

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
February 1, 2010
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer called to order the work session meeting held February 1, 2010 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth, Jr., Mayor Pro-Tempore Willie King. Council Members Riley Hunt, *Phyllis Bynum-Grace, William Jackson, Joe Posey, and Randall Walker.

*Council Member Phyllis Bynum-Grace left at 7:07 p.m.

Elected Official Absent: None.

Staff: City Manager Lee Gilmour.

City Departmental Staffing: Ronnie Jones – Director of Public Works, George Potter – Director of Public Safety, Deputy Fire Chief Joel Gray - Fire Department, Brenda King - Director of Administration, Mike Beecham – Director of Community Development, Rick Kilgore – Director of Parks and Recreation, *Harold Deal – City Engineer, Dianne Abney – Public Works Secretary and Joni Ary - Recording Secretary.

*Director of Parks and Recreation Rick Kilgore arrived at 5:07 p.m.

* City Engineer Harold Deal arrived at 7:00 p.m.

Guests: Mr. Penrose Wolfe, Mr. Mike Jackson, Mr. Bob Hubbard and Ms. Lora Alredge – Perry Arts Center.

Press: Charlotte Perkins – Houston Home Journal.

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

Not on Agenda:

Mr. Mike Jackson – Perry Chamber of Commerce for the Military Affairs Committee invited Council to a meeting on February 5, 2010 at 7:30 a.m. at the Convention and Visitors Bureau relative to the G-Ramp Project. The meeting is open to the public

and there is no charge for attending. Mayor Faircloth thanked Mr. Jackson for the invitation.

- 3a. Consideration of Go Fish Project. City Manager Lee Gilmour reviewed with Council the Local agencies commitments to the Go Fish project. The City of Perry has not made any commitment to the project and stated that the Authority is putting together an agreement for the City to review relative to the loan for the Go Fish project. Mayor Faircloth asked if Council concurs to have a representative from the Go Fish project to come and meet with Council to discuss. All members concurred. City Manager Lee Gilmour stated he would contact a representative to set up the meeting.
- 3b. Review of building fees. City Manager Lee Gilmour reviewed with Council the building fees. The City has building fees that do not generate any revenue, but is used to compensate for the city costs. The system connection charges (tap) fees are established by Council. The impact fees only apply to projects in certain areas of the City and the money from those fees are for a new fire station and a passive park. City Manager Lee Gilmour stated that the recommendation of the Administration is to leave the building fees as they are. All members concurred. Council Member William Jackson asked about construction fees and what the surrounding cities have and the average state wide. Mike Beecham – Director of Community Development stated that he would get that information and report back to Council.
- 3c. Discussion of utility rates. City Manager Lee Gilmour reviewed with Council the request to consider lifting the cap on the for water consumption over 200 units/billing priced for residential customers and reviewed the affected water customers. The proposal would not include industrial and commercial residents. Council Member Randall Walker asked the difference between water-only and water outside. City Manager Lee Gilmour stated that water-only are for customers inside the City limits and water outside are for customers outside the City limits. Council Member Riley Hunt asked what the average resident uses. City Manager Lee Gilmour stated about (42) units of water. City Manager Lee Gilmour stated that apartment complexes have a master meter or an individual meter for each building and since they consolidate they get a better rate and don't have to pay a base charge per each meter. Council Member Randall Walker stated that it would be counter productive to charge less than what the customer uses. City Manager Lee Gilmour stated that the rates are going up again for this fiscal year and recommended if Council concurs to discuss at the next City Council work session. All members concurred.
- 3d. Consideration of applying for Georgia Rural Water Association Grant Funding/Homeland Security. Mayor Faircloth reviewed with Council the

request for the City to authorize proceeding with applying for the Georgia Rural Water Association Grant Funding/Homeland Security. Council Member William Jackson asked if there was a match required for this grant. City Manager Lee Gilmour stated that there was no match required. City Manager Lee Gilmour stated that if Council concurs, the item will be recommended to Council to vote to proceed applying for the grant. All members concurred to proceed and recommend to Council.

- 3e. Consider business license proposal relative to Perry Arts Center. City Manager Lee Gilmour reviewed with Council the request to waive the business license fee for the instructors at the Perry Arts Center. City Manager Lee Gilmour stated per the City Attorney that the business license fee cannot be waived even though they are renting from the City of Perry. The instructors are charging for a service and should have a business license. Mayor Faircloth stated that the instructors are making money for themselves. Council Member Phyllis Bynum-Grace agreed with the City Attorney that the instructors should have a business license. Mayor Faircloth asked how the business license fees are set. City Manager Lee Gilmour stated that the business license fee is based on the number of employees and the license is good for a year. A business license for a single employee is \$70.00 plus \$20.00 administrative fees. Ms. Lora Alredge asked how many more requirements will be needed. City Manager Lee Gilmour stated there is nothing else required as far as the City is concerned. Mayor Faircloth asked if Council concurs to recommend charging a business license fee for the instructors at the Perry Arts Center. All members concurred.
- 3f. Department of Public Works presentation. Director of Public Works Mr. Ronnie Jones reviewed with Council a power point presentation of the Department of Public Works policies, procedures and operations of the various divisions within Public Works. After conclusion of presentation various questions were asked by Council concerning general questions on operations.
- 3g. Consider providing adjustments relative to sewage service at:
- 623 B Woodland Drive – City Manager Lee Gilmour stated that the property is located in a flood plain and a relief valve was installed but did not relieve the problem. The recommendation is to install a small individual sewage pump subject to the property owner being responsible for the maintenance and electricity to the pump. City Manager Lee Gilmour asked if Council concurs to recommend to Council to authorize the installation of the sewage pump subject to certain conditions. All members concurred.
 - 1304 Washington Street - City Manager Lee Gilmour stated that the parcel is currently hooked to a septic tank but was advised by

Houston County Environmental Health to connect the City's sewer line. City Manager Lee Gilmour stated that the City will have to get easements from the property owners to install a sewer line. The property owner will have to pay for the hook up and connection to the sewer line, it is the City's obligation to get the sewer line to the site. City Manager Lee Gilmour stated that he would have to get the cost estimates back to Council for the project. Mayor Faircloth asked Council if they concur to proceed with obtaining the easements for the sewer line. All members concurred.

3h. Consider follow up relative to damage claim.

- 701 Marshallville Road – City Manager Lee Gilmour stated that the renter of the property tried to excavate a pond in the rear of the property and damaged the City's sewer main. The costs of the repairs were \$403.86, the City has attempted to collect but the renter has moved from the property. City Manager Lee Gilmour stated that the recommendation of the Administration is to write off the \$403.86 due to it being impractical to collect. All members concurred to recommend to Council to write off the \$403.86.
- 1035 Jernigan Street – City Manager Lee Gilmour stated that the property owner connected to the City's water main without a water meter and backflow preventer. Once notified, the City installed a water meter and backflow preventer and charged the property owner \$714.75. City Manager Lee Gilmour stated that the property owner is now bankrupt and recommends writing off the \$714.75. Council Member Riley Hunt recommended putting a lien on the property. Mayor Faircloth asked if a lien would survive bankruptcy as he would not want to waste the City's time and money if it's not even worth pursuing. City Manager Lee Gilmour stated that he would research the item for Council and report back. All members concurred.

4. Other items as needed:

Mayor Faircloth discussed some of the appointments for the various Boards, Authorities and Commissions.

Mayor Faircloth reminded Council of the meeting on Friday at 7:30 a.m. at the Convention and Visitors Bureau relative to the G-Ramp Project.

5. Adjourn. There being no further business to come before the Council Mayor James E. Faircloth, Jr. adjourned the meeting at 7:24p.m.