

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
March 17, 2009
5:00 P.M.

1. Call to Order: Mayor Pro-Tempore Riley Hunt, Presiding Officer called to order the work session meeting held March 17, 2009, 5:00 p.m.

2. Roll:

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

Elected Official Absent: Council Member Phyllis Bynum-Grace.

Staff: City Manager Lee Gilmour. Departmental Staffing Mike Beecham - Director of Community Development, George Potter – Director of Public Safety, Ronnie Jones – Director of Public Works, Rick Kilgore – Director of Parks and Recreation, Brenda King – Director of Administration, Steve Howard – Community Development, Dianne Abney – Public Works Secretary and Annie Warren - Recording Secretary.

Guests: Mr. Penrose Wolf – Perry Housing Authority, Mrs. Penrose Wolf, Ms. Tish Chase – DDA Manager, Mrs. Lora Arledge – GA. National Fair, Ms. Becky Woods and Mr. Bill O’Neal – Arts Association.

Press: Natasha Smith – Macon Telegraph and Charlotte Perkins – Houston Home Journal.

3. Items of Review/Discussion: Mayor Pro-Tempore Riley Hunt.
 - 3a. Discussion of cell phone assignments. City Manager Lee Gilmour provided to Council a listing of all City paid cell phones sorted by department /organization and who they are assigned to. Included in the package were explanations from the departments relative to how the phones are used and changes that have been made. Administration is currently reviewing the need for particular cell phones and compare that to the charges that are paid. Administration is going to take a look at the minutes used and see if there is a pattern relative to the particular job duties. Council Member James Moore asked if the all the phones have two-way capability. Director of Public Safety George Potter answered that his phones do have two-way capability. Director of Public Works Ronnie Jones stated returned his City phone in and uses his personal cell

phone in which he incurs an additional thirty dollars on his cell phone bill but it saves the City eighty dollars; all Public Works employee phones have two-way capability. Council Member James Moore asked if the cell phones have two-way capability and cell phone capability and if they need both, Council Member James Moore also questioned if the service can be broken out for just phone service. City Manager Lee Gilmour will check into this request. Council Member Charles Lewis stated we actually have a reduction in our radio expense so we don't need anything but public safety. Director of Administration Brenda King advised Council that administration, the city manager and customer service have radios for communication. Council Member Charles Lewis stated that we do not need two communication devices. Council Member Joe Kusar recommended to Council to have the individual who is issued the phone to review the bill and initial the bill.

3b. Request from Mr. Williamson for extension period to pay additional water/sewer charges. City Manager Lee Gilmour reviewed with Council a request from Mr. Donald Williamson for an extension pay to additional water/sewer charges. City Manager Lee Gilmour reminded Council of the ninety day provision to allow customers to pay their bills. Recommendation from the Administration to Council to abide by the ninety day provision and not extend the process. Council concurred with the Administration recommendation.

3c. Follow up:

- TEE 06 grant history. City Manager Lee Gilmour reviewed with Council the TEE 06 grant history. The City is currently waiting from Department of Transportation the environmental clearance for the pedestrian sidewalk crossing for Big Indian Creek and the second phase of the sidewalks on Macon Road connecting Sunset. City Manager Lee Gilmour advised Council that the City did accept bids for the sidewalks on Macon Road, but was advised by Mr. Rick Saunders that environmental clearance would be needed and the City will have to rebid the sidewalks.
- Mold report at Armory. City Manager Lee Gilmour advised Council that Mr. Moody did not find any mold at the Armory but there was discoloration on the outside of the building from a leaking gutter which appeared to mildew but this has been cleaned up. Ms. Tish Chase – Downtown Development Authority Manager advised that there is mold in class room number two and under the dance floor. City Manager Lee Gilmour will follow up and report back to Council.
- Walker Farm Subdivision, Phase 1 soil erosion. City Manager Lee Gilmour advised Council that the Community Development Department inspected Walker Farm Subdivision, Phase 1 soil erosion problems. Community Development Director Mike

Beecham reported that there are a few things the developer needs to take care of, no major problems.

- Armory roof repairs specifications. Chief Building Inspector Steve Howard, gave a report to Council relative the cost estimate for removal of replacement of the roof - \$100,000 - \$120,000. Mr. Howard advised Council that is recommended to do asbestos testing, which will run between \$1000 and \$1500. Mr. Howard briefed Council on a thermal plastic roof system which would cost \$80,000 to \$85,000. Mayor Pro-Tempore Riley Hunt questioned Mr. Howard about a warranty on the thermal plastic system. Mr. Howard stated there would be a twenty to twenty-five year warranty. Council Member Joe Kusar asked how much would it cost to handle the roof asbestos. Mr. Howard advised he would have a better handle once the testing is done for asbestos. DDA Director Tish Chase advised the Council that four years ago when the roof scan was done, the company (W.C. Hickman Systems) said there was asbestos. Council Member Joe Kusar asked Ms. Chase for a copy of the report. Chair of the Arts Center board, Lora Arledge advised Council that the Arts Center is self-sustaining. Ms. Arledge proposed to a Council a “Raise the Roof” campaign, which will be seeded with \$5000 by the Arts Center. Mr. Howard advised the Council that the glazing on the windows was in need of repair. Council Member James requested to testing for asbestos be conducted and Council Member Joe Kusar asked for a cost estimate of the roof repair and estimate the windows.

- 3d. Review of historic resource Planning Commission recommendation. City Manager Lee Gilmour advised the Council that the Planning Commission reviewed a study done relative to some of the older neighborhoods for historic study. The Planning Commission felt the neighborhoods they looked at did not have enough historic structures in them to warrant some special overlay district but there was some discussion of Smoak neighborhood. City Manager Lee Gilmour stated it would be advantageous to include the Smoak neighborhood in the historic district. Council concurred to include the Smoak neighborhood in the historic overlay.
- 3e. Request for 917 Bess Street demolition. City Manager Lee Gilmour reviewed with Council the request from the property owner at 917 Bess Street to have a pay extension plan. City Manager Lee Gilmour recommendation to Council follow the usual process. Council concurred to follow policy.
- 3f. Re-routing of the Dogwood Festival. Item taken off agenda.

Not listed on agenda:

City Manager Lee Gilmour advised the Council that a local insurance representative inquired if the City would be going to bid for Workers Compensation insurance. City Manager Lee Gilmour recommended to Council not to go out to bid because the City gets a good rate through our government association and our history supports staying with the association. Council concurred with the City Manager recommendation.

City Manager Lee Gilmour shared with Council two maps showing the areas in the City that would be impacted by the impact fees.

4. Other items as needed:

Council Member Willie King inquired about an update relative Westwood Trailer Park. Director of Public Works Ronnie Jones advised that we are waiting on Mr. Saunders.

Council Member Joe Kusar asked had City Manager Lee Gilmour in the past about the natural gas rate. Council Member Joe Kusar inquired about how Jointly Owned Natural Gas works. He would like for someone to explain to Council what is the gas cost and how it is distributed between the members.

Council Member James Moore asked who is the Jointly Owned Natural Gas representative. He was advised Mr. Ralph Gentry. Council Member James Moore asked who is the Municipal Gas representative, City Manager Lee Gilmour advised Mr. Rusty Hough. City Manager Lee Gilmour will invite Mr. Hough to the next work session.

5. Adjourn. There being no further business to come before the Council Mayor Pro-Tempore Riley Hunt adjourned the meeting at 5:45 p.m.