

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
**November 19, 2018**  
**5:00 P.M.**

1. Call to Order: Mayor Pro Tempore Randall Walker, Presiding Officer, called to order the work session meeting held November 19, 2018, at 5:00 p.m.

2. Roll:

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

Elected Officials Absent: Mayor James E. Faircloth, Jr.

City Staff: City Manager Lee Gilmour, Assistant City Attorney Josh Waters, and Recording Clerk Regan Scott.

Departmental Staffing: Chief Steve Lynn – Police Department, Fire Chief Lee Parker – Fire and Emergency Services, Annie Warren – City Clerk, Brenda King – Director of Finance, Ansley Fitzner – Landscape Manager, Ashley Hardin – Economic Development Director, Bryan Wood – Director of Community Development, Chad McMurrian – Lead Engineering Technician, and Kevin Dye – Leisure Services Director.

Guest(s)/Speaker(s): Ms. Ellie Loudermilk, Mr. Bill Loudermilk, Mr. David Campbell, Ms. Trudie Warren, Dr. D. Scott Westmoreland, Ms. Whitney Miller, and Ms. Brooke Newby.

Media: Mr. James Simpson, II – The Houston Home Journal

3. Items of Review/Discussion: Mayor Pro Tempore Randall Walker

3a. Appearance(s):

1. Perry Area Historical Society

- a. Request to place markers in Evergreen Cemetery – Ms. E. Loudermilk: Ms. Loudermilk provided background for her request by sharing information she had received from a national society, United States Daughters of 1812. There are four veterans buried in Houston County that fought in the War of 1812. Two of those veterans, Mr. John Bell Kellon and Colonel Simon Bateman, rest in Evergreen Cemetery. Ms. Loudermilk conveyed a request from Daughters of 1812 to place markers on the grave sites in Evergreen Cemetery. After discussion, it was the consensus of the Council to approve the request.

- b. Request to place a banner recognizing sponsors on the fence at the Sinclair station for a period of one month – Mr. B. Loudermilk: Mr. Loudermilk informed Council that the golf tournament fundraiser for the restoration of the Sinclair station had been cancelled due to inclement weather. Mr. Loudermilk requested permission to place a banner on the fence for a period of one month at the station to honor the sponsors who contributed to the cause. After discussion, it was the consensus of Council to approve the request.

3b. Public Works Department

1. Downtown kiosk installation design – Ms. A. Fitzner: Ms. Fitzner provided a brief presentation outlining the proposed placement and installation of the kiosk for the downtown area. The site is at the intersection of Carroll and Ball Streets. The estimated costs and design fees total \$10,445.00. After discussion, it was the consensus of Council to move ahead with the project.

3c. Office of the City Manager

1. Consider possible incentives for heliport installation – Mr. L. Gilmour: Mr. Gilmour introduced Dr. Westmoreland and Mr. Campbell to discuss the benefits of having Air Evac Lifeteam adjacent to Perry Hospital. Mr. Campbell conveyed to Council that this is an opportunity for Perry to offer a lifesaving benefit to all citizens of south Houston County. Dr. Westmoreland enumerated the benefits of the Perry Hospital location. Council Member Bynum-Grace expressed concerns about boring under Morningside Drive for the construction and Mayor Pro Tempore Walker requested that the City Manager's office share additional information regarding the scope of the project so that Council could fully consider possible incentives.

Ms. Miller of Air Evac Lifeteam, Atlanta, arrived later in the meeting and the subject was revisited. Ms. Miller stated that she expects the creation of at least 15 new jobs in the Houston County area as a result of the heliport installation. The entire footprint of the project is expected to be around 1 acre, including an office and hangar location of approximately 1,700 sq. ft. Ms. Miller said they anticipate breaking ground in January 2019.

3d. Community Development Department

1. Transient Merchant/Fruit Stands Ordinance Amendment – Mr. B. Wood: Mr. Wood reviewed the Ordinance including the modification from the first reading. Council agreed that fruit stands should continue to be allowed on the Macon Road corridor, subject to stipulation that structures, signs, and other items would be removed at the end of each business day in the downtown area. Mr. Wood advised that the second reading would take place at the November 21, 2018 Council Meeting.
2. Supporting the creation of a Community Development Corporation in Perry – Mr. B. Wood: Mr. Wood provided Council with an outline of the benefits of

the creation of a Community Development Corporation (CDC) in Perry. As a 501(c)(3), it would be a nonprofit organization and could serve struggling citizens of Perry through revitalization projects and housing development. Mr. Wood offered to invite Mr. Don Oglesby, the founder of Homes of Hope in Greenville, SC, to share more information with Council and members of the community in the future. Council Member King stated he would like to work with Mr. Wood on researching this project in order to better assist citizens of Perry. Council Member Hunt expressed concerns about interfering with the work of Habitat for Humanity in the community. After discussion, Council members reached a consensus to move ahead with Mr. Wood's research and to invite Mr. Oglesby to do a presentation.

3. Water and Sanitary Sewer Standard Specifications update – Mr. C. McMurrian: Mr. McMurrian provided an outline of the recommendations from Carter and Sloope. The proposed changes consist of amendments to current ordinances regarding sewer use, water pipe standards, backfill and compaction requirements for streets, water and sewer crossing requirement standards, manhole size requirement standards, and the measure and payment procedure for city owner utility installation. The proposal also includes the establishment of City of Perry guidelines for a Grease Management Program. Mr. Gilmour stated that the proposed modifications have merit. Mr. Wood advised that the Planning Commission is still reviewing the amendments.

3e. Department of Economic Development

1. Consider incentives for Project Tucson – Ms. A. Hardin: Ms. Hardin reported to Council that an Italian-inspired restaurant with a brewery, is considering a location in the Agricultural Village. It is a \$1.2 million dollar project with a 6,000 sq. ft. structure including an outdoor, rooftop deck overlooking the fairgrounds. Ms. Hardin stated the owner asked about possible incentives. Council members agreed they would like to learn more about the project before considering incentives. Ms. Hardin stated she would invite the owner to visit a future Council meeting to provide additional information about the project.

4. Supplemental Agenda:

- 4a. 1931 Marshallville Road request for sewer extension – Mr. B. Wood: Mr. Wood stated that the property owner at 1931 Marshallville Road has approximately 12 acres contiguous to the city limits. The owner has built apartments in the past and has spoken with an Atlanta developer regarding the possibility of apartment construction on the Marshallville Road property. Mr. Wood informed Council that the property owner has requested Council to consider running sewage lines to his property. Council Member Jones observed that this could be an expensive undertaking for the city. Council Member Hunt asked Mr. Wood if the city line would be sufficient to handle flow from an apartment community. Mr. Wood and Mr. McMurrian stated there are two different ways to accomplish running sewage lines to the property. Council Members Jackson and Bynum-Grace said

that without more information from the property owner, they did not wish to grant the request. Mr. Gilmour asked Mr. Wood to request more information from the property owner.

5. Council Member Items:

Council Members Bynum-Grace, Jackson, Jones, and King had no reports.

Council Member Hunt inquired about the status of the tennis court improvements at Barbara Calhoun Park. Mr. Gilmour advised that he has received proposals from construction management firms and they will be forwarded to Council.

Mr. Gilmour and Attorney Waters had no reports.

6. Department Heads/Staff Items:

Mr. McMurrian, Ms. King, Ms. Fitzner, and Ms. Warren had no reports.

Chief Lynn informed Council that the Fall Stuff the Cruiser event held Saturday, November 17<sup>th</sup> resulted in 10 cruisers of donated goods and approximately \$611.00 donations for Loaves & Fishes Community Food Bank. Chief Lynn stated that the feedback from community members at the event was very positive.

Ms. Hardin shared that the Your Perry Mobile app is in the final stages of testing and set for a public launch January 7, 2019. The visit with Georgia Department of Economic Development's Tourism Team went well. Ms. Hardin stated that team members were able to tour the city parks and even walk on Weleetka Trail in spite of the rain. Ms. Ellen Palmer and Ms. Haley Myers have created a presentation outlining some of the observations from the Tourism team and it is available to all City of Perry Council Members and staff.

Mr. Dye reported that Leisure Services will be offering an adult basketball league. Registration will take place December 3<sup>rd</sup> – December 8<sup>th</sup> and teams will play January and February 2019.

Mr. Wood stated that the Planning Commission discussed street width recommendations with Fire and Emergency Services and has inquired about the density with respect to the on-street parking. Mr. Wood also informed Council that Planning Commission discussed the length of cul-de-sacs and other ways to manage traffic.

Chief Parker advised Council that Robins Air Force Base will conduct an off-base exercise on December 4, 2018 at 8:00 a.m. at the Guardian Center. This exercise will involve a plane crash simulation and the base has invited Perry first responders to participate in the exercise. Chief Parker recommended sharing this information with constituents who may be concerned by a large plume of dark smoke coming from the area near the Guardian Center.

Chief Parker also reminded all present that Houston County Fire Chief Jimmy Williams has been diagnosed with cancer and area fire chiefs are coordinating fundraising efforts. On Black Friday, Houston County and Perry Fire Departments will be holding a Boot Drive for four hours at the Kroger and Wal-Mart parking lots.

7. Adjournment: There being no further business to come before Council in the work session held on November 19, 2018, Council Member Hunt motioned to adjourn the meeting at 6:15 p.m.; Council Member Jones seconded the motion and it carried unanimously.