

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
December 6, 2016
6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held December 6, 2016 at 6:00 p.m.
2. Roll.

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

Elected Official(s) Absent: None

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, John Schell – Buildings and Grounds Maintenance Supervisor, Kevin Dye - Director of Leisure Services, Robert Smith –Economic Development Director, and Catherine Edgemon – Main Street Coordinator.

Guest(s)/Speaker(s): Ms. Darlene McLendon and Ms. Becky Powell – Perry Area Chamber of Commerce, Rob Tuggle, Leighton Kersey, Craig and Katy Palmer, Sara Hirst, James Erdmezcyki, Rusty Hough – Municipal Gas Association of Georgia (MGAG), Pam Helton – Georgia Municipal Association, Sara Hirst, Tina Davis, and students from the Speech and Debate Class at Westfield School.

Media: Kristin Moriarty - Houston Home Journal and Kelli McWilliams – Channel 100.

3. Invocation and Pledge of Allegiance to the Flag: Reverend Willie King, Faith Bible Fellowship, rendered the invocation and Council Member Jones led the pledge of allegiance to the flag.
4. Presentation(s)/Recognition(s): Mayor James E. Faircloth, Jr.

Ms. Houser reported on the 2017 United Way campaign for the City employees. Pledges and donations were received in the amount of \$2,634 which was \$400 more than last year. Council Member Bynum-Grace drew the name of Chief Lynn as the winner of the \$100 gift card from among those pledging at least \$2.00 per pay period.

Mayor Faircloth recognized the Pillar of Management award Mr. Gilmour received from the Georgia City-County Management Association, a group made up of his peers.

Mayor Faircloth acknowledged the many times Mr. Gilmour has provided advice to other communities as well as being a mentor to other managers.

5. Community Partner(s) Update(s):

Ms. Darlene McLendon, Perry Area Chamber of Commerce President, thanked Mayor and Council for all the assistance they provide the Chamber and most recently for their participation in the “Taste of Southern” held at the Miller-Murphy-Howard Building at the fairgrounds.

6. Appearance(s):

6a. Ms. Pam Helton of Georgia Municipal Association (GMA) reported on the various programs, webinars and training classes offered by GMA for their members. She also noted that Perry was among the top five (5) communities with elected officials with the highest number of training hours and Council Members King and Bynum-Grace were number 1 and 2 respectively with the most training hours for individuals. The newest programs will be workforce development and mentoring for elected officials.

7. Citizens with Input.

Ms. Darryl Ann Woolfolk, 926 Jeanne Street, asked Council to consider placing speed bumps in Sandhill and to review houses in her area that should be torn down.

8. Public Hearing: Mayor James E. Faircloth, Jr.

PUBLIC HEARING CALLED TO ORDER AT 6:25 P.M. Mayor James E. Faircloth Jr. called to order a public hearing 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).

8a. Petition for De-Annexation Application No. R-10-05. Applicant, Leighton Kersey, requested to de-annex 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 District. The property is located in the vicinity of 312 Stonebridge Trail.

Staff report: Mr. Gilmour stated this request had been reviewed by the Planning Commission and they recommend denial.

Public Input: Mayor Faircloth called for any public input for or opposed to the amendment.

For: Mr. Rob Tuggle, representing Mr. Kersey, noted the property is bounded on three (3) sides by City property and the applicant may use this for agricultural purposes.

Opposed: Mr. Craig Palmer, 307 Stonegate Trail, noted many residents had concerns about farm equipment on their narrow streets in the event the de-

annexation is approved because there is currently only one way into the property in question.

Ms. Katy Palmer, 307 Stonegate Trail, stated they bought into a neighborhood which did not include agriculture.

Ms. Sara Hirst, 102 Stonebridge Crossing, expressed concern about how the possible use of farm chemicals would affect people with asthma and farm equipment on the narrow streets of the subdivision.

8b. Form Based Code Parcel Rezoning on General Courtney Hodges Boulevard Corridor.

Staff report: Mr. Gilmour stated this request for rezoning on Courtney Hodges Boulevard reflects the new district based on form based code, had been reviewed by the Planning Commission and the Commission recommended approval.

Public Input: Mayor Faircloth called for any public input for or opposed to the amendment.

For: None

Opposed: None

PUBLIC HEARING CLOSED AT 6:35 P.M. Mayor Faircloth closed the public hearing at 6:35 p.m.

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

9a. Council's Consideration – Minutes of the November 14, 2016 work session, November 15, 2016 pre council meeting, and November 15, 2016 council meeting. Council Member Jackson moved to accept the minutes as submitted; Council Member Jones seconded the motion and it carried with four (4) members in favor and Council Members Hunt and Bynum-Grace abstaining because they were not present at the meetings.

9b. Adopted Resolution 2016-58 accepting the maintenance of certain infrastructure at Wood Eagle Phase 4 Section 2. Council Member Jones moved to accept the maintenance of certain infrastructure at Wood Eagle Phase 4 Section 2. Council Member Bynum-Grace seconded and the motion carried unanimously. (*Resolution 2016-58 has been entered into the City's official book of record.*)

10. Old Business: Mayor James E. Faircloth, Jr.

10a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance to change the land use in PUD #7 for Perry Preserve, LLC. Mr. Gilmour stated the Planning Commission had reviewed and recommended approval to change the commercial area to recreational use and the recreational use to become housing.

Adopted Ordinance 2016-21 to change the land use in the PUD #7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing. The property is located on South Perry Parkway. Mayor Pro Tempore Walker moved to adopt an ordinance changing the land use in PUD #7 for Perry Preserve to have the commercial area become recreational use and the recreational area to become housing. Council Member Jones seconded and it carried unanimously. *(Ordinance 2016-21 has been entered into the City's official book of record.)*

2. **Second Reading** of an ordinance amending the Perry Code by deleting Sec. 15-34(a) in its entirety and adding a new Sec. 15-34(a). Ms. King advised this was to bring the penalty date for unpaid bills into compliance with the state code.

Adopted Ordinance 2016-22 amending the Perry Code by deleting Sec. 15-34(a) in its entirety and adding a new Sec. 15-34(a). Council Member Bynum-Grace moved to adopt the ordinance as submitted. Council Member King seconded and it carried unanimously. *(Ordinance 2016-22 has been entered into the City's official book of record.)*

11. Any Other Old Business

- 11a. Mayor James E. Faircloth, Jr – None
- 11b. Council Members – None
- 11c. City Manager Lee Gilmour – None
- 11d. City Attorney Matthew Hulbert - None

12. New Business: Mayor James E. Faircloth, Jr.

- 12a. Matters referred from the December 5, 2016 work session and December 6, 2016 pre-council meeting.

None

12b. Ordinance(s) for First Reading and Introduction:

1. **First Reading** of an ordinance to de-annex 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 District. The property is located in the vicinity of 312 Stonebridge Trail. *(No action is required by Council.)*
2. **First Reading** of an ordinance for form based code parcel rezoning on General Courtney Hodges Boulevard Corridor. *(No action is required by Council.)*

3. **First Reading** of an ordinance amending FY16 Operating Budget. Mr. Gilmour asked Council to consider waiving the second reading of this ordinance in order for the auditors to have this information to include in the financial audit. Council Member King motioned to waive the second reading of the proposed ordinance to amend the FY16 Operating Budget. Council Member Jones seconded and it carried unanimously.

Adopted Ordinance 2016-23 amending the FY16 Operating Budget. Mayor Pro Tem Walker motioned to amending the FY16 Operating Budget as submitted. Council Member King seconded and it carried unanimously. (*Ordinance 2016-23 has been entered into the City's official book of record.*)

4. **First Reading** of an ordinance amending the Perry Code by renaming Chapter 25 – Water, Sewers, Sewage Disposal, Natural Gas and Private Water Wells; and adding a new article IX. Private Water Wells. (*No action is required by Council.*)
5. **First Reading** of an ordinance amending the Perry Code by adding a new Sec. 4-11 Restraint of dogs. Chief Lynn requested this item be tabled in order to conduct more research before adopting. Council Member Jackson moved to table the first reading of an ordinance amending the Perry Code by adding a new Sec. 4-11 Restraint of Dogs. Council Member Bynum-Grace seconded the motion and it carried unanimously.

12c. Resolution(s) for Consideration and Adoption:

1. Adopted Resolution 2016-59 authorizing the submission of an application to the US Environmental Protection Agency for FY2017 Community-wide Brownfield Assessment Grant program funding. Mr. Smith explained an application was submitted last year, but no funding was received. The new application has been tweaked and hopefully monies will be received for six (6) properties. Council Member Jones moved to authorize submission of an application to the US Environmental Protection Agency for a FY2017 Community-wide Brownfield Assessment grant. Council Member King seconded and it carried unanimously. (*Resolution 2016-59 has been entered into the City's official book of record.*)

- 12d. Approved a Memorandum of Understanding with the Georgia Department of Community Affairs for the Main Street Program. Mr. Smith advised this is an annual form that must be completed in order to maintain the Main Street Program. Perry's program excelled in all ten (10) standards. Staff recommended approval pending review by the City Attorney. Council Member Bynum-Grace moved to approve the Memorandum of Understanding with the Georgia Department of Community Affairs for the Main Street Program

pending review by the City Attorney. Council Member Jones seconded and it carried unanimously.

12e. Approved a City request for additional firm demand natural gas. Mr. Hough, MGAG representative, explained the City's role in the ownership of Jointly Owned Natural Gas and then went on to advise the City has an opportunity to increase their firm gas capacity for its industrial/commercial customers. This will require a cash infusion and approval from all the owners in JONG to upgrade the pipes at the connection at Bass Road station. This would be a 15-year project through Southern Natural Gas. The numbers will be adjusted after January 1st. Council Member Jones moved to approve the two election forms requesting additional firm demand natural gas from MGAG. Council Member King seconded and it carried unanimously.

12f. Authorized a request for certain uses on city property. Mr. Gilmour explained a request had been received for crossing the City right-of-way with farm equipment at the northeast outfall as well as placing irrigation pipe. The requester understands that if approved, this would be subject to a written agreement and further that in the event any work would need to be done on the sewer line, the requester would be responsible for replacing their crops and/or irrigation line. The right-of-way transects the requester's property. Council Member Hunt moved to authorize certain uses on a City right-of-way subject to a written agreement. Council Member King seconded the motion and it carried unanimously.

13. Department Head/Staff Items:

Ms. King, Chief Parker, Mr. Dye, Mr. Schell, and Chief Lynn had no reports.

Mr. Smith reminded everyone on behalf of the Friends of Downtown that extended merchant hours are in effect through December.

14. Council Member Items:

Council Member Jones introduced the students from his speech and debate class.

15. General Public Items:

James Erdmanacyk, 123 S. Third Street, Apt. 9, Warner Robins complimented the Perry Police Department on the great job they do.

Ms. Tina Davis, 150 Mount Olive Church Road, Hawkinsville, GA 31036 stated that her husband has a business in Perry and they felt very safe because of the fine job the police and fire departments are doing.

16. Mayor Items:

Due to the holiday calendars, Mayor and Council will not hold the Walk with Mayor and Council until February 2017.

November 17, 2016 – SPLOST press conference at 5 pm at County Annex in Warner Robins.

November 29, 2016 – SPLOST public hearing at 4 pm

December 5, 2016 – Next Council work session 5 pm

December 6, 2016 – Next regular Council meeting at 6 pm

December 7, 2016 – SPLOST public hearing at 7 pm

Mayor Faircloth asked everyone to take time to consider who and what they are grateful for and to share with their neighbors.

17. Adjourn: There being no further business to come before Council in the regular council meeting held December 6, 2016, Council Member Jackson motioned to adjourn at 6:34 p.m.; Council Member Jones seconded the motion and it carried unanimously.