

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
April 01, 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 April 01, 2008 at 6:10 p.m.

2. Roll.

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

Elected Officials Absent:

Staff: City Manager Lee Gilmour. City Attorney John Walker. City Departmental Staffing: Brenda King - Director of Administration, Ronnie Jones - Director of Public Works, Mike Beecham - Director of Community Development, George Potter - Director of Public Safety, Deputy Fire Chief Joel Gray - Fire Department, Rick Kilgore – Director of Parks and Recreation Tish Chase – DDA Manger and Joni Ary - Recording Secretary.

Guests/Speakers:

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

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

4. Special Recognitions/Awards:

4a. Recognition of the Perry Recreation Department 9 and 10 year old girl's basketball team as County Champions. Mayor James Worrall presented to the Perry Recreation Department 9 and 10 year old girl's basketball team a proclamation in recognition of the team as County Champions.

5. Citizens with Input. None.

6. PUBLIC HEARING CALLED TO ORDER AT 6:20 P.M.: Mayor James Worrall called to order of a public hearing at 6:20 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).

6a. Petition for Rezoning Application No. R-08-002. Mr. Andrew T. McKenzie- Black Dog Development, LLC. Rezone 22.931 acres from City of Perry R3 (c) to City of Perry R3. The property is located off Gray Road.

*“Re: Petition for Rezoning Application No. R-08-002
Andrew T. McKenzie – Black Dog Development, LLC
Gray Road
Rezone 22.931 Acres from City of Perry R3 (c) to
City of Perry R3*

Dear Mayor and Council:

*On March 10, 2008 Perry Planning Commission reviewed the above referenced
Petition for Rezoning from Andrew T. McKenzie – Black Dog Development, LLC.*

*This petition request to rezone 22.931 acres from City of Perry R3 (c), Multi-Family
Residential District (conditional) to City of Perry R3, Multi-Family Residential District
(conditional) for the property located off Gray Road.*

*The Perry Planning Commission respectfully submits this letter as our formal
recommendation of denial to Mayor and City Council for the R3 rezoning.*

Sincerely,

*Martin Beeland, Chairman
Perry Planning Commission”.*

Staff Report: Mike Beecham, Director of Community Development stated that he has no objections to the request.

Public Input: Mayor Worrall called for any public input for this particular item.

In Favor: Kim Mullins – Would be very good for the area, need something like this in that area. There are already duplexes and apartment complexes in the area.

Kevin Sullivan – In favor of the request, need something like this in that area.

Dr. Dudley Christie - Very viable project that is needed in that area.

Opposition: Jean McDonald – When property was sold; was sold under the circumstance that the property would be used for single family homes not duplexes. Property values will decrease once duplexes are built.

Public Hearing Adjourned at 6:40 p.m. Mayor James Worrall closed the public hearing at 6:40 p.m.

7. Consent Agenda Items: Mayor James Worrall.

7a. Council Consideration –

The Minutes of the March 18, 2008 work session and regular meeting. Council Member Riley Hunt motioned to approve. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

8. Old Business: None.
9. Any Other Old Business Matters: None.
10. New Business:
 - 10a. Ordinance for First Reading and Introduction: Presented by City Manger Lee Gilmour.
 1. **First Reading** of an ordinance to amend the City of Perry zoning map to reflect a change in zoning for 22.931 acres located between Gray Road and Keith Drive, as submitted in Petition R-08-002 by Andrew T. McKenzie from City of Perry R3 (c), Multi-Family Residential District (conditional) to City of Perry R3, Multi-Family Residential District (conditional). (*No action required – First Reading only*).
 - 10b. Approved lease agreement between City of Perry and Perry Volunteer Outreach, Inc. City Manger Lee Gilmour reviewed with Council the lease agreement between the City of Perry and Perry Volunteer Outreach, Inc. Council Member Joe Kusar motioned to approve lease agreement. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously. Council Member Riley Hunt abstained.
 - 10c. Approved entering into tower and ground lease agreement between City of Perry and Houston County Board of Commissioners. City Manger Lee Gilmour reviewed with Council the tower and ground lease agreement between the City of Perry and Houston County Board of Commissioners. Council Member Riley Hunt motioned to approve entering into lease agreement. Council Member Joe Kusar seconded the motion and it carried unanimously.
 - 10d. Authorize blocking off a portions of Commerce and Ball Streets, Ball and Main Streets, Carroll and Jernigan, and Carroll and Washington Street, police surveillance and City utility hook ups for the 20th Annual Perry Dogwood Festival scheduled for **April 12 – 13, 2008** from 6 p.m. Friday evening until 6 p.m. Sunday evening. Request submitted by the Perry Area Convention and Visitors Bureau: City Manger Lee Gilmour presented for Council's consideration the letter from the Convention and Visitors Bureau relative to the 20th Annual Perry Dogwood Festival. Council Member Willie King motioned to approve request with the requirement that port-a-potties will be available to the public. Council Member James Moore seconded the motion and it carried unanimously.
 - 10e. Authorize request from Perry Hospital for approval, wavier of fee, and blocking off portions of Jernigan Street, Main Street, and Ball Street for the Perry Dogwood Festival annual 5K Run/Walk procession on April 12, 2008. City Manager Lee Gilmour present for Council's consideration a request to waive of fee for the Perry Dogwood Festival annual 5K Run/Walk procession on April 12, 2008. Council Member Riley Hunt

motioned to authorize the waiver of fee. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

10f. Approval of Evergreen Cemetery policy adjustment. City Manger Lee Gilmour presented to Council for consideration the approval of naming the road that comes into Evergreen Cemetery “Remembrance Way” and planting Crepe Myrtle trees along the rail road side of the road and put a memorial placard with inscription. The cost to the public would be the cost of the tree and placard in the amount o f \$125.00. Council Member Joe Kusar motioned to approve Evergreen Cemetery policy adjustment with the condition that all trees planted must be compatible. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

10g. Authorize request from the Downtown Development Authority relative to improvement for relocation of Perry Farmer’s Market to the Perry Arts Center auxiliary building. City Manger Lee Gilmour presented for Council’s consideration the request from the Downtown Development Authority relative to improvement for relocation of Perry Farmer’s Market. Tish Chase, DDA Manger asked for authorization to attach a canvas or metal type awning to a City owned building that will used by the farmers market. City Manger Lee Gilmour recommended to Council to approve the request from DDA to proceed with DDA being in charge of the project and costs. Council Member Riley Hunt motioned to approve the recommendation from the City Manger. Council Member Brian Bowen seconded the motion and it carried unanimously.

Not Listed on the Agenda: City Manager Lee Gilmour presented for Council’s consideration the request from the Downtown Development Authority for funding to add approximately 1500 feet of 10 foot cement walkway in a loop pattern at Big Indian Creek Park and add a handicap accessible ramp from the parking lot to the walk. Kim Mullins presented design plans for the Big Indian Creek Park for adding a handicap accessible ramp and paving the existing 10 feet wide walking trails. Kim Mullins also stated that eventually fitness stations will be built along the walking trails. DDA is requesting funding the amount of \$58,000.00. City Manger Lee Gilmour stated that the funding for this project would come from the Parks and Recreation SPLOST. Mayor Pro-Tempore Phyllis Bynum-Grace asked that handicap swings will also be installed at the park. City Manger Lee Gilmour recommended to Council to approve request with the stipulation that the funding not exceed \$58,000.00 subject to the City’s reimbursement basis, DDA would be responsible for taking care of any permit requirements, and DDA administer the program. Council Member Joe Kusar motion to accept request for funding with the stipulations that funding not exceed \$58,000.00 subject to the City’s reimbursement basis, DDA will be responsible for any permit requirements, and DDA administer the program. Council Member Brian Bowen seconded the motion and it carried unanimously.

10h. Award of Bids: Consideration of Award –

1. Awarded Bid No. 2008-03 of air conditioning unit for computer server room.

Vendor	Bid	Total
Hokes Heating and Air	\$5,950.00	\$5,950.00

Sullivan Heating and Cooling	\$6,223.00	\$6,223.00
Mingledorf's	No Response	No Response

City Manger Lee Gilmour suggested to Council to accept the recommended bid of \$5,950.00 since Hokes Heating and Air is the lowest bidder. Council Member Willie King motioned to accept the recommended bid. Council Member Brian Bowen seconded the motion and it carried unanimously.

- Awarded Bid No. 2008-5 of Administrative Vehicle equal to Chevrolet Impala (State Contract).

Vendor	Bid	Total
Hamby Automotive	\$15,711.75	\$15,711.75
Wayne Morris Ford	\$16,709.13	\$16,709.13
Jeff Smith Dodge	No Response	No Response
Allan Vigil Ford	No Response	No Response
Bill Heard Chevrolet	No Response	No Response

City Manger Lee Gilmour suggested to Council to accept the recommended bid of \$15,711.75 since Hamby Automotive is the lowest bidder. Council Member Willie King motioned to accept the recommended bid. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

- Awarded Bid No. 2008-06 of New Holland TS115 Tractor 4W/D with cab and air and Alamo extreme boom mower.

Vendor	Bid	Total
Walker Rhodes Tractor Company	\$92,250.00	\$92,250.00
Wade Tractor	\$92,849.45	\$92,849.45
Macon Ford Tractor	No Response	No Response

City Manger Lee Gilmour suggested to Council to accept the recommended bid of \$92,250.00 since Walker Rhodes Tractor Company is the lowest bidder. Council Member Joe Kusar motioned to accept the recommended bid. Council Member Riley Hunt seconded the motion and it carried unanimously.

- Bid No. 2008-07 of Kubota M9540 4W/D W/cab and Air Dual Remotes Radio.

Council Member Riley Hunt suggested to Council to reject the bid and re-bid due to tractor was quoted as an 8 speed instead of a 12 speed. Council Member Joe Kusar motioned to reject the bid and have it re bid as a 12 speed tractor. Council Member Willie King seconded the motion and it carried unanimously.

- Awarded Bid No. 2008-9 of Ford F-250 Crew Cab W/Air Diesel, 4 Door, Towing Package, Radio.

Vendor	Bid	Total
Allan Vigil Ford	\$24,596.00	\$24,596.00

Wayne Morris Ford	\$25,876.92	\$25,876.92
Hamby Automotive	\$27,442.53	\$27,442.53

City Manger Lee Gilmour suggested to Council to accept the recommended bid of \$25,876.92 since Wayne Morris Ford is within the local preference guidelines. If Wayne Morris Ford will not meet or beat the lowest bid then the bid would go to Allan Vigil Ford in the amount of \$24,596.00. Council Member Riley Hunt motioned to accept the recommended bid. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

11. Other Business/Supplemental Agenda.

Mayor James Worrall reminded Council that on April 10, 2008 pin wheels will be placed on the lawn of City Hall to represent abused children in Houston County.

Mayor James Worrall presented for Council’s consideration a card from the Rainbow House about helping prevent child abuse be included with the utility billing. Council Member Joe Kusar motioned that the card from the Rainbow House be included with the City’s utility billing. Mayor Pro-Tempore Phyllis Bynum-Grace seconded the motion and it carried unanimously.

Mayor James Worrall reminded Council that the Great American Clean-Up Week will be Monday, April 7 through Saturday, April 12, 2008.

12. Council Reports.

Council Member Willie King – No.

Council Member James Moore – No.

Council Member Riley Hunt –Asked Rick Kilgore, Director of Parks and Recreation look into the lighting at Calhoun Park when the light comes on and goes off. Asked Ronnie Jones, Director of Public Works to check on the meter reader installation contractors dealing with any problems or complaints from the citizens.

Council Member Brian Bowen – No.

Council Member Joe Kusar – Presented form to City Manger Lee Gilmour asking that this type of personnel reporting be presented to Council.

Mayor Pro-Tempore Phyllis Bynum-Grace – No.

13. Department Reports.

George Potter, Director of Public Safety – No.

Deputy Fire Chief Joel Gray, Fire Department – No.

Mike Beecham, Director of Community Development – No.

Rick Kilgore, Director of Parks and Recreation – No.

Brenda King, Director of Administration – No.

Ronnie Jones, Director of Public Works – Wanted Council to know that Public Works has biweekly meeting with the Flexnet System contractors about the new meter installation.

14. Executive Session entered at 7:23 p.m.: Council Member James Moore motioned to adjourn regular meeting and enter into an Executive Session for the purpose of discussing real estate. Council Member Joe Kusar seconded the motion and it carried unanimously.
15. Executive Session adjourned; regular meeting reconvened. Council adjourned the Executive Session held April 1, 2008 and reconvened into the regular meeting.
16. Adopted Resolution No. 2008-13 stating purpose of Executive Session held April 1, 2008 was to discuss real estate. Council Member James Moore motioned to adopt a resolution stating the purpose of the Executive Session held on April 1, 2008 was to discuss real estate. Council Member Riley Hunt seconded the motion and it carried unanimously. (*Resolution 2008-13 has been entered in the City's official book of record*).
17. Adopted Resolution No. 2008-14 to authorize condemnation of real estate property for 20 foot utility easement. Council Member James Moore motioned to adopt a resolution to authorize condemnation of real estate property for 20 foot utility easement. Council Member Riley Hunt seconded the motion and it carried unanimously. (*Resolution 2008-14 has been entered in the City's official book of record*).
18. Adopted Resolution No. 2008-15 to authorize condemnation of real estate property needed for State Street Improvements. Council Member James Moore motioned to adopt a resolution to authorize condemnation of real estate property needed for State Street Improvements. Council Member Riley Hunt seconded the motion and it carried unanimously. (*Resolution 2008-15 has been entered in the City's official book of record*).
19. Adjournment: There being no further business to come before the Council in the reconvened meeting held April 1, 2008, Mayor James Worrall, the meeting was adjourned.