

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**February 1, 2022**  
**5:00 P.M.**

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

2. Roll:

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

Elected Official Absent: Council Members Robert Jones and Riley Hunt

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

Departmental Staffing: Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Assistant Chief Kirk Crumpton - Fire and Emergency Services Department, Chief Steve Lynn- Perry Police Department, Ansley Fitzner – Public Works Superintendent, Sedrick Swan – Director of Leisure Services, Cody Gunn – Chief Building Official, Chad McMurrian – Engineering Services Manager, Holly Wharton – Community Planner, Anya Turpin – Special Events Manager, Donna Hatten – Accountant, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

Mayor Walker exercised Point of Privilege and moved item 3b up on the agenda.

3b. Presentation of the FY2021 Audit. Mr. Edwards stated the city is in a good place. The General Fund is doing well, there are four months of fund balance, the pension plan is well funded and there are no findings.

3a. Discussion of February 1, 2022 council meeting agenda.

4a. Hargray Community Donation. Mr. Smith stated city received notification that it is the recipient of a \$30,000 grant from Hargray for community building. The funds will be used for new scoreboards throughout the City's recreational facilities.

7a. ANNX-342-2021. Applicant, Joe Meadows, request the annexation and rezoning of property from R-1 (County) to C-2, General Commercial (City). The property is located at 2019 Hwy 41; Tax Map No. 000310 022000.

Ms. Wharton stated this is a 1.08-acre parcel located at 2019 Hwy 41 and the applicant is requesting annexation with a C-2, General Commercial zoning. The Planning Commission recommends approval with no conditions and the County concurs with the City's request to annex and rezone the property.

9a (1). **Second Reading** of an ordinance to amend Code Section 15-126 revising the definition of Transient Merchant. Ms. Newby stated this is correcting the definition to include vendors that set up to give away items and merchandise not just retail sales.

9a (2). **Second Reading** of an ordinance to amend Code Section 22-24 (1)(a) relative to investigating curbside toter complaints. Ms. Newby stated this is a code amendment for clarification that code enforcement will assist public works with investigating these complaints.

11b (1). **First Reading** of a Charter Amendment for Reapportionment of Representatives Districts. Ms. Newby stated based on Council's approval to move forward with Plan 1D presented by the Middle Georgia Regional Commission, this is the first reading of the code amendment that will amend the Charter. Notice has been advertised in the Houston Home Journal; the second reading and consideration for adoption will be at Council's next meeting.

11c (1). Bid No. 2022-21 Demolition of 1016 Duncan Avenue and 1044 Greenwood Drive. Mr. Worthington stated his office received three responsive bids. Staff recommends awarding the bid to low bidder Southern Equipment, LLC in the amount of \$33,800.00.

11d. Award of RFP #2022-01 for New City Hall CMAR. Mr. Worthington stated his office received four responsive offers. Staff recommended to award the contract to Allstate Construction Group, Inc. that had an RFP Score of 91.60, with an estimated cost of \$213,287.29.

11e (1). A resolution to adopt the 2022 Joint Comprehensive Plan Update for Houston County and the Cities of Centerville, Perry, and Warner Robins. Ms. Wharton stated this is a resolution to adopt a 2022 update of the Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins. This plan has been completed by the Middle Georgia Regional Commission and reviewed and approved by the Department of Community Affairs.

11e (2). A resolution to adopt the City of Perry Pathways Plan. Mr. Gilmour recommended Council adopt a resolution establishing the Perry Pathways Plan to 1) provide a guide for city projects and connectivity, and 2) provide the framework for requiring developers to contribute where they need to do that. Mr. Gilmour stated that this is not a spending plan, but a planning tool.

11e (3). Resolution Authorizing Legal Action to Abate a Public Nuisance at 319 General Courtney Hodges Boulevard. Ms. Newby stated this is the former location of Crossroads Apartments. The facility caught fire approximately a year ago and has deteriorated to the condition that constitutes a public nuisance. The facility is not up to the codes of the city or the building codes. This is a resolution to declare it unfit for human habitation or for commercial purposes so the city can move forward with the process to abate the nuisance.

12 (1). Mayor/Council Joint Appointment – Housing Authority of the City of Perry – Reappointment of Ms. Phyllis Ingram (Resident Commissioner). Mayor Walker advised Council that the Housing Authority of the City of Perry had requested Ms. Phyllis Ingram be reappointed as a Resident Commissioner. Mr. Gilmour explained to Council a Statement of Interest and bio is not required for the Housing Authority. Per law, the Housing Authority submits its recommendation and Council reviews the recommendation, if Council has a concern with the recommendation, then the process goes back to the Housing Authority for a new nominee.

3c. Office of the City Manager

1. Presentation of Perry Points texting service. Ms. Clark presented to Mayor and Council Perry Points – a text-based service that will allow users to access City information quickly, easily, and efficiently.

3d. Office of the Mayor

1. Consider council members interest assignment to GMA Policy committees. Mayor Walker asked council members to consider volunteering on a GMA Policy committee to bring information back to Council. Council Member Bynum expressed an interest in the Public Safety Policy Committee.

4. Council Member Items:

Council Member Bynum-Grace stated the Black History banners are up.

Mr. Gilmour provided a follow up relative to the HALO Group request for a variance from the last meeting. Mr. Gilmour recommended Council reverse the action taken and authorize the HALO Group to proceed with a master meter at their apartments with the caveat if for some reason the apartments are shifted over to commercial than individual meters will have to be installed. Council Members Peterson and Albritton concurred with Administration recommendation.

Mr. Smith shared with Council utility rates comparison data.

5. Adjourn: There being no further business to come before Council in the pre council meeting held February 1, 2022, Council Member Bynum-Grace motioned to adjourn the meeting at 5:46 p.m. Mayor Pro Tempore King seconded the motion and it carried unanimously.