

MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
December 6, 2021
5:00 pm.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held on December 6, 2021, at 5:00 pm.

2. Roll:

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

Elected Officials Absent: None.

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

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

Press: William Oliver – Houston Home Journal

Guest (s): Laura Mathis, Middle Georgia Regional Commission.

Planning Commission – Commissioners Patricia Jefferson, Lawrence Clarington, Jim Mehserle and

3. Items of Review/Discussion: Mayor Randall Walker.

3a. Appearance.

1. Discussion of the revised redistricting plan, Plan 1D. Ms. Mathis reviewed with Council the revised redistricting plan, Plan 1D. Mayor Walker thanked Ms. Mathis for all of the hard work and diligence to get this redistricting plan together that meets all the legal requirements and the requirements for the Council Members. City Attorney Newby stated that if Council concurs, the Charter Amendment would be prepared and require two Council readings of the Ordinance and would become

effective at Council's second reading of the Ordinance if Council concurs. Council concurred to proceed with the revised redistricting plan, Plan 1D, with the City Attorney preparing the Charter Amendment Ordinance.

3b. Department of Community Development.

1. Housing Success Presentation. Ms. Wharton reviewed with Mayor and Council the Perry Housing Success presentation. In partnership with the Department of Community Affairs, the City has had success with the CDBG/CHIP Grant programs. The Grant money was used to rehabilitate/repair properties in the City's Creekwood and Sand Hill neighborhoods. The total funds collected for these projects from 2016 to the current is \$4,331,426.00. The City has identified/planned to utilize the next round of Grant money in Oldfield's housing and neighborhood improvements.
2. Discussion of the draft updates to the Comprehensive Plan and Character Areas Map. Mr. Wood reviewed with Mayor and Council the Houston County Joint Comprehensive Plan that includes the City of Perry, Centerville, Warner Robins, and Houston County. Mr. Wood reviewed the drafted plan updates. Mr. Wood stated that please send any questions, comments, additional edits, or feedback to Ms. Holly Wharton by December 14, 2021. The final public hearing will be held on December 16th at 5:30 p.m. at the Houston County Annex building.

3c. Fire and Emergency Services Department.

1. Assistance to Firefighters Grant. Chief Parker reviewed with Mayor and Council the request to apply for the 2021 FEMA Grant that would have a 10% match by the City if awarded. Mr. Gilmour stated that the City has applied for this grant in the past and would be beneficial if awarded. Council concurred to proceed with applying for the 2021 FEMA Grant.

3d. Office of the City Manager.

1. Traffic control adjustment. Mr. Gilmour stated that each time the traffic control signal goes out at the intersection of Carroll Street and Washington Street, the City Managers' office is contracted with complaints. Mr. Gilmour stated his recommendation is to remove the traffic signal and, based on the observation of the traffic patterns installing a three (3) way stop at the location. Council concurred with the Administration's recommendation to remove the traffic signal and replace it with a three (3) way stop.
2. Peaches to Beaches event. Mr. Gilmour stated that the Perry Lion's Club had requested a number of items for the event to be held the second weekend in March. Mr. Gilmour said the following items requested for the Peaches to Beaches event to be approved:

1. Use of the new city hall grounds
2. Use of the city parking lot of Ball Street/Main Street
3. Blocking of Main Street between Jernigan Street and Ball Street
4. Blocking of Jernigan Street between Carroll Street and Main Street
5. Fire Department emergency response handle on-shift as needed.
6. Police Department emergency response handled on-shift as needed
7. Public Works to provide assistance with trash can delivery, set-up, and clean-up. Provide cones for blocking streets and dumpster for extra trash. No extra duty.
8. Information sign is recommended approval.

The remainder of the request is recommended for denial; they are as follows:

1. Waiving the special fee event.
2. Blocking off Carroll Street between Jernigan Street and Ball Street or Ball Street between Carroll Street and Main Street recommend denial due to event times.
3. Strong police surveillance between 6:00 pm and 8:00 a.m.8:00 a.m. If the Club desires to pay for extra duty officers, the Club can pay.
4. Safety cones on Walker-Rhodes tractor display site.
5. Use of drive-by Legacy Park for vendors
6. Denial of golf cart shuttle transportation between Legacy Park and downtown.

Council concurred to proceed with outlined requested approval items.

3. Review speed bumps at Northside Road/Cedar Ridge Drive. Mr. Gilmour stated that based on concerns from Citizens and police monitoring, speed bumps were installed on Northside Road and Cedar Ridge Drive. Since installing the speed bumps, complaints have come in relative to the noise and being too rough. Since the initial speed bumps did not go through proper procedures, the Administration's recommendation is to pull up the speed bumps. Council concurs with the Administration recommendation to pull up the speed bumps.
4. Consider installing sidewalks on a portion of Langston Road. Mr. Gilmour stated that it has become dangerous to jog or walk due to growing traffic on Langston Road. The Administration's recommendation is to proceed with the design and cost to install sidewalks on a portion of Langston Road from Lake Forest Subdivision to Houston Lake Road sidewalks. Council concurred to proceed with the design and cost estimates to install sidewalks on a portion of Langston Road.

5. DDA project update and financing. Mr. Smith reviewed with Mayor and Council the DDA “project handle.” This project is for the DDA parking lot located at Ball and Main Street. The prospective business will be a destination restaurant with 170 seats for the 7,200 sq ft business. The DDA is requested for the prospective business to issue 30-year Revenue bonds (\$2,347,764.50) to the DDA backed by the City via IGA with a 3% interest rate, flexible purchase option, annual debt service of \$113,537 for an estimated lease rate of \$9,461.00. Mr. Smith stated that this is a very viable project that has a long track record and appears to have sound financials.

After discussion, concerns were raised relative to the City issuing a 30-year revenue bond that could fall back to the residents to pay back if the company fails. Council suggested possibly having DDA sell the site to the business to help with their funding of the project. Council does not have a problem with the type of business but does not want to show favoritism or set standards. Mr. Gilmour and Mr. Smith stated they would take the Council’s concerns back to the prospective company and report back to Council.

4. Council Member Items:

Council Member Hunt, and King had no items.
Mayor Pro Tempore Jones has no items.

Council Member Bynum-Grace stated that there is a hole in the street in New Hope Church.

Council Member Albritton stated the Christmas Lights looks good around the City.

Council Member Peterson stated that the sidewalks are starting to cave in due to water breaks in two places at Stonegate Subdivision.

5. Department Head/Staff Items:

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

Chief Lynn, Mr. Swan, Ms. Fitzner, Ms. Clark, Ms. Wharton, Ms. Hardin, Mr. Thomas, and Ms. Warren had no reports.

Ms. King stated that the City had received its 21st Certificate of Excellence in Financial Reporting. The City has received this award for the last 14 years consecutively.

Mr. Wood stated that his department has met with the Grant Administration and the City still has funds available for the Creekwood Drive area.

Chief Parker stated that the City’s new ISO rating came into effect December 1st, and residents should contact their insurance companies to receive a discount on their premium.

6. Executive Session entered at 7:37 p.m.: Council Member King moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Mayor Pro Tempore Jones seconded the motion, and it carried unanimously.
7. Executive Session adjourned at 7:45 p.m.; Council work session reconvened. Council adjourned the executive session held December 6, 2021 and reconvened into the council work session.
8. Adopted Resolution NO. 2021-56 stated that the purpose of the executive session held on December 6, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on December 6, 2021, was to discuss real estate acquisition; Council Member Hunt seconded the motion, and it carried unanimously. No action was taken. (*Resolution No. 2021-56 has been entered in the City's official book of record*).
9. Adjournment: There being no further business to come before Council in the work session held on December 6, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:45 p.m. Council Member Albritton seconded the motion, and it carried unanimously.