

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
February 3, 2014
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Presiding Officer called to order the work session meeting held January 6, 2014 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None

Staff: City Manager Lee Gilmour and Recording Clerk, Nancy Graham

City Departmental Staffing: Deputy Chief Dave Stanton – Fire and Emergency Services Department, Chief Steve Lynn – Police Department, Brenda King – Director of Administration, Mary Beth Bass – Economic Development Director, and Michael Beecham – Director of Community Development

Guests/Speakers: Ms. Judy Caudill, Mr. Mark Hardison, Mr. Chad McMurrian, Ms. Sharon Kelly and Ryan Bode

Press: Don Moncrief, Houston Home Journal

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

3a. 2013 Audit Review: Ms. King introduced Mr. Mark Hardison and Ms. Judy Caudill of Clifton, Lipford, Hardison & Parker. Mr. Hardison presented an overview of the City of Perry's 2013 Annual Audit.

There were three (3) findings (Material Weaknesses):

1. Capital Assets
2. Bond Issuance
3. Accounts Payable

Mr. Hardison stated that the City has a clean opinion and has been in the certificate program and is expected to receive the Government Finance Officers Association award.

Mr. Hardison also advised that due to the complexity, it is common to have findings in governmental reports.

3b. Presentation – Mr. Brent Conway of Peacock Partnership: Property behind the northeast corner of Hwy 127/Houston Lake Rd. Mr. Conway presented, on behalf of his client, a request to rezone approximately 20 acres to C2. His client is interested in developing the property for professional offices, commercial activity, and/or residential (multi-family/assisted living). Council Member Walker inquired of any objections from current residents. Mr. Beecham advised that the residents' concerns are the development of multi-family apartments looking into their backyard and traffic between the two houses onto Houston Lake Road.

3c. City water system: (1) Consider options relative to maintenance work at Holiday Inn well – Following a presentation from Mr. McMurrin, it was the consensus of Council to increase the depth of well #2 by fifty (50) ft. at the same time necessary maintenance repairs are made. (2) Update relative to City's elevated tanks - Ms. Kelly advised, over a period of time, she has observed poor level of service from subcontractors, such as corrosion, leakage, improper paint jobs, etc. Ms. Kelly advised that ESG Operations, Inc. has a good working relationship with Utility Services and the poor level of service observed is from the subcontractor.

Mr. Dave Forrester of Utility Services advised that he believes the tanks are in excellent shape and is unaware of the deficiencies and requested an opportunity to look into Ms. Kelly's aforementioned observations.

Council Member Jackson noted that the City should have been informed of these issues prior to reaching this stage.

It was the consensus of the Council to allow Mr. Forrester to return to address the issues brought to their attention from the staff of ESG Operations, Inc.

3d. Authorization to bid Perry Arts Center refurbished restrooms, expanded community room and remove excess gas line piping: It was the consensus of the Council to proceed with preparing specifications to go to bid for the refurbishing of restrooms, expanding the community room and removal of excess gas line piping. Funding is available from the SPLOST 2012 (Recreation).

3e. Creekwood Park pool update: Mr. Gilmour advised Council of the following updates relative to the Creekwood Park pool: a) Several Georgia cities in the population range of Perry were contacted and the annual operating cost to run their pools is \$80,000 - \$300,000. b) Local company responsible for servicing Creekwood pool advised replacement estimated cost is \$175,000- \$225,000; Repair cost is \$20,000 - \$25,000. c) Any major repairs could put the City in jeopardy of losing its "grandfather status". Mr. Gilmour advised that there could be possibly be a problem having enough lifeguards and based on the decision made by Council relative to seasonal employees earning a maximum of 25 hours per week, lifeguards may choose to go elsewhere to get more hours. This item was informational purposes only.

Council Member Jackson asked Mr. Gilmour to present to Council a general comparison of the operating cost of pools vs splash pads.

- 3f. Update on 1002 Deanview Drive (Trice's property): Mr. Gilmour advised a proposal was sent to real estate agents and he received no response. From a local call, Mr. Davis was recommended as a possible buyer. Council advised Mr. Gilmour to contact Mr. Davis relative to the selling of the property.
- 3g. Consider establishing restricted account for Main Street Affiliate Advisory Council income: After much discussion, Council agreed that income generated by Main Street Affiliate Advisory Council should be moved to them. Establishing a restricted account is not necessary as they are incorporated.
- 3h. Consider waiving charges and fees for 107 Seven Pines Court: Council concurred to waive charges and fees of aforementioned property.
- 3i. Update relative to Baird Drive/Westwood Trailer Park stormwater project: Mr. Gilmour reviewed the responsibilities of the City vs the owners of Baird Drive/Westwood Trailer Park.
- Council concurred to proceed without any contribution from owner relative to pipe upgrade, noting that action from Planning Commission will take effect if owners don't meet specifications when installing laterals.
- 3j. Consider street improvement at intersection of Houston Lake Drive/Main Street: After much discussion relative to the improvement of the Houston Lake Drive and Main Street intersection, Council concurred to proceed to go to bid.
- 3k. Consider succession plan: Mr. Gilmour proposed to Council a succession plan for City employees to be put on a track to management. Council supports cross-training only.
- 3l. Review of City's natural gas services: Mr. Gilmour gave a brief overview of the City's natural gas system to include service, types and history of customers, volume and cost of gas, and uses of gas income.
- 3m. Review FY 14 budget amendment: Council concurred to hold until explanation is provided.
- 3n. Discuss City's contractor process: Constituent was unable to attend meeting; item will be placed on the next work session agenda.
- 3o. Consider members of animal control task force: Mayor Faircloth advised he has heard from Council Member Walker relative to his recommendation for the animal control task force. Council Members Bynum-Grace and King are waiting for responses at which time they will submit their consideration/suggestions.
- 3p. Consider abandonment of a certain portion of Champions Way: It is the consensus of the Council to proceed with the process to abandon a certain portion of Champions Way back to sixty (60)ft. This will be 30ft. from centerline each way.

4. Other items as needed:
Council Member Hunt – No report

Council Member King – No report

Council Member Bynum-Grace – No report

Mayor Pro –Tempore Posey – No report

Council Member Jackson – No report

Council Member Walker – No report

Mr. Gilmour – No report

Deputy Chief Stanton – No report

Chief Lynn – Gave reminder of Sgt Jackson’s retirement ceremony on February 6, 2014, 11:00 am – 2:00 pm.

Mr. Beecham – No report.

Ms. Bass – Advised Shop Local is included in The Telegraph, Ribbon Cutting for the Grey House, and Business of the month is Connors Flooring.

Ms. King – Thank you to Council for completion of Campaign Contribution Disclosure Reports.

Mayor Faircloth entertained a motion to enter into an Executive Session for real estate requisition and personnel.

5. Executive Session entered at 8:00 pm: Council Member King moved to adjourn the regular meeting and enter into Executive Session for the purpose of real estate acquisition and personnel. Mayor Pro Tempore Walker seconded the motion and it carried unanimously.
6. Executive Session adjourned; Council work session meeting reconvened. Council adjourned the Executive Session held February 3, 2014 and reconvened into the council’s work session meeting.
7. Adopted Resolution No. 2014-03 stating purpose of Executive Session held February 3, 2014 was to discuss real estate acquisition and personnel. Council Member Jackson moved to adopt a resolution stating the purpose of the Executive Session held on February 3, 2014 was to discuss real estate acquisition and personnel. Council Member Posey seconded the motion and it carried unanimously. (*Resolution 2014-03 has been entered in the City’s official book of record*).
8. Adjournment: There being no further business to come before Council in the reconvened work session meeting held February 3, 2014, Council Member Bynum-Grace motioned to adjourn the meeting at 8:20 p.m.; Council Member Hunt seconded the motion and it carried unanimously.