

MINUTES
WORK SESSION MEETING OF THE PERRY CITY COUNCIL
July 15, 2008
5:00 P.M

1. Call to Order: Mayor James Worrall, Presiding Officer called to order the work session meeting held July 15, 2008 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None.

Staff: City Manager Lee Gilmour. Departmental Staffing: Mike Beecham - Director of Community Development, Captain Bill Phelps – Public Safety, Deputy Fire Chief Joel Gray - Fire Department, Brenda King – Director of Administration, Ronnie Jones – Director of Public Works, Dianne Abney – Secretary Public Works Department and Joni Ary - Recording Secretary.

Guests: Chad Lason – RDC, Walton Wood, Kim Mullins and Larry Walker III.

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

3. Items of Review/Discussion: Mayor James Worrall.

3a. Council consider Economic Stimulus plan for the City. City Manager Lee Gilmour reviewed the power point presentation to consider an Economic Stimulus plan for the City. The presentation Opportunity Zones was given by the RDC to help Cities. An opportunity zone is a program established through Georgia House Bill 984 and is administered through the GA Department of Community Affairs and allows business to claim the maximum job tax credit under law within a designated area. Houston County is currently a Tier 3 County which means 15 jobs must be created to claim a tax credit of \$1,250 for each job.

The reasons for creating an Opportunity zone would be:

- New or expanding business will be allowed to claim the maximum Job Tax Credit allowed under law - \$3,500 per job created.
- Only 2 jobs have to be created to claim the credit.
- Expansion of the definition of “business enterprise” to include all business of any other nature.
- Compete with other communities in lower tiers offering more competitive tax incentives.

- State incentive at no cost to the City.

Opportunity Zones created must be in or adjacent to a Census Block Group with 15% poverty rate or greater. Potentially all or most of the City would be qualified.

To create an Opportunity Zone, the City would have to establish either a redevelopment plan or an enterprise zone.

- A redevelopment plan would be created through resolution declaring area has a blighting influence that hinders development. This could be poor neighborhoods, business closers and empty store fronts. A “Redevelopment Plan” must also accompany the resolution which is a concise document that details efforts to redevelop the area.
- An enterprise zone would consist of property tax abatement for a 10 year period. Abatement or reduction in occupation taxes, regulatory fees, building inspection fees, and other fees that would otherwise be imposed on qualifying business. An enterprise zone would be established through an ordinance adopted by the Council. The local incentive would be at the City’s expense.

The possible locations for the Opportunity Zone would be: General Courtney Hodges corridor, Sam Nunn corridor, Macon Road corridor, intersection of Perry Parkway and Macon Road, Kings Chapel Road, Valley Drive and Industrial Park. Subject to final review and acceptance by DCA, these areas meet the qualifications and would provide tax credits for all the types of business/industries.

If Council concurs to authorize the Administration to work with the RDC to put together the necessary documents, and if successful then any business that expand or locate in that area, would be able to receive the job credit at the minimum number of jobs.

Council Member James Moore asked if the tax credit would be for any size business. City Manager Lee Gilmour stated that the tax credit is for any size/type business. Council Member Riley Hunt asked if there would be any down side to the proposed plan. City Manager Lee Gilmour stated potential down side would be a neighborhood being blighted. Council Member Joe Kusar asked if the Opportunity Zone locations included the Hospitality Zone (Ag Center). City Manager Lee Gilmour stated that the Opportunity Zone does not include the Hospitality Zone. City Manager Lee Gilmour stated that this is only for areas either on or on our future comprehensive plan that are for commercial areas. Kim Mullins asked if the area on Valley Drive and Hwy 341 behind the water plant could be included in the possible locations for the Opportunity Zone. City Manager Lee Gilmour stated that the area could be included. Larry Walker III asked if you have to be in those areas to receive the tax credit. City

Manager Lee Gilmour stated 'yes' you have to be in those areas to receive credit. All members of Council concur to authorize Administration to proceed to work with RDC on Economic Stimulus Plan for the City.

3b. Follow up on information request from Council meeting July 1, 2008:

1. Storm water retention pond credit process. City Manager Lee Gilmour stated that this is a follow up to request by Council Member Joe Kusar. City Manager Lee Gilmour stated that at this time the City does not have a retention/detention pond process. The City has adopted a master drainage plan for the North Perry area on Langston Road corridor. Part of that was to move towards having regional retention/detention ponds rather than individual ones for each subdivision.

The proposed Storm water retention pond credit process would be:

- Selection of Site: Owner agrees to provide site for regional detention/retention pond. City determines site needed. Owner and City enter into an agreement. City determines location of pond. Owner advised and compensated when pond needed.

Council Member Joe Kusar asked if the owner would be required to put in the ultimate size pond at the time that he is putting it in on his property. City Manager Lee Gilmour stated that the owner would not be required; the only thing that would be done if it's going to be a regional pond would be some determination about what the ultimate size would be. Council Member Joe Kusar asked when the City is reviewing the storm water drainage, does the City take these types of situations into consideration. City Manager Lee Gilmour stated the City does take this type of situation into consideration. City Manager Lee Gilmour stated that at this time this only applies to the Langston Road corridor.

- Construction of Facility: Owner and City agrees to current site needed and ultimate size. Owner constructs pond to current need. Owner, through above agreement, compensated for additional users when fees collected. City constructs facility and/or off site developer constructs under City supervision and direction.
- Linkages: City and/or developer responsible for requiring easements/rights of way and construction of linkages. Major activity on regional facilities on hold until decision made concerning storm water utility district. Two sites being considered, one off Langston Road and one off Perry Parkway.

City Manager Lee Gilmour stated that on the two sites being considered nothing is being done with those sites officially until there is an agreement between the City and property owner to present to Council for approval.

Kim Mullins stated that he has proposed to build a regional retention pond on his property off Perry Parkway. City Manager Lee Gilmour stated that the process would be to have the proposal reviewed by the City Engineer and depending on the size a series of alternatives would be presented if they are viable. If the alternatives are not viable then the City would advise the developer where the developer could come and seek some type of relief from Council. Kim Mullins asked dealing with his property how can he go about getting other property owners agree or give easements. City Manager Lee Gilmour stated that once a regional detention/retention pond has been established, then that region is required to go to that specific pond. Council Member Joe Kusar asked if the City can condemn properties to get easements for the regional retention/detention pond. City Manager Lee Gilmour stated that ultimately 'yes' the City can condemn properties to get easements. Ultimately it is the City's responsibility to get water to the retention/detention pond. Kim Mullins asked how if he could get reimbursed or either issued an exemption for building a regional retention pond and once the pond is built who would maintain the pond. City Manager Lee Gilmour stated that any cost estimates be turned in to the City for Council to review and determine the cost prorated out by the acreage that would be served by the regional pond. Then as those areas are developed the developer would have to come in and pay the prorated portion of the acreage. City Manager Lee Gilmour stated that ultimately the responsibility of the retention/detention pond will be the City's. City Manager Lee Gilmour advised Mr. Mullins that he should get cost estimates and proposed agreement to go before Council for approval. Once Council has approved the proposal then the City can begin the process of reimbursement. City Manager Lee Gilmour will report back to Council with more information.

2. Westwood Trailer Park. City Manager Lee Gilmour reviewed with Council the Westwood Trailer Park drainage problem. When the Public Works Oversight Committee met it reviewed the report that came back from the consultant and authorized for the City to proceed making the improvements on the drainage problem. The City has advised Mr. Mullins that the City will require some easements from him for a portion of the ditch area. Mr. Mullins stated that to fix the drainage problem it would take more than a ditch. City Manager Lee Gilmour stated that the City can set up a meeting between the consulting engineers and Mr. Mullins to go through and explain all the details of the plan. City Manager Lee Gilmour stated after the meeting with Mr. Mullins and the engineers the information would be brought back to Council.

3. Erosion control for Big Indian Creek walking trail. City Manager Lee Gilmour stated that this is a follow up to request by Council Member Joe Kusar. City Manager Lee Gilmour reviewed with Council the erosion control for Big Indian Creek walking trail. There have been questions

relative to whether the City has done the erosion control appropriately. Based on Mr. Woods, the consultant and Ronnie Jones, Director of Public Works, the City was in compliance with the soil erosion because the City was working on improvements on the City's easements and also improving some of the other drainage problems that had developed from water run off by the Georgia DOT's Courtney Hodges bridge. As an extra precaution as recommended by the consultant the City contacted EPD. EPD came out and met with the City on site to review the erosion control for Big Indian Creek walking trails. EPD determination based on email sent to the City, that the City is in compliance and in accordance to the regulations. City Manager Lee Gilmour stated that you can access the walking trails from the Rotary portion of the Park and can go under the bridge. Mr. Wood's presented to Council a packet with pictures of possible problems Big Indian Creek along the Courtney Hodges Boulevard Bridge. Mr. Wood's stated he would like City Council to review the packet and see if some improvements can be made. Council Member James Moore asked if this was the same issue that EPD stated that the City was in compliance. City Manager Lee Gilmour stated that it was the same issue. City Manager Lee Gilmour stated that the City would take another look at Big Indian Creek walking trails.

Item not listed on the Agenda: Larry Walker III requested authorization from Council to extend the brick pavers from Walgreen's to the corner of Commerce Street and Washington Street. DDA would be in charge of the project. City Manager Lee Gilmour stated that if Council concurs then the matter would have to go before Council for approval. Council concurs with request from DDA to extend the brick pavers from Walgreen's to the corner of Commerce Street and Washington Street.

4. Other items as needed: None.
5. Adjournment. There being no further business to come before the Council Mayor James Worrall adjourned the meeting at 6:05 p.m.