

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**April 15, 2014**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer called to order the regular meeting of the Perry City Council of April 15, 2014 at 6:00pm.

2. Roll.

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

Elected Official(s) Absent: Council Member Joe Posey

City Staff: City Manager Lee Gilmour and Christine Sewell Recording Clerk

Departmental Staffing: Michael Beecham – Director of Community Development, Chief Steve Lynn – Perry Police Department, Chief Joel Gray – Fire and Emergency Services Department, Brenda King – Director of Administration and Catherine Edgemon – Main Street Coordinator.

Guests: Capt. Bill Phelps, Mrs. Pearlie Dixon, Mrs. Terre Walker, Mr. Keith Newton, Mr. John Kitchens, Mr. Penrose Wolf, Mr. and Mrs. Walton Wood, Ms. Brenda McIntyre, Ms. Shiron Phelps, Ms. Janet Dixon, Mr. Carl Lumpkin, Mr. Bill O’Neal, Mr. Hoke Morrow, Mr. Zafer Patel, Rev. Glenn Jakes, and various staff of Perry Police Department.

Media: Don Moncrief – Houston Home Journal

3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.

Rev. Glenn Jakes of Perry Presbyterian Church led the invocation and Council Member Hunt led the pledge of allegiance to the flag.

4. Proclamation(s) / Recognition(s): Mayor James E. Faircloth, Jr.

- Proclamation Declaring Parental Alienation Awareness Day

Mayor Faircloth presented Ms. Brenda McIntyre a proclamation declaring April 25, 2014 as Parental Alienation Awareness Day; Ms. McIntyre provided a brief background on the organization and thanked Mayor and Council for their support.

- Proclamation Honoring Ms. Pearlie Dixon

Mayor Faircloth and Council Member Bynum- Grace presented Mrs. Pearlie Dixon a proclamation honoring her service to the community as a former member of the Downtown Development Authority; each member of Council personally thanked Mrs. Dixon for her service.

- Presentation Recognizing Captain William Phelps’ 25 years of service

Chief Steve Lynn presented Capt. Phelps with his 25 years of service pin and thanked him for his continued service to the City, as well as to his country. Capt. Phelps recognized his family members present and thanked each of them along with the City and his co-workers for the recognition and their support. Mayor Faircloth and all members of Council personally thanked Capt. Phelps for his many years of service to the City.

5. Remarks of Citizens: Mayor Faircloth asked if there was anyone who wished to address Council on any subject; there was none.

6. Public Hearing: Mayor Faircloth called the public hearing to order at 6:27pm to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-67A-3 (c).

6a. Petition for Re-zoning Application No. R-14-02. Applicant, Asil Group, LLC, request to rezone 30.025 acres to change the development standards in a PUD, Planned Unit Development District. The applicant requests to reduce the minimum lot width to 60 feet in Phase 4. The property is located in Wooden Eagle Phase 4 Subdivision at southwest corner of Sandefur Road and Lake Joy Road.

Director of Community Development Mr. Mike Beecham reviewed with Council the recommendation of the Perry Planning Commission to approve application as submitted, with the inclusion of the required park and the guidelines for the park.

In favor: Mr. Ferrell Kitchens developer of the current Wooden Eagle subdivision and the proposed new phase reiterated the request and advised he is catering to a demand of the housing he and his son are currently building and the new phase will continue their current product.

Opposed: Mrs. Becky Wood advised her overall concern was with the change in the density of the lots.

6b. Petition for Re-zoning and Annexation Application No. R-14-03. Applicant, Asil Group, LLC, request to rezone 115.448 acres to change the development standards in a PUD, Planned Unit Development District. The applicant requests to reduce the minimum lot width to 60 feet in proposed Pod B and rezone and annex 13.156 acres from Houston County R-AG to PUD. The property is located in The Woodlands of Houston Subdivision.

Director of Community Development Mr. Mike Beecham reviewed with Council the recommendation of the Perry Planning Commission to approve application as submitted, with the inclusion of the required park and the guidelines for the park.

In favor: Mr. Keith Newton the applicant reiterated request and advised the change was to meet market demand and would like to proceed as the property had been dormant for a number of years.

Opposed: None

6c. Amendment to Perry Land Development Ordinance Section 83.2 Downtown Development District.

Mr. Beecham advised it was proposed to expand the downtown district to include those parcels fronting General Courtney Hodges Blvd. It was recommended that the current regulations of the downtown district not apply to the corridor and on completion of the Master Plan most likely an overlay district would be created. If approved the Main Street Board would be the reviewing authority for any new or proposed changes for the area.

In favor: Mrs. Terre Walker member of the Perry Main Street Board reiterated the request and provided a brief history of main street programs. She advised Perry had tried for four years to get in the program and had been recently accepted. The Perry Main Street Board is moving forward in their duties and was of the opinion General Courtney Hodges Blvd. is the “front door” to the downtown area and noted the economic restricting tools that would be available to offer incentives to property owners to improve their properties and attract the many, many visitors to our City if incorporated into the downtown district.

Opposed: Mr. Hoke Morrow is concerned with the change potentially requiring them to make changes to their property that are in line with the downtown area, but is not suitable for the General Courtney Hodges Blvd. corridor.

Mr. Lyle Rowland is not opposed to improvements, but is concerned with timelines that may be set to adhere to.

Mr. Ryan Busman was concerned with signage regulations.

Mr. Zafer Patel questioned changes of the corridor in regard to the Master Plan.

Mayor Faircloth briefly explained the Master Plan and the process and encouraged participation in the town hall meeting on April 17<sup>th</sup> where input would be solicited on enhancements throughout the City, and not just General Courtney Hodges Blvd.

There being no further comments the public hearing was closed at 7:05pm.

7. Consent Agenda Items: Mayor James E. Faircloth, Jr.

7a. Council Consideration – Minutes of March 31, 2014 work session, April 1, 2014 pre council meeting and April 1, 2014 council meeting.

Council Member Bynum-Grace motioned to approve the minutes as submitted; Council Member Jackson seconded; all in favor and was unanimously approved.

8. Old Business: Mayor Faircloth

8a. Mayor Faircloth – None

8b. Council/Manager/Attorney – None

9. New Business: Mayor Faircloth

9a. Matters referred from April 14, 2014 work session and April 15, 2014 pre council meeting. - None

9b. Ordinances for First Reading and Introduction.

1. **First Reading** of an ordinance to rezone 30.025 acres to change the development standards in a PUD, Planned Unit Development District. The applicant requests to reduce the minimum lot width to 60 feet in Phase 4. The property is located in Wooden Eagle Phase 4 Subdivision at southwest corner of Sandefur Road and Lake Joy Road. *(No action required by Council)*
2. **First Reading** of an ordinance to rezone approximately 115.448 acres to change the development standards in a PUD, Planned Unit Development District. The applicant requests to reduce the minimum lot width to 60 feet in proposed Pod B. The property is located in The Woodlands of Houston Subdivision. *(No action required by Council)*
3. **First Reading** of an ordinance to rezone 13.156 acres from Houston County to R-AG to PUD. The property is located in The Woodlands of Houston Subdivision. *(No action required by Council)*
4. **First Reading** of an ordinance to annex 13.156 acres from Houston County to R-AG to PUD. The property is located in The Woodlands of Houston Subdivision. *(No action required by Council)*
5. **First Reading** of an ordinance amending Perry Land Development Ordinance Section 83.2 Downtown Development District. *(No action required by Council)*

9c. Resolution(s) for Consideration and Adoption:

1. Resolution accepting Wooden Eagle, Phase 3, Section 3.

Mr. Beecham advised acceptance was for infrastructure and has been inspected by the City.

Adopted Resolution No. 2014-13 accepting Wooden Eagle, Phase 3, Section 3. Council Member Jackson motioned to adopt the resolution as submitted; Council Member Hunt seconded; all in favor and was unanimously approved. *(Resolution No. 2014-13 has been entered in the City's official book of record)*

2. Resolution designating a tract of land for use as a landfill, Perry, Houston County, Georgia.

Mr. Beecham advised the resolution was for the expansion of the Toomer Road Landfill boundary as required by the Environmental Protection Division for the methane monitoring as detailed in pre Council meeting.

Adopted Resolution No. 2014-14 designating a tract of land for use as a landfill, Perry, Houston County, Georgia. Council Member Bynum-Grace motioned to adopt the resolution as submitted; Council Member Jackson seconded; all in favor and was unanimously approved. (*Resolution No. 2014-14 has been entered in the City's official book of record*)

9d. Award of Bid(s): Mr. Gilmour advised purchase would be through the capital lease program and is for the water & sewer line maintenance division.

1. 2014-23 1 Ton 2WD Crew Cab with Stahl Challenger Service Body

Council Member King motioned to accept the low bid from Walker Rhodes Tractor Company in the amount of \$53,696.00; Council Member Jackson seconded; all in favor and was unanimously approved

2. 2014-24 Kubota SVL90-2 or Comparable

Council Member Bynum-Grace motioned to accept the bid from Wade Ford in the amount of \$37,537.00; Council Member Hunt seconded; all in favor and was unanimously approved.

3. 2014-25 F750 6/8 Yard Dump Truck

Council Member King motioned to accept the low bid from Brannen Motor in the amount of \$67,700.00; Council Member Jackson seconded; all in favor and was unanimously approved.

10. Supplemental Agenda Items:

10a. Resolution(s) for Consideration and Adoption:

1. Selection of voting delegate and alternate for Municipal Gas Authority of Georgia's Election Committee.

Adopted Resolution No. 2014-15 designating Mayor Faircloth as voting delegate and Mayor Pro Tempore Walker as alternate for Municipal Gas Authority of Georgia's Election Committee. Council Member Jackson motioned to adopt the resolution as submitted; Council Member King seconded; all in favor and was unanimously approved. (*Resolution No. 2014-15 has been entered in the City's official book of record*)

10b. Child Abuse Prevention Awareness Month – Council Member Hunt advised of the charity benefit on April 28<sup>th</sup> from 5pm to 8pm at the Swanson Restaurant benefiting the Rainbow House.

11. Department Head Items. None

12. Council Member and General Public Items. – Ms. Catherine Edgemon in follow up to the concerns on the expansion of the downtown district advised of incentive programs the Main

Street Board has such as the media and façade grants, as well as revolving and low interest loans from entities such as Georgia Cities. Ms. Edgemon also noted the properties would be grandfathered in under the current regulations and encouraged participation in the Master Plan process.

13. Mayor Items- reminder of Walk with Mayor & Council on April 22<sup>nd</sup>.

Mayor Faircloth entertained a motion to enter into Executive Session.

14. Executive Session entered at 7:22 p.m.: Council Member King moved to adjourn the regular meeting and enter into Executive Session for the purpose of real estate acquisition. Council Member Hunt seconded the motion and it carried unanimously.
15. Executive Session adjourned; Council regular meeting reconvened. Council adjourned the Executive Session held April 15, 2014 and reconvened into the Council regular meeting.
16. Adopted Resolution No. 2014-16 stating purpose of Executive Session held April 15, 2014 was to discuss real estate acquisition for the purchase of a certain parcel on Main Street from Georgia Power in the amount of \$60.00. Mayor Pro-Tempore Walker moved to adopt a resolution stating the purpose of the Executive Session held on April 15, 2014 was to discuss real estate acquisition for the purchase of a certain parcel on Main Street from Georgia Power in the amount of \$60.00. Council Member King seconded the motion and it carried unanimously. (*Resolution 2014-16 has been entered in the City's official book of record*).
17. Adjournment: There being no further business to come before Council in the reconvened meeting held April 15, 2014 Council Member Bynum-Grace motioned to adjourn the meeting at 7:40pm. Council Member Hunt seconded the motion and it carried unanimously.