

Council Work Session

February 21, 2023

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

Invocation given by Councilman Armijo.

Pledge of Allegiance led by Director of Operations Brumfield.

Welcome extended to all by Mayor Harley.

Present were Mayor John R. Harley, Councilman Robert D. Bird, Jr., Councilman Justin Wright, Councilman J. Micheal Evans, Councilman Edward D. Armijo and City Attorney Rebecca Tydings.

Public Comments

None

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

- January 3, 2023
- January 17, 2023 Council Work Session

Old Business

None

New Business

Point of Information - Assistance to Firefighters Grant: Chief Jones reported that the department has applied for a \$750,000 grant, \$ 35,714 match. If awarded, the Fire Department would use grant funds to purchase another fire engine. One of the stipulations is that the current apparatus must be 20 years old, the age of one truck currently is 33 years old. Notification if awarded can take several months or up to a year.

Point of Information: Update on Town Center Overlay: Councilman Wright recognized Director of Economic Development Bryant. Mrs. Bryant stated we are currently 5 months into our moratorium, set to expire March 19. In this time, I have worked along with a committee as well as members of the Regional Commission to update the previously drafted document and bring it in line with the vision of the 2016 Town Center Master Plan. We have examined the boundaries of the initial overlay map presented in September 2022 and determined a more refined focus on a smaller footprint is more in line with the vision. This will allow many businesses currently in existence to remain in place and continue offering their services to our citizens, and will also allow them the opportunity to sell their existing businesses in the future without limiting the use of the

property by a new owner. It will also allow the city the opportunity to encourage growth and development within a more defined area, focusing on previously undeveloped land as well as the area near Center Park. We have spent time discussing the types of businesses we want to draw to the Downtown District and have created an extensive list of permitted, conditional and prohibited uses, as well as set design standards for any future development to ensure a cohesive look for the entire district. The goal for Town Center has always been to create an area of mixed-use development that provides opportunities for leisure, business, retail, and living while promoting a pedestrian-friendly environment. In researching the components of the Overlay, it has become evident that the City's current zoning regulations are not in line with this mixed-use vision. We do not currently have any type of mixed-use zoning, so implementing the requirements of the overlay with our current zoning will be nearly impossible. City Attorney Tydings and I have spent a good bit of time in the last few weeks reviewing our current zoning and looking at options for moving forward. Due to some employee turnover issues with the Regional Commission, we have been delayed in being able to meet with them, but I was able to sit down and go over our plan with them last week. They have offered their support and agree it makes sense to take the components of the overlay we have defined and make them part of a new mixed-use zoning designation intended for use within the defined Downtown District. This will eliminate the Overlay and its specific processes, while maintaining the components necessary to see Town Center become a reality. We plan to ask for an extension of the current moratorium to allow time to create this new Mixed-Use zoning code for the Downtown District.

Councilman Wright inquired about updating a portion of zoning code and implementation of design code. Mrs. Bryant agreed, yes, a proactive measure, if a developer comes to city, they will have to go through a process, putting a net over the area, we are doing the work for them, helps them on the front end. Councilman Wright asked if this does limit our ability to take advantage of options of tax abatement. Mrs. Bryant no differentiation as far as credits or incentives. City Attorney Tydings stated she had consulted with a city attorney colleague who has experience with overlays in more than one Georgia city. He stated that, in their experience, there were so many conflicts between the overlay and the base zoning, that the cities he represents had scrapped their overlays and created new zoning districts. He cautioned that it should be limited to parcels within the designated new district to prevent someone in a non-compatible area from requesting re-zoning to the new downtown (mixed use) zoning district. Creating a new district will include amending the scope of the downtown area and will eliminate the need for design review board. As is currently the process, Planning and Zoning will have meetings/hearings and then make recommendations to Mayor and Council for approval/denial, etc. Councilman Wright stated we need to begin working on the zoning code to compare to best practices and look at where we are at currently, stating we are a little behind the time. Mrs. Tydings confirmed we are going to look at others and compare, do not have to reinvent the wheel.

Councilman Evans thanked everyone for all of their work during this process, learned a lot, appreciate everyone's efforts.

Mayor Harley asked Mrs. Bryant to define -mixed used zoning. Mrs. Bryant provided the following example: in one building, commercial business ground floor, second floor-medical, third floor- lofts residential; all working cohesively in one building.

Councilman Bird inquired if this is defined by the state. Mrs. Bryant said no, it's for the city to create.

Ordinance: Extension of Moratorium on Building and Land Disturbance Permits – Town Center Area: Councilman Wright made motion to adopt as written; seconded by Councilman Bird. Motion carried. See 2023-1.

2023 Intergovernmental Agreement For City of Centerville Elections with Houston County Board of Elections: Councilman Wright stated this is a renewal with revisions to our standard agreement. City Attorney Tydings confirmed she had reviewed agreement. Motion to approve made by Councilman Wright; seconded by Councilman Evans. Mayor called for the vote. Motion carried.

Rate Adjustments Water Sewer/Sanitation/Permits: Director of Operations Brumfield recommends to table until the March regular meeting. Motion made by Councilman Bird to table until March 7, 2023 council meeting; seconded by Councilman Armijo. Councilman Evans thanked the staff for their efforts to get this right. Motion carried.

Parking Lot Maintenance City Hall/PD/Court: Councilman Bird recognized Director of Operations Brumfield provided estimates in packets for review. Professional paving-resurface, expenditure to be paid SPLOST 2018. Motion made by Councilman Bird reseal and stripe; seconded by Councilman Wright. Motion carried.

Storm Water Easement Maintenance Sunshine Way: Councilman Bird recognized Director of Operations Brumfield. Provided (2) quotes in packet, received another from Mike's tree service not included. Recommending Allen's tree service removal to provide services \$ 9000.00. Mr. Brumfield stated he and City Accountant Harrison have discussed incorporating a line item in the budget for maintenance. Expenditure will come from Storm Water. Motion to approve made by Councilman Bird to select Allen's Tree Service removal for easement maintenance \$ 9,000.00 and be paid out of the storm water budget; seconded by Councilman Wright. Motion carried.

Comments from Council

Post 1 Councilman Bird, been awhile since we last met, got a lot done today. Kudos to street department - been busy working, speedy repairs. Shout out to public works.

Post 2 Councilman Wright, nice days like we had on Sunday afternoon, park was busy, birthday party going on people in the park, great investment in the city. Blessing in this area, future growth.

Post 3 Councilman Evans, like usual appreciate all employees and department heads work they are doing. Department heads have things in control, run smoothly, keep up the good work.

Post 4 Councilman Armijo, mentioned the park, it was packed, people having a good time. Kudos for public works very responsive. Police Department making sure we are all safe, appreciate what you do and sacrifice. Same with the Fire Department, very responsive. Happy to be with everyone, doing a great job.

Mayor Harley stated he appreciates Mrs. Bryant and all that she does and the team she can draw from here at the city, have a lot of experience.

Executive Session-Personnel Matters and Potential Litigation: Councilman Wright made motion to enter into executive session at 5:33 pm: seconded by Councilman Armijo. Motion carried.

Mayor and Council reconvened council meeting at 6:13 pm.

Affidavit & Resolution: City Attorney Tydings read resolution and affidavit. Motion made by Councilman Wright to adopt resolution; seconded by Councilman Evans. Motion carried. Affidavit executed by Mayor Harley and notarized by City Clerk Bedingfield. Affidavit and Resolution attached and made part of official minutes.

Mayor adjourned meeting at 6:14pm.

Mayor John R. Harley

Attest by City Clerk Krista Bedingfield

Date