

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
March 18, 2008
6:00 P.M.

1. Call to Order: Mayor James Worrall, Presiding Officer, called to order the regular meeting of the Perry City Council held March 18, 2008 at 6:05 p.m.

2. Roll.

Elected Officials Present: Mayor James Worrall, Presiding Officer. Mayor Pro-Tempore Phyllis Bynum-Grace, Council Members Joe Kusar, Willie King, and James Moore.

Elected Officials Absent: Council Members Brian Bowen and Riley Hunt.

Staff: City Manager Lee Gilmour. City Attorney David Walker. City Departmental Staffing: Brenda King - Director of Administration, Ronnie Jones - Director of Public Works, Mike Beecham - Director of Community Development, Captain Bill Phelps – Police Department, Deputy Chief Joel Gray - Fire Department, Dianne Abney – Secretary Public Works Department and Annie Warren-Riley - Recording Secretary.

Guests/Speakers: Mr. Bob Hubbard, Mr. David Wittenberg, Mr. Daniel Brown - Chairman of Perry Chamber of Commerce and Mr. Rob Cooper – Central Georgia Board of Realtors.

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

3. Invocation and Pledge of Allegiance to the Flag: Council Member Willie King gave the invocation and led the pledge of allegiance to the flag.

4. Citizens with Input. None.

5. IMPACT FEE PUBLIC HEARING CALLED TO ORDER AT 6:04 P.M.: Mayor James Worrall called to order of a public hearing at 6:04 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-67A-3 (c).

Public Input: Mayor Worrall called for any public input for or opposed to impact fees.

In Favor

Mr. Bob Hubbard, 1046 Greenwood Drive. - Mr. Hubbard addressed Council in favor of impact fees. Mr. Hubbard stated that the people who have emailed and mailed Council members against impact fees do not care about the people of Perry, they are only interested in putting the money in their pockets. Mr. Hubbard stated that the people opposed do not want to contribute to the infrastructure of the City of Perry but want access to all things that we have.

Mr. Hubbard asked the audience to contact their council member and ask them to vote yes to impact fees.

Mr. David Wittenberg, 460 Lake Joy Road – Mr. Wittenberg stated that the problem every government is facing today is how to get revenues in to meet the ever increasing cost in providing services to its citizens. The tax base in Houston County increased fifty-nine (59) percent in the last five (5) years. We have a growing population but it is residential development not industrial development, how you make up the difference in revenue needed is tax. Impact fees provide another source of income. It's not fair to tax completely for the cost of new infrastructure to the developers, real estate or builders nor is it fair to tax existing residents of your city one hundred percent. There is a fee somewhere between those two extremes which is justified.

Opposed

Daniel Brown (Chairman of Perry Chamber of Commerce), 104 Chinaberry Lane – Look at impact fees as another tax dollar. Mr. Brown questioned the use of fire stations in impact zones verses fire stations not in impact zones. Mr. Brown questioned the unrestricted \$2.3 million in the General Fund relative to the new fire stations. When industries start looking for a place to relocate they start with an application, question eighty-nine ask if your community has impact fees. If we check yes, that industry is going to the next community. We do not need impact fees, we need to aggressively go after industrial growth. The Perry Chamber of Commerce, Warner Robins Chamber of Commerce, Central Georgia Board of Realtor, The Perry Board of Realtors, Home Builders Association and the Advisory Committee say no to impact fees.

Rob Cooper (Central Georgia Board of Realtors), 111 Carriage Run, Warner Robins – Why should someone oppose impact fees? Impact fees will destroy the marketability of my homes because it would be unprofitable for me immediately. Impact fees are a big consideration for industries; it would be bad for the City of Perry. Impact fees can either decrease the value of undeveloped land or increase the price of new homes in the community.

Public Hearing Adjourned at 6:33 p.m. Mayor James Worrall closed the public hearing at 6:33 p.m.

6. Consent Agenda Items: Mayor James Worrall.

6a. Council Consideration –

The Minutes of the March 4, 2008 council meeting. Council Member Willie King moved to approve. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

7. Old Business: City Manager Lee Gilmour.

7a. Ordinances for Second Reading/Consideration of Adoption: Presented by City Manager Lee Gilmour.

1. Adoption of Ordinance 2008-05. City Manager Lee Gilmour gave the second reading of an ordinance to amend Perry Land Development Ordinance Section 147 – Fire Protection Requirements #A-002-002-0108. Council Member James Moore moved to adopt the ordinance. Council Member Joe Kusar seconded the motion and it carried unanimously. (*Ordinance 2008-05 has been entered in the City's official book of record*).

7b. Alcohol Licensing: Presented by City Manager Lee Gilmour.

1. Council approved application for alcohol license for beer and wine alcohol license for the Swanson Restaurant located at 933 Carroll Street. City Manager Lee Gilmour gave the second reading of an application for alcohol license for the Swanson Restaurant located at 933 Carroll Street. The license will be in the name of Michael D. Sheridan. Council Member Joe Kusar moved to approve the application request as submitted. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

8. Any Other Old Business Matters: None.

9. New Business: City Manager Lee Gilmour.

9a. Approved extension of PUD moratorium for ninety (90) days. City Manager Lee Gilmour recommended to Council to authorize extension of PUD moratorium for an additional ninety (90) days. Council Member Willie King moved to accept the recommendation of the City Manager. Council Member Joe Kusar seconded the motion and it carried unanimously.

9b. Approved appointment of Mr. Bob Lawson as Municipal Court Public Defender. City Manager Lee Gilmour presented for Council's consideration the appointment recommendation of Mr. Bob Lawson as Municipal Court Public Defender since Mr. John Geiger has resigned from the position. Council Member Joe Kusar moved to concur with the appointment recommendation. Council Member James Moore seconded the motion and it carried unanimously.

9c. Approved Natural Gas Sales Agreement between the City of Perry and Reeves Construction Company, Inc. City Manager Lee Gilmour presented for Council's consideration a recommendation to enter into a Natural Gas Sales Agreement between the City of Perry and Reeves Construction Company, Inc. Council Member Willie King moved to accept the recommendation of the City Manager. Council Member Joe Kusar seconded the motion and it carried unanimously.

9d. Approved letter of credit for Walker Farm Subdivision, Phase I. City Manager Lee Gilmour reviewed with Council the letter of request for Walker Farm Subdivision, Phase I located off Highway 341 North. The developers are willing to put up a \$31,600 letter of credit for the final 1 ½ inch layer of asphalt on Charles Gray Boulevard to be applied after home construction has begun. Council Member Joe Kusar moved to approve the letter of credit for Walker Farm with the condition that the final 1 ½ inch layer of asphalt on Charles Gray Boulevard will be applied within one (1) year of final

plat approval. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it was carried unanimously.

9e. Approved entering into agreement with Georgia Municipal Association relative to hotel/motel taxes. City Manger Lee Gilmour presented for Council's consideration a recommendation to enter into an agreement with the Georgia Municipal Association relative to hotel/motel taxes. Council Member Willie King moved to enter into agreement with Georgia Municipal Association. Council Member James Moore seconded the motion and it carried unanimously.

9f. Approved unanimously the recommendation of the Parks and Recreation Oversight Committee (from their meeting held March 3, 2008). Chairman of Parks and Recreation Oversight Committee Willie King.

1. Adopted Resolution 2008-12 amending the Perry Fee Schedule. (*Resolution 2008-12 has been entered in the City's official book of record*).

Council Member Willie King made the motion to accept the recommendation of the Committee. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously

10. Other Business/Supplemental Agenda. None.

11. Council Reports.

Council Member Willie King – No.

Council Member James Moore – Questioned the City Manager about the bid for the ceiling repair for the Parks and Recreation. The City Manager advised that the bidding process has started. Council Member Moore asked Mr. Ronnie Jones, Director of Public Works about the mosquito spraying. Mr. Jones advised that it has been taken care of.

Council Member Joe Kusar – No.

Mayor Pro-Tempore Phyllis Bynum-Grace – Had a citizen request relative to getting swings for wheelchair bound children for Rozar Park and Barbara Calhoun Park.

Mayor James Worrall thanked the police department for their assistance with Peaches to Beaches Yard Sale this past weekend.

12. Department Reports.

Captain Bill Phelps, Public Safety Department – Spoke with Chief Potter and should be home on Thursday.

Deputy Chief Joel Gray, Fire Department – No.

Mike Beecham, Director of Community Development – No.

Ronnie Jones, Director of Public Works – No.

Brenda King, Director of Administration – No.

13. Adjournment: There being no further business to come before Council in the meeting held March 18, 2008 the meeting was adjourned at 6:45 p.m.