

MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
May 18, 2021  
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting of Perry City Council held May 18, 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, 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, Anya Turpin – Special Events Administrator, Ashley Hardin – Economic Development Administrator, Holly Wharton – Community Planner, Matt White – Senior Personnel Technician, and Chad McMurrian – Engineering Services Manager.

Media: Brianna Sheffield – Houston Home Journal

Guest(s): Rachana Patel, Bill Camp – Raymond James & Associates, Inc., and Stephen Swinson – Gray Pannell & Woodward LLP

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of May 18, 2021 council meeting agenda.

7a. ANNX-188-2020. Applicant, N&D Development, LLC, request the annexation and rezoning of property from R-AG (County), Residential-Agricultural District, to R-2A (City), Single-family Residential District. The property is located at 111 Hill Road; Tax Map No. 000580 034000. Mr. Wood stated this is a request is to annex 5.67 acres parcel into the City and the property is requested to be zoned R-2A that required a minimum lot size of 12,000 square feet. The Planning Commission and staff recommends approval of the request for annexation with the zoning classification of R-2A. Also, the County concurred with this annexation.

7b. RZNE-189-2020. Applicant, N&D Development, LLC, request the rezoning of property from R-1, Single-family Residential District to R-3, Multi-family Residential District. The property is located at 125 Hill Road; Tax Map No. oP0480 035000. Mr. Wood stated this is a request to rezone 25.52 acres from R-1 to R-2A (this is a modification from the original application which was an R-3). At the informational hearing, staff recommended approval of the R-3 with the condition that development be limited to single-family residential. The Planning Commission recommended denial of the rezoning request. Based on the comments that were heard at the informational hearing the applicant revised his application and plan for the R-2A zoning classification. Staff recommends approval of the R-2A zoning classification.

9a. Special Exception Application 0071-2021. Mr. Wood reported staff recommended approval with several 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, Alexy 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; and 5) No sign advertising the business shall be posted or displayed on the property. The Planning Commission recommended approval with two additional conditions: 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.

11c (1). Resolution authorizing an intergovernmental agreement between the City of Perry and Perry Public Facilities Authority for the issuance of bonds to fund additions and improvements to the sewer and wastewater systems of the City of Perry, approving a bond purchase agreement, and approving the bond resolution adopted by the PPFA. Ms. Newby stated Bill Camp and Stephen Swinson were present to answer any questions Mayor and Council may have at the regular council meeting. Ms. Newby reported the Perry Public Facilities Authority was meeting at 5:30pm to approve issuing the bonds to fund the sewer and wastewater projects, identified as the Langston Road Stormwater Detention Facility, expansion of Bear Branch Sewer, and the initial permitting and design of the wastewater treatment plant.

11c (2). Resolution to amend fee schedule relative to the James E. Worrall Community Center rental rates. Administration recommended Council table this item until June 1 council meeting.

11d (1). Recommend establishment of Senior Court Administrator job classification. Administration stated this is part of Municipal Court formal management succession plan. There is no one going into this position and it is not a new position being created that must be funded.

11e. Flint EMC Right of Way Easement for 3.14-acre parcel, oP0480 050000.

Ms. Newby reported this is a request from Flint EMC for a ROW easement to install electricity across the property donated to the City by Cherokee Pecan Company.

3b. Office of the City Manager

1. Consider revisions to education assistance policy. Mr. White presented for Council's consideration a PowerPoint of a revised education assistance policy.
2. Council considers provision of a peace pole. Mr. Gilmour presented to Council a peace pole proposal from the Perry Rotary Club. Administration recommended Council approve the request with the following conditions: 1) the peace pole be installed at Rotary Centennial Park, 2) pole cannot be in the main part of the park, 3) can only install peace pole, and 4) Council will approve the design and the Perry Rotary Club will pay all costs relative to the pole. Council concurred with Administration's recommendation and conditions.

3c. Department of Community Development

1. Sunset Avenue Improvements. Mr. McMurrian presented for Council's consideration an estimate of probable construction cost, \$16,782.50 for Sunset Avenue Improvements. Administration recommended Council concur with project to proceed and advised it will be paid for from SPLOST monies subject to review factors from DOT and if there are major subsurface issues.

4. Council Member Items:

Council had no reports.

Mr. Gilmour

- Introduced intern Rachana Patel to Mayor and Council.
- Provided a follow up relative to the site condition on-ramp next to the Comfort Inn. Most of the vegetation damage is a result of a DOT project and the City will not proceed with any action until GDOT installs a new fence.

5. Adjourn. There being no further business to come before Council in the pre council meeting held May 18, 2021 Council Member Hunt motioned to adjourn the meeting at 5:40 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.