

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
June 3, 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 June 3, 2008 at 6:00p.m.
2. Roll.

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

Elected Officials Absent: Council Member James Moore.

Staff: City Manager Lee Gilmour. City Attorney David Walker. City Departmental Staffing: Brenda King – Director of Administration, George Potter –Director of Public Safety, Deputy Fire Chief Joel Gray – Fire Department, Rick Kilgore – Director of Parks and Recreation, Mike Beecham – Director of Community Development, and Annie Warren-Riley – Recording Secretary.

Guests/Speakers: Mr. Maurice Brasswell, Mr. Daniel Brown, Mr. Rob Cooper, Ms. Ann Catheryn Willis and Mr. Scotty Wilkes.

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. PUBLIC HEARING CALLED TO ORDER AT 6:06 P.M.: Mayor James Worrall called to order of a public hearing at 6:06 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G. Sec. 36-67 A-3 (c).
  - 5a. Amendment to Perry Land Development Ordinance #A-004-0408: Administrative Procedures. Mayor James Worrall presented a letter of recommendation from the Perry Planning Commission dated April 29, 2008.

*“Re: Amendment to Perry Land Development Ordinance  
Section 147-Administrative Procedures  
#A-004-0108*

*Dear Mayor and Council:*

*On April 28, 2008, the Perry Planning Commission reviewed the above reference amendment to the Perry Land Development Ordinance-Section 147-Administrative Procedures.*

*The Perry Planning Commission respectfully submits this letter as our formal and favorable recommendation to the Mayor and City Council for the approval of Section 147.*

*Sincerely,*

*Martin Beeland, Chairman  
Perry Planning Commission”.*

Public Input: Mayor Worrall called for questions from Council or any public input for or opposed to the amendment.

There was no public input for or opposed to the amendment.

5b. Public Hearing consideration of ordinance to propose Impact Fee on new development.

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

In Favor:

Maurice Brasswell – All these people are opposed to impact fees because this is how they make their living. I am personally for impact fees; taxes could have been lower if they had implemented them years ago.

Opposition:

Daniel Brown (Representing the Perry Chamber of Commerce and Perry Board of Realtors) - In 2007 the City of Perry had \$41 million increase in the tax digest. If we had a \$41 million increase in new growth, what does that \$41 million calculate out when you put it down to the 40% value? The City of Perry brought in \$2.1 million more in 2007 for new growth. Where did the \$2.1 million go? In 2007 we had new revenue \$2 million and in 2007 that was \$2 million worth of new income. When the tax digest rolls around again in 2008 that's another \$2 million. That's \$4 million in new revenue from just the new growth in 2007. The best customers the City of Perry have are builders and developers. As of May 1, 2008, we had 1893 vacant lots. These lots are ready to be built on. If you put a value of \$25,000 on each lot that value alone equates to \$47,325,000.00 then take 40% of that value and break that out, it comes to \$2.4 million in revenue for vacant lots.

Robert Cooper (Representing the Central Georgia Board of Realtor, Georgia Manufacturing Association and the Homebuilders Association of Warner Robins) – In March three Georgia Counties – Barrow County, Jackson County and Oconee County - were looking at impact fees very similar size and population to this community, all decided to table impact fees until the housing market turns around. In May, the City of Dacula, said that they would do impact fees

if they had 1000 – 1200 permits per a year, but since they only have 300 permits per year it would be irresponsible; the City of Perry only had 300 permits last year. Santa Rosa County recently passed impact fees and has already seen two industrial entities skip over their community and move to Alabama. Council Member Joe Kusar asked Mr. Cooper if he was familiar with the Brookings Institute Study on Impact Fees. The Brookings Institute is a private, non-profit organization developed for independent research over ninety years ago that analyzes current emerging issues. Research of the Brookings Institute is conducted to inform public debate not avoidance of political agenda. Brookings goal is to provide high quality analysis and recommendations for decisions makers. This is the only unbiased information I could find. There are two (2) points on impact fees – 1) Some private interest believes that impact fees constrain local economic development driving job growth to other fee free jurisdictions, and 2) Supporters argue that impact fees act as an investment in the community spurring economic growth through a timely provision of new infrastructure and expansion of buildable land. Council Member Joe Kusar went on to state that the paper finds - property tax revenues increasing fail to cover the full costs of the infrastructure needed to serve new development, impact fees, like user fees, offer a more efficient way to pay for infrastructure than general taxes, and ensure benefits to those who pay them, impact fees increases the supply of buildable land, impact fees have complex effects on housing prices and impact fees do not slow job growth. Mr. Cooper advised that he was aware of the Brookings Institute report and stated there is a report from the University of Chicago relative to impact fees that showed what the Brookings Institute report showed. Mr. Cooper stated that we like high price homes, but we also like homes that are affordable for lower and middle income families which impact fees tend to push out the market. The Brookings Institute report does point out that it does make housing unattainable for lower income families. This is something I don't think Council wants to do to the citizens of Perry. I encourage you to visit the website [www.perryimpactfee.com](http://www.perryimpactfee.com).

Ann Catheryn Willis – Ms. Willis referenced the “No Impact Fee! It’s Time to Go Red!” advertisement in the *Houston Home Journal* quoting the comparison of fees for Perry, Warner Robins, Centerville and Houston County. Ms. Willis asked Council to delay this ordinance at this time because she know other ways this money can be raised.

Scotty Wilkes (Local Business Owner) – Mr. Wilkes asked the Council if they will notify the citizens of Perry of the vote for Impact Fees. Mr. Wilkes finds it particular that we need more money to fund, hopefully City Council will make the right decision. Mayor Worrall advised Mr. Wilkes that date for the vote will be in the *Houston Home Journal* and other news media.

City Manager Lee Gilmour reviewed a slide presentation for Council and the public relative to the Brookings Institute Impact Fee Study highlights, the impact fee programs in Georgia, administration suggested impact fee district, and proposed impact fee property tax.

5c. Public Hearing for FY 09 Operating Budget for the City of Perry.

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

Daniel Brown – In the work session there was \$41 million in new growth with a possible reduction in the millage rate, it doesn't make sense to decrease the millage and put another fee on to the new growth.

Mayor Worrall stated Council will be voting on the Impact Fee at the July 1, 2008 meeting; the Council meeting will start at 5:00 p.m. instead of 6:00 p.m.

Public Hearing Adjourned at 6:35 p.m. Mayor James Worrall closed the public hearing at 6:35 p.m.

6. Consent Agenda Items: Mayor James Worrall.

6a. Council Consideration –

1. The Minutes of the May 20, 2008 work session and regular meeting; Minutes of May 27, 2008 budget work session. Council Member Willie King motioned to approve. Council Member Riley Hunt seconded the motion and it carried unanimously.

7. Old Business: None.

8. Any Other Old Business Matters: None.

9. New Business: City Manager Lee Gilmour.

9a. Ordinances for First Reading and Introduction. Presented by City Manager Lee Gilmour.

1. **First Reading** of an Ordinance to amend Perry Land Development Ordinance #A-004-0408 – Administrative Procedures. *(No action required by Council).*
2. **First Reading** of an Ordinance to propose Impact Fee on new development. *(No action required by Council).*
3. **First Reading** of an Ordinance to adopt FY 09 Operating Budget. *(No action required by Council).*

9b. Resolutions for consideration. City Manager Lee Gilmour.

1. Adoption of Resolution No. 2008-25 authorizing City to accept certain infrastructure for water and sewer only. City Manager Lee Gilmour presented for Council's consideration a Resolution authorizing the City acceptance of certain infrastructure – water and sewer only – Wooden Eagle Subdivision Phase I and II; Georgia Mill at Woodlands and Danny Carpenter Drive (portion in the corporate limits of the city). Council Member Joe Kusar motioned to adopt the Resolution authorizing City to accept for water and sewer only Wooden Eagle Subdivision Phase I and II; Georgia Mill at Woodlands and Danny Carpenter Drive (portion in the corporate limits of the city). Council Member Willie King seconded the motion and it carried unanimously. *(Resolution 2008-25 has been entered in the City's official book of record).*

10. Supplemental Agenda. None.

11. Other Business. None.

12. Council Reports.

Mayor Worrall commended Ms. Brenda King for the Certificate of Excellence in financial reporting.

Council Member Willie King – No.

Council Member Riley Hunt – No.

Council Member Joe Kusar – No.

Mayor Pro-Tempore Phyllis Bynum-Grace – No.

13. Department Reports.

Deputy Fire Chief Joel Gray, Fire Department – Nothing.

Chief George Potter, Director of Public Safety – We have 26 children participating in the Public Safety camp.

Mike Beecham, Director of Community Development – No sir.

Rick Kilgore, Director of Parks and Recreation – We sent a group of male basketball athletes (11-12 year old) to the state championship and they brought home the gold. The pool will be opened this Saturday and we have two lifeguards in place.

Brenda King, Director of Administration - No.

14. Executive Session entered at 6:42 p.m.: Council Member Joe Kusar motioned to adjourn regular meeting and enter into an Executive Session for the purpose of pending litigation. Council Member Willie King seconded the motion and it carried unanimously.

15. Executive Session adjourned; regular meeting reconvened. Council adjourned the Executive Session held June 3, 2008 and reconvened into the regular meeting.

16. Adopted Resolution No. 2008-26 stating purpose of Executive Session held June 3, 2008 was to discuss a personnel matter and litigation. Council Member Willie King motioned to adopt a resolution stating the purpose of the Executive Session held on June 3, 2008 was to discuss a personnel matter and litigation. Council Member Riley Hunt seconded the motion and it carried unanimously. (*Resolution 2008-26 has been entered in the City's official book of record*).

17. Adjournment: There being no further business to come before Council in the reconvened meeting held June 3, 2008, Mayor James Worrall adjourned the meeting.