

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
July 6, 2021
5:00 P.M.

1. Call to Order: Mayor Pro Tempore Robert Jones, Presiding Officer, called to order the pre council meeting held July 6, 2021 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: Mayor Randall Walker

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, Holly Wharton – Community Planner, Tabitha Clark – Communicator Administrator, and Ashley Hardin – Economic Development Administrator.

Media: Brianna Sheffield – Houston Home Journal

Guest(s): none

3. Items of Review/Discussion: Mayor Pro Tempore Robert Jones

3a. Discussion of July 6, 2021 council meeting agenda.

4a. Introduction of Captain Alan Everidge. Chief Lynn will introduce Captain Alan Everidge to Mayor and Council.

7a. ANNX-117-2021. Applicant, Perry Volunteer Outreach, request the annexation and rezoning of property from R-AG (County), Residential-Agricultural District to C-2 (City), General Commercial District. The property is located at US 41 South and South Perry Parkway; Tax Map No. 000340 065000; 000340 015000; 000190 010000. Mr. Wood reviewed the application and stated the Planning Commission and staff recommends approval of the annexation with the requested C-2, general commercial, zoning classification, with the following condition: The two parcels that have street frontage are subject to a landscape easement along the front property line in

favor of the City for commercial properties located outside 1,100 feet of a major intersection.

7b. RZNE-150-2021. Mayor Pro Tempore Jones stated it is his understanding that the property was recently sold but the new owners, Wingate Custom Homes, LLC consents to the application moving forward as is. Mr. Wood reported this is correct. This is a request for the rezoning of property from PUD, Planned Unit Development to R-2, Two-Family Residential District. The property is located on Langston Road; Tax Map No. 0P0610 006000. Mr. Wood reviewed the application and stated staff recommends approval of the zoning change with two conditions: 1) Development of the subject property shall be substantially consistent with the conceptual site plan presented with the application prepared by Rowland Engineering, and dated 5/13/2021, and 2) The developer of the subject property shall install a speed table at least 7-foot wide across the street connecting Greystone subdivision and the subject property, and the street shall be designated as “One Way” with the traffic flowing from Greystone subdivision (from west to east). The Planning Commission recommends approval of the zoning change with four conditions: 1) Development of the subject property shall be substantially consistent with the conceptual site plan presented with the application prepared by Rowland Engineering, and dated 5/13/2021; 2) The developer of the subject property shall install a speed table at least 7-foot wide across the street connecting Greystone subdivision and the subject property, and the street shall be designated as “One Way” with the traffic flowing from Greystone subdivision (from west to east); 3) The development of the property should be synchronized with the City’s Langston Road Regional Detention Pond to ensure stormwater created by the development is properly addressed; and 4) The City should meet the residents in the Langston Road area to discuss plans for the regional detention pond and other planned infrastructure plans in the area. The first two conditions are included in the ordinance that will be read this evening. Ms. Newby recommended adding the third condition to the ordinance that will be read this evening but did not recommend adding the fourth condition. Council concurred with Ms. Newby’s recommendation.

9a (1). **Second Reading** of an ordinance for the rezoning of property from C-2, General Commercial to R-3, Multi-Family Residential District. The property is located at 711 Joe Louis Drive; Tax Map No. 0P0150 025000. Mr. Wood reported the applicant has requested to withdraw this application.

9a (2). **Second Reading** of an ordinance for modifications to Land Management Ordinance Sections 2-2.1, 2-2.2, 2-3.1, 2-3.2, 2-3.3, 2-3.5, and 2-3.7 to remove duplicative language, to clarify the requirements for various zoning applications, and to clarify the procedures for various zoning applications, including the authority of the Planning Commission and City Council. The specific zoning applications being modified are those for: Official zoning map amendments; Annexation and zoning of land; De-annexation of land; Amendments to the text of the ordinance; Planned unit developments; Special exceptions; and Variances and Appeals of administrative decisions.

Mr. Wood advised the text amendment is to clean up duplicative language, to make modifications, and to codify some procedures.

11c (1). Resolution amending the City of Perry Personnel Management System to add Juneteenth as a city holiday and to authorize additional regular leave time for employees to compensate the first Juneteenth holiday. Administration advised there are two actions being recommended, 1) the resolution to amend the City's Personnel Management System to include Juneteenth as an official city holiday and 2) Council authorize holiday time to be added to employees annual leave balance since it was a very short notice of the holiday. Administration recommends adoption of the resolution.

11d. Intergovernmental Agreement relative to disaster management software between Houston County, Houston County Emergency Management Agency, City of Warner Robins, City of Perry, and City of Centerville. Chief Parker stated this intergovernmental agreement comes because of the recently revised Pre-Disaster Mitigation Plan. The city's estimated cost is \$534.49 per year and staff recommends approval of the agreement.

11e. Intergovernmental Agreement relative to sewer service between the Houston County Board of Education and the City of Perry. Ms. Newby stated this is an intergovernmental agreement between the Houston County Board of Education and the city to allow sewer connection in exchange for donation of property needed as part of the Bear Branch Sewer Expansion.

11d. Software contract between eSCRIBE Software Ltd. and the City of Perry. Ms. Warren advised this is a request for approval of a software contract between eSCRIBE Software Ltd. and the city for meeting management software subject to review by the city attorney.

3b. Board of Elections move from 801 Main Street to 2030 Kings Chapel Road. Administration advised Mayor Pro Tempore Jones and Council of the notice from the Board of Elections relative to its move from 801 Main Street to 2030 Kings Chapel Road.

3c. Legacy Park umbrellas installation. Ms. Fitzner presented for Council's consideration umbrella options for Legacy Park. Council concurred to proceed with option 1, at \$600.00 each.

4. Council Member Items:

Council had no reports.

Mr. Gilmour and Ms. Newby had no reports.

Mr. Smith reminded Mayor Pro Tempore Jones and Council of the strategic planning retreat on July 31, 2021.

5. Adjourn. There being no further business to come before Council in the pre council meeting held July 6, 2021 Council Member King motioned to adjourn the meeting at 5:40 p.m. Council Member Albritton seconded the motion and it carried unanimously.