

MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
January 13, 2020
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held January 13, 2020, at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker, Mayor Pro-Tempore Willie King and Council Members Phyllis Bynum-Grace, Robert Jones, Joy Peterson, *Darryl Albritton and Riley Hunt.

Elected Officials Absent: Council Member Daryl Albritton was absent January 13, 2020, but was present for the continuation of the work session on January 14, 2020.

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, City Attorney Brooke Newby and Recording Clerk Gail Price.

City Departmental Staffing: Chief Steve Lynn – Police Department, Major William Phelps – Police Department, Chief Lee Parker – Fire and Emergency Services Department, Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Chad McMurrian – Engineering Services Manager, Haley Bryant – Main Street Coordinator, Sedrick Swan – Director of Leisure Services, Tabitha Clark – Communications Manager, Ansley Fitzner – Landscape Manager, Annie Warren – City Clerk and Todd Ennis – Solid Waste Manager.

Press: Cherri Adams and Lauren Harris – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall walker

3a. Public Works Department

1. Presentation of conceptual design for Crossroads Park – Ms. A. Fitzner. Ms. Fitzner shared with Council the presentation relative to the conceptual design for the Crossroads Park. Council concurred to proceed.

3b. Community Development Department

1. Presentation(s):
 - a. Evaluation of Frank Satterfield wastewater capacity – Mr. B. Murph. Mr. Murph presented three options to increase plant

capacity. Option 1 is to upgrade/improve all processes in the plant to allow treatment of 5.0 MGD ADF. Option 2 is to add a flow equalization process to buffer peak flows into the plant, allowing the treatment of a greater volume of water at a more consistent flow rate. Option 3 is to increase the permitted flow to only 4.4 MGD ADF and maximize the existing capacity available in many processes. Administration recommendation was to go with Option 3. Council concurred to move forward with Option 3.

Mayor Walker deviated from the agenda.

3c (9). Establish schedule for construction of new city hall and municipal court. Judge Freeman expressed his concerns relative to the Municipal Court construction.

- b. Evaluation of Airport Road water and booster pump – Mr. B. Murph. Mr. Murph presented four options to possibly increase the water pressure in the Airport Road Area. Option 1 is to upgrade the existing U.S. HWY 341 Booster Pump Station (BPS). Option 2 is to add a booster pump station with jockey pump near the intersection of Airport Road and Perry Parkway. Option 3 is to add an elevated tank to serve only the study area. Option 4 is to add an elevated tank to serve the study area with the potential to serve future services areas. After discussion, it was the consensus of council to go with Option 2.
- c. Evaluation of Talton Road sewer options – Mr. B. Murph. Mr. Murph presented four options for the Talton Road sewer. Option 2 Gravity Sewer to New Pump Station on Bear Branch Road. Option 3 Gravity Sewer to New Pump Station on Saddlecreek Road. Option 4 Gravity Sewer to New Pump Station on IDA Property. Council concurred to go with Option 4.
- d. Evaluation of Kings Chapel and Gurr Road water supply – Mr. B. Murph. Mr. Murph gave three options on supplying water to existing customers rather than purchasing water from Houston County. Option 1 consider extending separate, deadend water mains along Kings Chapel Road and U.S. Hwy 341/Gurr Road. Option 2 install an 8” water main loop along Kings Chapel Road, Gurr Road and U.S. Hwy 341. Option 3 install a 12” water main loop along Kings Chapel Road, Gurr Road, and U.S. Hwy 341. Mr. Murph recommended Option3. Administration recommended not doing anything at this time, if it comes up again, then he would recommend Option 3.

3c. Office of the City Manager

1. Consider certain adjustments relative to the downtown district – Mr. L. Gilmour. Administration recommended Council consider the following items for the downtown district: (1) Removal of certain traffic control devices, (2) Adjust the district boundaries and (3) Remove parking time restrictions on Carroll Street. Council Member Jones asked that Ms. Bryant get input from the business owners.
2. Provide a name for the passive park at the former Cherokee Pines Country Club – Mr. L. Gilmour. Administration asked Council to begin thinking of a name for the park.
3. Consider adjusting solid waste collection in downtown district – Ms. L. Gilmour. Mr. Gilmour advised of the problems with solid waste storage and collection in the downtown district. Administration recommends Council authorize the development of a plan that would address the dumpster issues and provide for daily collection based on user needs. It was the consensus of Council to move forward.
4. Consider approval of additional positions – Mr. L. Gilmour. Mr. Gilmour advised that based on the City's growth, service expectations, formal training and succession planning Administration recommends Council proceed with establishing positions: (1) Building Custodian, (2) Personnel Technician, (3) Public Work Superintendent and (4) Equipment Operator Landscape. Additionally Administration recommends the Administrative Secretary part time position be converted to full time. Council concurred with the recommendations.
5. Consider expansion of City Council – Mr. L. Gilmour. Mr. Gilmour advised of the growth in the north east sector (Kathleen) and other areas. Administration recommends Council proceed with the process to establish a fourth Council District in the Kathleen area. The rationale is: (1) Actual and projected growth indicates a shift of District 2 out of its present form, (2) A new district in the Kathleen area will provide more of a sense of being in the City and the area issues being addresses, (3) The open eastern area of the Perry Service Area will continue to grow , (4) The increasing population will make it harder for the current three districts to serve all the citizens and (5) The historic black majority district will be harder to maintain. It was the consensus of Council to start the process.
6. Consider proceeding with Exit 136 landscaping plan – Mr. L. Gilmour. Mr. Gilmour advised that the City applied and obtained a grant for the Georgia Department of Transportation to landscape Exit 136 (I75)/Sam Nunn Boulevard). Administration requests Council review this project and determine if it desired to proceed. It was the consensus of Council not to proceed.

Mayor Walker entertained a motion to suspend the meeting and reconvene tomorrow, January 14, 2020 at 5:00 p.m. Council Member

Jones motioned to suspend and reconvene on tomorrow; Council Member Bynum-Grace seconded the motion and it carried unanimously.

Call to Order: Mayor Randall, Presiding Officer, reconvened the work session meeting on January 14, 2020 at 5:00 p.m.

7. Consider State requirements relative to zoning procedure process – Ms. B. Newby. Ms. Newby recommended Council adopt some written formal policy and procedures for the conduct of hearing to ensure we are in compliance with the zoning procedures law. Staff will prepare a resolution for Council to adopt outlining policies and procedures for the conduct of hearings.
8. Establish a pauper's burial policy – Mr. L. Gilmour. Mr. Gilmour asked that this item be deferred.
9. Establish schedule for construction of new city hall and municipal court – Mr. L. Gilmour. Administration recommends Council approve the following projects. Each structure will be a standalone project. (1) Complete basic survey of each site. This will be basic data to incorporate in the project. (2) Prepare a very general outline of project expectations such as estimated square footage, basic requirements, etc. (3) Advertise for concept plans from architects and or engineers providing layout, exterior design, etc. (4) Provide public comment period and hold at least two (2) public hearings to obtain citizen's recommendation. (5) Council decided on general design concept and selects an architect. (6) Select proposal for request of qualifications from construction management companies/firms/partnership, etc. (7) Council selects construction Management Company. (8) Architect and construction Management Company prepare cost estimates and preliminary plans. (9) Council determined funding sources for projects. (10) Projects are authorized to begin construction. Council concurred to move forward.

4. Council Member Items:

Mayor Pro Tempore King and Council Member Hunt had no reports.

Council Member Jones inquired about the entrance lighting at Lake Forest. Mr. McMurrian stated LED lighting would be installed.

Council Member Bynum-Grace asked about the road behind Smith Heights Apartments. Chad McMurrian stated that was on the next priority list in 2020.

Council Member Peterson

- Resident in Inverness concerned about speeding and traffic.
- Constitutes request public trash cans on Highway 41.

Council Member Albritton
- Traffic light on Sam Nunn and I-75.

Mr. Gilmour and Mr. Smith had no reports.

Addition to Agenda – Relative the sale of Westwood Trailer Park. Ms. Newby advised that the City currently has a lien that has been filed through Code Enforcement due to code violations. The lien continues to accrue on a daily basis. There is a potential buyer for that property and they approached the City to see if the City would work out a Judgement Enforcement Agreement. Ms. Newby received a call from the closing attorney that the Bank of Perry had indicated they would not be willing to subordinate its lien. They would require a subordination agreement from the City. Council is comfortable with the subordination of the loan but asked that Ms. Newby and Mr. Gilmour negotiate the best deal they can on behalf of the City.

5. Department Head/Staff Items:

Mr. McMurrian, Ms. King, Mr. Swan, Mr. Wood, Major Phelps, Ms. Warren had no reports.

Chief Parker advised Council that the Central Georgia Fire Chief's Association meeting is January 16, 2020 at 6:00 pm at Station #2.

Ms. Clark advised Council that on January 21, 2010 at 3:00 pm the photographer will be at the City Hall to take updated photographs.

Mayor Walker entertained a motion to enter into executive session for the purpose of real estate.

6. Executive Session entered at 6:25 p.m. Mayor Pro Tempore King moved to adjourn the work session and enter into executive session for the purpose of real estate. Council Member Jones seconded the motion and it carried unanimously.
7. Executive Session adjourned at 7:25 p.m.; Council work session reconvened. Council adjourned the executive session held January 14, 2020 and reconvened into council's work session.
8. Adopted Resolution No. 2020-03 stating the purpose of executive session held January 14, 2020 was to discuss real estate. Council Member Peterson moved to adopt a resolution stating the purpose of the Executive Session held on January 14, 2020 was to discuss real estate. Council Member Hunt seconded the motion and it carried unanimously. No action was taken. (*Resolution 2020-03 has been entered into the City's official book of record*).
9. Adjourn: There being no further business to come before Council in the reconvened work session held January 14, 2020 Council Member Bynum-Grace motioned to adjourn the meeting at 7:26 p.m. Council Member Albritton seconded the motion and it carried unanimously.