

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
January 20, 2009
5:00 P.M.

1. Call to Order: Mayor James Worrall, Presiding Officer called to order the work session meeting held January 6, 2009, 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James Worrall, Presiding Officer. Mayor Pro-Tempore Riley Hunt. Council Members - Charles Lewis, Joe Kusar, Willie King and James Moore.

Elected Official Absent: Council Member Phyllis Bynum-Grace.

Departmental Staffing: City Manager Lee Gilmour, Mike Beecham - Director of Community Development, George Potter – Director of Public Safety, Joel Gray – Deputy Fire Chief, Brenda King – Director of Administration and Joni Ary - Recording Secretary.

Guests: Ms. Tish Chase – DDA Manager, Mr. William Jackson – DDA Member, Mr. Larry Walker III, DDA Chairman, Mr. Davis Cosey – DDA Member, Mr. Kim Mullins – DDA Member, Mr. Bob Hubbard – Planning Commission, Mr. Walter Wood and Mr. and Mrs. Penrose Wolf.

Press: Charlotte Perkins – Houston Home Journal.

3. Items of Review/Discussion: Mayor James Worrall.

- Mayor James Worrall stated that DDA is waiting on a member before they can make their presentation, will come back to the item 3a once everyone is present will start with item 3b.

- 3b. Perry Planning Commission summary on mowing in new subdivisions. City Manager Lee Gilmour reviewed with Council the Planning Commission views on mowing in new subdivisions. The Planning Commission discussed the matter and did not have an overall consensus. The Planning Commission will be discussing the matter again at their next meeting on January 26th. City Manager Lee Gilmour stated that the recommendation of the Administration subject to the Planning Commission review would be to (1) owners of property that immediately touch an existing lot, that they have to mow and keep up that lot, (2) if

there is a development that is 60% developed, that all the remaining lots have to be maintained. City Manager Lee Gilmour stated that the other option would be to wait for the Planning Commission meeting and their recommendations. Director of Community Development Mike Beecham stated that the impression he received from the Commission was that the Commission felt that all of the vacant lots should be mowed. Under the City's current ordinance the property owner is sent a notice and if not corrected the property owner would be issued a citation. If the property owner does not pay the citation and mow the property then the matter would be turned over to the Court. If the property owner mows the property then the process starts over again. Director of Community Development Mike Beecham stated that if the City had to go in and mow the properties that would be budget hardship for the City to recoup those costs. City Manager Lee Gilmour stated that depending on the extent of what has to be mowed, did not want to give the impression that the City would not be able to mow any of the lots. City Manager Lee Gilmour stated that based on the proposal whatever we do to one subdivision would have to apply to all subdivisions not just certain ones. City Manager Lee Gilmour recommended that Council wait for the Planning Commission recommendations. All Council members concurred.

- 3a. Presentation – DDA sidewalk modification at Commerce Street and Garden Park. City Manager Lee Gilmour stated that the Development Authority is here for a request for consideration about the modification and/or addition to the Commerce Street and Garden Park project. DDA Chairman Larry Walker III presented for Council's consideration a request to authorize the funding for the sidewalk modification at Commerce Street and Garden Park. DDA Chairman Walker stated that request would finish up the beautification project to the Garden Park and the Perry Methodist Church properties. The overall concept would stay the same as what was originally proposed. Council Member Joe Kusar asked if trees that are currently on the property would be removed. DDA Chairman Walker stated that the trees would not be removed and that more trees would also be added to the property. Council Member Joe Kusar asked if the project has less bricks and more landscaping. DDA Member Kim Mullins stated that by using less brick helps cut the costs of the project. DDA Chairman Walker stated that the estimated costs of the project is \$88,389.00, but may be able to do project under budget. City Manager Lee Gilmour advised Council that funding for the project would come from the Downtown restricted funds account. The Downtown Development Authority is requesting authorization of funding from the Downtown restricted funds account for the Garden Park project. The recommendation of the Administration if Council concurs would be authorize the Downtown Development Authority to proceed with the project. All members concurred with the recommendation of the Administration to authorize proceeding.

3c. Options relative to fire protection in the Houston Lake Road area. City Manager Lee Gilmour reviewed with Council that ISO has indicated that for certain areas of the City the rating has increased and has a direct effect on the property owners. Deputy Chief Joel Gray presented to Council the options relative to the fire protection for the Houston Lake Road area. Based on the criteria questions were asked of ISO and they were (Question 1) does a Chief/Deputy Chief responding to calls count towards meeting ISO staffing requirements. ISO response was that the Chief/Deputy Chief usually is not considered when crediting company personnel. This is because ISO credit only the people who directly participate in the fire suppression activities. Question 2- will the construction of a temporary building on a leased/owned site provide the City with any ISO credit. ISO response was 'yes' it would apply to properties within five (5) road miles of the responding fire station. In order for automatic aid to be used for anything other than keeping areas from being Class 10 the aid must satisfy a need in the schedule. A new station for an existing department can be recognized when it is operational. By operational the building must provide fully enclosed heated bay for the apparatus and provide living quarters for a minimum staffing of four (4) firefighters on duty in the station 24/7. Based on the study of travel distance from the proposed Stations to Subdivisions and Schools which has a total of eleven (11) subdivisions, the proposed Station 2 at Houston Lake Road and Club Villas Court would cover ten (10) subdivisions based on the five (5) road miles of the responding fire station. The proposed site for Station two (2) would be the leasing of a suite at the Houston Lake Storage Facility in the vicinity of Houston Lake Road and Highway 127. The study also included the joint staffing of the Houston County Fire Station on Lake Joy Road would only cover one (1) of the eleven (11) subdivisions based on a 1.5 road miles of the insured addresses. Since the Houston County Fire Station is not a City owned Fire Station and would be jointly staffed, the ISO decreased the road miles. Deputy Fire Chief Joel Gray stated that the Houston County Fire Station does not currently have living quarters at that station. If the City wanted to jointly staff the County's fire station the City would have to expend the money to add living quarters, commit a fire truck and personnel with 24/7 coverage to that station. Council Member Joe Kusar stated that building living quarters would be cheaper than building a new fire station. City Manager Lee Gilmour stated that what would end up happening by the City putting a truck and four (4) personnel, the City would be susceptible to providing more automatic aid to the County. City Manager Lee Gilmour stated that the City does not have to build a fire station; there is already a building at the proposed Station 2. The City would have to enter into a lease arrangement, the owner of the property fixes up for the living quarters which have to be done anyway and once the City builds a fire station, then the City would cancel the arrangement. The developer is currently working a proposal for

the City to lease the property and the developer would do some renovations based on the standards to bring back to the City for review. Mr. Kim Mullins stated that he offered the same proposal to the City but the City was not interested. Council Member Joe Kusar stated that he remembers Mr. Mullins talking about the proposal but nothing was ever brought before Council. Mr. Mullins apologized and stated that he misunderstood the request. Council Member Charles Lewis asked about splitting the current firefighters between two locations, would that affect the City's ISO rating. Deputy Fire Chief Joel Gray stated that the City would lose its current ISO 5 rating due to the City only has 6 firefighters on duty per shift. Council Member Joe Kusar recommended a proposal that Council could evaluate. City Manager Lee Gilmour asked if the proposal could come from anyone. All Council members concurred that anyone could submit a proposal for Council to evaluate.

- 3d. Review report of damaged claim at 1804 Northside Road. City Manager Lee Gilmour reviewed with Council the request from the Dixon's and their outline of damages at their residence at 1804 Northside Road. City Manager Lee Gilmour reviewed the original report from ESG Operations, Inc. and the January 9th follow up report from ESG Operations, Inc. which addresses the questions that came up at City Council special meeting on December 30th. Discussion with the City Attorney, based on this information indicated the City is not at fault for a natural event. City Manager Lee Gilmour recommended based on the reports from ESG Operations, Inc is that the City requires the Dixon's to disconnect the sump pump discharge from their sewer line and if not already done, repair the leaking sewer line, degrease the backflow preventor(s) and remove the pop up pressure release valve. City Manager Lee Gilmour stated that based on the responses that there were not any promises made by any representatives of the City to the Dixons about what would be done or paid for. City Manager Lee Gilmour stated that if Council concurs to send a formal letter to the Dixon's outlining the recommendations based on the reports from ESG Operations, Inc. All Council members concurred.
- 3e. Consider exception to City purchasing policy relative to employee bidding. City Manager Lee Gilmour reviewed with Council the request to consider an exception to the City's purchasing policy relative to City employee bidding. Currently a City firefighter owns Peach County Ford and Peach County Ford is one of the City's usual vendors that the City sends bids to. City Manager Lee Gilmour stated that the City firefighter does not have any input relative to design plus all of the bids come before Council to review and most of the time those types of bids go on the State contract. City Manager Lee Gilmour stated that since the firefighter is a City employee under the City's policy the vendor will be not be eligible to bid. City Manager Lee Gilmour asked Council in this particular case if Council wanted to issue a waiver or to proceed with the policy. City

Manager Lee Gilmour stated that the Administration's recommendation is to waive the City policy to allow the vendor to bid. Mayor Pro-Tempore Riley Hunt asked what's the downside of waiving the policy. City Manager Lee Gilmour stated none as far as he could tell. But some other vendors could say that the City awarded the vendor because he's a City employee or what the City employee knows or has input on, but the City employee does not have any input on what the City bids from Peach County Ford and Council has a regular process that award bids based on who has the lowest bid. City Manager Lee Gilmour stated that the request would be to waive the policy for this one vendor, not changing the City policy. All Council members concurred to waive the policy to allow Peach County Ford to bid.

- 3f. Authorize bidding of five (5) police cars. City Manager Lee Gilmour reviewed with Council the request from the Public Safety Department to authorize to proceed with the bidding of five (5) police cars that were approved for the FY 08-09 budget. Director of Public Safety George Potter reviewed with Council the five (5) vehicles that are being replaced are three (3) Dodge Intrepid and (2) Crown Vic. Based on the mileage on each vehicle the Intrepid is not holding up compared to the mileage on the Crown Vic and is costing more to maintain these vehicles. Council Member Joe Kusar asked how long the lease agreement is for the vehicles. City Manager Lee Gilmour stated that the normal practice is we keep the vehicles for 5 years and the lease is for 3 years. Council Member Joe Kusar stated that at the end of the 3 years the lease is paid and City owns the vehicle. City Manager Lee Gilmour stated that is correct. City Manager Lee Gilmour stated that he is working on for the upcoming fiscal year the suggestion by Council Member Charles Lewis to purchase vehicles directly as long as the cost doesn't go up. Council Member Joe Kusar asked if the City could use the confiscated funds to purchase a vehicle. Director of Public Safety George Potter stated that according to the Federal Government you can not use confiscated funds for budgeted items. Council Member James Moore asked what type of vehicles Public Safety would go out to bid for. Director of Public Safety George Potter stated whatever is on the State contract which is more than likely Crown Vic. City Manager Lee Gilmour asked if Council concurs to authorize to proceed with the bidding of (5) five police cars. All Council Members concurred to proceed.
- 3g. Review proposed Capital Improvements Wish List. City Manager Lee Gilmour reviewed with Council the proposed Capital Improvements Wish List for the City. City Manager Lee Gilmour stated that if Council had no objections if someone asked what projects the City is currently interested in, the City would provide the individual with this list. Council Member Charles Lewis requested adding to the City's wish list the frontage road along I-75 on the east side between Sam Nunn Boulevard and Perry

Parkway. Council Member Charles Lewis is recommending this request because of the anticipated positive economic impact for the City. City Manager Lee Gilmour asked Council if they concurred to add Council Member Charles Lewis request to the City's Capital Improvement Wish List. All members concurred.

4. Other items as needed:

- City Manager Lee Gilmour stated that per Council's request the History of the Courtney Hodges project has been placed in Council member's mailboxes. Council Member James Moore asked what was DOT final decision about the trees being planted in the medium. City Manager Lee Gilmour stated that at this time still working on that project, but DOT has given the okay to install the lighting. The Downtown Development Authority is working on a landscaping plan and has submitted a grant application for that project.
- Council Member Joe Kusar asked if there would be any restrictions on the SPLOSTS money that the City requested for Fire protection that could be used possibly for lease purposes. City Manager Lee Gilmour stated that he will have to do some research and report back to Council.

5. Adjournment. There being no further business to come before the Council, Mayor James Worrall adjourned the meeting at 6:05 p.m.