

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
October 18, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held October 18, 2021 at 5:00 p.m.

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

Elected Officials Absent: none

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Perry Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Cody Gunn – Chief Building Official, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Chad McMurrian – Engineering Services Manager, and Tabitha Clark – Communications Administrator.

Guest(s)/Speaker(s): Sam Urban and Keith Ziobron - Cardno.

Media: William Oliver – Houston Home Journal and Thomas Brooks – WGXA.

3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Department of Community Development
 1. LMIG 2022 priority list revisions. Mr. McMurrian reviewed the revised 2022 Local Maintenance and Improvement Grant Program list. Mr. McMurrian asked Council if there were any changes that needed to be made to the list.

 - 3b. Office of the City Manager
 1. Building inspections. Administration advised he is recommending adding an additional building inspector position based on the number of

building inspectors and anticipation of demand not declining. Administration stated the position can be paid for by the contractors fees and recommended authorizing and establishing the position. Council concurred with moving forward and filling this position.

2. Follow up relative to transient merchants. Mr. Gilmour provided the following information to Council relative to transient merchants: 1) a location map highlighting the only area in the city that allows transient merchants sales, 2) only one property authorized vendors to come in during the last two major events, 3) indicated the changes, Holiday Inn Express, Taco Bell, Hardee's and Popeye's, the planned Dunkin Donuts, and Chick-Fil-A, 4) no regular transient merchants, 5) transient merchants are now attracted to Perry based on large events at the Fairgrounds, and 6) issues relative to parking for transient merchants. Administration recommended Council cancel out transient vendors from the city limits and encourage them outside the city.

Council Member Peterson inquired why fruit/vegetable merchants are not considered transient merchants. Mr. Gilmour stated fruit/vegetable merchants are controlled under a different section of State code. Council Member Peterson had questions about where transient merchants could set up and made two points: 1) when we see transient merchants stands it lends to the excitement of what is going on, and 2) think the city is denying the free market system. The city should have a strict timeline for permits and make no exceptions and place a fee on permits that make it worth staff time. Council Peterson felt it is unfair to independent vendors. Administration stated many of these vendors come in last minute or did not apply for a permit.

Council Member Albritton inquired about the transient merchant that setup in the parking lot of Pepo's during the Trump Rally event and had permission from the store owner but was asked to shut down because they did not complete the paperwork required. Mayor Walker stated they were set up in an area that transient merchants are not allowed.

Mayor Pro Tempore Jones stated he received a couple of calls from constituents with concerns about these merchants setting up with banners and flags during the Trump Rally that had messages about our current President that children should not have seen.

Council Member King stated the city should eliminate transient merchants.

Council Member Bynum-Grace stated she does not see any reason for transient merchants to exist anymore.

Administration stated it will have the attorney's office prepare a code amendment that is required to eliminate transient merchants to bring before Council.

3. Former Stanley Property Cleanup Grant. Mr. Smith presented for Council's consideration a request to apply for a Brownfield Cleanup Grant for the former Stanley Property. The request included the engineering findings, and a recommendation for moving forward. Council Member Peterson asked for an explanation of some of the costs listed in the budget graph. Mr. Ziobron of Cardno, reviewed the budget line items and answered Council questions. Mr. Smith asked for Council concurrence to move forward with applying for a Brownfield Cleanup Grant. Council concurred to proceed with applying for a Brownfield Cleanup Grant.
4. Brownfield Assessment Grant Application. Mr. Smith presented for Council's consideration a request to apply for an FY 2022 Brownfield Assessment Grant in the amount of \$500,000.00. Mr. Smith provided a matrix of properties that the City was able to touch with the grant that was awarded in 2018 and the work that was completed. Mr. Smith stated there is no local match requirement and grant applications are due on December 1, 2021. Council concurred to move forward with applying for the Brownfield Assessment Grant.

3c. Finance Department

1. Discussion of options to purchase Police Patrol Vehicles approved in FY22 Budget. Mr. Worthington advised Council that Bid No. 2021-31 was awarded to Prater Ford, Inc. for six standard Police patrol vehicles in the amount \$40,753.14 per vehicle (total bid award of \$244,518.84). Due to supply and production issues related to COVID-19 these vehicles will be built and delivered as 2022 models instead of 2021 models and sold to the city at the 2021 model price. Prater Ford, Inc. has informed the City that they are willing to sell additional 2022 model Police Patrol Vehicles at the same price bid of the previous vehicles. Mr. Worthington also stated the City's FY 2022 budget includes the purchase of nine Police patrol vehicles and it's staff recommendation to purchase these nine vehicles from Prater Ford, Inc., since 1) it would allow our order to get into the production queue much faster than bidding the purchase out and 2) we are unlikely to receive a bid lower than \$40,753.14 per vehicle for 2022 model year vehicles. Mr. Worthington advised Council that our purchasing policy allows the city to piggyback off previous contracts and contracts with other cities. Council Member Hunt asked if this was fair to local vendors. Administration stated 1) we are only dealing with other Ford vendors and 2) we did go out to bid for the other vehicles and Mr. Worthington is talking about the vendor that won the award of bid and the vendor is going to keep the same price. Council concurred to place this item on the October 19, 2021 regular meeting agenda.

4. Other Business / Supplemental Agenda Item(s):

1. Houston Lake Drive Sewer Main Repairs. Mr. Worthington reported a 12” sewer main that runs under Houston Lake Drive has collapsed near the intersection of Houston Lake Drive and Sunshine Avenue, posing a potential threat to the integrity of the street and sewerage system. ESG Inc. staff has temporary gotten the sewer main flowing again, but it does need to be repaired. Staff received two quotes to both repair the collapsed section and clean/camera an additional 1,000 feet of sewer main between Main Street and SR-127. The quotes range from \$115,630.00 to \$126,000.00. Since the amounts are over \$100,000.00 this will have to be bid out following Public Works Construction Contracts which requires 30 days, bid bonds and performance bonds. There is a subsection of the law that will allow the city to award this bid as an emergency contract. It’s staff recommendation to award this bid as an emergency contract in accordance with GA Code 36-91-22 (e) to low bidder Pyles Plumbing & Utility Contractors, Inc. in the amount of \$115,630.00. Council concurred to place this item on the October 19, 2021 regular meeting agenda.

5. Council Member Items.

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

Council Member Peterson advised Council that she met with members of the Chamber’s Intergovernmental Affairs Committee and the members are interested in meeting quarterly with different businesses and partners of the City. The next meeting is November 17 at 3 pm.

Council Member King stated he received a call from Ms. Jackson on Hilltop relative to her recycling toter not being picked up. Mayor Walker stated it will be looked into.

6. Department Head/Staff Items:

Ms. King, Mr. Worthington, Chief Lynn, Chief Parker, Mr. Swan, Ms. Fitzner, Ms. Warren, Ms. Clark, and Ms. Hardin had no reports.

7. Mayor Items

- November 8, Redistricting meeting at Middle Georgia Regional Commission
- October 23, Octoberfest
- October 26, State of Community Luncheon

8. Adjournment: There being no further business to come before Council in the work session held October 18, 2021 Council Member King motioned to adjourn the meeting at 6:30 p.m. Council Member Peterson seconded the motion and it carried unanimously.