

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
August 3, 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 on August 3, 2021, at 6:00 p.m.

2. Roll.

Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Robert Jones and Council Members Riley Hunt, Willie King, Darryl Albritton, and Joy Peterson.

Elected Official(s) Absent: Council Member Bynum-Grace.

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Ansley Fitzner – Public Works Superintendent, Official, Tabitha Clark – Communications Administrator, Sedrick Swan – Director of Leisure Services, Annie Warren – City Clerk, Jazmine Thomas – Downtown Manager, Anya Turpin – Special Events Manager, Ashley Hardin – Economic Development Administrator, and Holly Wharton – Community Planner.

Media: Brianna Sheffield – Houston Home Journal

Guest(s): None.

3. Invocation and Pledge of Allegiance to the Flag:

Council Member Peterson rendered the invocation and Council Member King led the pledge of allegiance to the flag.

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

- 4a. Recognition of PFES “B” Shift. Mr. Gilmour stated that the outstanding work of the Fire and Police department goes above and beyond to keep the citizens of Perry safe. Mr. Gilmour presented to Chief Parker on behalf of the Mayor and Council financial appreciation. Chief Parker stated on June 2, 2021, the Perry Fire and Emergency Services “B” shift was dispatched to the SoHo Inn and saved the life of a lady who had barricaded herself in the burning hotel room. Chief Parker presented to Mayor and Council “B” shift: Firefighters Kadie Peterman, Nadad Jeanjulien, David Minter, Vincenn Walls, Joshua

Kelly, Austin Williams, Shawn Jenson, Andrew Rowell and Sam Ansley, Sergeants Austin Redmond and Clint Mixon, and Captain Michael Paull.

4b. Recognition of PPD Squad “3”. Mr. Gilmour wanted to recognize the Police Department squad 3 for their outstanding and safe outcome of the hostage situation, on behalf of the Mayor and Council presented Chief Lynn financial appreciation to the Police Department Squad 3 for going above and beyond to protect the citizens of Perry. Chief Lynn stated on June 11th a welfare check became a hostage situation but due to the quick thinking and outstanding work of the police department the family on Nolan Street was rescued and the five individuals holding the family hostage were taken into custody. Chief Lynn presented to Mayor and Council Squad “3”: Detective Jason Jones, Lieutenant Brian Emmons, Corporal Brenna Banks, Officer Taylor Talley, Sergeant Brian Mixon and Officer Jesse Quinones.

4c. Special Events Application.

1. The Perry Chamber of Commerce’s Business Battlefield Event.

Ms. Turpin presented to Mayor and Council the following requests from the Perry Chamber of Commerce: to host the event at Heritage Park, utilize the assistance of the public works, Fire and Emergency services, and the Police department for the private event. The event is scheduled for Thursday, October 28th from 6 p.m. to 9 p.m. Council Member King motioned to approve the request as outlined and Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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

6. Citizens with Input. None.

7. PUBLIC HEARING CALLED TO ORDER AT 6:21 p.m.: Mayor Randall Walker called to order a public hearing at 6:21 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.

7a. SUSE-170-2021. Applicant, Preston Dellinger – Servio Capital, requests a Special Exception to allow a multi-family development. The property is located at 200 A Valley Drive, Tax Map No. 0P0380 077000 – Ms. H. Wharton.

7b. SUSE-171-2021. Applicant, Preston Dellinger – Servio Capital, requests a Special Exception to allow a multi-family development. The property is located at 200 Valley Drive, Tax Map No. 0P0380 016000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed with Council both Special Exception requests, 200 A Valley Drive and 200 Valley Drive. Staff and the Planning Commission recommend approval of the application with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) The proposed development must ensure

building and site follows all applicable building codes, fire codes, and stormwater regulations.

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

For: Mr. Kip Oldham, architect for the project, stated that they will be turning the two hotels into 80 one-bedroom apartments with 40 studio apartments. The preliminary rental costs for the studio apartments are from \$700 - \$800 monthly, the one-bedroom apartments are from \$900 - \$1,000. Mr. Oldham answered Council's question relative to the estimated size of the apartments, the apartments will be approximately 1,000 square feet.

Against: none

- 7c. TEXT-176-2021. Applicant, The City of Perry, requests a text modification to the Land Management Ordinance Sections 2-3.11.3 and 5-6 by removing procedures and standards for Conservation Subdivisions. Conservation subdivisions will be allowed using the Planned Unit Development zoning option - Mr. B. Wood.

Staff Report: Mr. Wood reviewed the text amendment and staff recommended approval as submitted.

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

In Favor: none.

Against: none.

- 7d. TEXT-177-2021. Applicant, The City of Perry, requests a text modification to the Land Management Ordinance Sections 1-13, 4-1.2, and 4-2.4(h) to address short-term rentals. The amendment modified the definition of "bed and breakfast inn" and adds a definition of "short-term rentals." Short-term rental is added to the table of uses as a special exception use in the residential districts and permitted use in commercial districts. Short-term rental is added as a specific use in the visitor accommodations use classifications - Mr. B. Wood.

Staff Report: Mr. Wood reviewed the text amendment and staff recommended approval as submitted.

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

For: none

Against: none

- 7e. TEXT-178-2021. Applicant, The City of Perry, requests a text modification to the Land Management Ordinance Sections 1-13, 4-3.3(f), 6-1.3, and 6-1.6 to clarify the definitions of “parking lot” and “vehicular use area” and to clarify the acceptable use of gravel as a paving material based on policies approved by the Planning Commission on April 12, 2021 - Mr. B. Wood.

Staff Report: Mr. Wood reviewed the text amendment and staff recommended approval as submitted.

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

In Favor: none.

Against: none.

PUBLIC HEARING CLOSED AT 6:53 P.M. Mayor Walker closed the public hearing at 6:53 p.m.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council’s Consideration – Minutes of the July 19, 2021 work session, July 20, 2021 pre council meeting, and July 20, 2021 council meeting. *(Council Member Riley Hunt was absent from the July 19-20, 2021 meetings).*

Council Member King motion to accept the minutes as submitted and Council Member Albritton seconded the motion and it carried with Council Member Hunt abstaining from the vote.

9. Old Business:

9a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance for the rezoning of the 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. B. Wood.

Denial of ordinance for the rezoning of the 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 stated the Planning Commission and staff recommends approval of rezoning request with the following conditions: 1) Development of the subject property shall be substantially consistent with the conceptual site plan presented 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 to Greystone subdivision property, and the street shall be designated as

“One Way” with the traffic following from Greystone subdivision (from west to east), and 3) The developer 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. Mr. Wood stated the 4th condition was not included since it did not relate specifically to this development, so it was not included in the ordinance.

Mayor Walker asked if anyone would like to address Mayor and Council relative to this ordinance. No one came forward to address Mayor and Council.

Mayor Pro Tempore Jones motioned to deny the rezoning ordinance as presented; Council Member Peterson seconded the motion and it carried 4 to 1 with Council Member King opposed.

10. Any Other Old Business: Mayor Randall Walker
 - 10a. Mayor Randall Walker - none
 - 10b. Council Members - none
 - 10c. City Attorney Brooke Newby – none
 - 10d. City Manager Lee Gilmour – none
 - 10e. Assistant City Manager Robert Smith – none

11. New Business: Mayor Randall Walker
 - 11a. Matters referred from August 2, 2021 work session and August 3, 2021 pre council meeting. None

 - 11b. Special Exception Application 170-2021. Council Member Albritton motioned to table this item until Council’s August 17, 2021 meeting. Council Member King seconded the motion and it carried unanimously.

 - 11c. Special Exception Application 171-2021. Council Member Albritton motioned to table this item until Council’s August 17, 2021 meeting. Council Member King seconded the motion and it carried unanimously.

 - 11d. Ordinance(s) for First Reading(s) and Introduction.
 1. **First Reading** of an ordinance amendment to remove Conservation Subdivision procedures and standards - Mr. B Wood. *(No action required by Council).*

 2. **First Reading** of an ordinance amending Sections 1-13, 4-1.2, and 4-2.4(h) of the Land Management Ordinance to address the short-term rentals - Mr. B. Wood. *(No action required by Council).*

 3. **First Reading** of an ordinance amending Sections 1-13, 4-3.3(F),

6-1.3, and 6-1.6 of the Land Management Ordinance to address the definition of parking lot and vehicular use area - Mr. B Wood. *(No action required by Council).*

11e. Award of Bid(s):

1. Bid No. 2022-05 – (1) Full-Size SUV 4-Wheel Drive –
Mr. M. Worthington

Mr. Worthington presented for Council’s consideration an award of bid for the (1) full-size SUV 4-wheel drive. Mr. Worthington stated his office received two responsive bids. Staff recommends awarding the bid to the low bidder Phil Brannen Ford of Perry in the amount of \$44,246.76 and the funding source is Fire Protection Fund. Council Member King moved to award the bid to the low bidder Phill Brannen Ford of Perry in the amount of \$\$44,246.76; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

- 11f. Amendment to the City of Perry Purchasing Policy. Mr. Worthington presented to Mayor and Council the amendment to the City of Perry purchasing policy that updated our current policy section 6 – Terms and Conditions for Conflict of Interest. Mayor Pro Tempore Jones motioned to approve the amendment of the City of Perry purchasing policy as presented. Council Member King seconded the motion and it carried unanimously.

12. Council Members Items:

Council Members had no reports.

Mr. Gilmour, Ms. Newby, and Mr. Smith had no reports.

13. Department Heads/Staff Items:

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

Chief Lynn and Chief Parker wanted to thank Mayor and Council for recognition of the police officers and fire emergency services personnel.

14. General Public Items: none

15. Mayor Items:

- August 16, Work session
- August 17, Pre council and Council

16. Adjournment: There being no further business to come before Council in the council meeting held August 3, 2021 Council Member Hunt motioned to adjourn the meeting at 7:06 p.m. Council Member King seconded the motion and it carried unanimously.