

Council Work Session

April 18, 2023

Meeting called to order by Mayor Pro Tem Bird at 5:00pm.

Invocation given by Councilman Wright.

Pledge of Allegiance led by Councilman Bird.

Welcome Extended to all by Mayor Pro Tem Bird.

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

Public Comments

None

Old Business

None

New Business

GICH Project Presentation: Councilman Wright recognized representatives from Talon Development LLC and Grove Creek Ventures LLC.

Devin Blankenship representing Talon Development LLC and Grove Creek Ventures LLC, Tim Smith, representative with Grove Creek Ventures LLC.

Mr. Blankenship began power point presentation with general information for proposed GICH project. This will be a 7-acre project, 71-unit, challenging topo site, split level, number of amenities, and playground. The management company will engage with tenants, financial to job training, programs for after school hours, have a large in-house area for gatherings, outdoor pavilion, picnic and activity areas. Indoor fitness center, computer lab-with co working area. Interior design group, the have been doing this for 30 years, amazing work. Exteriors, colors may vary, a lot of what is available as of today, depends on the market. Hardy siding 40-year warranty, 2 tone paint scheme, will make sure all products are a green product.

Our team has done this for 30 years, have worked with architect for the past 10 years and engineer 5 years. Have discussed project, what we want to see zoning, charge design team to get to know who they are working with on project, deep dive on zoning requirements. Sustainability, above standard codes, spoken with utilities providers, power has been approved for project. References included in power point. Project timeline submitted to state May 19, 2023, this takes 4-5 months. Would immediately start design, takes 6 months and begin proceeding with permits. Estimating beginning process if approved, August 2023 with proposed finish 2025, leases open would begin in 2026. In need for housing in general, market prices are astronomical when trying to purchase a house. This market proves very positive, market rate units to go with the affordable housing.

Councilman Wright thanked representative for coming tonight, future action on this project. At the May 2, 2023 council meeting, the governing authority will be considering awarding point for GICH project.

Councilman Armijo inquired if this would be a gated apartment complex. Mr. Blankenship stated “no”, however will have control access by key fob. There will only be one entrance and exit from Houston Lake Blvd into complex. The name of the apartments will be Sentry apartments.

Ordinance Amendment Responsible Dog Ownership: Councilman Armijo recognized Chief Duncan. Chief Duncan stated that an incident occurred a few weeks ago, pedestrian was bit by dog. After reviewing current ordinance in comparison with state law by City Attorney Tydings, it was discovered that state law had changed. Our ordinance needed to be amended in order to mirror state law.

Motion to approve made by Councilman Armijo; seconded by Councilman Wright. Motion carried. See Ordinance 2023-2.

Ordinance-Amendment Zoning Administration: Councilman Bird explained the amendment. The applicants would reimburse city for advertising and signage. In addition, the application fee has increased to \$150.00.

Motion made by Councilman Wright; seconded by Councilman Armijo. Motion carried. See Ordinance 2023-3.

Ordinance-Amendment Water and Sewer Connection Fees: Councilman Bird recognized Director Brumfield. This is a housekeeping item, amending water and sewer connection fees. Motion made by Councilman Armijo; seconded by Councilman Wright. Motion carried.

May bills will reflect change. New rate schedule can be viewed on city website www.centervillega.org. See Ordinance 2023-4.

Ordinance-Amendment Garbage Collection Fees: Councilman Bird reminded everyone that this is something that has been previously discussed and approved at council meeting, this action puts ordinance into effect.

Motion made by Councilman Wright to approve; seconded by Councilman Armijo. Motion carried. See Ordinance 2023-4.

Point of Information-Water and Sewer Vehicle: Councilman Bird recognized Director Brumfield. Mr. Brumfield state he has purchased truck which was budgeted in FY 2022. Informed all that it has been very hard to get trucks this year. Located truck that was \$3,869 over budget. Has reviewed current budget and funds can be absorbed in another line item. No motion or action taken. This serves as a point of information.

Comments from Council

Post 2 Councilman Wright, recognized Jim Taylor, habitat for humanity.

Post 4 Councilman Armijo, no comments.

Mayor Pro Tem / Post 1 Councilman Bird, happy first meeting was not too stressful. Reminded all that the first food truck will be May 5. Also, Centerville Spring clean-up is happening this week.

Mayor Pro Tem Bird adjourned meeting at 5:32pm.

Mayor Pro Tem Robert D. Bird, Jr.

Attest by City Clerk Krista Bedingfield

Date