

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
March 2, 2021
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held March 2, 2021, at 6:00 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 Officials Absent: None

Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, and Recording Clerk Joni Ary.

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, Tabitha Clark – Communications Administrator, Annie Warren – City Clerk, Sergeant Justin West – Perry Police Department, Sergeant Jacob Laster – Perry Police Department, Jazmine Thomas – Downtown Manager, and Holly Wharton – Community Planner.

Media: Tyler Meister – Houston Home Journal

Guest(s): None.

3. Invocation and Pledge of Allegiance to the Flag:

Council Member Peterson rendered the invocation and Mayor Pro Tempore Jones led the pledge of allegiance to the flag.

4. Recognition(s)/ Presentation(s):

4a. Introduction of Ms. Holly Wharton, Community Planner.

Mr. Bryan Wood introduced Ms. Holly Wharton to Mayor and Council. Mayor and Council welcomed Ms. Holly Wharton to the City.

4b. Recognition of Sergeant Justin West and Sergeant Jacob Laster.

Chief Lynn introduced Sergeant Justin West and Sergeant Jacob Laster to Mayor and Council, Chief Lynn stated that Sgt. West and Sgt. Laster was recently promoted to the Sergeant position. Mayor and Council congratulated officers West and Jacob on the promotion to Sergeant.

5. Mayor/Council Joint Appointments.

1. Re-appointment of Mr. Ben Hulbert as Board Commissioner of the Perry Housing Authority. Mayor Pro Tempore Jones motioned to re-appointment of Mr. Ben Hulbert as Board Commissioner of the Perry Housing Authority. Council Member Bynum-Grace seconded the motion and it carried unanimously.
2. Appointment of Ms. Debra Thomas to the Perry Housing Authority Board. Mayor Pro Tempore Jones motioned to appoint Ms. Debra Thomas to the Perry Housing Authority Board. Council Member Peterson seconded the motion and it carried unanimously.

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

7. Citizens with Input. None.

8. PUBLIC HEARING CALLED TO ORDER AT 6:08 p.m.: Mayor Randall Walker called to order a public hearing at 6:08 p.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. License revocation hearing for Ghanshyam P. Patel and LaQuinta at 102 Plaza Drive, Perry, Ga.

Staff Report: Ms. Newby stated that is item has been deferred to Council's March 16, 2021 meeting per the request of the applicants' lawyer.

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

For: None.

Against: None.

8b. SUSE-21-2021. Applicant, Steven Smoot, Watchman Properties, requests Special Exception to establish a 25,000 square feet self-service storage. The property is located at 1309 Main Street; Tax Map No. 0P0090 013000.

Staff Report: Mr. Wood reviewed with Council the Special Exception request. Staff recommends denial of the request. Staff believes that self-service storage is not a use that is appropriate in a downtown area. The Planning Commission recommends approval with the following conditions: 1). The area authorized for

self-service storage shall not exceed 25,000 sq ft.; 2). Self-service storage shall be completely within the existing building. No new buildings shall be constructed on the property for use as self-storage; 3). Space for retail, restaurant, office, and other permitted uses at least 60 feet deep shall be maintained along the entire west and south sides of the building; and 4). The administration office for the self-service storage facility shall be located on the west and south side of the building with a retail storefront.

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

For: none

Against: none

- 8c. RZNE-0005-2021. Applicant Joe Meadows and Scott Free, request the rezoning of the property from MUC, Multi-Use Center to M-1, Wholesale and Light Industrial. The property is located at 311 South Street; Tax Map No. 0P0350-010000.

Staff Report: Mr. Wood reviewed with Council the request to rezone the property located at 311 South Street for Multi-Use Center to Wholesale and Light Industrial. Staff recommendation is for approval with the condition that in addition to other applicable provisions, any future development on the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Development Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses.

Public Input: Mayor Randall Walker called for any public input for or against the application.

For: none

Against: none

Public Hearing Closed at 6:17 p.m. Mayor Walker closed the hearing at 6:17 p.m.

9. Review of Minutes: Mayor Randall Walker

- 9a. Council's Consideration – Minutes of the February 16, 2021 pre council meeting and February 16, 2021 council meeting.

Council Member Bynum-Grace motioned to accept the minutes as submitted; Mayor Pro Tempore Jones seconded the motion and the motion unanimously.

10. Old Business: Mayor Randall Walker

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

1. **Second Reading** of an ordinance to repeal Section 3-11 (r) relative to public requirements for new alcohol license location application.

Adopted Ordinance No. 2021-06 to repeal Section 3-11 (r). City Attorney Newby advised Council everything is in order and recommend adoption. Mayor Pro Tempore Jones motioned to adopt the ordinance as submitted; Council Member King seconded the motion and it carried unanimously. *(Ordinance 2021-06 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 5, 2021 pre council meeting. none

12b. Special Exception Application 21-2021. Mr. Wood stated that it is recommended denial of this request. Mayor Pro Tempore Jones motioned to deny the request. Council Member Peterson seconded the motion and it carried unanimously.

12c. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the rezoning of the property from MUC, Multi-Use Center to M-1, Wholesale and Light Industrial. The property is located at 311 South Street; Tax Map No. 0P0350 0100000 - Mr. B. Wood. *(No action required by Council).*

12d. Resolution(s) for Introduction and Adoption:

1. Resolution to amend the City of Perry Fee Schedule – Mr. L. Gilmour.

Adopted Resolution 2021-13 amending the City of Perry Fee Schedule. Council Member Bynum-Grace motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. *(Resolution No. 2021-13 has been entered into the City's official book of record.)*

12e. Award of Bid(s):

1. Bid No. 2021-25 (1) Administration Vehicle – Leisure Services.

Mr. Worthington presented for Council's consideration an award of bid for (1) administrative vehicle. Mr. Worthington stated his office received five responsive bids. Staff recommends awarding the bid to the low bidder, Peach State Ford, LLC. in the amount of \$20,412.00; Allowing Phil Brannen Ford of Perry the option to exercise the local vendor preference clause, and the funding source is General Fund. Mayor Pro Tempore Jones moved to award the bid to the low bidder, Peach State Ford, LLC in the amount of \$20,412.00, with the allowance for Phil Brannen Ford of Perry the option to exercise local vendor preference clause.; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

2. Bid No. 2021-26 (3) Half Ton Pickup Trucks – Public Works.

Mr. Worthington presented for Council's consideration an award of bid for (3) half-ton pickup trucks for Public Works. Mr. Worthington stated his office received eight responsive bids. Staff recommends awarding the bid to the low bidder, Cass Burch Automotive in the amount of \$62,304.00; Allowing Phil Brannen Ford of Perry the option to exercise the local vendor preference clause, and the funding source is Stormwater Utility Fund. Council Member Albritton moved to award the bid to the low bidder, Cass Burch Automotive in the amount of \$62,304.00, with the allowance for Phil Brannen Ford of Perry the option to exercise the local vendor preference clause.; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

3. Bid No. 2021-27 (1) Half Ton Pickup Trucks – Community Development.

Mr. Worthington presented for Council's consideration an award of bid for (1) half-ton pickup trucks for Community Development. Mr. Worthington stated his office received six responsive bids. Staff recommends awarding the bid to the low bidder, Phil Brannen Ford of Perry in the amount of \$23,081.28, and the funding source is General Fund. Mayor Pro Tempore Jones moved to award the bid to the low bidder Phil Brannen Ford of Perry in the amount of \$23,081.28, Council Member Hunt seconded the motion and it carried unanimously.

12f. Approval of mutual aid agreement between the City of Perry and the Houston County Board of Commissioners. Chief Parker reviewed with Council the mutual aid agreement between the City of Perry and the Houston County Board of Commissioners. Council Member King motioned to approve the mutual aid agreement as presented. Council Member Peterson seconded the motion and it carried unanimously.

13. Council Members Items: Mayor Pro Tempore Jones and Council Members Bynum-Grace, Albritton, Hunt, King, and Peterson had no reports.

14. Department Heads/Staff Items.

Ms. King, Mr. Worthington, Mr. Wood, Chief Parker, Mr. Swan, Ms. Fitzner, Ms. Hardin, Ms. Thomas, Ms. Wharton, and Ms. Warren had no reports.

Chief Lynn stated that starting tomorrow, March 3, 2021, until March 14, 2021, is the RV Expo at the Georgia National Fairgrounds.

Ms. Clark provided Council the citizen's report. The Citizens report is available on the City website for anyone interested.

15. General Public Items: None.

16. Mayor Items:

- March 15, 2021, City Council work session meeting.
- March 16, 2021, pre council and council meeting

17. Adjournment: There being no further business to come before Council in the council meeting held March 2, 2021, Mayor Pro Tempore Jones motioned to adjourn the meeting at 6:55 p.m. Council Member Peterson seconded the motion and it carried unanimously.