

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
January 16, 2007

1. Call to Order: Mayor James Worrall, Presiding Officer, called to order the regular meeting of the Perry City Council held January 16, 2007 at 6:03 p.m.

2. Roll.

Elected Officials Present: Mayor James Worrall, Presiding Officer. Council Members Biran Bowen, Phyllis Bynum-Grace, Bobby Glover, Riley Hunt and James Moore.

Elected Officials Absent: Joe Kusar, Mayor Pro-Tempore.

Staff/Guests/Press: City Manager, Lee Gilmour. City Attorney, John Walker. City Departmental Staffing: Brenda King, Director of Administration, Jeff West, Director of Public Works, George Potter, Director of Public Safety, Steve Howard, Director of Community Development and Ricky Kilgore, Director of Parks and Recreation. Recording Secretary Laura Loewen. Guests/Speakers: Albert McWilliams, James Pace, Robbin Jackson, Diane Cosey, Mike and Kim Sheridan and Troop 96 representatives - Boy Scouts.

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. Appointments to Boards Authorities and Commissions:

4a. Bill Lavender appointed to the Perry-Houston County Airport Authority: Council Member James Moore moved to appoint Mr. Bill Lavender to fill the unexpired term of Ralph Dorsett as the City Council's appointee on the Perry -Houston County Airport Authority. Council Member Bobby Glover seconded the motion and it carried unanimously.

5. Recognitions/Awards:

5a. Mayor James Worrall recognized several citizens for their being awarded Yard of the Month 2007:

- Mr. and Mrs. Mike and Kim Sheridan - Swanson House (Carroll Street).
- Ms. Dianne Cosey, 809 Evergreen Street.
- Mr. and Mrs. Joe Gayle - 1117 Main Street.

5b. Troop 96 Boy Scouts attend meeting: Mayor Worrall recognized in attendance several boy scouts seeking their citizenship award. Ms. Vickie Graham was in attendance with troop participants.

6. Citizens with Input.

- 6a. Mr. Albert McWilliams, a resident of 407 Frank Satterfield Road: Reviewed a sewer back up in his home and difficulties getting direction from the on call personnel that responded to the 911 call for the sewer backup. Mr. McWilliams advised that the worker that responded corrected the block in the line, but he did not have the authority to give the homeowner guidance as how to proceed from that point. Mr. McWilliams feels that there needs to be some avenue for after hours - to obtain a person with authority.

Council Member Bobby Glover advised this is one of the issues he would like the City to address as well, in that he sees this as an issue.

Mr. James Pace, a resident of Quinelle Drive - advised he objected to an access road connecting Quinelle Drive to the new housing development. Mr. Pace advised he likes the peace and quiet of the street. Mayor James Worrall stated that this matter will be addressed in old business.

Mr. Robbin Jackson, of the Perry Junior League: Mr. Jackson thanked the City of Perry for the support of the parade march held in Perry on January 15, 2007.

7. Consent Agenda Items:

- 7a. Approved minutes of the Perry City Council's January 2, 2007 work session and regular meetings: Council Member Riley Hunt moved to approve the meeting minutes of the January 2, 2007 work session and regular meeting of Council. Council Member Phyllis Bynum-Grace seconded the motion and it carried unanimously.

8. Old Business:

8a. Ordinances/Second Readings:

1. Adopted Ordinance No. 2007-05: City Manager Lee Gilmour gave the second reading of an Ordinance to amend the official City of Perry zoning map to rezone property consisting of 12.86 acres located between Frank Satterfield Road and Quinelle Drive from City of Perry R1, Single-Family Residential District to City of Perry R-2A, Single-Family Residential District. (As presented in Petition R-006-030). The Manager noted that the Council has considered the comments brought forth during the public hearing of January 2, 2007. Steve Howard, Director of Community Development addressed the public comments concerning the request for rezoning in R-006-030 that were focal concerns at the public hearing. Entry/exits to the subdivision - concern from residents in Shane Circle and Quinelle Drive with the through traffic which would be created if the development were connected by a roadway off of Quinelle Drive - Mr. Howard advised the egress/ingress located off of Frank Satterfield Road could handle the traffic, advising that it is possible for Council to make a condition to this rezoning application that the access road on Quinelle serve only as an emergency entry. Mr. Howard asked that if the Council does have this condition, he'd like it conditioned with a gate or barricade to a drive that would be available for emergency vehicle access. The size and type of the homes to be constructed: Mr. Howard reiterated that this is not a matter the City can address; however, the lot size requirement does have the transitional zoning requirements, which effects about three lots on Quinelle and six lots on Frank Satterfield. Drainage Retention: The

staff recommends that the developer look at combining the retention ponds into one collection area rather than having several smaller ponds. Capacity of the sewer lines on Quinelle and Frank Satterfield: Addressing concerns from citizens of the additional sewer load the new development places on the sewer line in the area, Mr. Howard advised that the Mr. West with Department of Public Works looked at both lines and they are the same size capacity, there is less flow in the Frank Satterfield Drive line, which is attributing to the growth of roots and obstruction and, therefore, the staff would recommend that introducing more flow to Frank Satterfield's line would improve the scouring effect needed to keep the lines cleaned.

After Mr. Howard's presentation, Mr. James Pace reiterated his concern with the traffic flow. The Manager gave the Council several options for the consideration of the zoning. Council Member Riley Hunt moved to approve the rezoning, conditioning the approval to include that the ingress/egress for the development be Frank Satterfield Road; that the access road on Quinelle Drive serve only as an emergency access only - not as a public thoroughfare; that the sewer for the development be connected to the Frank Satterfield line; and, to have developer combine the retention ponds (combining ponds in a grouped together regional retention area). Council Member Bobby Glover seconded the motion and it carried unanimously. (Ordinance No. 2007-05 has been placed in the City's official book of record.)

2. Adopted Ordinance No. 2007-06 to rezone property consisting of 0.55 acres located at 1532 Houston Lake Road in Perry from City of Perry R3 to City of Perry C2. (As presented in Petition R-006-031): City Manager Lee Gilmour advised the Council there were no comments by the public in the public hearing, no issues and the recommendation from the Perry Planning Commission is to proceed. Council Member Phyllis Bynum-Grace moved to approve the rezoning. Council Member James Moore seconded the motion and it carried unanimously. (Ordinance No. 2007-06 has been placed in the City's official book of record.)
- 8b. Alcohol/ Licenses - second readings: None.
- 8c/8e. Adopted Resolution No. 2007-02: Council Member Riley Hunt moved to approve a resolution submitting the City's Agenda Portion of the 20-Year Comprehensive Plan to the Middle Georgia RDC incorporating the comments from the City advisory committee members Mr. Bob Hubbard and Mr. Chuck Ramsdale and the staff comments from the DCA's suggested amendment - (City's committee recommends the document be forwarded on to the DCA with these adjustments.) Council Member James Moore seconded the motion. Council Member Brian Bowen expressed his concern that the document still had several issues that needed to be addressed. City Manager Lee Gilmour reviewed the process and advised that the Comprehensive Plan document, formally reviewed by the Council and viewed acceptable, was forwarded on to the Middle Georgia RDC, who forwarded on to the Department of Community Affairs (DCA). The DCA sent back a series of comments, and of those comments that the City added: 1) added to the work plan for the character areas four items as recommended by the DCA; 2) in intergovernmental section for the standard work plan, it was recommended the City develop a land use and community facilities expansion strategy in coordination with Houston County, and proposed annexation new Perry Service Delivery Area including development of standards

(already in the process of discussions for Perry) and, 3) correct stormwater infiltration in the City's sewer system (City already addressed and is proceeding with). The Manager reviewed several recommendations that either the City has no control over or is already in the process of doing. The Comprehensive Plan stayed the same other than these added items. After the explanation the motion to approve carried unanimously. (Resolution No. 2007-02 has been placed in the City's official book of record).

- 8d. Moved to proceed with process for salary adjustments for elected officials of the City of Perry. City Manager Lee Gilmour reviewed the suggested salary ranges for elected officials. Mayor James Worrall, rescinding a prior statement that there had been no pay range adjustment for elected officials in 20 years, stated there had been one \$50.00 pay increase per month during that time frame. The suggestion provided by Mayor Worrall is to raise the pay salary for Council Members to \$6600 per year, Mayor Pro-Tempore \$7200 per year and Mayor's salary from \$9600 to \$12,000 annually. The Manager advised that the City will start the advertising if the Council so approves and the pay adjustment begins with the next election. Council Member Brian Bowen moved to approve the adjustments as outlined by the Mayor. Council Member Riley Hunt seconded the motion. Council Member James Moore stated that he was in agreement that the Mayor's suggested adjustment for the position of Mayor, stating this increase was justifiable due to the amount of time that is expended in the position, however he could not agree with the sum of the increase for Council positions. Mr. Moore advised that while the Council has attended more meetings than any other years past, he would not agree with a \$200.00 a month increase as proposed, but couldn't offer a lesser amount. Mr. Moore stated he therefore votes against the \$200.00 a month increase for Council per month. Council Member Bobby Glover stated that while he respected Councilor Moore's statement, he felt the Council works as hard as the Mayor's position and that he would feel that the pay raise recommended is acceptable to him. Mr. Moore stated that his disagreement comes from the review of the table provided by the Manager reflecting salary ranges for cities of the same general size as Perry, and the Council is at the upper end of the salary range for cities in the 12,000 population range. Council Member Riley Hunt advised that he felt that the Perry City Council attended more meetings due to the growth boom in Perry. The motion carried with four in favor, one opposed (Mr. Moore). Note: Council Member Joe Kusar was absent and did not vote.

9. New Business:

9a. Public Works Oversight Committee recommendations:

Approved the Public Works Oversight Committee recommendations (unanimously, as follows):

Authorized Mr. Kevin Flanagan to install drainage pipe in the City right of way subject to: Council Member Riley Hunt moved to authorize as below. Council Member Phyllis Bynum-Grace seconded the motion and it carried unanimously.

- Approval of grade and pipe per City specifications.
- Written approval from affected property owner(s).
- Costs for installation and piping burden of the requester.

Approved landscaping plan for Macon Road project - subject to the fountain being maintained at its present location, not as depicted on landscape plan: The Manager advised the Council the Committee had reviewed the landscape plan for Macon Road provided by the DDA. Revisiting the purpose of the landscape plan - The Manager advised the City entered into an agreement with the Perry Methodist Church in the property transfer of the Church with the City. One of the conditions of this property transfer was that there be landscaping installed along the median separation between Macon Road and the Church parking lot. The landscaping plan that the Committee reviewed is to have tree landscape in the median and to have no cut through, having the fountain to remain at the location it had been before, not the area on the site that the landscape plan had as presented to the Committee. Council Member Riley Hunt moved to approve the landscape plan subject to the fountain being returned to its original location not moved to the location in the drawing (Manager reviewed that the Committee felt that putting the fountain in the site depicted on the landscaping plan provided by DDA would cause a traffic hazard from pedestrian and cut through from the Dollar General store). Council Member Brian Bowen noted that that the City needs to have a set plan for tree planting that doesn't outgrow or become a nuisance for a particular greenspace area. Council Member James Moore noted that the City's newly formed Landscape Advisory Committee should be an asset in this area and the committee is knowledgeable in tree growth and are offering suggestions on the designs. Council Member Brian Bowen seconded the motion and it carried unanimously.

Approve professional services contract with Integrated Science and Engineering for five-(5) year watershed assessment: The Manager noted that the City is obligated under its permit with the Georgia Environmental Protection Division to monitor the Watershed Assessment Plan and the City sought proposals to handle this and the Committee recommended awarding to Integrated Science and Engineering. Council Member James Moore moved to authorize the contract service with Integrated Science and Engineering. Council Member Riley Hunt seconded the motion and it carried unanimously.

Awarded sewerage connection project (for Creekside Car Care extension line) to low bidder Pyles Plumbing: Council Member Riley Hunt moved to award to the low bidder Pyles Plumbing the installation of an oil and water separator connector line to serve the Creekside Car Care - cost of \$20,775.00. Council Member Bobby Glover seconded the motion and it carried unanimously.

Adopted Resolution No. 2007-03 establishing the Perry Parkway Access Plan: City Manager reviewed the processes held by the City to establish the Perry Parkway Access Plan and reviewed the recommendation by the Committee to adopt the access plan (combining the City's crossovers/access roads and the additional accesses granted by the GA/DOT when properties were originally acquired). Council Member Riley Hunt moved to authorize adoption of the Resolution establishing the Perry Parkway Access Plan. Council Member Brian Bowen seconded the motion and it carried unanimously. (Resolution No. 2007-03 has been placed in the City's official book of record.)

Approved County septage treatment plan concept: Council Member Riley Hunt moved to approve the septage treatment plan concept, as follows:

- Priority treatment facility constructed at City of Warner Robins' facility.
- If need arises authorize modifications to Perry facility subject to initial construction costs paid by outside organizations and approval of a payback fee schedule.
- Review process at end of five (5) years if needed.

Council Member Bobby Glover seconded the motion and it carried unanimously.

Approved professional services contract with Integrated Science and Engineering for Perry Service Area wastewater collections system master plan per proposal except for Task no. 2: Council Member Riley Hunt moved to have the City enter into a professional services contract with Integrated Science and Engineering for the Perry Service Area wastewater collections system master plan. The Manager advised the Committee is recommending the tasks, with the exception of Task no. 2. (Task no. 2 is existing pump station and force main evaluation - currently being handled by the City/ and Contractor for the City's Wastewater operations). Council Member Riley Hunt moved to authorize the City proceeding with the contract less the Task No. 2. Council Member Bobby Glover seconded the motion and it carried unanimously.

Amended building specifications to require site grinder pumps for all institutional facilities serviced by the City of Perry sewerage system and develop program to convert existing facilities to grinder pumps within three-(3) years: The Manager advised that this recommendation came up in the discussions of the Council Committee regarding the institutional facilities. The new building specification will require that all new facilities will install a grinder pump as part of their building specification; and, that the present institutions that exist in the City, have a period of time to have the grinder pump installed (within a three year period). Council Member Riley Hunt moved to approve the amending of the building specifications to require the site grinder pumps. Council Member James Moore seconded the motion and it carried unanimously.

- 9b. Ordinances for First Reading and Introduction: No first readings.
- 9c. Award of Bids: None.
- 9d. Alcoholic License Applications: No new applications.
- 9e. Adopted Resolution No. 2007-04 to amend the Capital Improvements Plan relative to: The Manager advised that the Perry Planning Commission has concurred that it would be in the best interest of the City of Perry to have the Lake Joy Road taken off the Capital Program for a five lane, and reduced to a two or three lane road, and further recommended that the City add the Gurr Road Extension to the Capital Program. The Manager recommended the Council approve the changing of the Lake Joy Road to a two or three lane in the Capital Program and to add the Gurr Road Extension as was recommended for future capital planning. Council Member Phyllis Bynum-Grace moved to authorize the adoption of the Resolution amending the Capital Improvements Plan. Council Member Brian Bowen seconded the motion. Council Member Riley Hunt reiterated that this widening for Lake Joy that is being addressed is the portion in the City's service delivery area. The Manager confirmed that. The motion carried unanimously.
 - Lake Joy Road
 - Gurr Road Extension
- 9f. Authorized combining City precincts to one central location at Rozar Park Community Center. Council took, "let's see how it goes" philosophy in the venture. Unanimously approved.

9g. Deferred any action relative to adjustment in insurance coverage to the Public Safety Personnel's policy. Deferred to the Administrative and Finance Oversight for a review and recommendation. Unanimously approved deferring to the Committee.

10. Other Business.

11. Council/Committee Reports.

12. Department Reports

Adjournment: There being no further business to come before the Perry City Council during the January 16, 2007 regular meeting, Mayor James Worrall adjourned the meeting at 7:20 p.m.