

Minutes
Council Work Session Meeting
June 5, 2007

1. Call to Order: Mayor James E. Worrall, Presiding Officer, called to order the work session meeting of the Perry City Council held May 15, 2007 at 5:05 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Worrall; Council Members Bobby Glover, Joe Kusar, Brian Bowen, Phyllis Bynum-Grace, Riley Hunt and James Moore.

Staff/Guests/Press: City Manager Lee Gilmour. Departmental Staff: Director of Administration Brenda King, Public Works Director Ronnie Jones, Director of Community Development Mike Beecham, Captain James Dykes. Guest: Barry Hall, SPM Group. Press: Natasha Smith - Macon Telegraph and Ms. Charlotte Perkins, Houston Journal.

3. Items of Review and Discussion:

- 3a. Update on Impact Fee. Mr. Barry Hall of SPM Group provided Council an update on the status of the impact fee to be used for fire protection and recreation. Ms. Hall stated that from previous conversations, he was informed that the impact fees would be used to stretch SPLOST revenue. However, guidance from Council is needed for the following:

- 1) Impact Advisory Committee – What responsibility does Council what to charge this committee? Council needs to determine the size of the committee, which ranges from five to ten members. Forty percent of those members should be from the development, building or real estate industries.
- 2) Determine impact fee district.
- 3) Develop capital improvement element.
- 4) Prepare draft Impact Fee Ordinance.

Councilpersons Kusar and Bynum-Grace requested that samples of committees are forwarded to them for review as soon as possible. The remaining of council members agreed. Mr. Hall will send for review as many samples committee make ups (citywide and/or separate districts) he has quickly.

- 3b. Consideration of the type of bridge for TEE Project. City Manager Gilmour informed Council that their input was needed relative to the type of bridge to be constructed across creek at the Big Indian Creek Park. DDA has selected the H Section Half Thru Truss System (weathering steel finish) as their recommendation. Council asked why this particular design was chosen. City Manager Gilmour stated that information was not provided with the recommendation. Mayor Worrall stated when he asked

the why the design was chosen he was told that it was the H Section was chosen because they like the weathering process and that it was more in keeping with the area as the trees grow. All agreed with the bridge design as recommended. However, Council Member Kusar recommended that in the future a representative be in attendance to answer questions and/or provide reasons for recommendation.

- 3c. Consideration of parking restrictions for the City Hall parking lot. City Manager Gilmour informed Council that it had been brought to his attention that customers are temporarily parking in front of the steps and ramp making it difficult for the other customers, especially the elderly and handicapped, to use. Management recommended that the area in front of the steps and ramps is marked as a no parking zone and striped as such. Delivery vehicles will be advised of a location for parking. Individuals found in violation of the will be issued a citation by the Police Department. Council concurred with the recommendation as presented.
- 3d. Specifications for Solid Waste Dumpsters in public view. City Manager provided to Council specifications solid waste dumpsters previously discussed at Public Works Committee meeting. The Committee requested additional information for all to review and consider. Management recommends sending specifications over to planning and zoning for review and a recommendation back to Council prior to final action. Council Member Hunt added that the apron should be more than six inches in thickness.
- 3e. City's position relative to alternative fuels. City Manager presented to Council a resolution for adopting encouraging the use of alternative fuels as well as pointing out major concerns if the resolution is adopted as is (such as switching to 100% alternative fuels...). City Manager, Lee Gilmour, will provide alternate language for the resolution generally supporting and provide to Council for review and adoption.
- 3f. Establishment of minimum size requirement for neighborhood parks. City Manager Gilmour recommended to Council the minimum size for neighborhood parks to be one half acre or greater. Councilperson Hunt asked what developers were currently using. City Manager Gilmour, responded that the size varied from one fourth of an acre to two acre. Council Member Kusar suggested requiring a percentage of development. Mr. Beecham informed Council that the one half acre would be per 85 acres of development. Council concurred with management recommendation of establishing one half acre as the minimum size for neighborhood parks. Council Member Kusar also stated that the Council would be relying on planning and zoning to ensure that the parks are assessable and not part of the swamps in the development.
- 3g. Consideration to enter into agreement with GADOT for the Ball Street Bridge Project. City Manager Gilmour reminded Council of the \$1

million grant secured by Representative Marshall and the conditions associated therewith. Bottom line major concerns of Council were taken back to GADOT by Mr. L. Walker and addressed. The \$440,000 provided by GADOT would not be lost and the environmental review time has been decreased to nine to twelve months. GADOT had concerns about dealing with historic structures and railroad right-of-way, which has been addressed when the City went back and adjusted the alignment of road. It is management's recommendation to approve entering into the agreement at the council meeting to receive the one million dollars for the project.

4. Other Items.

- 4a. Mossy Oaks Road Annexation. Mr. Shiner has approached the City Manager again regarding annexation of a development off Moss Oaks Road. City Manager Gilmour reviewed with Council their previous decision not to annex Moss Oaks Road from Hwy 41 South to Hwy 127 was proposed by the County. The revised proposal suggest annexing the road from Hwy 41 South to the proposed development, which will still include the bridge. City Manager Gilmour also reminded Council that Moss Oaks is an unpaved road and the City does not have the equipment needed to maintain a dirt road. The DOT rating of the bridge is unknown. All concurred that their position of not accepting the road is still the same.
- 4b. Official City of Perry Street Map. City Manager Gilmour provided to Council a review copy of the recommended City of Perry Street map. The map provided was accepted by all as the official street map for the City of Perry. Per City Manager Gilmour a copy of the map will be provided to all businesses with a City of Perry business license.

Adjournment: There being no further business to come before the Council during the work session meeting held June 5, 2007, Mayor James E. Worrall adjourned the meeting at 6:00 p.m.