

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
July 20, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held July 20, 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, and Phyllis Bynum-Grace.

Elected Official(s) Absent: Council Member Riley Hunt

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Chief Lee Parker - Fire and Emergency Services Department, Captain Heath Dykes – Perry Police Department, Ansley Fitzner – Public Works Superintendent, Cody Gunn – Chief Building Official, Tabitha Clark – Communications Administrator, Chad McMurrian – Engineering Services Manager, and Ashley Hardin – Economic Development Administrator.

Media: Brianna Sheffield – Houston Home Journal

Guest(s): none

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of July 20, 2021 council meeting agenda.

7a (1). Second Reading of an ordinance for the annexation of property to the City of Perry. 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.

7a (3). Second Reading of an ordinance 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, the applicant is proposing to zone the property R-2, Two-family Residential District, and develop it with 99 townhomes. 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-feet 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 three 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-feet 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); and 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. Council Member Peterson stated she had a lot of concerns and did not feel she had enough information to vote on this application this evening and requested Council table this item.

Mr. McMurrian presented a PowerPoint relative to Langston Road Regional pond and answered Council questions.

9b. Intergovernmental Agreement relative to Natatorium Use between Houston County and the City of Perry. Ms. Newby stated this is an Intergovernmental Agreement between the City and Houston County about the allocation of funds for the Natatorium from 2018 SPLOST.

9c. Approval of easements relative to Bear Branch sewer expansion.

1. William Edmond Smith, Jr.
2. Houston County School District

Ms. Newby reported the project for Bear Branch sewer expansion has already been approved by Council and so has the acquisition of the property needed for the expansion. These two specific easements documents are needed as part of the acquisition of the property to allow the two property owners to have access easements.

9d. Selection of a voting delegate for GMA Annual Membership Business Meeting, August 8, 2021. Ms. Warren stated this is an annual business meeting that is held during the GMA Convention and GMA is requesting the selection of a voting delegate and alternate for this meeting.

9e. Consider position for crossing guard at Mossy Creek Middle School.

Administration stated this is a request from the Houston County Board of Education to provide a crossing guard at Mossy Creek Middle School. The Board will pay 100% of cost for the crossing guard. Chief Lynn and Administration recommends approval of the position. Administration added the caveat that the crossing guard would not be replaced by a certified officer if absent.

4. Council Member Items:

Council had no reports.

5. Adjourn. There being no further business to come before Council in the pre council meeting held July 20, 2021 Council Member King motioned to adjourn the meeting at 5:55 p.m. Council Member Hunt seconded the motion and it carried unanimously.