

MINUTES  
PRE-COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
August 3, 2021  
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held August 3, 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 Riley Hunt.

Elected Official Absent: Council Member Phyllis Bynum-Grace.

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

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

Media: Brianna Sheffield – Houston Home Journal

Guest(s): None.

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of August 3, 2021 council meeting agenda.

4c. Special Events Application: The Perry Chamber of Commerce’s Business Battlefield Event. Ms. Turpin reviewed a request from the Perry Chamber of Commerce for their event on Thursday, October 28<sup>th</sup> from 6 p.m. to 9 p.m. The request is to host their Commerce’s Business Battlefield event at Heritage Park with the assistance of the Public Works, Fire and Emergency Services, and the Police department for the private event. Ms. Turpin verified the event will need to utilize the City’s outdoor lighting.

7a. & 7b. SUSE-170-20212 & SUSE-171-2021. Applicant, Preston Dellinger, requests a special exception to allow a multi-family development. The property is located at 200 A & 200 Valley Drive; Tax Map No. oPo380 077000 & oPo380

016000. Ms. Wharton reviewed the requests and was approved by the Planning Commission and Staff 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, 2) The proposed development must ensure building and site are following all applicable building codes, fire codes, and stormwater regulations.

Mayor Pro Tempore Jones questioned if the amount would be market based or income base. Ms. Wharton stated it would not be income base. After discussion, there was concern about this becoming a subsidy housing, who would maintain the property, and the size of the proposed studio and one-bedroom residential rental. Mayor Walker stated that these items could be tabled if Council so chooses.

7c. 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. Wood reviewed the LMO sections to remove conservation subdivisions.

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. Wood reviewed the text amendment to the LMO that addresses short-term rentals. City Manager Gilmour asked if existing short-term rentals would be grandfathered in? Mr. Wood stated they would not.

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. Wood reviewed the text modification to the LMO that clarifies the definitions of a parking lot and vehicular use areas and clarifies the acceptable use of gravel as a paving material based on policies approved by the Planning Commission on April 12, 2021. Council Member Peterson asked for clarification on the sale of automobile sites. Mr. Wood stated that on a paved site, the company can put as many as they want, on a grassed area they are only allowed to display up to 10 vehicles.

9a (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. 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, and 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.

Mayor Walker reminded Council the Ordinance(s) will be a voice vote.

11b. Special Exception Application – 170-2021. Mayor Walker stated this item will need a voice vote.

11c. Special Exception Application – 171-2021. Mayor Walker stated this item will need a voice vote.

11e (1). Bid No. 2022-05 (1) Full-Size SUV, 4-Wheel Drive. 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 the Fire Protection Fund.

11f. Amendment to the City of Perry Purchasing Policy. Mr. Worthington reviewed with the Mayor and Council the amendment to the purchasing policy section 6 that updates the Terms and Conditions relative to Conflict of Interest.

#### 4. Council Member Items:

Council Members – No reports.

Mr. Gilmour and Ms. Newby had no reports.

Mr. Smith presented to Mayor and Council the Small-Town America Civil Volunteer Award that honors extraordinary public service volunteers in localities. The Local government nominates public service volunteer organizations i.e., City organizations and/or City Boards. The deadline is the middle of October, and the local government must submit a maximum of two recommendations. Mr. Smith stated with Council's concurrence to draft the application for Council to review. Council concurred to proceed with the draft application.

Mr. Smith presented to Mayor and Council the Georgia Council for the Arts Cultural Facilities grant application. Mr. Smith state this grant is a 1 to 1 grant match and could be used for the sound/lighting equipment for Heritage Park. Mr. Smith requested for Council’s concurrence to put together a draft scope of a proposal with costs for Council to review at their next Work Session on August 16, 2021. Council concurred to proceed.

Mr. Smith stated that the computers that were ordered for Mayor and Council are still currently back-ordered. Mr. Smith asked if Mayor and Council would consider having an iPad. Mr. Smith stated he will put together the options and get the information back to Council.

5. Adjournment: There being no further business to come before Council in the pre council meeting held August 3, 2021, Council Member Peterson motioned to adjourn the meeting at 5:44 p.m. Council Member King seconded the motion and it carried unanimously.