

CITY OF PERRY

MINUTES

PERRY CITY COUNCIL WORK SESSION MEETING

AUGUST 15, 2011

1. Call to Order: Mayor James E. Faircloth, Jr., called the work session meeting of the Perry City Council held August 15, 2011 to order at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth, Jr., Mayor Pro-Tempore Randall Walker, Council Members Phyllis Bynum-Grace, William Jackson, Willie King, Riley Hunt, Joe Posey

Elected Officials Absent: None.

Staff Present: Lee Gilmour, City Manager
Captain Bill Phelps
Deputy Fire Chief Joey Gray
Brenda King, Director of Administration
Mike Beecham, Director of Community Development
Dianne Abney, Recording Secretary

Guests: Mr. and Mrs. Walton Wood
Ms. Vickie Graham

Press: Ms. Jessica Clark, Houston Home Journal

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

3a. Renewal Information for Health/Dental Insurance Program: The City Manager presented and reviewed the renewal rates for health and dental insurance. There are two parts, with the first according to the support documentation, is the current rates, renewal premiums, and option. The third party administrator and the administration recommend the option as it is the least expensive. Option will require an increase in deductibles for a major claimant. If the Council chooses the renewal, the overall rates will continuously increase and not decrease. The deductible is \$150,000 with transplant and \$100,000 if no transplant. The option will keep the monthly premium about the same with a slight increase. The deductible for a major claimant is \$225,000, which leaves a difference of \$125,000. Council Member Jackson requested the total amount of savings for a year in which the City Manager will provide that amount. The renewal will increase monthly rates. The specific premium will increase approximately \$39.00 for single coverage and \$126.00 for family coverage. Currently the City has 24 employees with single coverage and 38 employees with family coverage. The monthly rates for the employee will stay the same. The City Manager stated that Council must make a decision on part one at the next regularly scheduled Council meeting.

The City Manager stated that the second part concerns the employee health contributions. Provided information reflects the current employee health insurance rates and options 1, 2, and 3. The options listed are reductions in costs in an attempt to increase participation. The insurance plan states that the City must maintain at least 75% participation, which the City currently maintains 76% participation. The third party administrator indicates participation may be an issue. Therefore, the City Manager advised the Council to consider some type of rate reduction or continue at the same rate. The City Manager stated there is no particular timeframe for Council to decide on part two because if Council indicates renewal, then the City would renew insurance and continue. Rates go into effect September 1, 2011.

- 3b. Review Street Mowing Procedures: Provided to the Council is a map outlining arterial and collectors road as designated by the Planning Commission. The City Manager requests a clarification relative to street side mowing. In the past, Council determined to mow and maintain vacant property subject to certain restrictions of how far the City would mow; however, occupied and owners of parcels are responsible for mowing. The City Manager asked the Council, about a gray area relative to some of the major arterial roads concerning what actions the City should take if the property owner does not maintain the property. This has become an issue due to the City paying a small claim. The citizen complained that the City mowed down a bush; however, the bush could not be distinguished from tall grass. In addition, the City Manager saw the grounds maintenance crew mowing around a hotel on Perimeter Road and questioned the current mowing policy due to cutbacks. Per the policy, if property is occupied, owner is responsible for mowing/maintaining and if not, the City will cite the owner. Also, if the main corridors in town were not maintained this would reflect poorly on the City. If the owner does not adhere to the mowing policy, the City will mow it and charge the pro-rate amount to the owner. Mowing vacant lots in subdivisions that are not adjacent to an occupied lot, the owner must mow the lot at least once a year. If vacant lots are adjacent to occupied property, owner must mow periodically to keep grass from growing too high. However, the City Manager is questioning mowing right-of-ways next to the roads. For instance, on Macon Road, there may be some property owners who cannot or will not cut between the edges of the street to the center of the ditch. The City is currently mowing up to the sidewalk; however, the City Manager requests confirmation from Council to continue mowing per the policy as this may call for additional employees to maintain mowing status. Council Member King suggested that to keep the City from paying claims, enter a clause in the policy that if property owners plant anything in the right-of-way it is subject to be mowed down. After further discussion, Council concurred to continue the mowing policy as is. The City Manager stated that if property is in an area where the City does not have parcels, the City does not mow. For example, Houston Lake Road, which has not been released by the contractor, has a number of complaints concerning how high the grass has grown. DOT and the County will tell citizens that Houston Lake Road is in the City. The City Manager recommended that if that parcel is not in the City to refer to DOT. Mayor Faircloth stated that Houston County Commissioner, Chairman Stalnaker has mentioned receiving complaints as indicated, concerning mowing the right-of-way. In addition, Chairman Stalnaker indicated to the Mayor that the City might be receiving a proposal relative to sharing costs relative to right-of-way mowing. Currently, the County contracts with the Department of Corrections to have trustees mow from Cohen Walker Drive South to Hwy. 127 where it cuts off at the red light. The County and the City of Warner Robins share the cost. The City Manager stated that subject to whatever agreement may be with the Houston County Board of Commissioners, the parcels that are not in the City are not maintained. After further discussion, Council agreed to place this issue on hold.
- 3c. Review of Big Indian Creek Part 2 Project Funding: Provided is a memo from the City Manager to Mayor and Council discussing the final estimated costs of the awarded bid for the Big Indian Creek Walking Trail Part 2. The estimated costs for construction are \$108,100 rather than the budgeted \$157,500. The grant from the Georgia Department of Natural Resources is \$72,100 leaving a difference of \$36,000. The Perry Rotary Club agreed to provide up to \$20,000 toward the project when the budget was \$157,500. Therefore, the City Manager recommends splitting 50/50 the remaining balance of \$36,000 between the Perry Rotary Club and the City. The Council concurred.
- 3d. Concur to Proceed with Part 1 Ball Street Extension: The City Manager recommended that Council authorize going to bid for Part 1 of the Ball Street Extension, which is between Larry Walker Parkway and the bridge. Council concurred.
- 3e. Request to Add Position to Solid Waste Revenue Fund: In reference to the memo from the City Manager to Mayor and Council dated August 12, 2011, the City Manager requests adding an Equipment Operator Trainee position to Solid Waste. The reason for the request is for a number of years, Solid Waste operated with eight (8) positions. However, due to financial constraints, Council reduced positions to seven (7) in December 2009. In December 2009, the City had fewer customers. As of June 2011 there has been a 3.54% increase in the customer base and therefore,

requires additional carts for delivery and pick-up as well as more yard debris and bulk waste. In addition, a major impact is the declining availability of trustees from the McEver Corrections Facility due to state budget reductions and changing technology. Community service workers are not an option due to liability risks. The customer growth has resulted in adequate funds therefore, a rate increase is not necessary. In conclusion, Council Member Hunt requested the City Manager contact the superintendent at McEver Corrections Facility to discuss the availability of trustees. The City Manager acquiesced Council Member Hunt's request and will provide the information as requested.

4. Other Items as Needed:

Captain Phelps requested that due to speeding vehicles on Milton Way and Greenwood Court, citizens are complaining. To be proactive, Captain Phelps recommends installing "no through traffic" signs during certain times to deter speeding vehicles. The "no through traffic" signs would be installed at the entrance to the subdivisions on Milton Way and Greenwood Court. Mayor Faircloth suggested Captain Phelps place the digital sign that records your speed as you pass by. Captain Phelps will place the sign tomorrow, Tuesday, August 16, 2011. Council concurred with the "no through traffic" signs.

Ms. King stated that the contract was signed today for the citizens to pay online and hopefully will be up and running on October 1, 2011.

5. Council Concluded the Regular Work Session Meeting and Entered Executive Session at 6:47 p.m.: Council Member King motioned to close the regular work session meeting and enter executive session to discuss real estate matters. Council Member Hunt seconded the motion and it carried unanimously.

6. Council Concluded the Executive Session and Reconvened the Regular Work Session at 7:00 p.m.: Council Member Posey motioned to close the executive session and reconvene the regular work session meeting. Council Member Bynum-Grace seconded the motion and it carried unanimously.

7. Adopted Resolution No. 2011-30 stating the purpose of executive session held on August 15, 2011 was to discuss real estate matters. Council Member Jackson motioned to adopt the resolution stating the purpose of executive session was to discuss real estate matters. Council Member King seconded the motion and it carried unanimously. (*Resolution 2011-30 has been entered in the City's official book of record*).

8. The Reconvened Work Session Meeting held August 15, 2011 Adjourned: There being no further business to come before Council, Mayor Faircloth adjourned the meeting at 7:00 p.m.