

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
September 7, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held August 17, 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 Absent: Council Member Riley Hunt

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

* Assistant City Manager Smith left at 5:40 p.m.

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Cody Gunn – Chief Building Official, 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 Manager, Holly Wharton – Community Planner, Assistant Fire Chief Kirk Crumpton – Fire and Emergency Services Department, and Ashley Hardin – Economic Development Administrator.

Media: Joe Speir – WGXA News and Ashton Akins – Houston Home Journal

Guest(s)/Speaker(s): none

3. Items of Review/Discussion: Mayor Randall Walker

3a. City Hall Project. Mr. Meshserle, (1016 North Davis Drive) provided a brief overview of the building to Mayor and Council and advised an estimate total project budget of \$3,041,722. Mr. Smith discussed the functions that will be located in the new city hall and the most cost-effective way to achieve the new city hall. Administration recommended Council approve seeking construction management services proposals for phase 1 improvements and approve the design/specifications for phase 1 be awarded to JMA Architecture, Inc. Council concurred with moving forward with Administration recommendations.

3b. Discussion of September 7, 2021 council meeting agenda.

6a. Proposed retaining of the operations at 14.050 mills. Administration stated this is the third and final required public hearing to keep the millage rate at 14.050 mills.

6b. ANNEX-203-2021. Ms. Wharton stated this is an annexation application for Langston Road Elementary School and the current school.

6c. ANNEX-213-2021. Ms. Wharton stated this an annexation application by Wingate Custom Homes. The applicant is proposing to develop a 44.68-acre parcel into a single-family residential subdivision with 119 lots. The lots will range in size between 12,000 square feet and 15,318 square feet. Staff and the Planning Commission recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions: 1) Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense and 2) Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by the City of Perry Staff for maintenance and repairs.

9c (1). Bid No. 2022-01 Houston Lake Drive Sidewalk Addition.

Mr. Worthington presented for Council's consideration an award of bid for Houston Lake Drive Sidewalk Addition. Mr. Worthington stated his office received one responsive bid. Staff recommends awarding the bid to S&W Sales & Service in the amount of \$65,000.69 and the funding source is the 2018 SPLOST Fund.

9c (2). Bid No. 2022-03 Main Street Realignment. Mr. Worthington presented for Council's consideration an award of bid for Main Street Realignment.

Mr. Worthington stated his office received three responsive bids. Staff recommends awarding the bid to the low bidder Griffin Grading & Concrete in the amount of \$654,356.99 and the funding source is the 2018 SPLOST Fund.

9c (3). Bid No. 2022-10 Sod Installation – Stanley Property. Mr. Worthington presented for Council's consideration an award of bid for Sod Installation – Stanley Property. Mr. Worthington stated his office received two responsive bids. Staff recommends awarding the bid to the low bidder Dixie Lawn & Landscaping, INC in the amount of \$37,340.00 and the funding source is the 2018 SPLOST Fund.

9d (1). Resolution establishing the 2021 Ad Valorem Millage Rate for the City of Perry. Administration stated to Council this resolution establishes the operations and maintenance millage rate and recommends 14.050 mills.

9d (2). Resolution amending the City of Perry Fee Schedule. Administration recommend Council adopt the resolution amending the fee schedule based on the details outlined in the memo dated September 7, 2021.

9d (3). Resolution amending the City's Personnel Management System to provide for parental leave. Administration recommended Council adopt the resolution amending the City's Personnel Management System to provide for parental leave.

9d (4). Resolution authorizing legal action to abate a public nuisance, 1044 Greenwood Drive. Ms. Newby reported after an investigation and inspection of the building/structure located at 1044 Greenwood Drive that it constitutes a public nuisance. The building is unfit for human habitation and cannot meet applicable minimum standards or City ordinance codes. This resolution will authorize proceeding with legal action to abate a public nuisance.

9d (5). Resolution authorizing legal action to abate a public nuisance, 1016 Duncan Avenue. Ms. Newby reported after an investigation and inspection of the building/structure located at 1016 Duncan Avenue that it constitutes a public nuisance. The building is unfit for human habitation and cannot meet applicable minimum standards or City ordinance codes. This resolution will authorize proceeding with legal action to abate a public nuisance.

9e. Accommodation excise tax. Administration recommended Council approve an additional position for litter control and a support position for special events based on the projected accommodation excise tax income.

9f. Proposed job classifications. Administration recommended Council approve the proposed job classifications requested by the Perry Police Department since there are no new positions requested.

9g. Georgia Power Lighting Agreement. Administration stated this is a request from Georgia Power relative to the LED lighting of streets. When the city transitioned over to LED lighting for street lighting, there were areas that were missed by Georgia Power. Georgia Power is requesting this agreement to come back before Council to make those adjustments.

Mayor Walker suggested postponing the remaining agenda items since there was limited time remaining in the meeting. Administration recommended Council postponed the remaining agenda items until Council's September 20, 2021 work session. Council concurred with Administration's recommendation.

3c. Strategic Planning Session presentation.

1. Special Events – Ms. A. Turpin.
Postponed until Council's September 20, 2021 work session.

3d. Consider proposal from Perry Fire and Emergency Services Department for shift from part-time to full-time positions – Mr. L. Gilmour.
Postponed until Council's September 20, 2021 work session.

4. Council Member Items:

Mayor Pro Tempore Jones, and Council Members Bynum-Grace, Albritton, and King had no reports.

Council Member Peterson inquired about the future of the code enforcement position. Administration stated the city will hire a Code Enforcement Officer and four Police Officers if Council approves the millage rate of 14.050 mills.

5. Adjourn. There being no further business to come before Council in the pre council meeting held September 7, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:50 p.m. Council Member King seconded the motion and it carried unanimously.