



**PMA Regular Meeting Minutes
Monday, September 21, 2009
Perry City Council Chambers**

Meeting was called to Order at 6:15 p.m. by Mayor Hall

Roll Call: Those present: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.
Those Absent: Marshall

Mayor Hall Declaration a Quorum

Opening Prayer was provided by Brett Nation from the Assembly of God.

1. Councilman Streller motioned approval of the **Consent Agenda**, Sadler seconded the motion:
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.
Opposed: None
Motion carried
2. **Consider Items Removed from the Consent Agenda for Discussion.**
3. **Consider and act on items removed from the Consent Agenda, if any.** None.
4. **Comments From Those Assembled.** No comments were made.
5. **Consider Contract Amendment No. 1 to the Agreement for Professional Engineering Services (Perry Municipal Airport) with Garver Engineers, LLC dated September 30, 2008.** This amendment was requested because funding is not available for all projects at this time, therefore the contract only needs to address the one funded project. Questions arose about the change from part time to full time resident construction observer which also increased the number of allowed hours from 94 to 220. Fees reflected on page 7 were also discussed. Construction service fees increased from \$8700 to \$18,500. If number of projects are being cut, the Council needs explanation on these increases. Greenwell motioned to table this item until the October 5th meeting, Sadler seconded the motion:
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.
Opposed: None
Motion carried
6. **Discuss the Financing of the Water Plant Improvements.** Rick Smith, President of Municipal Financial Services and Allan Brooks, bond counsel, met with the Mayor,

administrative staff, and the Chief Financial Officer and his staff to discuss financing the proposed water plant improvements. The parties discussed the merits of financing the entire project or constructing only that portion of the project related to the TTHMs through budgeted revenues. After a long discussion it was agreed to present to the City Council the incurring of an indebtedness of not more than \$650,000.00 to finance all of the improvements through a loan with the OWRB. Although the term could be as long as twenty years, a shorter term of about twelve years was discussed (equal to the averaged effective life of the improvements funded). The parties also discussed recommending the enactment of a DEQ Unfunded Mandates Charge of less than \$2.00 per month on all water customers in order to pay for the financed improvements. The charge would be removed after the loan is paid off. The purpose of this item is to discuss the financing and any documents received by the City concerning this proposed financing. Russ stated that a 10 year loan would have a rate of 2.75% and a 20 year loan would be 3 ¼ %. Wade asked how much income is projected from the \$2.00 adder on utility bills and was informed it would be around \$5400 a month. The debt payment would run around \$62,000 to \$68,000. Greenwell expressed his concern that the adder would most likely never be removed from utility bills. Johnson asked about the monies that were approved to use as matching funds if we had received the CDBG grant and why they are not being put towards the project. Hall stated that the matching funds would not be accessed which would allow the city to have a balance budget this year. Greenwell motioned to move forward with the funding process and bring all necessary documents to the Council on October 5th, Johnson seconded the motion;
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.

Opposed: None

Motion carried

7. **Old Business.** No Old Business was discussed.
8. **New Business:** Hall took the opportunity under New Business to once again address the Ambulance Subscription fee. October utility billing will reflect the new \$5.00 charge on every residential account. Anyone having multiple meters at their residence can visit City Hall and sign an opt out form for their non-residential meters. If there is a question on whether a meter is on a residential location, or on an out building, a member of the City staff will investigate. Streller asked about rental properties under the landlord's name. If there is a meter at the location, there will be a charge regardless if it is currently occupied.
9. **Adjourn.** Streller motioned to Adjourn the PMA meeting at 7:10 p.m., Johnson seconded the motion;
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.
Opposed: None
Motion carried

APPROVED THIS _____ DAY OF _____, 2009.

Mayor Charles Hall

Kyla Golay, City Clerk



**Regular Meeting Minutes
Monday, September 21, 2009
Perry City Council Chambers**

Meeting was called to Order at 7:10 p.m. by Mayor Hall

Roll Call:

Those present: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.

Those Absent: Marshall

Mayor Hall Declaration a Quorum

1. Warner motioned approval of the **Consent Agenda**, Johnson seconded the motion;
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.
Opposed: None
Motion carried
2. **Items Removed from Consent Agenda for Discussion.** None.
3. **Consider and act on items removed from the Consent Agenda, if any.** None.
4. **Comments from Those Assembled.** None.
5. **Financial Report from the Chief Financial Officer.** The \$120,000 decrease is due to our Street Project. Electric and Water revenue was up during the month of August, but will adjust with the season changes coming. Sales Tax dollars back a lot of our departments funding and general government operations. Even though our sales tax dollars are down from the prior year, they are above what was budgeted for 09-10. Greenwell asked about the deficit, but was informed that it has to do with salary allocation for Dixie and that Russ has not made the adjustment in the system. Warner inquired about hotel/motel tax which is sitting at 24% of budget. Wade asked how much our total debt was currently and it sits at about \$11 million.
6. **Consider Appointments to the Board of Adjustments.** At the last regular meeting, the City Council approved an ordinance amending the qualification for membership to the Board of Adjustment. The nominators (Mayor, City Manager, Post One Council persons and Chamber of Commerce) have been requested to furnish their nominations. The nominations were: Bob Bornt to fill the Utility Superintendent position for a 1 year term, Nikki Leach as a Jurist Doctorate for a 2 year term, Brian Isaac as a professional engineer for a 2 year term,

Shirley Scott as the Post 1 nomination for a 1 year term. The Chamber has requested two weeks so they can meet as a Board and make their nomination. Greenwell motioned to approve the nominations as mentioned, Sadler seconded the motion:

AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.

Opposed: None

Motion carried

7. **Discussion of private recycling program being conducted in Perry.** A private contractor is providing certain recycling services for paper in Perry. Containers are already placed at the Perry Daily Journal and the schools. The bins are for paper only and this organization is not into sanitation retrieval, only recyclables.
8. **Old Business.** Greenwell asked about the water leak under I-35 and if anything has been done. A report will be made at the October 5th meeting.
9. **New Business:** Hall again mentioned the rebuilt at City Hall and explained that a drop box has not yet been installed but should be in this week. Because of the inconvenience, the City is waiving the late fee for one day only. Payment received on Tuesday, September 22nd will not be considered late and will not be penalized.
10. **Adjourn.** Greenwell motioned to adjourn the City meeting at 7:32 p.m., Johnson seconded the motion;
AYE: Warner, Wade, Greenwell, Streller, Sadler, Duke, Johnson and Hall.

APPROVED THIS _____ DAY OF _____, 2009.

Mayor Charles Hall

Kyla Golay, City Clerk