

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
February 2, 2015  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Presiding Officer called to order the work session meeting held February 2, 2015 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None

Staff: City Manager Lee Gilmour, Assistant City Attorney Matt Hulbert, and Recording Clerk, Cyndi Houser

City Departmental Staffing: Battalion Chief Robby Rowell – Fire and Emergency Services Department, Michael Beecham – Director of Community Development, Decius Aaron - Director of Public Works, Chief Steve Lynn – Police Department, Brenda King – Director of Administration, and Robert Smith – Economic Development Director

Guests: Mr. Bill O’Neal, Ms. Lora Arledge, Mr. Larry Hunt, Ms. Catherine Edgemon – Main Street Coordinator, Davis Cosey – FPOAS, and Mr. Mitch Greer – Mauldin & Jenkins, CPAs, LLC .

Press: Don Moncrief, Houston Home Journal

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

3a. Request from Perry Arts Center Advisory Board for the installation of an outdoor park exhibit at the Perry Arts Center. Mr. Bill O’Neal gave a description of the completed metal work commissioned by the Advisory Board titled “The Girl, the tree and the journey” and created by Mr. Brando. They requested permission to temporarily place the artwork on the front lawn of the Perry Arts Center near the oak tree stating they did not want to compete with the horse sculpture, and wanted to allow the public access to walk around the piece. Council expressed concerns about the proximity to the tree, security for the item and if a permanent location had been chosen. Mr. O’Neal noted they could move the location about 10 feet, they would be taking measures to assure it is secured, the artist will move the piece one time, but a permanent location has not yet been determined. They also requested a picture of the completed piece and Mr. O’Neal returned later in the meeting with pictures. Based on the information and the pictures, it was a consensus to allow temporary placement of the metal sculpture on the front lawn of the Perry Arts Center.

- 3b. Discuss appeal from Corporal Jeff Keenom relative to hazardous duty pay. Mr. Gilmour reviewed the incident wherein Officer Keenom was appealing the denial of hazardous duty leave and the procedures involved. Mr. Gilmour advised Council the incident was not considered life-threatening, but would qualify for workers' comp. Mr. King suggested that a clarification should be made in the Personnel Management System description regarding what is considered life-threatening.
- 3c. Presentation of the 2014 City of Perry Audit – Mauldin & Jenkins, CPAs, LLC. Mr. Mitch Greer reviewed the CAFR (Comprehensive Annual Financial) report and the annual audit agenda which summarizes the audit, communicates items that need to be addressed, as well as defining the City's responsibilities. The CAFR goes beyond the requirements and will be submitted to GFOA for a certificate of excellence. A review of the general fund noted the fund balance was steadily increasing indicating costs are being controlled. The enterprise funds show revenue is higher than expenditures. These proprietary funds are supposed to be self-sustaining and the bottom line shows this is the case. As a part of the audit, management judgments and estimates were reviewed and they were in line with generally accepted accounting practices in the U.S. It was noted there were approximately twelve (12) adjustments which is down from the last few years. This was due in part to the preliminary work done by the finance staff and City Manager. The letter of representation prepared by the City Manager was found acceptable. Recommendations included adjustments for prior year funds and retainage from construction projects. Mr. Greer noted there were no long-term issues. Management suggestions included reviewing doubtful accounts more frequently; cleaning up the aged accounts; formalizing a deposit policy and collateralizing accounts; pending health claims going back further; implementing a more detailed review for credit card purchases; short term borrowing should be reported as a payable. Ms. King noted the first batch of aged accounts had been sent to Penn Credit for collection. New pension standards will go into effect this coming year and may affect the City. Mr. Greer noted that all forms have been submitted to the state.
- 3d. City of Perry Existing Business Survey. Mr. Robert Smith reviewed the existing business survey via a slide presentation. Based on the results of the online survey done in conjunction with the Chamber of Commerce, it was determined several businesses were looking to expand; a few were looking to leave. Other important items included: the good quality of life; market demand and workforce; taxation and service fees; and educational opportunities and quality. The Economic Development Department will do follow-up with businesses looking to expand or leave to see if they can offer assistance (i.e. locating a new facility, incentives for staying); work with businesses to promote local merchants; help market Perry for industry and business.
- 3e. Discussion of a capital project. Mr. Gilmour followed up with Council's request to obtain an estimate to installing a sidewalk along Davis and Park. It would need to be incorporated into the alternate transportation route system and added to the capital improvement program. A survey determined there are very few walkers along this route and the cost for such a project would be approximately \$295,000. It was the consensus this would not be a cost effective project. Mr. Gilmour expressed his appreciation of public input for this suggestion.

- 3f. Consideration of green space donation in Wind River Subdivision. Mr. Beecham related that Walker Jones, LLC owns two lots in the Wind River Subdivision which they are willing to donate to the City as green space. The lots are unbuildable due to stormwater easements. Mr. Beecham assured Council the owners are aware the City will not maintain the greenspace, only the easement. Community Development recommended acceptance of the donation.
- 3g. Consider removal of first accident/incident fee. Chief Lynn surveyed area law enforcement agencies regarding charges for accident/incident reports. As a result, Chief Lynn recommended the current fees be changed to no charge for an initial report. Any information beyond the initial report will require established Open Records procedures. It was a consensus to proceed with this recommendation.
- 3h. Discussion of private signage on City right-of-way. Mr. Gilmour followed up on a discussion held at the December 1, 2014 work session regarding possible changes for placement of private signage in the City right-of-way. Items for Council consideration were grandfathering existing signs, conforming to specific guidelines, and rental income to the City. These items will be discussed further at the next meeting.
- 3i. Discussion of a soil vapor extraction system. Mr. Aaron gave background information on the City landfill at Kings Chapel Road/Ford Creek. A certificate of closure was issued July 28, 2003, but methane and groundwater monitoring was to continue for thirty (30) years; this was to assure that waste was not escaping and polluting the surrounding environment. The current monitoring system indicated methane was exceeding the limits beginning in May 2011. Several delineation wells were installed, but monitoring indicated methane readings continued to rise. Options for alleviating this concern included purchasing additional land and installing additional methane wells on an off-site property. However, purchasing more land would be expensive and no guarantee the methane would not continue to migrate. Another option would be the installation of a soil vapor extraction system which would allow active remediation of the methane exceedances and can be adjusted to mitigate migration beyond the property boundary. A brief question and answer period was held. Public Works recommended the installation of a soil vapor extraction system as the most effective for remediation and costs involved. It was the consensus of Council to proceed with this project.
- 3j. Consider possible uses for former Goodroe property site. Mr. Gilmour reviewed possible planning concepts for the Goodroe property site. A brief discussion was held regarding which items would be the best of the possibilities listed in a memo. The consensus of Council was to proceed with the recommendations of Administration.
- 3k. Proposed agreement between the City of Perry and FOPAS. Chief Lynn provided background on the partnership between the City and the Friends of Perry Animal Shelter (FOPAS). The proposed agreement would formalize the current relationship between the City and FOPAS by turning the promotion, marketing and operation of an adoption plan over to FOPAS. The City would continue to obtain and maintain the necessary State of Georgia permits, provide basic medical care, maintain records for intake and disposition of all animals as well as other enumerated responsibilities. Mr. Davis Cosey spoke on behalf of FOPAS and recommended the agreement. It was the

consensus of the Council to proceed with the agreement subject to the City Attorney's review.

31. Review proposed agreement with GDCA for Main Street Program. Mr. Gilmour stated this agreement is a follow up to the City being declared a Classic Main Street. He emphasized the agreement will run on a calendar year rather than a fiscal year which could affect the budget and budget process; the details should be carefully reviewed; the Board of Directors can enter into debt; and the work plans need to be looked at closely before approving. Following a question and answer period, it was consensus of Council to proceed with the agreement.

4. Department Head Items:

Mr. Beecham, Mr. Smith, and Chief Lynn had no reports.

Battalion Chief Rowell left the meeting to answer a fire call.

Ms. King advised Council a meeting would be held on Wednesday, February 4<sup>th</sup> at 2:30 to review the proposed new web site developed by Middle Georgia Regional Commission staff. All departments have provided input and will have an opportunity to suggest further changes and/or additions.

Mr. Gilmour – No report

5. Council Members Items:

Council members Walker, Jackson, and Jones – No report

Council member Bynum-Grace reported a problem with the sidewalks along Sam Nunn Boulevard. She inquired if there are plans to include these in the future construction projects.

Council member King asked about the status of the W. F. Ragin sidewalk project. He was informed the plans have been completed and the project will go out for bid very soon.

Council member Hunt inquired about a property at the corner of Main Street and Evergreen Street. Mr. Hunt was advised the property is now in the blighted property process.

Mayor Faircloth - No report

6. Adjournment: There being no further business to come before Council, Mayor Faircloth adjourned the February 2, 2015 work session meeting at 7:06 p.m.