

## Regular Council Meeting

April 2, 2024

Meeting called to order by Mayor Harley at 6:00pm.

Invocation given by Councilman Armijo.

Pledge of Allegiance led by City Attorney Tydings.

Welcome extended to all by Mayor Harley.

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

### Public Comments

None

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

- March 28, 2024 Planning Retreat

### Old Business

None

### New Business

Proclamation: Month of the Military Child: Councilman Bird recognized Economic Director Bryant. Mrs. Bryant stated that military children move frequently and go through some things, some time ago there was time to show them some recognition, show in our community, area and nation and deserve to be recognize for their time serving with their parents. Mayor Harley read proclamation.

GICH Update: Councilman Bird recognized Economic Director Bryant. Mrs. Bryant provided the following update to Mayor and Council.

- The Georgia Initiative for Community Housing (GICH) helps communities improve their quality of life and economic vitality through the development of locally-driven housing and revitalization strategies.
- The City of Centerville completed the 3-year GICH program in 2021 and as of last week has recertified our alumni status for another 2 years, allowing us full benefits of the program through 2025.
- Since taking part in the program, the city has received numerous requests for consideration of housing projects through DCA's Low Income Housing Tax Credit (LIHTC) program. The Regional Commission helped the Housing Team create a scoring rubric to evaluate all proposals.
- As a GICH participant, the City of Centerville can send a letter of support for one LIHTC project each year, awarding 2 points toward their total application score.
- Both phases of Abbington at Galleria received letters of support from the city and went on to receive the funding for those projects from DCA.

- We received requests from two developers this year. With us tonight is Mr. Tim Smith, a representative from Grove Creek Ventures representing their joint proposal with Talon Development. This is the same project that was supported last year and missed the funding cutoff by half a point. They are here to answer any questions you may have this evening.
- The Housing Team will bring our recommendation to the city at the April 16<sup>th</sup> Council meeting.

Talon Development Group. Tim Smith, Grove Creek Ventures representative present to answer questions and thanked Mayor and Council for the opportunity.

There will be 73 units, market rate will be 10% of units

Councilman Bird good proposal, based on the last project.

Councilman Wright good project.

Mayor Harley agreed.

Councilman Armijo inquired if there will be a public meeting to gather public feedback. Mrs. Bryant stated “no”, the only reason a public meeting was held prior is due to the rezoning of property, not necessary this time.

RWD Grant Agreement: Councilman Bird / Economic Director Bryant the city did receive grant, the intention is to relocate and expand, need to review agreement, then if approved will need to sign and enter into the agreement. Motion to adopt the agreement for the grant as written; seconded by Councilman Armijo.

Mayor thanked Mrs. Bryant and City Attorney Tydings for their hard work on getting the grant. Mayor called for the question. Motion carried.

Fire Department Pay Structure Change: Councilman Armijo recognized Fire Chief Jones. Chief Jones seeking approval based on the memo with details re: pay structure and leave accrual. Recommending to the Mayor and Council that the city change the way line-duty fire department personnel are paid. Recommending that line-duty fire department personnel be paid for the entire 24 hours that they work on a shift. Several things would have to happen for this to work where it benefits the City as well as the line-duty fire department employees. An important point to make is a reduction in the hourly rates that line duty fire personnel make. No one wants their hourly rate to decrease however, with more hours along with overtime hours to be paid with this recommended structure change, these line-duty personnel will not see a decrease in their overall annual salary, and everyone’s salary should be comparable to their current earnings.

Recommend that each line-duty fire department personnel’s pay rate be reduced on the city’s pay scale by a total of Five (5) classes, i.e. a firefighter currently at a Class 22 step 2 would go to a Class 17 step 2. Currently, on the City’s pay scale, Firefighters are in Class 22, Engineers are in Class 24, and Sergeants are in Class 26. With the proposed change Firefighters would be in Class 17, Engineers in Class 19, and Sergeant in Class 21. Dropping the pay rates by only five (5) Classes and no step change would allow no change in the pay scale as far as longevity, (steps), with the city. Also, this five (5) Class drop is an appropriate amount for where each line-duty employee’s new pay will be comparable to current pay.

Motion made by Councilman Wright to add Water and Sewer Updates: Director of Operations Brumfield update on current projects; seconded by Councilman Bird. Motion carried.

Councilman Wright informed all that he and Councilman Armijo will be meeting next week to discuss the pay structure change.

Water and Sewer Updates: Director Brumfield provided the following information.

## Public Works

2024 LMIG Project: We are working on the 2024 LMIG project. As you know we approved the list some time back. (Arbor lane, Newport Island, Nantucket Island, Eagle Harbor). We will be getting a surplus amount (\$130,869.50) from the State this year. We plan to add another street and do some stripping of some of our main roads.

SPLOST Widening Project: As you know Wilson Drive and Elberta Road are on the 2018 SPLOST County wide project list. This project is moving along very fast. The design/ROW documents are complete and securing of the needed ROWs is almost complete. This design does include a traffic circle (round a bout) where Wilson Drive and Collins Avenue intersect. This project will look a lot like the Church Street project with 3 lanes and sidewalks on both sides. As we did on Church Street, we will be relocating the existing utilities. We have the relocation project in the upcoming budget.

## Water and Sewer

The sewer trunk line project (Bay Gaul): Still in review with the state. All plans are complete and have been submitted for review. We have the capacity letter from WR. This project was designed to provide sanitary sewer to the new subdivision (Emerald Oaks) being built on Dunbar Road along with any future development in that area. We are currently working on easement/bid documents and will begin soon securing the needed easements to complete the project.

Clean up week will be April 22-26, 2024: All garbage out by the road on regular day of service. Please call for appliances and we will pick them up. There will be no extra charges.

The department is doing very well. Although it has been slow, we have filled some of the open positions. We hope to be full soon. As most of you know, Ms. Betty Chamberlain (Utility office manager) will be leaving us on April 30<sup>th</sup>. Betty will leave us after 39 years. Our assistant office manager Ms. Kim Johnson will be moving up to office manager and we will fill the open position as soon as possible.

## Building Department

The building department is very busy. We will not be asking for another inspector position in this department next budget year. Instead, we will be training from within to help our inspector when needed. Currently we have seven building projects going strong.

1. Oldstone Crossing (approx. 600 lots) we now have 26 active permits for new construction, finishing the last two phases in the subdivision.
2. Eagle Springs (approx. 600 homes completed) 0 new home active permits and 10 remodel permits.
3. Grove Landing (323 new lots) 17 active permits in phase 1) including pool and clubhouse. Phase 2 in review currently.
4. Emerald Oaks (313 lots) Review complete and approved for phase 1. One land disturbance permit has been issued currently.
5. Aiden Hights (3 Duplex buildings in phase 2) 12 spaces total. 3 permits active.
6. Abbingtion @Galleria (2 buildings in phase 2) 80 unit's total, review complete, permits issued. 50% complete.

7. Fieldstone Phase 4 (56 lots total) Submitted for review, review complete. No permits issued currently.

Comments from Council

Councilman Post 1, reminder spring clean-up, similar to last year, information will be posted on social media, have items out on the curb of normal trash day, if delayed it's due to volume. Food Truck Friday, weather should be nice. Hopefully will have a lot of people come out and have fun.

April 13- Public service light up, touch a vehicle, fire, police and public works will be out at the park and kids can be interactive with equipment, food trucks and music, different activities going on for kids. Thanked Shannon for her hard work, extremely busy schedule.

Councilman Post 2, provided an update on "Centerville Community Church", growth and expansion, almost finished with yearlong revision, church is growing. A very busy season.

Mayor Harley stated everyone has been doing a lot of great things.

Councilman Post 4, planning retreat was held on March 28, minutes will be posted on the website, visions and thinking forward and plans we have. Highlights: Center Park master plan shall be updated and reviewed, future growth of Center Park, there is an effort on the way with the master plan, going forward as a city with a plan. Recycling Center Grant, the city will work with getting plans on how the recycling center will be laid out. Encouraged citizens to take a look at those minutes. Got a brief from all department heads. Those are the 2 take a ways from the retreat and worth meeting that day.

Mayor Harley, stated he hoped everyone had a great Easter.

Mayor adjourned meeting at 6:36pm.

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Mayor John R. Harley

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Attest by City Clerk Krista Bedingfield

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Date