

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
October 7, 2014
6:00 P.M.

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held October 7, 2014 at 6:00 p.m.

2. Roll.

Elected Officials Present: Mayor Pro Tempore Randall Walker and Council Members William Jackson, Willie King and Riley Hunt.

Elected Official Absent: Mayor James E. Faircloth, Jr. and Council Member Phyllis Bynum-Grace.

Staff: City Manager Lee Gilmour, City Attorney Matthew Hulbert and Recording Clerk, Annie Warren.

City Departmental Staffing: Michael Beecham – Director of Community Development, Chief Steve Lynn – Perry Police Department, Chief Joel Gray – Fire and Emergency Services Department and Decius Aaron – Public Works Department.

Guest(s): Jeff Moss, Sharon Kelly, Ryan Bode, Chad McMurrian, Daniel Groselle, Todd Surber, Ashley Kelmer, Jeff Abbott and Robert D. Smith.

Media: Cody Wetherington – ComSouth 100.

3. Invocation and Pledge of Allegiance to the Flag: Rev. Willie King of Faith Bible Church gave the invocation and Council Member Jackson led the pledge of allegiance to the flag.

4. Remarks of Citizens: Jeff Moss of 2255 US 41N expressed his concerns relative the fire protection fees.

5. Appearance(s)/Presentation(s):

- Mr. Todd Surber appealing denial of refund fee based on discrimination
Mr. Todd Surber of 1004 Cater Street provided Council a chronological time line of the events that transpired leading up to the request for a refund. Council tabled the item until additional information can be provided.
- ESG Operations, Inc. – Rebate check to the City
Mr. Daniel Groselle and staff of ESG Operations, Inc. presented a rebate check to the City of Perry.
- Proclamation Declaring October Affordable Housing Month

Mayor Pro Tempore Walker, Chief Lynn and Mr. Beecham presented Houston County Habitat for Humanity a proclamation declaring October Affordable Housing Month in Houston County.

6. PUBLIC HEARING CALLED TO ORDER AT 6:25 P.M. Mayor Pro Tempore Walker called the public hearing to order at 6:25 p.m. 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. Amendment to Perry Land Development Ordinance Farm Winery.

Mr. Beecham advised Council of the Perry Planning Commission recommendation to allow a Farm Winery as a Special Exception in all zoning districts.

In Favor: Mr. Martin Myers of 1009 spoke in favor of the winery.

Opposed: None

6b. Amendment to Perry Land Development Ordinance Section 102-Accessory Dwelling Units.

Mr. Beecham advised Council of the Perry Planning Commission recommendation to approve the changes as provided for Section 102-Accessory Dwelling Units.

In Favor: None

Opposed: Ms. Terre Walker of 800 Evergreen voiced her concerns and opposed the proposed amendment to the PLDO Section 102-Accessory Dwelling Units.

Ms. Jennie Baird of 1111 Cater Avenue asked Council to preserve R-1 districts.

- 6c. Pinebrook Apartments property financing improvements. Mr. Gilmour advised Council of the request by Cordele Heritage Oaks, Inc. in conjunction with the Housing Authority of Cordele, GA to rehab the Pinebrook Apartment on Mason Terrace.

In Favor: None

Opposed: None

Public Hearing adjourned at 6:40 p.m. Mayor Pro Tempore Walker closed the public hearing at 6:40 p.m.

7. Consent Agenda Items: Mayor Pro Tempore Randall Walker

7a. Council's Consideration – Minutes of the September 2, 2014 pre council meeting, September 2, 2014 council meeting, September 9, 2014 special meeting, September 22, 2014 special meeting, September 29, 2014 special meeting and September 30, 2014 special meeting.

Council Member Hunt motioned to approve the minutes as submitted; Council Member King seconded the motion and it carried unanimously.

8. Old Business: Mayor Pro Tempore Randall Walker.

8a. Alcohol License(s) for Second Reading and Adoption:

1. **Second Reading:** Application for Alcohol Wine Packaged to Go for new location, 1301 Forest Hill Drive for farm winery Coffee Cup-Red Barn Vineyards, Inc. Applicant name is Martin G. Myers.

Approved application for alcohol license (Wine – Packaged To Go) for farm winery Coffee Cup-Red Barn Vineyards Inc. located at 1301 Forest Hill Drive; owner’s name is Martin G. Myers. Council Member Jackson motioned to approve the application as submitted; Council Member King seconded the motion and it carried unanimously.

8b. Ordinance(s) for Second Reading and Adoption:

1. **Second Reading** of an ordinance establishing City Clerk position.

Adopted Ordinance No. 2014-20 establishing the City Clerk’s position. Council Member Hunt motioned to adopt the ordinance as submitted; Council Member King seconded the motion and it carried unanimously. (*Ordinance 2014-20 has been entered in the City’s official book of record*).

2. **Second Reading** of an ordinance amending the Perry Code by adding the following definitions to Sec. 3-1, Commissioner and Farm Winery; and adding a new Article III – Farm Wineries and Wine Tasting.

Adopted Ordinance No. 2014-21 amending the Perry Code by adding the following definitions to Sec. 3-1, Commissioner and Farm Winery; and adding a new article III – Farm Wineries and Wine Tasting. Council Member King motioned to adopt the ordinance to include Administration recommended verbiage amendments subject to review by the City Attorney. Council Member Jackson seconded the motion and it carried unanimously. (*Ordinance 2014-21 has been entered in the City’s official book of record*).

8c. Mayor Pro Tempore Randall Walker – None

8d. Council/Manager/Attorney - None

9. New Business: Mayor Pro Tempore Randall Walker

9a. Matters referred from October 6, 2014 work session and October 7, 2014 pre council meeting.

1. Authorize through ICMA-RC provision of ROTH IRA as part of the City’s benefit package.

Council Member King motioned to authorize offering through ICMA-RC the ROTH IRA as part of the City's benefit package. Council Member Hunt seconded the motion and it carried unanimously.

2. Authorize subject to the City Attorney's approval requiring substance testing for all employee involved accidents on City time or performing City duties.

Council Member Hunt motioned to approve requiring substance testing for all employees involved in accidents on City time or performing City duties subject to the City Attorney's approval. Council Member King seconded the motion and it carried unanimously.

- 9b. Presentation relative the Georgia Initiative for Community Housing – Chief Lynn and Michael Beecham. Chief Lynn and Mr. Beecham presented a Power Point presentation to Council that was given at the recent GICH retreat.

9c. Ordinance(s) for First Reading and Introduction.

1. **First Reading** of an ordinance amending Perry Land Development Ordinance Farm Winery. *(No action required by Council)*
2. **First Reading** of an ordinance amending Perry Land Development Ordinance Section 102 – Accessory Dwelling Units. *(No action required by Council)*

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

1. Resolution to amend the City of Perry Fee Schedule.

Adopted Resolution No. 2014-42 amending the City of Perry Fee Schedule relative background checks. Council Member Jackson motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2014-42 has been entered in the City's official book of record).*

2. Resolution authorizing the Housing Authority of Cordele to issue bonds to finance facilities located in Perry, Georgia.

Adopted Resolution No. 2014-43 authorizing the Housing Authority of Cordele to issue bonds to finance facilities located in Perry, Georgia. Council Member Hunt motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2014-43 has been entered in the City's official book of record).*

9e. Award of Bids:

1. Awarded Fiscal Year 2014 – Computers Purchase to Dell.

Council Member King motioned to approve the fiscal year 2014 computers purchase as submitted; Council Member Jackson seconded the motion and it carried unanimously.

2. Awarded Perimeter Road Culvert Replacement to low bidder LaKay Enterprises, Inc. in the amount of \$224,754.00.

Council Member Jackson motioned to award Perimeter Road culvert replacement to low bidder LaKay Enterprises, Inc. in the amount of \$224,754.00. Council Member King seconded the motion and it carried unanimously.

3. Installation of a fire alarm system in city hall and the public safety building. Council concurred to pull this item from the agenda and will rebid to include fire and security systems.
4. Reconsideration of irrigation system bid for the Perry Arts Center. Mr. Gilmour advised Council that the Heart of Georgia Landscaping has a Perry business license and therefore qualifies for the local vendor policy preference. Administration recommended Council reverse its September 2, 2014 award of bid and award the bid to Heart of Georgia Landscaping per the local vendor preference policy in the amount of \$8,860.00. Council Member Hunt motioned to rescind the original award of bid to Paulk Landscaping & Nursery and award the bid to Heart of Georgia Landscaping in the amount of \$8,860.00; Council Member King seconded the motion and it carried unanimously.
5. Authorize installation of SCADA at Lemley's lift station. Council Member Jackson motioned to authorize the installation of SCADA at Lemley's lift station; Council Member King seconded the motion and it carried unanimously.

- 9f. Natural Gas System Improvements
 - Approve installation of cut off valves
 - Approve natural gas SCADA monitoring project

Council Member Hunt motioned to award the bid for Perimeter Road gas valves to low bidder C&H Pipelines, Inc. in the amount of \$16,185 which will be paid for from the 2012 SPLOST Construction Fund and award the installation of SCADA monitoring devices on the natural gas lines to Constantine Engineering in the amount of \$26,914 which will be paid for from the Gas System Revenue Fund. Council Member Jackson seconded the motion and it carried unanimously.

- 9g. Approval of Task orders
 - Approve revision 2 for Task Order 14.
 - Approval of Task Order 18 for the evaluation and planning improvements needed for the Macon Road (US 41) sewer main.

Council Member Jackson motioned to approve revision 2 for Task Order 14 to authorize the consultant to proceed with the location of potential well sites for the next production well and to approve Task Order 18 for the evaluation and planning improvements needed for the Macon Road (US 41) sewer main; Council Member King seconded the motion and it carried unanimously.

- 9h. Approved Sutton Place Subdivision Letter of Credit. Mr. Beecham advised Council of a pavement failure on Haddenham Court and the contractor's neglect to place fabric between the soil and the rock base as recommended by Preston Testing. The Department of Community Development recommended Council request a letter of credit in the amount of \$24,000 for Sutton Place Subdivision for a period of two years to cover possible repair costs to the roadway. Council Member King motioned to request a letter of credit in the amount of \$24,000 for Sutton Place Subdivision for a period of two years to cover possible repair costs to the roadway; Council Member Hunt seconded the motion and it carried unanimously.
- 9i. Consider request for sewer service at Bay Creek Plantation. Mr. Beecham referred Council to Mr. Howard's memo of September 16, 2014 in which he recommended allowing septic tanks for lots 1-6 in the Bay Creek Plantation Subdivision. Council Member Hunt motioned to allow septic tanks for lots 1-6 in the Bay Creek Planation Subdivision; Council Member King seconded the motion and it carried unanimously.
- 9j. Approved franchise agreement with Unite Private Networks, LLC. Administration recommended Council's approval of a franchise agreement with Unite Private Networks, LLC use the City of Perry right-of-way to provide telecommunication services to the Houston County Board of Education. Council Member Jackson motioned to approve the franchise agreement for use of the City's right-of -way; Council Member Hunt seconded the motion and it carried unanimously.
- 9k. Approved street closure for Sweets and Treats on Downtown Streets event. Council Member Jackson motioned to approve the street closure request for Sweets and Treats on Downtown Streets event on October 31, 2014. Council Member King seconded the motion and it carried unanimously.

10. Other Business/Supplemental Agenda

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

1. Adopted Resolution No. 2014-44 appointing Mr. Robert D. Smith, Economic Development Director. Mayor Pro Tempore Walker reviewed and entertained a motion to adopt a resolution appointing Mr. Robert D. Smith Economic Development Director; Council Member Hunt motioned to adopt said resolution appointing Mr. Robert D. Smith Economic Development Director; Council Member Jackson seconded the motion and it carried unanimously. (*Resolution 2014-44 has been entered in the City's official book of record*)

10b. Award of Bids:

1. Gas Department Equipment

Awarded gas department equipment bid to Consolidate Pipe & Equipment. Administration recommended awarding the gas department bid to Consolidate Pipe & Equipment in the amount of \$7,507.00. Council Member King motioned to accept the recommendation of Administration and award the gas department bid to Consolidate

Pipe & Supply in the amount of \$7,507.00; Council Member Jackson seconded the motion and it carried unanimously

11. Department Head Items.

Ms. King and Mr. Aaron – No reports

Mr. Beecham informed Council Mr. Joseph Brown, the new stormwater inspector trainee, started work today.

Chief Lynn reminded everyone of the GICH clean-up in New Hope Subdivision on October 18th and advised Council of his meeting with the organizers of the Zombie Run on October 25, 2014.

Catherine Edgemon reminded Council of the Town Hall meeting on October 16th, 6:00 p.m. – 8:00 p.m. at the Perry Arts Center.

Mr. Gilmour – No report.

12. Council Member and General Public Items. None

13. Mayor Pro Tempore Items. Mayor Pro Tempore Walker reminded everyone of the Walk with Mayor and Council on October 28th, 5:30 p.m. in the Highland Ranch Subdivision.

14. Adjourn. There being no further business to come before Council in the regular council meeting held October 7, 2014, Council Member Bynum-Grace motioned to adjourn the meeting at 7:30 p.m.; Council Member Hunt seconded the motion and it carried unanimously.