

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**January 7, 2020**  
**6:02 P.M.**

1. Call to Order: Mayor Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held January 7, 2020 at 6:02 p.m.

2. Swearing In of Council Member Joy Peterson: City Attorney Brooke Newby swore in Council Member Joy Peterson.

3. Roll:

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

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Sedrick Swan - Director of Leisure Services, Mitchell Worthington - Director of Finance, Haley Bryant – Main Street Coordinator, Chad McMurrian – Engineering Services Manager and Tabitha Clark – Communications Manager.

Guest(s): Dexter Davis, Bob Cunningham, and Council Member Peterson's Family,

Media: Cheri Adams, and Lauren Harris - Houston Home Journal

4. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker.

Council Member King rendered the invocation and Council Member Albritton led the pledge of allegiance to the flag.

5. Selection of 2020 Mayor Pro-Tempore:

Council Member Jones motioned to select Council Member King to serve as Mayor Pro-Tempore. Council Member Bynum-Grace seconded the motion, motion carried unanimously.

Mayor Walker presented Mayor Pro Tempore King with a plaque to commemorate the City of Perry's appreciation for his service as Mayor Pro-Tempore in 2019.

6. Community Partner(s) Update(s):  
None

7. Citizens with Input.

Mr. Bob Cunningham, Houston Springs, inquired about a traffic light at the intersection of Airport Road/341. Mr. Gilmour will pass his request on to Georgia Department of Transportation.

8. PUBLIC HEARING CALLED TO ORDER AT 6:13 P.M. Mayor Randall Walker called to order a public hearing at 6:13p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

8a. SUSE-102-2019. Applicant, Jacklyn Hutto, request a Special Exception to operate a day care home caring for up to six (6) children. The property is located at 313 Kendell Court; Tax Map No.OP0650 048000.

Staff Report: Mr. Wood advised this is a request to operate a day care home caring for up to six (6) children. Staff and the Planning Commission recommends approval with the following conditions: 1) The Special Exception shall be limited to a Residential Business conducted for a child care home only; 2) The Special Exception shall be limited to the applicant, Jacklyn Hutto, and is not transferrable; 3) The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and 4) No sign advertising the business shall be posted or displayed on the property.

Public Input: Mayor Walker called for any public input for or opposed to the Special Exception Application.

For: None

Opposed: None

8b. SUSE-108-2019. Applicant, Destiny Higgins, request a Special Exception to operate a day care home at the residence. The property is located at 108 Chaparral Drive; Tax Map No. oP38Eo 002000.

Staff Report: Mr. Wood advised this is a request to operate a day care home caring for up to six (6) children. Staff and the Planning Commission recommends approval with the following conditions: 1) The Special Exception shall be limited to a Residential Business conducted for a child care home only; 2) The Special Exception shall be limited to the applicant, Destiny Higgins, and is not transferrable; 3) The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and 4) No sign advertising the business shall be posted or displayed on the property.

Public Input: Mayor Walker called for any public input for or opposed to the

Special Exception Application.

For: None

Opposed: None

- 8c. Petition for RZNE-106-2019. Applicant, Bryant Engineering / Chad Bryant requests the rezoning of property from R-Ag, Residential-Agricultural District, and PUD, Planned Unit Development District, to C-1, Highway Commercial District. The property is located on GA Highway 127; Tax Map No. oPo610 028000.

Staff Report: Mr. Wood advised this is a request to rezone a 22-acre tract to C-1 Highway Commercial District. Staff and the Planning Commission recommend approval of the application to rezone to C-1, Highway Commercial District.

Public Input: Mayor Walker called for any public input for or opposed to the application.

For: None

Opposed: None

PUBLIC HEARING CLOSED AT 6:21P.M. Mayor Walker closed the public hearing at 6:21p.m.

9. Review of Minutes: Mayor Randall Walker

- 9a. Council's Consideration – Minutes of the December 16, 2019 work session, December 17, 2019 pre council meeting and December 17, 2019 council meeting.

Council Member Jones motioned to accept the minutes as submitted; Council Member Bynum-Grace seconded the motion and it carried unanimously.

10. Old Business: Mayor Randall Walker

- 10a. Special Exception Application – 097-2019. Mr. Wood informed Council of the environmental issues and explained the four options to address the concerns in order for the applicant to come into compliance. Council Member Bynum-Grace motioned to approve the request as recommended by the Planning Commission; Mayor Pro Tempore King seconded the motion and it carried 4 to 6 with Council Members Jones and Peterson opposed.

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

1. **Second Reading** of an ordinance for the rezoning of property from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive, Tax Map No. oPo440 03D000.

Adopted Ordinance No. 2020-01 rezoning of property from R-1, Single-family Residential District, to IN, Institutional District. The property is located on Keith Drive. Mayor Pro Tempore King motioned to adopt the ordinance as submitted; Council Member Albritton seconded the motion and it carried unanimously. *(Ordinance 2020-01 has been entered into the City's official book of record.)*

11. Any Other Old Business:

- 11a. Mayor Randall Walker - none
- 11b. Council Members - none
- 11c. City Attorney Brooke Newby - none
- 11d. City Manager Lee Gilmour - none
- 11e. Assistant City Manager Robert Smith - none

12. New Business: Mayor Randall Walker

12a. Matters referred from January 7, 2020 pre council meeting. none

12b. Special Exception Application – 102-2019. Council Member Bynum-Grace motioned to approve the application subject to the conditions of staff and the Planning Commission. 1) The Special Exception shall be limited to a Residential Business conducted for a child care home only; 2) The Special Exception shall be limited to the applicant, Jacklyn Hutto, and is not transferrable; 3) The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and 4) No sign advertising the business shall be posted or displayed on the property. Council Member Hunt seconded the motion and it carried unanimously.

12c. Special Exception Application – 108-2019. Council Member Jones motioned to approve the application subject to the conditions of staff and the Planning Commission. 1) The Special Exception shall be limited to a Residential Business conducted for a child care home only; 2) The Special Exception shall be limited to the applicant, Destiny Higgins, and is not transferrable; 3) The applicant shall comply with the provisions of Section 4-4.3 of the Land Management Ordinance regarding Home Occupations and Residential Businesses, all applicable local, state and federal laws and regulations; and 4) No sign advertising the business shall be posted or displayed on the property. Council Member Hunt seconded the motion and it carried unanimously.

12d. Ordinances for First Reading(s) and Introduction:

- 1. **First Reading** of an ordinance for the rezoning of property from R-Ag, Residential-Agricultural District, and PUD, Planned Unit Development District, to C-1, Highway Commercial District. The property is located on GA Highway 127; Tax Map No. 0P0610 028000 - Mr. B. Wood. *(No action required by Council)*

2. **First Reading** of an ordinance amending FY 2020 Operating Budget – Mr. L. Gilmour. *(No action required by Council.)*

12e. **Resolution(s) for Introduction and Adoption:**

1. Resolution amending moratorium on the issuance of any permit for the conservation subdivision use district – Mr. L. Gilmour.

Adopted Resolution 2020-01 amending moratorium on the issuance of any permit for the conservation subdivision use district. Mr. Gilmour stated the moratorium was adopted at Council's December 17, 2019 meeting but an expiration date was not specified in the resolution. This resolution will include an expiration date of May 17, 2020. Council Member moved to adopt the resolution as submitted; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution 2020-01 has been entered into the City's official book of record.)*

2. Resolution for Declaration of Official Intent to Reimburse Cost of Acquiring Vehicles and Equipment with Tax Exempt Financing – Ms. B. King.

Adopted Resolution 2020-02 for Declaration of Official Intent to Reimburse Cost of Acquiring Vehicles and Equipment with Tax Exempt Financing. Council Member Bynum-Grace moved to adopt the resolution as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously. *(Resolution 2020-02 has been entered into the City's official book of record.)*

12f. Recommendation for CDBG/CHIP Grant Writer/Administrator – Mr. B. Wood.

Mr. Wood reported Grant Specialists of Georgia, Inc. proposed the lowest administrative cost and staff is recommending Grant Specialists of Georgia, Inc. for the 2020 grant applications. Mayor Pro Tempore King moved to authorize Grant Specialists of Georgia, Inc. to provide CHIP/CDBG grant writing and administrative service to the City; Council Member Jones seconded the motion and it carried unanimously.

12g. **Award of Bid(s):**

1. Bid No. 2019-16 Forklift – Mr. M. Worthington

Mr. Worthington presented for Council's consideration an award of bid for a forklift. Of the four responsive bidders, staff recommended the low bidder, MacKinnon Equipment in the amount of \$23,791.60. Council Member Albritton moved to award the bid to MacKinnon for \$23,791.60; Council Member Jones seconded the motion and it carried unanimously.

2. Bid No. 2019-17 Zero Turn Mower – Mr. M. Worthington

Mr. Worthington presented for Council's consideration an award of bid for a zero turn mower. Of the five responsive bidders, staff recommended Walker-Rhodes in the amount of \$12,984.00. Staff did not recommend the low bidder because of mechanical issues with the low bid equipment. Council Member Hunt moved to award the bid to Walker-Rhodes for \$12,984.00; Council Member Jones seconded the motion and it carried unanimously.

13. Council Members Items: none

14. Department Heads/Staff Items.

Ms. King reported copies of the audits were sent electronically last week.

Mr. Wood reported in 2019 there were 475 Single-family residential permits issues.

Mr. Clark invited everyone to the Perfect Pear to honor Council Member Peterson.

Mr. Swan reported there were 22 instructors at Leisure Services Open House on January 4.

15. General Public Items: none

16. Mayor Items:

- January 13, work session
- January 21, pre council and council

17. Adjournment: There being no further business to come before Council in the regular council meeting held January 7, 2020, Council Member Jones motioned to adjourn the meeting at 6:45 p.m. Council Member Albritton seconded the motion and it carried unanimously.