

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
May 4, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held May 4, 2021 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, Ansley Fitzner – Public Works Superintendent, Tabitha Clark – Communications Administrator, Jazmin Thomas – Downtown Manager, Anya Turpin – Special Events Administrator, Ashley Hardin – Economic Development Administrator, and Cody Gunn – Chief Building Official.

Media: Brianna Sheffield – Houston Home Journal

Guest(s): Walton and Becky Wood

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of May 4, 2021 council meeting agenda.

4a. Presentation Honoring 200th Anniversary of Houston County. Mayor Walker announced Mr. Dave Cyr and Mr. Bill Loudermilk will be presenting to Mayor and Council.

4b. Introduction of Officer Kimberly Morton. Chief Lynn will introduce Officer Morton to Mayor and Council.

4d. Request for Perry Downtown Merchants Council Wine Tasting Event, May 21, 2021. Ms. Thomas stated this is an event that has happened in the past and advised she will be coming before Mayor and Council to request

authorization to have the event on May 21, 2021. Ms. Thomas stated a special events application has been completed and she has met with Chief Lynn and Chief Parker relative to assistance and road closures.

4e. Proclamation recognizing National Historic Preservation Month 2021. Mayor Walker will present a proclamation to Ms. Thomas recognizing National Historic Preservation Month.

4f. Proclamation recognizing Professional Municipal Clerks Week. Mayor Walker will present a proclamation to Ms. Warren recognizing Professional Municipal Clerks Week.

5a. Appointment of Mr. Ben Hulbert to the Perry Public Facilities Authority. Council Member Albritton will appoint Mr. Ben Hulbert to the Perry Public Facilities Authority.

8a. SUSE-71-2021. Applicant, Allexy Starling, request a Special Exception to allow a Residential Business. The property is located at 316 Shane Circle; Tax Map No. 0P45Co 098000. Mr. Wood stated this is a request to allow a hair salon at 316 Shane Circle. The applicant worked in a salon downtown and her clients feel more comfortable coming to her home rather than the salon. Staggered appointments will be scheduled five days per week, with an average of 4-5 clients per day. The applicant stated that clients will only park using the primary resident's driveway. One of the resident's in the area at the Planning Commission meeting raised concerns relative to additional traffic and safety of the students who walk to school. The Planning Commission recommended approval of the special exception with the following conditions: 1) The Special Exception shall be limited to a Residential Business as an in-home salon only; 2) The Special Exception shall be limited to the applicant, Allexy Starling, and is not transferrable; 3) The applicant shall obtain a business license for the business located at 316 Shane Circle; 4) 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; 5) No sign advertising the business shall be posted or displayed on the property; 6) The business shall not begin operations before 9:00 am; and 7) There shall be no appointments scheduled between 3:00 and 4:00 pm.

Council Member Peterson had concerns relative to no appointments scheduled between 3:00 and 4:00 pm.

11c (1). Resolution for Declaration of Official Intent to Reimburse Costs of Acquiring Vehicles and Equipment with Tax Exempt Financing. Ms. King stated the action taken by Council of approving the new job classifications, Fire Training Chief and Fire Prevention Chief, Mr. Gilmour has approved Chief Parker to purchase vehicles and equipment for these positions and will be financed through GMA Lease Purchase program. The initial action required by GMA to obtain financing is the adoption of the Resolution for Declaration of Official Intent to Reimburse Costs of Acquiring Vehicles and Equipment with Tax-Exempt Financing.

11d (1). Bid No. 2021-24 - Georgia Avenue Water Main Replacement. Mr. Worthington

advised this is a request for the construction of Georgia Avenue Water Main Replacement. Staff recommends awarding bid for the construction of the Georgia Avenue Water Main Replacement to low bidder TMT Utilities, LLC in the amount of \$301,800.00.

11d (2). Bid No. 2021-29 - Bear Branch Sewer Expansion Phase IA.

Mr. Worthington advised this is a request for the construction of Bear Branch Sewer Expansion Phase IA. Staff recommends awarding bid for the construction of Bear Branch Sewer Expansion Phase IA to low bidder Pyles Plumbing & Utility Contractors, Inc. in the amount of \$419,524.10.

11d (3). Bid No. 2021-33 -Demolition Services – Stanley Property.

Mr. Worthington advised this is a request for demolition services of Stanley Property. Staff recommends awarding bid for the demolition services of Stanley Property to low bidder Complete Demolition Services, LLC in the amount of \$104,800.00.

4. Council Member Items:

Mayor Pro Tempore Jones and Council Members Bynum-Grace had no reports.

Council Member Hunt inquired about the RV on Main Street. Mr. Gilmour will research and follow up.

Council Member Peterson mentioned the trash and overgrown foliage along the fence line of the Comfort Inn.

Mr. Gilmour advised Council that it needs to set a date for the special called meeting relative to the outside agencies budget hearing. Council concurred to meet May 25 at 5 pm.

Ms. Newby provided an overview of the Planning Commission's authority and the Council's authority relative rezoning decisions and factors that should be considered.

- Everyone is not going to like your decision.
- Do not allow the number of people that are present on an issue to sway your vote, but to look at specific factors outlined in our zoning ordinance.
- The City zoning ordinance authorizes the Planning Commission to either approve or recommend approving with conditions or recommend denial of a rezoning request.
- Council after the public hearing can: 1) approve the recommendation, 2) approve recommendation with modifications, or 3) disapprove the recommendation. Council also can remand the matter back to the Planning Commission with specific instructions.

Ms. Newby also reviewed the twelve standards relative to rezoning applications and the ten standards for special exceptions.

Mr. Smith reported the Planning Initiatives key dates will be electronically sent to Council along with electronic invites.

Mayor Walker asked Mr. Smith and Ms. Fitzner to address the Evergreen Street / Duncan Avenue issue. Mr. Smith stated ESG Operations, Inc. will begin the sewer line point of repair will begin soon.

5. Department Head/Staff Items:

Ms. King, Mr. Worthington, Mr. Wood, Chief Parker, Chief Lynn, Ms. Clark, Mr. Swan, Ms. Warren, Ms. Thomas, Ms. Hardin, Ms. Turpin, and Mr. Gunn had no reports.

Ms. Fitzner reported 15.39 tons of debris and over 100 tires was collected during Spring Cleanup.

6. Adjournment: There being no further business to come before Council in the pre council meeting held May 4, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:40 p.m. Council Member King seconded the motion and it carried unanimously.