

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
December 6, 2016
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting of the Perry City Council held December 6, 2016 at 5:00 p.m.

2. Roll.

Elected Officials Present: Mayor James E. Faircloth, Jr.; Mayor Pro Tempore Randall Walker; Council Members Willie King, William Jackson, Council Members Phyllis Bynum-Grace, Riley Hunt 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 – Building and Grounds Maintenance Supervisor , Robert Smith – Economic Development Director and Kevin Dye – Director of Leisure Services.

Guest(s)/Speaker(s): Mr. Rusty Hough

Media: Kristin Moriarty – Houston Home Journal

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

3a. Discussion of December 6, 2016 council meeting agenda.

Public Hearing

8a. Petition for De-Annexation No. R-16-05 Applicant, Leighton Kersey requests 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. Mr. Gilmour advised the petitioner does not want to upgrade the culvert over the creek and several other items required by the City. Houston County Board of Commissioners has taken a neutral position, but if de-annexed no utilities would be extended. The Planning Commission is recommending denial.

- 8b. Form Based Code parcel rezoning on General Courtney Hodges Boulevard Corridor. This re-zoning will not result in a tax increase, but provide more options for development. Planning Commission discussed this at great length and recommended approval.
- 9b. Resolution(s) for Consideration and Adoption:
1. Resolution accepting the maintenance of certain infrastructure at Wooden Eagle Phase 4 Section 2. The infrastructure has been inspected and staff recommended approval.
- 10a. Ordinance(s) for Second Reading(s) and Adoption:
1. **Second Reading** of an ordinance 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. Mr. Gilmour noted a hearing had been conducted and the Planning Commission recommended approval.
 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 explained this was a housekeeping measure to bring the City code into compliance with state regulations.
- 12b. Ordinance(s) for First Reading(s) and Introduction:
3. **First Reading** of an ordinance amending FY16 Operating Budget. Mr. Gilmour explained this is needed for the audit. He further requested that the second reading be waived in order for the audit to be completed in a timely manner so a vote could be taken at the meeting.
 5. **First Reading** of an ordinance amending the Perry Code by adding a new Sec. 4-11 Restraint of dogs. Chief Lynn requested the first reading be tabled in order that more research could be conducted.
- 12c. Resolution(s) for Introduction and Adoption:
1. Resolution authorizing submission of an application to the US Environmental Protection Agency for FY2017 Community-wide Brownfield Assessment Grant program funding. Mr. Smith advised Council the application was submitted last year, but no funding was received. The application is being re-submitted regarding specific properties along the Courtney Hodges Boulevard corridor; staff recommended adoption.

- 12d. Approval of a Memorandum of Understanding with the Georgia Department of Community Affairs for the Main Street Program. Mr. Smith stated this is an annual agreement which if approved, would be subject to City Attorney review.
- 12e. City request for additional firm demand natural gas. Mr. Rusty Hough from the Municipal Gas Authority of Georgia (MGAG) explained that the City has an opportunity to increase the amount of firm demand gas through master meter improvements at the Bass Road site in Bibb County. Mr. Hough also explained the differences between peaking and firm demands noting that if we have excess resources they can be shifted to a city or an industry in need of more gas. Administration recommended approval of the request.
- 12f. Authorization for certain uses of city property. Mr. Gilmour this was a follow-up from the work session. If approved, the City Attorney's office would review the agreement for agricultural use of city right of way.

4. Department Head/Staff Items:

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

Mr. Smith announced the downtown merchants are having extended hours during the month of December.

5. Council Member Items:

No reports.

Mr. Gilmour stated Mr. Davis Cosey had indicated that he would be willing to donate 4 parcels on Jackson Lane to the City. Mr. Gilmour suggested the parcels be placed in a land bank or used for a future park. It was the consensus of Council to proceed with accepting the donation

Mayor Faircloth - No report

6. Adjourn: On a motion by Council Member Hunt, seconded by Council Member Jackson and carried unanimously, the pre-council session held December 6, 2016 was adjourned at 5:35 p.m.