated we have a balanced budget, how do you want to approach this, you were on the committee? Councilman Wright replied by agreeing, but this is a significant increase, maybe making more reductions, but there are things in process, cannot continue on this path.

Councilman Evans stated that he didn't serve on the committee, however, if you serve then you bring before Mayor and Council a budget to approve and if you have not done this then you have not done your job. Has spoken with Department Heads about the items to purchase. This is not the day to come before us and not adopt the budget.

Councilman Armijo stated he wanted to be clear to the citizens, we are being careful, taking all precautions based on the amount of revenues. We knew that there was going to be a lot of expenditures. Does not want the public to think we are working recklessly; this is not the case.

Councilman Wright apologized if he perceives the comments as criticism. This is a concern and doesn't want to continue to this rate.

City Accountant Harrison stated she understands his concerns, cannot pull this type of funds from Water and Sewer each year. The last 2 years transfers were directly related to construction of a park and fire station. The Park facility is a great service for the citizens. Mrs. Harrison reported to all that the millage rate has not been increased since 2010, this is phenomenal. Would like to move future expenditures/ projects into future SPLOSTS.

Councilman Wright agrees, stating that his intent tonight was not about not adopting the budget, but to look at long term.

Mrs. Harrison stated she will continue to watch the reserve, which is currently 4.5 months at this time. GASB recommends 4 months.

Councilman Evans recommended having a planning retreat to continue this discussion.

Councilman Wright, stated we need to be aware, this is a hard trend, need to have better long-term budget plans.

Mayor Harley mentioned the senior citizens tax exemption, funds that are not recovered. There have been declines in revenues due to exemption.

Councilman Armijo stated that the budget committee had cut out some items, estimated \$600,000.

Councilman Wright added we were very prudent when trying to trim the budget.

Mrs. Harrison added this amount is a forecast, may not have to use the full amount of transfer. Mrs. Harrison also pointed out that last year's budget was \$15 million and the proposed budget is \$10 million.

Mayor Harley called for vote. Unanimous. Motion carried. See Resolution 2021-2.

Home Based Business License- M7, 102 Arnold St (Mike Hammett): Councilman Evans informed all about the type of business which Mr. Hammett would like to operate from the home (mail order business of clothing, etc.). No issues noted. Motion made to approve made by Councilman Evans; seconded by Councilman Wright. Motion carried.

Approval Police Department Lieutenant Job Description: Councilman Evans stated that he and Chief Duncan had some discussions. When filling leadership positions in the Police Department, Chief has designed this job description is not as specific, but more general language. Chief Duncan informed all that with this job description can switch up Lieutenants, cross train and run a certain division, it is generic to the positions, but added that the Lieutenant would require a certain level of training and education. Motion made by Councilman Evans to approve Lieutenant job description; seconded by Councilman Evans. Motion carried.

Project Retail Incentives: Councilman Evans recognized Director of Economic Development Hogan stating this is a good thing to bring new businesses to the city. Mrs. Hogan stated we have a unique opportunity to assist in bringing a development to the City of Centerville that will provide three new retail opportunities for consumers, create 40 jobs, and provide significant private investment. With construction costs still high and economic resiliency on everyone's minds post-pandemic, I believe this is a great investment for the City of Centerville. I am asking for approval of the incentives schedule and agreement provided in your packets. It has been reviewed by many of our Department Heads including our City Accountant and City Attorney. I believe it to be a comprehensive agreement in the interest of the City of Centerville and its citizens and the Developer. Motion made by Councilman Evans to approve; seconded by Councilman Armijo. Motion carried.

Approval of CHIP 2021 Documents: Councilman Evans recognized Director of Economic Development Hogan. Mrs. Hogan stated this item is for all the contracts, agreements and resolutions needed to proceed with our 2021 CHIP grant. Ms. Sherry Kurtz with Grant Specialists of GA is present tonight and provided staff with these documents as our Grant Administrator. There are 7 documents associated with this agenda item. They are the contract for professional services: Grant Specialist of GA to have Ms. Sherry administer this grant. The only contract we had previously was to write the grant, this ensures we have a professional helping us administer our CHIP Grant. Next, we have our CHIP 2021 Grant Agreement necessary for the releasing of our funding from DCA. Then, a resolution for CHIP Policies and Procedures, which is a robust policy detailing how we will administer the grant to protect the individuals we help along with the City of Centerville. Next, Resolution for Homeowner Eligibility because there are strict income and location requirements associated with these owner-occupied home renovations. Then, Resolution of Georgia Statutes is a resolution outlining immigration, drug-free work place, etc. policies in the City of Centerville. Next, Resolution Section 3 Policy of the Housing and Urban Development Act of 1968. And lastly, a language accessibility plan agreement which outlines we will provide a translator if necessary. All of these documents have been thoroughly reviewed by City Accountant, City Attorney and myself. They were provided to you via email two weeks ago. I am just looking for a motion to approve these documents to proceed with our 2021 CHIP Grant. Motion to approve all documents made by Councilman Evans; seconded by Councilman Armijo. Motion carried.

- Contract for Professional Services: Grant Specialists of GA
- CHIP 2021 Grant Agreement- See Resolution 2021-3
- Resolution for CHIP Policies and Procedures- See Resolution 2021-4
- Resolution of Homeowner Eligibility- See Resolution 2021-5
- Resolution of GA Statutes- See Resolution 2021-6
- Resolution Section 3 Policy- See Resolution 2021-7
- Language Accessibility Plan Agreement

Point of Information TA Letter to MGRC regarding Mixed Use Zoning: Councilman Evans recognized Director of Economic Development Hogan. Mrs. Hogan stated she would like to send a Technical Assistance Letter to the Middle Georgia Regional Commission for the purpose of exploring adding a Mixed Use District to the City's Zoning Code for furthering our Town Center at Centerville Master Plan. No motion or action taken; serves only as a point of information.

Discussion-Council Over Departments-Mayor Harley provided a copy to all. Councilman Wright stated he doesn't have a problem, but wanted to suggest another consideration. Would it be better to wait until February after the November election when the newly elected official is on board?

Councilman Armijo recommends to continue with the same process, done historically in July of each year. Councilman Evans stated that the (2) areas that do not have a secondary councilman listed are under the departments that run very efficiently with little need for oversight. Mayor Harley reminded all the reason it changes in July, is Department Head evaluations are done July 1.

Motion made by Councilman Evans to approve the Council over departments list; seconded by Councilman Andrews. Motion carried.

Comments from Council

Post 2 Councilman Wright, apologized for rushing in at the buzzer today. A lot going on, church camp this week. Glad to see things getting back open and running. Things are loosening up, attended the Farmer's Market on Saturday. Discovered recently, we are the only city in the state of Georgia, that have council over departments, makes me pause, what I have seen over the last 4 years, when we need to get the point, ask what Director of Operations Mike Brumfield's opinion, we have used him as City Administrator and he has not been compensated. As we continue to grow, potentially adopting this position in the future. Super proud to serve here at the city with these fine gentlemen. Look at how the city is growing, wanted to put this (city administrator discussion) out there soon and very soon.

Post 3 Councilman Evans, need so get together and set some dates for planning retreat. City Attorney Tydings informed everyone that she will get an email out to gather some potential dates for Planning Retreat.

Councilman Evans wished all a Happy Independence Day, encouraged all to come out and enjoy the celebration, July 3 at Center Park.

Post 4 Councilman Armijo, recognized Mrs. Sherry Kurtz and husband, thankful to be working with you on the CHIP Grant. Also, wanted to inform the general that we have (2) citizens here tonight, Susan Lemme and Lou Napolitano, encourage people to come out and attend meetings.

Mayor Harley reminded everyone of the upcoming July 13, run-off election July 13, encouraged people to get out and vote.

Meeting adjourned at 5:55pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date