

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
August 4, 2009
5:00 P.M.

1. Call to Order: Mayor James Worrall, Presiding Officer called to order the work session meeting held August 4, 2009 at 5:01 p.m.

2. Roll:

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

Elected Official Absent: Council Member Phyllis Bynum-Grace.

Staff: City Manager Lee Gilmour.

City Departmental Staffing: Mike Beecham – Director of Community Development, George Potter – Director of Public Safety, Capt. Jeff Patterson – Fire Department, Brenda King – Director of Administration, Ronnie Jones- Director of Public Works, Bruce Colbert – Customer Service Supervisor and Annie Warren - Recording Secretary.

Guests: Mr. Bob Hubbard – Perry Planning Commission, Mr. Walter Wood, Ms. Becky Wood, Mr. Jimmy Faircloth – Perry Area Convention and Visitors Bureau Authority, Mr. Randall Walker, William Jackson – DDA, and Sharon Kelly – ESG Operations, Inc.

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

Not on agenda:

City Manager Lee Gilmour introduced Customer Service Supervisor Bruce Colbert to Council and guests. Mr. Colbert thanked Council stated he was happy to be on board.

3. Old Business: Mayor James Worrall.

- 3a. Examine options for shielding dumpster site. City Manager Lee Gilmour provided Council with photos of screening devices used by various

businesses for their dumpster sites. City Manager Lee Gilmour suggested to Council to use shielding for the City similar to Sonny's or McDonald's, using fiberglass. City Manager Lee Gilmour also shared with Council a memo from Director of Community Development Mike Beecham reflecting the screening requirements of other local governments; and a picture of what the City of Perry is doing for an upgrade behind the Perry Arts Center building. Council Member Joe Kusar noted that the screen will be two (2) feet higher than the dumpster. City Manager Lee Gilmour stated that businesses will be advised about the public view and with all new construction it will be an obligation.

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

- 4a. Summary of mowing/demolition costs relative code enforcement. City Manager Lee Gilmour provided to Council a spreadsheet reflecting the mowing/demolition costs for code enforcement as of January 1, 2009 thru July 28, 2009. Council Member Joe Kusar asked what the owners have been billed and City Manager Lee Gilmour stated the cost and ten (10) percent. Council Member Joe Kusar stated the owner should be billed 150 percent of the cost plus a ten (10) percent administrative fee. Council Member Joe Kusar stated the City does not want to be in the grass mowing business. Council Member Joe Kusar advised Council that other cities charge a prohibitive amount plus an administrative fee. Council Member Willie King stated we have do something to make them accountable, we want them to get this done and in a timely manner. Council Member Joe Kusar added if they don't, we will do it and they will pay for it; we want them to be good neighbors and mow their own grass. City Manager Lee Gilmour recommended to Council to go with the actual cost administratively and see how many roll over for the lien; based on that we come back and add more. Council Member Willie King asked City Manager Lee Gilmour how long do we wait before we take action? City Manager Lee Gilmour advised there's a potential that it can be a year's time. Council Member Joe Kusar asked City Manager Lee Gilmour what is the procedure that is followed. City Manager Lee Gilmour advised the owner is advised that they need to cut. If they don't cut, the City is going to come in and cut and they will be charged. The owner has a certain period of time to respond and if they don't, the City goes out and gets some bid costs and the property is cut and they are billed. The owner has a certain period of time to pay the bill and if they don't pay the bill, the City goes in and files a lien on the property. Council Member Joe Kusar suggested that the City send the owner a notice relative to filing a lien on the property before actually filing the lien. City Manager Lee Gilmour advised Council these are default owners and the only chance for collection is whatever the lien is if the foreclosure is resolved. City Manager Lee Gilmour stated that the only times you are going to get the money owed is when the tax bill for a particular tax year goes out with the

liens included, or the owner doesn't pay the tax bill and goes through the tax sale. Council Member James Moore asked City Manager Lee Gilmour why would it take up to a year to receive the money from the owner? City Manager Lee Gilmour stated that if the property is cut in April and the tax bill has already went out, the City has to wait for the next tax bill cycle to come around. Council Member James Moore inquired if the first notice has already went out to all of the owners listed on the spreadsheet? Director of Community Development Mike Beecham advised all the owners on the list were sent fifteen day notices. Council Member Joe Kusar stated this is costing the taxpayers money and he does not want this to cause the taxpayers money. Council Member Joe Kusar stated the City needs to charge enough on this so it's costing the people who own the property not the citizens of people. Council Member Joe Kusar suggested in future billings to notify the owner that 150 percent cost will be accessed plus an administrative fee for bills not paid in thirty (30) days and a lien will be placed on the property. Council Member Joe Kusar asked City Manager Lee Gilmour if he would be doing something similar with the code demolition. City Manager Lee Gilmour advised yes.

- 4b. Update relative to animal shelter. City Manager Lee Gilmour advised Council that based on information provided by Director of Public Works Ronnie Jones that the original location for the animal shelter is not going to be workable due to grade elevation, State waters and problems with the soils. Mr. Ronnie Jones, Mr. Shrad Amrit and Mr. Davis Cosey are going to be looking for a new location. Council Member Joe Kusar recalled a previous location for the animal shelter was near Rozar Park and was City owned property that we did not need to acquire.
- 4c. Discussion relative to City participation H.E.A.T. program. City Manager Lee Gilmour advised Council of the H.E.A.T. program that pools foundation money to provide heating assistance to low income individuals. Recommendation from City Manager Lee Gilmour contact whatever group is appropriate and send out a survey asking if they are interested in donating one dollar or two dollars a month that would go to the H.E.A.T. program to provide heating assistance to low income people. City Manager Lee Gilmour stated the money collected locally stays locally and the money will be used exclusively for assistance of heating with gas. Council Member Willie King stated the City should send out letters to seek customers' interest and proceed from the feedback. Council concurred. Council Member Joe Kusar asked if the City have the capability to provide an equalized billing. City Manager Lee Gilmour advised yes and it is offered to the customers. Mayor Pro-Tempore Riley Hunt stated Perry Volunteer Outreach clients find the equalized billing very confusing when at the end of the year they may have a bill for five hundred dollars that they have to pay, they would be better off paying the total bill each month.

- 4d. Review issues relative transient business license. City Manager Lee Gilmour advised Council of an issue with a licensed business that sells food and a transient business license vendor selling food. The concern with the licensed business was that they pay property taxes and City Manager Lee Gilmour advised Council that in this particular case, the transient vendor has to have a board of health license which is only good for two days. The transient vendor was selling barbeque sandwiches in conjunction with the promotion of a satellite business. City Manager Lee Gilmour stated that he advised the business owner that he would advise the Council of his concerns. City Manager Lee Gilmour advised Council that this is the first complaint he has had relative to competition issue in six years. Mayor Pro-Tempore asked City Manager Lee Gilmour how much is the transient fee? City Manager Lee Gilmour advised he think fifty dollars. Council Member Joe Kusar shared with Council of reading about guys selling hotdog carts as money markers and the people find out the carts are not allowed in certain parts of the town. City Manager Lee Gilmour advised Council that the transient merchants are limited to where can sell. Council concurred to wait and see if anything else comes up.
- 4e. Review process for Workers' Compensation request for proposals. City Manager Lee Gilmour asked Council how they would like to proceed with seeking proposals for Workers Compensation and line insurance. City Manager Lee Gilmour stated one of the concerns that have come up is that there are only a few companies that provide this type of service. Since there are only a few companies, there are two processes we can take. 1. Take general requests for proposals. 2. Request proposals from various agents. Council selects an agent and the agent goes out shopping. Recommendation from City Manager Lee Gilmour is that the City goes with the latter. Council Member Joe Kusar asked City Manager Lee Gilmour if there would be any qualifiers. City Manager Lee Gilmour stated yes. City Manager Lee Gilmour advised he will put together criteria for Council to review. Council concurred.
- 4f. Request for improvements Public Safety tanker truck. City Manager Lee Gilmour advised Council of the request from public safety for improvements to be made to the 6000 gallon tanker truck to make it operational to be use by the department. City Manager Lee Gilmour advised the items requested fall into two major categories. The first category is the replacement of the tires and the second category is emergency lights. City Manager Lee Gilmour advised Council that this is not a budgeted item and he has concerns about the City paying any money to do any of this type of stuff based on the current situation but it's a potential public safety issue. City Manager Lee Gilmour advised that if Council is going to proceed with anything, then he recommends the tires be purchased. City Manager Lee Gilmour Mayor Pro-Tempore Riley

Hunt asked where did the truck come from? Director of Public Safety George Potter stated the Air Force. Mayor Pro-Tempore Riley Hunt asked Mr. Potter what funds he has available to purchase the tires. City Manager Lee Gilmour advised none. City Manager Lee Gilmour stated there is merit relative to adjusting for the tires. City Manager Lee Gilmour suggested the tires be adjusted and see what the roll history is and how much justification there is for the lights. Council Member Joe Kusar recommended the City do the first step. Council Member James Moore asked Mr. Potter if the personnel at the shop could equip with the tanker truck with a scroll light. Mr. Potter stated he would check and report back to Council. Mr. Jimmy Faircloth posed the question of liability to the City if the truck is out on the interstate and it gets hit. Council Member Joe Kusar advised that if the tanker truck is out on the interstate it won't be out alone. Council concurred to proceed with the purchase of the tires.

- 4g. Review options for storm debris collection sites. City Manager Lee Gilmour provided Council with a listing of temporary sites for disposal of storm debris.
- 4h. Update relative laboratory cabinets choices. City Manager Lee Gilmour provided Council cost estimates for the rebidding of the laboratory cabinets for the wastewater treatment facility. Mayor Pro-Tempore Riley Hunt advised Council that he has a list of people who states they can do what the City need and asked Council to let he come back with his information at the next Council meeting. Ms. Sharon Kelly provided Council with packages stating the specifications for the equipment needed for the wastewater treatment facility.

Not on agenda:

City Manager Lee Gilmour provided Council foreclosure data in the City of Perry.

- 5. Other items as needed: None.
- 6. Adjourn. There being no further business to come before the Council Mayor James Worrall adjourned the meeting at 5:59 p.m.