

Minutes
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
August 1, 2011

1. Call to Order: Mayor James E. Faircloth, Jr. called the work session meeting of the Perry City Council held August 01, 2011 at 5:00pm.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth, Jr., Mayor Pro-Tempore Randall Walker, Council Members Phyllis Bynum-Grace (left at 6:36pm), William Jackson, Willie King, Riley Hunt, and Joe Posey.

Staff: City Manager- Lee Gilmour, Michael Beecham – Director of Community Development, Brenda King – Director of Administration, Rick Kilgore – Director of Recreation, Karen Bycenski – Personnel Manager, Steve Howard – Chief Building Inspector, and Christine Sewell, Recording Secretary.

Guests: Mr. Randy Briskin & Mr. Art Flattich with ICMA-RC, Ms. Sharon Kelly & Mr. Ryan Bode with ESG Operations, Mr. Martin Beeland, Mrs. Vickie Graham, Mr. Kim Mullins, and Mr. Penrose Wolfe.

Press: Ms. Jessica Clark, Houston Home Journal

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

- 3a. Presentation from ICMA -RC for consultant for City of Perry pension plan adjustment

Mr. Randy Briskin, Retirement Plan Specialist and Mr. Art Flattich, Regional Vice President, Southeast Region of ICMA-RC presented and reviewed with council information explaining options such as the Defined Contribution and Deferred Compensation programs relative to the adjustment for the City of Perry pension plan.

- 3b. Presentation – Mr. Beeland (Perry Planning Commission) relative common use residential zoning districts.

Perry Planning Commission Chairman Martin Beeland addressed council relative the common land use districts and advised the commission had spent four meetings reviewing the districts and felt that Perry was unique with the R-1 (Single Family Residential District) zoning as it provided for larger lot sizes. As for curb cuts and underground utilities the commission consensus was there should be a standard throughout the county so it would be easier for contractors and developers. Chairman Beeland also noted that a developer could request a Planned Unit

Development (PUD) if not satisfied with the current lot sizes. Chairman Beeland also noted there are currently over 1500 buildable lots in subdivisions throughout the city.

Mayor Faircloth inquired on how long the current lots have been in the R-1 zoning and with a change would it result in more; Mr. Beecham advised approximately 48% and if the districts were changed the existing would be grandfathered. Mayor Faircloth also asked if the city's overlay districts protect the uniqueness of the city; Mr. Beecham advised it does.

Councilmember Hunt asked if the subdivisions platted now will have to be re-platted for the change; per Mr. Beecham, they would not, but a developer could reduce the lot sizes; however it would not be cost effective as water and sewer services already in place would have to be relocated.

Councilmember Walker inquired what was the background for the change and what would be the gain; Mr. Beecham advised that the district changes were reviewed as a result of Vision 2020 with the idea that if a developer came into Perry the regulations would be the same as the surrounding cities and county, however, Centerville and Warner Robins have chosen to remain the same and Houston County would likely to do the same. As for a gain, it is a possible theory that by allowing higher density tax revenue is increased.

After conclusion of discussion it was the consensus of council to leave all districts as they currently are.

3c. Website calendar – tabular / graphic / both.

Mr. Gilmour advised during initial discussions on the website calendar a tabular type was suggested and having reviewed other layouts, input on what specific type to implement is needed; after a brief discussion the consensus of council was to use a tabular type calendar with a small month calendar to show in a corner of the screen.

Mr. Gilmour also inquired on the use of Facebook as a media link; Councilmember Posey felt it was a good opportunity to do so; Mayor Faircloth was concerned with who would maintain the page, to which Councilmember Jackson recommended whoever keeps the calendar should maintain the Facebook page. On conclusion of discussions Mr. Gilmour advised that he would explore the matter further.

3d. Role of City contractor relative to sewer line blockages.

Mr. Gilmour advised that an issue arose in regards to sewer lines and that when the city receives a call for blocked sewer lines, which are mostly through E-911, ESG Operations is dispatched and they will make an attempt to clear the sewer line, camera it, and advise customer of what needs to be done. The issue with the service procedure arose as a result of a plumbing contractor stating business was being taken away from plumbing contractors because of the work ESG Operations was doing when it should be the responsibility of the property owner. Mr. Gilmour

advised the current procedure is a standard process as a result of some time back due to an issue on Valley Drive where sewer had backed up in a yard; it was the agreement of council at the time to do what was necessary to clean up the waste as it posed a health safety issue.

After a brief discussion council concurred to leave the current procedures in place.

3e. Council concurrence to begin after school program.

Mayor Faircloth asked council to table the matter and start of the program for a later date until further information is provided. Mr. Kilgore was asked to provide council with further details of the program, which were to include a budget, a review and focus on existing programs, use of the city van for transportation, and financial information for the conclusion of this year's summer camp program. Council inquired as to why was this was not a function of the Board of Education; Mr. Kilgore advised that the Board of Education was losing a grant for the funding of such a program. On conclusion of discussion it was the concurrence of council to table the matter until further information is provided by Mr. Kilgore.

3f. Mayor appointment of grant review committee.

Mayor Faircloth noted the increase in grant requests and asked Councilmember Bynum-Grace and Councilmember King if they would be willing to serve and work with staff during the process; both Councilmember Bynum-Grace and Councilmember King agreed to serve on the Grant Review Committee.

3g. Promotion items - should City fund?

Mr. Gilmour advised that per the request of Ms. Annie Warren council's input was being asked for in regards to providing city promotional items; historically any requests made have been referred to the Convention & Visitors Bureau. After a brief discussion council concurred to continue with the requests being forwarded to the Convention & Visitors Bureau.

3h. Request determination from Council as to use a design / build / option or design / bid/ build option for headworks improvements at wastewater treatment plant.

Mr. Gilmour advised the improvements at the wastewater treatment plant were ready to commence and council was asked to decide between a design / build / option or design / bid/ build option; no permitting was required and it was the recommendation of Public Works to proceed with a design/build option. Council concurred to proceed with the design/ build option for the headworks improvements at the wastewater treatment plant.

3i. Proceed with relocation of solid waste equipment.

Mayor Faircloth asked that the matter be tabled until additional information is available; Mr. Gilmour advised that the costs are being finalized for the project and that a public hearing has been held with the surrounding neighbors and there are no objections from that standpoint. Council concurred to table the matter until final costs are received.

4. Other items as needed:

- Councilmember Hunt advised that he is working with Mr. Gilmour in getting the tennis courts at either or both Rozar and Calhoun Parks resurfaced and depending on which one will be done, the tennis group is wishing to build a shelter at no cost to the city. Councilmember Hunt provided drawings of the proposed shelter which will be built whenever the court(s) are resurfaced. Mayor Faircloth inquired of the procedure of donations to the city; Mr. Gilmour advised the tennis group would submit the proposal to the recreation commission for approval, with the final decision by council. Council concurred to allow for the shelter if recommended by the recreation commission.
- Councilmember's Bynum-Grace, King, and Jackson had no report.
- Mr. Gilmour advised that the time frame for Westwood Park has passed and no improvements or evidence of work has been done and if council agreed, the recommendation is to proceed with the process through municipal court.

Mr. Kim Mullins advised he had been working with Mr. Mike Beecham in rezoning the property to a P.U.D. and he has been cleaning up the property some, but the city still has not done their part. Councilmember Bynum-Grace inquired if the city had not looked into correcting their responsibility; Mr. Gilmour advised they had some time ago, but nothing has since transpired and work will still need to be done by Mr. Mullins.

Council concurred to proceed with following the process through municipal court.

- Ms. King advised of the upcoming tax sale of which the city has ten properties to be sold.

Mr. Kim Mullins asked if council would consider a prorated fee for the alcohol license for the operators of the New Perry Hotel Restaurant, due to the time remaining in the year, along with the public hearing schedule, as he felt it was a burden to the new owners to spend such a sum when trying to open a business and the gesture would show good will towards businesses opening in the city. Mayor Faircloth advised Mr. Mullins council would take it under advisement.

Mayor Faircloth entertained a motion to adjourn the work session and enter into executive session to discuss personnel and litigation.

5. Executive Session entered at 6:42pm; Councilmember Posey moved to adjourn the regular meeting and enter into Executive Session for the purpose of discussing personnel and litigation; Councilmember Hunt seconded the motion and it carried unanimously.
6. Executive Session adjourned; Council regular work session meeting reconvened. Council adjourned the Executive Session held August 01, 2011 and reconvened into the regular work session meeting.
7. Adopted Resolution No. 2011-26 stating purpose of Executive Session held on August 01, 2011 was to discuss personnel and litigation. Councilmember Jackson moved to adopt a resolution stating the purpose of executive session held on August 01, 2011 was to discuss personnel and litigation. Councilmember Posey seconded the motion and it carried unanimously. (*Res. No. 2011-26 has been entered into the City's office book of record*).
8. Adjournment. There being no further business to come before Council in the reconvened meeting held August 01, 2011, Councilmember Hunt motioned to adjourn the regular work session meeting at 7:36pm; Councilmember King seconded the motion and it carried unanimously.