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May 3, 2022

COUNCIL AGENDA
PERRY EVENTS CENTER
1121 MACON ROAD, PERRY, GA 31069

6:00 PM

To join the meeting by Facebook: Use this URL - facebook.com/cityofperryga
This will allow you to view and hear the meeting.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll.
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s) / Presentation(s): Mayor Randall Walker
 - 4a. Introduction of new hire Jeremy Hardy – Chief S. Lynn.
 - 4b. Introduction of Communication Specialist Amber Garrett – Ms. T. Clark.
 - 4c. Recognition of newly promoted Fire Sergeants: Drew Rowell, Sam Ansley, Nadad Jeanjulien, and Ian Harvey – Chief L. Parker.
 - 4d. Proclamation recognizing Professional Municipal Clerks Week – Mayor Walker.
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Public Hearing: Mayor Randall Walker

The purpose of this Public Hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. 36-66-4.

- 7a. TEXT-0040-2022. Applicant, the City of Perry, request modifications to Land Management Ordinance Sections 2-2.2(C)(1) and (D)(2) to provide an exemption from posting “public notice” signs on properties subject to rezoning initiated by the City of Perry – Mr. B. Wood.
- 7b. TEXT-0041-2022. Applicant, the City of Perry, request modifications to Land Management Ordinance Section 6-1.6(A) to clarify that the portion of concrete and asphalt residential driveways located within public rights-of-way must be free of cracks prior to acceptance of the rights-of-way by the City – Mr. B. Wood.

8. Review of Minutes: Mayor Randall Walker
 - 8a. Council's Consideration – Minutes of the April 18, 2022 work session, April 19, 2022 pre council meeting, and April 19, 2022 council meeting. *(Council Member Hunt was absent from the April 18, 2022 meeting; Council Member Bynum-Grace was absent from the April 18-19, 2022 meetings.)*
9. Old Business: Mayor Randall Walker
 - 9a. Ordinances for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance to amend the City Code, Section 1-10, General penalty; continuing violations – Ms. B. Newby.
10. Any Other Old Business:
 - 10a. Mayor Randall Walker
 - 10b. Council Members
 - 10c. City Attorney Brooke Newby
 - 10d. City Manager Lee Gilmour
 - 10e. Assistant City Manager Robert Smith
11. New Business: Mayor Randall Walker
 - 11a. Matters referred from May 2, 2022 work session and May 3, 2022 pre council meeting.
 - 11b. Ordinance(s) for First Reading(s) and Introduction:
 1. **First Reading** of an ordinance to amend Code Section 2-2.2 of the LMO by revising the Public Notice Requirements – Mr. B. Wood. *(No action required by Council)*
 2. **First Reading** of an ordinance to amend Code Section 6-1.6 of the LMO by adding Residential Driveway Requirements – Mr. B. Wood. *(No action required by Council)*
 - 11c. Award of Bid(s):
 1. Worrall Center HVAC Replacement – Mr. M. Worthington.
 - 11d. Resolution(s) for Consideration and Adoption:
 1. Resolution to apply for a Community Development Block Grant – Mr. B. Wood.
12. Council Members Items:
13. Department Heads/Staff Items:

14. General Public Items:

15. Mayor Items:

16. Adjourn.

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Perry City Council Agenda and supporting material for each item is available on-line through the City's website at www.perry-ga.gov.

Proclamation

53rd ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 1 - May 7, 2022

Whereas, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and

Whereas, The Office of the Professional Municipal Clerk is the oldest among public servants, and

Whereas, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and

Whereas, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.

Whereas, The Professional Municipal Clerk serves as the information center on functions of local government and community.

Whereas, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.

Whereas, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.

Now, Therefore, I, Randall Walker, Mayor of the City of Perry, Georgia, do recognize the week of May 1 through May 7, 2022, as Professional Municipal Clerks Week, and further extend appreciation to our Professional Municipal Clerk, Annie Warren and to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.

Dated this 3rd day of May, 2022.

Mayor: _____

Attest: _____



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STAFF REPORT

From the Department of Community Development

April 5, 2022

CASE NUMBER: TEXT-0040-2022
APPLICANT: The City of Perry
REQUEST: Modifications to Land Management Ordinance Sections 2-2.2(C)(1) and (D)(2) to provide an exemption from posting "public notice" signs on properties subject to rezoning initiated by the City of Perry.

STAFF ANALYSIS: O.C.G.A. Section 36-66-4(b) requires "public notice" signs be placed on properties subject to an application for rezoning "initiated by a party other than the local government." Cities are exempt from posting signs on each individual parcel because cities must adopt a zoning map for all parcels in the city and may change the zoning of multiple parcels. Posting signs on each parcel in such circumstances would be unreasonable and not feasible.

The proposed change to the Land Management Ordinance will be consistent with the provisions of Georgia law regarding the posting of signs for rezoning applications filed by the City of Perry.

Proposed Text Amendment:

2-2.2.

(C) *Informational hearings.*

(1) For an informational hearing, except for amendments to the official zoning map initiated by the City, the administrator shall cause to have posted in a conspicuous place on the property involved in an application a minimum of one (1) "informational hearing" sign for every one thousand (1,000) feet of road frontage, each of which shall be not less than six (6) square feet in area and shall include the date, time, place and purpose of the informational hearing. Such signs shall be posted on the subject property at least fifteen (15) days prior to but not greater than forty-five (45) days before the informational hearing.

(D) *Public hearings.*

(2) For a public hearing, except for amendments to the official zoning map initiated by the City, the administrator shall cause to have posted in a conspicuous place on the property involved in an application, a minimum of one (1) "public hearing" sign for every one thousand (1,000) feet of road frontage, each of which shall be not less than six (6) square feet in area and shall include the date, time, place and purpose of the public hearing. Such signs shall be posted on the subject property at least fifteen (15) days prior to but not greater than forty-five (45) days before the public hearing.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

1. Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.
The proposed text amendment has no relevance to the Comprehensive Plan.
2. Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment will be consistent with state law.

3. Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.

With the adoption of the 2022 Comprehensive Plan Update the City will be making zoning changes to be consistent with the Plan. These zoning map changes are expected to involve multiple parcels.

4. Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.

The amendment will allow the City to make zoning map changes necessary to implement the Comprehensive Plan without unreasonable restrictions.

5. Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the general purpose and intent of the Ordinance "to guide development in accordance with the existing and future needs the city and to promote the public health, safety, morale, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city."

6. Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.

The amendment will eliminate unreasonable restrictions to implementation of the Comprehensive Plan.

7. Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The amendment has no impact on the natural environment and its ecology.

8. Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment has no impact public facilities and service.

STAFF RECOMMENDATION: Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION: Following an informational hearing held on April 11, 2022, the Planning Commission recommends approval of the proposed text amendment.


Eric Z. Edwards, Chairman, Planning Commission

4/15/22
Date



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Application for Text Amendment

Contact Community Development (478) 988-2720

Application # Text 40-
2022

Applicant Information

*Indicates Required Field

	*Applicant
*Name	Bryan Wood for the City of Perry
*Title	Community Development Director
*Address	PO Box 2030 Perry GA 31069
*Phone	478-988-2714
*Email	Bryan.wood@perry-ga.gov

Request

***Please provide a summary of the proposed text amendment:**

Amend Subsections 2-2.2(C)(1) and (D)(2) to provide an exemption from posting "public notice" signs on properties subject to rezoning initiated by an authorized entity of the City of Perry. This amendment will be consistent with the provisions of O.C.G.A. 36-66-4(b) of the Zoning Procedures Law. The reason for the amendment is to address applications involving multiple parcels and large areas in which it is impractical to post signs on each individual property.

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. *Fees: Actual cost of required public notice.
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. *The applicant must be present at the hearings to present the application and answer questions that may arise.
6. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
7. *Signatures:

*Applicant

*Date

3/14/22



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STAFF REPORT

From the Department of Community Development

April 5, 2022

CASE NUMBER: TEXT-0041-2022
APPLICANT: The City of Perry
REQUEST: Modifications to Land Management Ordinance Section 6-1.6(A) to clarify that the portion of concrete and asphalt residential driveways located within public rights-of-way must be free of cracks prior to acceptance of the rights-of-way by the City.

STAFF ANALYSIS: The City of Perry typically accepts new street rights-of-way for ownership and maintenance once a phase of a subdivision is completed. We require that all improvements are completed according to plans and specifications and are in satisfactory condition upon acceptance. Since a portion of individual driveways are located within the rights-of-way, inspection staff has been requiring builders to repair cracks and other issues that could create risk or liability for the City.

Builders have complained that the Ordinance does not give the City authority to require these types of corrections. The proposed amendment is intended to clarify this point.

Proposed Text Amendment:

Sec. 6-1. Off-street parking and loading.

6-1.6. *Parking design and location standards.* In addition to the design standards listed in section 6-6, the following shall apply to all parking lots:

(A) Surfacing and maintenance.

1. All required parking and vehicular driving surfaces shall be graded for drainage in accordance with article 7, stormwater management.
2. All parking and vehicular driving surfaces required pursuant to minimum spaces required in Table 6-1-1, except for parking and driveways for one-family detached and two-family dwellings, shall be surfaced with concrete or asphalt concrete pavement except as required or allowed in subsections 6-1.6(B), (D) and (E) of this section. Alternative materials may be approved by the administrator. Alternative materials shall only be considered if such material exhibits equivalent load bearing and wear characteristics as concrete or asphalt concrete. Gravel is not an acceptable alternative paving material except for overflow parking and vehicular uses areas located in an M-1 or M-2 zoning district.
3. All parking and vehicular driving surfaces shall be maintained in sound condition free of potholes, cracks, weeds, dust, trash, and debris.
4. Concrete and asphalt concrete driveways on residential properties shall have properly compacted subsoils, include adequate expansion joints to control cracks, and shall be free of cracks within the areas intended to be donated as public right-of-way. The surface components of any utility (i.e., sewer clean out caps, water valves, storm grates) set in a driveway shall be traffic rated.

STANDARDS FOR GRANTING A TEXT AMENDMENT:

1. Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.

The proposed text amendment has no relevance to the Comprehensive Plan.

2. Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment clarifies the City's intent to accept properties and improvements that are in good working order at the time of acceptance.

3. Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.

The City has the right to refuse acceptance of rights-of-way and other infrastructure improvements for maintenance until the improvements meet the satisfaction of City specifications and expectations. The amendment will clarify the City's requirements for residential driveways in areas it intends to accept for maintenance.

4. Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.

The amendment will protect the City's taxpayers from prematurely repairing improvements and reduce the risk of claims for injuries incurred because of improperly completed improvements.

5. Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The amendment is consistent with the general purpose and intent of the Ordinance "to guide development in accordance with the existing and future needs the city and to promote the public health, safety, morale, convenience, order, appearance, prosperity, and general welfare of the property owners and residents of the city."

6. Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.

The amendment will ensure that all improvements within public rights-of-way are satisfactorily completed prior to City acceptance.

7. Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

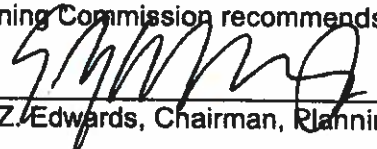
The amendment has limited or no impact on the natural environment and its ecology.

8. Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The amendment will ensure that all improvements within public rights-of-way are satisfactorily completed prior to City acceptance.

STAFF RECOMMENDATION: Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION: Following an informational hearing held on April 11, 2022, the Planning Commission recommends approval of the proposed text amendment.


Eric Z. Edwards, Chairman, Planning Commission

4/15/22
Date



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Application for Text Amendment
Contact Community Development (478) 988-2720

Application # Text-41-
2022

Applicant Information

*Indicates Required Field

*Applicant	
*Name	Bryan Wood for the City of Perry
*Title	Community Development Director
*Address	PO Box 2030 Perry GA 31069
*Phone	478-988-2714
*Email	Bryan.wood@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment:

Amend Subsection 6-1.6(A) to add construction and maintenance standards for residential driveways. The intent of the amendment is to authorize the City to require correction of elements of potential injury located within future public ways.

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. *Fees: Actual cost of required public notice.
3. *The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards. The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. *The applicant must be present at the hearings to present the application and answer questions that may arise.
6. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
7. *Signatures:

*Applicant 	*Date <u>3/14/22</u>
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**MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
April 18, 2022
5:00 pm.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held on April 18, 2022, at 5:00 pm.

2. Roll:

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

Elected Officials Absent: Council Members Riley Hunt and Phyllis Bynum-Grace

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

City Departmental Staffing: Captain Alan Everidge – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington - Finance Director, Bryan Wood – Director of Community Development, Ansley Fitzner – Public Works Superintendent, Sedrick Swan – Director of Leisure Services, Holly Wharton - Community Planner, Alicia Hartley - Downtown Manager, Anya Turpin – Special Events Administrator, Ashley Hardin – Economic Development Administrator, and Danny Hicks – Code Compliance.

Press: William Oliver – Houston Home Journal.

Guest(s): Mr. Mike Fox (Stonebridge HOA)

3. Items of Review /Discussion: Mayor Randall Walker

3a. Office of the City Manager

1. Department impact when 24% of the local workforce work from home.

a. Department of Administration – Ms. B. King.

Ms. King presented the impact could increase maintenance calls and cost, increase wear/tear of city facilities, increase in insurance claims and an increase in calls for service and/or assistance.

b. Finance Department – Mr. M. Worthington.

Mr. Worthington presented the impact could increase requests for electronic payments/remittance. Mr. Worthington reviewed operational considerations going forward: revised policies and

procedures regarding electronic payments, review the types of payments we accept, and accept online credit cards payment for all invoices.

- c. Economic Development – Ms. A. Hardin.
Ms. Hardin reviewed data relative to remote workers and hybrid employees. Ms. Hardin discussed the challenges, and advantages of remote working.
 - d. Special Events – Ms. A. Turpin.
Ms. Turpin reported people are showing an interest in special events. People are looking for opportunities for socialization, and suggested the city consider hosting more frequent small community focused events that offer more opportunities for individuals to get out and our city after work or on weekends.
 - e. Downtown – Ms. Alicia Hartley.
Ms. Hartley reviewed the positive and negative impacts as well as what other programs have done relative to remote workers. The positive impacts included: remote workers are typically well paid, thus boost in local spending/investment, increase in demand for co-working spaces due to need for socialization, and business relocation opportunities from large office buildings to small regional locations. Negative impacts were more remote jobs become available might take available work force from retail/restaurants furthering current staffing issues and the possible reduction in office space demand, but tech and e-commerce sectors thrive.
 - f. Office of the City Clerk – Ms. A. Warren.
Ms. Warren reported data is not available at this time.
2. Consider appointees to the East Perry Destination Park Advisory Committee. Mr. Gilmour advised Council that a written invitation was mailed out to city residents who have a water/sewerage account north and east of Perry Parkway. Twenty-seven residents indicated an interest to serve. Administration provided Council a list of recommended candidates for the advisory board. Mayor Walker asked that this item be placed on Council's April 19 agenda.
 3. New City Hall expenditures. Mr. Smith reviewed the New City Hall project budget and asked for Council's concurrence to order lead items

for the project. Council unanimously concurred with Mr. Smith recommendation.

3b. Department of Community Development

1. Stonebridge sign request. Mr. Wood reviewed the Stonebridge Residential Association's sign request. Administration recommended Council decline the request. Council Member Peterson inquired if the Association had looked at other locations on a private property lot for the sign. Mr. Fox advised the Association had not. Mayor Walker asked that this item be placed on Council's April 19 agenda.
2. Perry Trash Dash update. Ms. Wharton reported the Perry Trash Dash was a city-wide effort that had ninety-nine volunteers who picked up 3,440 pounds of trash and 64 tires.

3c. Office of the City Attorney

1. Discussion to amend the Expense Reimbursement Guidelines. Ms. Newby to amend the city's expense reimbursement guidelines to ensure the city is in compliance with the Fair Labor Standards Act.
2. Discussion of an ordinance to amend the City Code, Section 1-10, General penalty; continuing violations. Ms. Newby stated this is an amendment to Code Sec. 1-10, General penalty; continuing violations. This amendment is a follow up relative to a conversation with a municipal court prosecutor. The amendment provides for a fine up to \$1,000 or imprisonment up to 60 days or both, for any violation of a city code ordinance.
3. Approval of Request for Group Insurance Amendment with the Standard Insurance Company to amend our Short-Term Disability Policy. – Ms. Newby stated this amendment will allow the change from an annual/sick leave system to a PTO system. This will allow an employee on short-term disability to use PTO to make up the difference of income.

4. Council Member Items.

Council had no reports.

Mr. Gilmour advised Mayor and Council that his office had forwarded to them a copy of the downtown parking survey that Ms. Hartley conducted.

5. Department Head/Staff Items:

Ms. Swan reported on the Special Needs Easter Egg Hunt event and thanked Mayor Walker and Council Member Albritton for their attendance.

Ms. Fitzner reported the Spring Clean Up was a success. Public Works crews collected 211 tires, 65 tons of bulk waste and 86 tons of yard debris.

Ms. Turpin passed out the LET'S GO! publication for April.

6. Adjourn. There being no further business to come before Council in the work session held on April 18, 2022, Council Member Jones motioned to adjourn the meeting at 6:05 pm; Council Member Peterson seconded the motion, and it carried unanimously.

**MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
April 19, 2022
5:00 p.m.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held on April 19, 2022 at 5:00 p.m.

2. Roll:

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

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, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Byran Wood – Director of Community Development, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Anya Turpin – Special Events Administrator and Ashley Hardin – Economic Development Administrator, Annie Warren – City Clerk.

Media: William Oliver – Houston Home Journal.

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of April 19, 2022 council meeting agenda.

4a. Appointments: Post 2 – District 1 appointment to Planning Commission. Mr. Wood stated that four (4) candidates was interviewed for the appointment. Mayor Pro Tempore King stated he nominated Mr. Christopher Ross for the appointment. Mr. Wood stated he supports Mayor Pro Tempore King's nomination.

8c. Any Other Old Business: Ms. Newby reviewed with Mayor and Council a resolution to impose a ninety (90) day moratorium on the Perry Land Development Ordinance relative to Section 4-5.3(f) – Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business. This moratorium will give the City time to evaluate current regulations and address any concerns.

9a. (1) Appointment to the East Perry Destination Park Advisory Committee. Mr. Gilmour reviewed with Mayor and Council the list of candidates to be

appointed to the East Perry Destination Park Advisory Committee. This is per Council's concurrence to establish a citizen advisory board to assist in the planning of the East Perry Destination Park. Mr. Gilmour stated that the Administration recommends approval of the listed candidates.

9a. (2) Stonebridge sign request. Mr. Wood stated that the applicant had pulled his request. No action is required.

9b. (1) First Reading of an ordinance to amend the City Code, Section 1-10, General Penalty; continuing violations. Ms. Newby reviewed the ordinance to amend the City Code Section 1-10, General Penalty, continuing violations for Municipal Court, and recommended approval.

9c. (1) Resolution authorizing an Intergovernmental contract between the City of Perry and Perry Public Facilities Authority for the issuance of bonds to fund additions and improvements to the water and sewer systems of the City, approving a bond purchase agreement, and approving the bond resolution adopted by the PPFA. Ms. Newby introduced Mr. Tom Owens from Raymond James. Mr. Owens reviewed with Mayor and Council the pricing for the revenue bond and the debt service for those bonds.

9d. Resolution approving the Expense Reimbursement Guidelines. Ms. Newby stated this resolution to establish the new guidelines for expense reimbursement.

9e Approval of request of Group Insurance Amendment with the Standard Insurance Company to amend our Short-Term Disability policy. Ms. Newby reviewed with Mayor and Council the request to amend our short-term disability due to the recent change in the City's Paid Time Off policy.

9f. Guardrail repair projects – Todd Road and Valley Drive. Ms. Fitzner reviewed with Mayor and Council the guardrail repair projects for Todd Road and Valley Drive. The estimated quote from Martin-Robbins Fence Co. for Todd Road is \$26,550.00. Ms. Fitzner stated she is working with the City Attorney to seek reparations from the driver's insurance company that damaged the guardrail. The Valley Drive repair is estimated to cost \$9,800.00; unfortunately, the damage to this guardrail is too old and will not be able to track the driver down. Ms. Fitzner requests concurrence to proceed with the low-responsive quote to have the damaged guardrails repaired.

4. Council Member Items.

Council Member Jones stated he observed a vehicle turning onto Carroll Street going the wrong way. Council Member Jones asked if signs could be placed on Carroll and Washington Street indicating Carroll Street as a One-Way Street.

City Manager Lee Gilmour passed out to Mayor and Council a picture showing the Georgia Department of Transportation project relative to Washington Street, Ball Street, and Sam Nunn Blvd intersection construction. Mr. Gilmour stated that Mayor

and Council might receive calls about the GDOT project. Georgia Department of Transportation will be realigning streets to change the flow of traffic from Washington Street and Ball Street onto Sam Nunn Blvd. Ms. Fitzner stated she is working with our local GDOT representative to ensure proper signage is installed.

Ms. Turpin passed out to the mayor and Council an update relative to the Go-Go Gov pop-up project will launch tomorrow to the public. The flyer has a Saturday in the next three months where the pop-up project will occur.

5. Adjournment: There being no further business to come before Council in the pre council meeting held on April 19, 2022, Council Member Hunt motioned to adjourn the meeting at 5:47 p.m. Council Member Jones seconded the motion, and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
April 19, 2022
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 April 19, 2022, at 6:00 p.m.

2. Roll.

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

Elected Official Absent: Council Member Phyllis Bynum-Grace.

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

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

Media: William Oliver – Houston Home Journal

Guest(s)/Speaker(s): Mr. Tom Owens, Raymond James, and Mr. Stephen Swinson, Gray, Pannell & Woodard LLP.

3. Invocation and Pledge of Allegiance to the Flag: Council Member Albritton rendered the invocation, and Mayor Pro Tempore King led the pledge of allegiance to the flag.

4. Appointment(s) Mayor Randall Walker

4a. Post 2 – District 1 Appointment. Perry Planning Commission – Mr. Christopher Ross. Mayor Pro Tempore King nominated Mr. Christopher Ross to Post 2, District 1 Perry Planning Commission. Council Member Peterson seconded the nomination, and it carried unanimously.

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

6. Citizens with Input. None.

7. Review of Minutes: Mayor Randall Walker

7a. Council's Consideration – Minutes of the April 4, 2022, work session minutes, April 5, 2022, pre-council meeting, and April 5, 2022, council

meeting.

Council Member Jones motioned to approve the minutes as submitted.
Council Member Hunt seconded the motion, and it carried unanimously

8. Any Other Old Business:

8a. Mayor Randall Walker - none

8b. Council Members - none

8c. City Attorney Brooke Newby.

1. A resolution authorizing imposing a Moratorium of Ninety (90) days (unless sooner terminated) on enforcement of certain regulations relative to Section 4-5.3(F) – Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business. The City wishes to evaluate its current regulations and address any confusion.

Adopted Resolution No. 2022-23 to impose a Moratorium of Ninety (90) days on the Perry Land Ordinance Section 4-5.3(F) relative to the Use of motor vehicle, trailer, or shipping container for sales, service, storage, or other business. Council Member Peterson motioned to adopt the resolution as presented; Council Member Albritton seconded the motion, and it carried unanimously. *(Resolution No. 2022-23 has been entered into the City's official book of record).*

8d. City Manager Lee Gilmour - none

8e. Assistant City Manager Robert Smith - none

9. New Business: Mayor Randall Walker

9a. Matters referred from April 18, 2022, work session, and April 19, 2022, pre-council meeting.

1. Appointments to the East Perry Destination Park Advisory Committee. Council Member Jones motioned to approve the appointments to the East Perry Destination Park Advisory Committee as outlined. Council Member Peterson seconded the motion, and it carried unanimously.

2. Stonebridge sign request. Mr. Wood stated that the applicant had withdrawn the request.

9b. Ordinance(s) for First Reading(s) and Introduction.

1. **First Reading** of an ordinance to amend the City Code, Section 1-10, General penalty; continuing violations – Ms. B. Newby. *(No action required by Council).*

9c. Resolution(s) for Consideration and Adoption:

1. A resolution authorizing an Intergovernmental contract between the City

of Perry and Perry Public Facilities Authority for the issuance of bonds to fund additions and improvements to the water and sewer systems of the City, approving a bond purchase agreement, and approving the bond resolution adopted by the PPFA. Ms. B. Newby.

Adopted Resolution No. 2022-24 authorizing an Intergovernmental contract between the City of Perry and Perry Public Facilities Authority for the issuance of bonds to fund additions and improvements to the water and sewer systems of the City, approving a bond purchase agreement, and approving the bond resolution adopted by the PPFA. Council Member Albritton motioned to adopt the resolution as presented; Council Member Jones seconded the motion, and it carried unanimously. (*Resolution No. 2022-24 has been entered into the City's official book of record*).

- 9d. A resolution approving the Expense Reimbursement Guidelines. Ms. B. Newby.

Adopted Resolution No. 2022-25 approving the Expense Reimbursement Guidelines. Mayor Pro Tempore King motioned to adopt the resolution as presented; Council Member Albritton seconded the motion, and it carried unanimously. (*Resolution No. 2022-25 has been entered into the City's official book of record*).

- 9e. Approval of Request for Group Insurance Amendment with the Standard Insurance Company to amend our Short-Term Disability Policy. Mayor Pro Tempore King motioned to approve the request for Group Insurance Amendment with Standard Insurance Company to amend our Short-Term Disability policy as outlined. Council Member Peterson seconded the motion and it carried unanimously.

- 9f. Guardrail repair projects – Todd Road and Valley Drive. Ms. Fitzner reviewed with Mayor and Council the guardrail repair projects for Todd Road and Valley Drive. The estimated quote by Martin-Robbins Fence Co., Inc is in the amount of \$26,550.00 for Todd Road guardrail repair and \$9,800.00 for Valley Drive. Ms. Fitzner asked Mayor and Council for a concurrence to proceed with the guardrail repair projects. Council Member Peterson motioned to approve the request as outlined and Council Member Jones seconded the motion and it carried unanimously.

10. Council Members Items: None.

11. Department Heads/Staff Items: None.

12. General Public Items:

Mr. Robbin Jackson, 1102 Lovely Lane, stated that he would like Mayor and Council to look at another entrance to James Street. Ms. Jackson noted that his mom had passed, and her funeral would be on this Friday at 12 Noon. Mayor and Council expressed their condolences for Mr. Jackson's loss.

13. Mayor Items:
May 2, 2022, at 5:00 p.m. Work session
May 3, 2022, at 5:00 p.m. Pre council and Council

14. Adjournment: There being no further business to come before Council in the regular council meeting held on April 19, 2022, Council Member Albritton motioned to adjourn the meeting at 6:23 pm. Council Member Peterson seconded the motion and it carried unanimously.

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING CHAPTER 1, GENERAL PROVISIONS; SECTION 1-10, GENERAL PENALTY; CONTINUING VIOLATIONS, TO AMEND THE FINE AND IMPRISONMENT SPECIFICATIONS.

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry Code is amended as follows:

1.

By amending Section 1-10(a) to read as follows:

Sec. 1-10. General penalty; continuing violations.

(a) Whenever in this Code any act is prohibited or is made or declared to be unlawful or an offense, or whenever the doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such provision of this Code shall be punished by a fine not exceeding one thousand dollars (\$1,000.00) or imprisonment for a term not exceeding sixty (60) days, or both. In lieu of a fine, imprisonment or fine and imprisonment, a person convicted of violating this Code may be sentenced to labor for the city on the streets, sidewalks, squares or other public places for a period not exceeding sixty (60) days.

SO ENACTED this 3rd day of May, 2022.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: April 19, 2022

2nd Reading: May 3, 2022

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING APPENDIX A, LAND MANAGEMENT ORDINANCE, OF THE CODE OF THE CITY OF PERRY, ARTICLE 2, ADMINISTRATION; AMENDING SECTION 2-2, PROCEDURES RELATIVE TO POSTING OF HEARING NOTICES FOR AMENDMENTS INITIATED BY THE CITY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the Code of the City of Perry is amended as follows:

1.

By amending Section 2-2.2(C)(1) of Section 2-2. **Procedures** to read as follows:

(C) Informational hearings.

- (1) For an informational hearing, except for amendments to the official zoning map initiated by the City, the administrator shall cause to have posted in a conspicuous place on the property involved in an application a minimum of one (1) "informational hearing" sign for every one thousand (1,000) feet of road frontage, each of which shall be not less than six (6) square feet in area and shall include the date, time, place and purpose of the informational hearing. Such signs shall be posted on the subject property at least fifteen (15) days prior to but not greater than forty-five (45) days before the informational hearing.

2.

By amending Section 2-2.2(D)(2) of Section 2-2. **Procedures** to read as follows:

(D) Public hearings.

- (2) For a public hearing, except for amendments to the official zoning map initiated by the City, the administrator shall cause to have posted in a conspicuous place on the property involved in an application, a minimum of one (1) "public hearing" sign for every one thousand (1,000) feet of road frontage, each of which shall be not less than six (6) square feet in area and shall include the date, time, place and purpose of the public hearing. Such signs shall be posted on the subject property at least fifteen (15) days prior to but not greater than forty-five (45) days before the public hearing.

BE IT FURTHER ORDAINED that all ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed; and that should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of this governing authority.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SO ENACTED this 17th day of May, 2022.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: May 3, 2022
2nd Reading: May 17, 2022

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING APPENDIX A, LAND MANAGEMENT ORDINANCE, OF THE CODE OF THE CITY OF PERRY, ARTICLE 6, DEVELOPMENT AND DESIGN STANDARDS; AMENDING SECTION 6-1, OFF-STREET PARKING AND LOADING; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the Code of the City of Perry is amended as follows:

1.

By amending Section 6-1.6(A) of Section 6-1, **Off-street parking and loading**, to read as follows:

6-1.6. *Parking design and location standards.* In addition to the design standards listed in section 6-6, the following shall apply to all parking lots:

(A) *Surfacing and maintenance.*

1. All required parking and vehicular driving surfaces shall be graded for drainage in accordance with article 7, stormwater management.
2. All parking and vehicular driving surfaces required pursuant to minimum spaces required in Table 6-1-1, except for parking and driveways for one-family detached and two-family dwellings, shall be surfaced with concrete or asphalt concrete pavement except as required or allowed in subsections 6-1.6(B), (D) and (E) of this section. Alternative materials may be approved by the administrator. Alternative materials shall only be considered if such material exhibits equivalent load bearing and wear characteristics as concrete or asphalt concrete. Gravel is not an acceptable alternative paving material except for overflow parking and vehicular use areas located in an M-1 or M-2 zoning district.
3. All parking and vehicular driving surfaces shall be maintained in sound condition free of potholes, cracks, weeds, dust, trash, and debris.
4. Concrete and asphalt concrete driveways on residential properties shall have properly compacted subsoils, include adequate expansion joints to control cracks, and shall be free of cracks within the areas intended to be donated as public right-of-way. The surface components of any utility (i.e., sewer clean out caps, water valves, storm grates) set in a driveway shall be traffic rated.

BE IT FURTHER ORDAINED that all ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed; and that should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of this governing authority.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SO ENACTED this 17th day of May, 2022.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: May 3, 2022
2nd Reading: May 17, 2022

HVAC Replacement – Worrall Community Center

- Large unit for the gym no longer serviceable
- 25-week lead time for build
- Normal bid process would delay by several weeks



Where Georgia comes together.

HVAC Replacement – Worrall Community Center

- **Quotes Received:**

- Truman's Air Conditioning and Heating \$28,949.00
- Pruett Air Conditioning Assoc. \$42,510.00
- Georgia Cooling \$49,850.00

- **Staff Recommendation:**

Accept quote from Truman's Air Conditioning and Heating in the amount of \$28,949.00



Where Georgia comes together.

A RESOLUTION OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, TO AUTHORIZE SUBMISSION OF AN APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS (DCA) UNDER THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM

WHEREAS, at a regular meeting of the Perry City Council held on the 3rd day of May, 2022, the City of Perry, Georgia voted to submit a 2022 application for funding from the Georgia Department of Community Affairs (DCA) under the Community Development Block Grant (CDBG) program for an amount up to \$1,000,000.00 for housing rehabilitation and reconstruction on Old Field Lane, Oakdale Avenue and Lucille Avenue; and

WHEREAS, the proposed CDBG activities will benefit 100% low to moderate income persons and these activities will take place with a target area that exceeds 70% low to moderate income persons; and

WHEREAS, the City of Perry is committed to providing Code Enforcement activities within the target area as needed; and

WHEREAS, the City of Perry will commit to waive permit fees for the units to be rehabilitated and reconstructed; and

WHEREAS, the City of Perry has committed \$2,977,940.00 to Perry Branch Sewer Upgrades in which \$12,250.00 will benefit this 2022 CDBG target area; and

WHEREAS, the City of Perry performed the procurement process to hire an administrator for this project, and after evaluating proposals, the city has selected Grant Specialists of Georgia, Inc. to provide grant writing and administration services should the program be funded; and

WHEREAS, the Mayor of the City of is hereby authorized to sign all documents pertinent to the CDBG application; and

WHEREAS, the City of Perry commits to affirmatively furthering fair housing and certifies that it will analyze impediments to fair housing choices in the City of Perry and take steps to overcome any identified impediments in efforts to promote fair housing for City of Perry residents; and

WHEREAS, the City of Perry will ensure that employment and other economic opportunities generated by CDBG funds shall, to the greatest extent feasible, and consistent with Federal, State and local laws and regulations, be directed toward low and very low-income persons, particularly those who are recipients of government funding for housing and to business concerns which provide economic opportunities to low and very low-income persons in coordination with the Section 3 provisions of the Housing and Urban Development Act of 1968 - 24CFR Part 135; and

WHEREAS, the City of Perry affirms that no qualified individual with a disability shall, by reason of such disability, be excluded from the participation in or be denied the benefits of services, programs, or activities of a public entity, or be subjected to discrimination of any such entity as prescribed by law in the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 794, as amended; and

WHEREAS, the City of Perry further agrees that in the event the City of Perry's application is recommended for funding by the Department of Community Affairs, the City of Perry certifies and assures that it has the ability and intention to undertake this venture; and

WHEREAS, the City of Perry also certifies that this proposed 2022 CDBG project is in conformance with the locally adopted Comprehensive Plan as approved by DCA and is not inconsistent with the locally adopted Service Delivery Strategy.

NOW THEREFORE BE IT RESOLVED, AND IT IS HEREBY RESOLVED, that the Mayor and Council of the City of Perry, Georgia proceed with due diligence to prepare, or have prepared, appropriate documentation required for a formal CDBG application to be submitted to the Department of Community Affairs by the June 3, 2022 deadline.

So RESOLVED this 3rd day of May, 2022.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

Attest: _____
ANNIE WARREN, CITY CLERK

[CITY SEAL]