

MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
January 5, 2021  
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held January 5, 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: none

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Mitchell Worthington – Finance Director, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Sedrick Swan – Director of Leisure Services, Darryl Kitchens – Fire Marshall, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Cody Gunn – Chief Building Official, and Tabitha Clark – Communications Administrator.

Media: Tyler Meister – Houston Home Journal and Ariel Schiller – 41 NBC News

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of January 5, 2021 council meeting agenda.

7a. RZNE-167-2020. Applicant, Larry Walker, request the rezoning of property from C-3, Central Business District, to C-2, General Commercial District. The property is located at 1001 Third Street (formally 1211 Houston Lake Drive); Tax Map No. 0P0020 085000. Mr. Wood reported the applicant is requesting a C-2 zoning classification to have the flexibility of the property being used as a single-family residence since such use is not permitted in the C-3 district. Mr. Wood also advised Council the property is located within the Downtown Development Overlay District. Staff and the Planning Commission recommends approval of the application to rezone to C-2, General Commercial District.

7b. TEXT-190-2020. Applicant, The City of Perry, requests a text amendment to modify districts in which self-service storage is allowed. Mr. Wood reported

over the past year the City has received three applications to rezone properties to C-1 to accommodate the development of self-service storage facilities. Staff recommends the following modifications to the Table of Uses in Section 4-1.2 of the LMO regarding self-service storage: 1) Remove the use from the MUC district; 2) Continue to permit the use by right in C-1, M-1, and IMU districts; 3) Permit the use by right in the M-2, General Industrial District; and 4) Allow the use by special exception in the C-2 district. Staff and the Planning Commission recommends approval of the proposed text amendment.

7c. Public Hearing relative to authorizing the sale of alcoholic beverages at 1222 Main Street. Mr. Gilmour advised this is a request for a new location. The original application is for an artist shop and to allow that site to have alcohol sales. Ms. Hardin provided additional information by stating patrons would be allowed to bring their own alcohol beverages (brown bagging).

9a (1). Second Reading of an ordinance amending the FY 2020 Operating Budget. Mr. Gilmour stated this is the final ordinance for FY 2020 Operating Budget and recommends adoption.

11c (3). First Reading of an ordinance amending Article 18A, Municipal Court, Section 18A-5 – Failure to Appear. Ms. Newby stated this ordinance amendment authorizes the Judge of municipal court to impose an appropriate fine for failure to appear in municipal court on cases where warrants are issued. The current ordinance sets the fee at \$100.00 but changing the language to allow the Judge to be able to change the fine as appropriate so that the fine can be set by the Judge.

11d (1). Resolution amending job classification schedule to include a Downtown Manager. Mr. Gilmour stated the current market calls for a Downtown Manager position, and in addition the person will handle the Downtown Development Authority and Main Street Advisory Board. Administration recommended approval of the Downtown Manager position.

11d (2). Resolution amending the Perry Fee Schedule to provide for Municipal Court fees, and solid waste container fee adjustments. Mr. Gilmour stated the resolution to amend the fee schedule will do two things: 1) Remove some municipal fees from the schedule since they are to be set by the Municipal Court Judge not Council, and 2) administrative change to keep consistent relative to solid waste containers and Administration recommends adoption.

11d (3). Establish a formal refund policy for the City. Mr. Gilmour recommended adopting the same refund policy as State law provides for property taxes as the City's formal refund policy.

3b. Office of the City Manager

1. Consider postponing the start of youth basketball program until January 18, 2021 due to COVID cases. Mr. Gilmour recommended Council authorize the following adjustments based on the significant

increase in COVID cases/hospitalizations in Houston County: 1) Youth basketball program postponed until February 2021, 2) Customer service closed to general public access, 3) Council meetings not be open to the public; public participation be by remote technology, 4) Staff meetings be canceled or reduced to minimum necessary, 5) Unless required by law, all public hearings be postponed, 6) Authorities, boards, and commissions appointed by Council will follow Council guidelines, and 7) Worrall Center be closed to the public unless it is an approved rental activity. Council concurred with Administration's recommendations to remain in effect until the first Council meeting in February.

2. Consider shift of animal control functions from Police Department to the Department of Public Works. Administration recommends shifting animal control functions from the Police Department to the Department of Public Works. Council concurred to move forward with Administration's recommendation.
3. Consider elements of City's 200 Birthday. Administration advised Council that the City of Perry 200<sup>th</sup> year is coming up in 2024. Administration recommended Council approve: 1) The establishment of a commission to work with partners in the community to celebrate the City's birthday, and 2) Designate the old water plant structure at the intersection of Main Street and General Courtney Hodges Boulevard as a City of Perry historical museum. Council concurred with Administration's recommendation with the condition everything must come before Council for consideration as it moves forward.
4. Review criteria for the Downtown Development Authority of the City of Perry. Administration recommends the appointment process needs to be shifted to Council as a whole makes the appointment. Council concurred with Administration's recommendation.
5. Consider intersection improvements at North Davis Drive/Park Avenue/Greenwood Avenue. Administration discussed several issues relative to traffic control and recommended extending Park Avenue so that it intersects with Greenwood Circle. If Council concurs then staff will proceed with the standard process of including it in SPLOST 2018 program. Council concurred to proceed with Administration's recommendation.

#### 4. Council Member Items:

Mayor Pro Tempore Jones, and Council Member King, Bynum-Grace, Peterson and Albritton had no reports.

#### Council Member Hunt

- requested the resurfacing of Kings Chapel Road
- requested a follow up relative to Ms. Gentry's back yard

Mr. Gilmour, Ms. Newby, and Mr. Smith had no reports.

5. Adjournment: There being no further business to come before Council in the pre council meeting held January 5, 2021 Council Member King motioned to adjourn the meeting at 5:55 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.