

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**June 7, 2022**  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held June 7, 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, Robert Jones, and Riley Hunt.

Elected Official Absent: Council Member Darryl Albritton

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, Chief Steve Lynn – Police Department, Chief Lee Parker - Fire and Emergency Services Department, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Holly Wharton – Community Planner, Ashley Hardin – Economic Development Administrator, Amber Garrett – Communications Specialist, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal

3. Citizens with Input: none

4. Items of Review/Discussion: Mayor Randall Walker

4a. Discussion of June 7, 2022 council meeting agenda.

4a. Introduction of Devin McCracken, PT Logistics Technician. Chief Lynn will introduce Mr. McCracken to Mayor and Council.

4c. Perry Chamber of Commerce's request for the City's support for its Freedom Fireworks event on July 4, 2022. Ms. Sexton will present the request.

4d. New Business Announcement: Ms. Hardin reported Keith and Mary Wilcots will be present tonight, per Council's strategic plan and direction for business recruit, entrepreneurship, and direction, to assist minority owned businesses to announce their new restaurant.

6a. RZNE-0056-2022. Ms. Wharton stated the property is just under two acres and zoned M-2. The applicant is requesting C-2. The Planning Commission recommends approval with no conditions.

6b. SUSE-0057-2022. Ms. Wharton stated this is a special exception request to allow a multi-family development. The property is located at 200 and 200A Valley Drive. The applicant is proposing to increase the density of the number of units at the site. The proposed overall density is 29.1 units per acres (162 units / 5.57 acres). The Planning Commission recommends approval with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, 2) the buildings and site of the proposed development must comply with all applicable building codes, fire codes, and stormwater regulations, 3) maximum density shall not exceed 29.1 units per acre, and 4) Special Exceptions SUSE-0170-2020 and SUSE-0171-2021 are voided.

6c. RZNE-0058-2022. Ms. Wharton stated the application is for a PUD, a mixture of commercial and single-family detached and attached residential uses. The design of the PUD reflects a neo-traditional neighborhood like that would be developed under a form-based code. The proposal calls for 45,000 square feet of commercial space in a mixed-use center at the main entrance. A total of 284 residential dwelling units will include 119 rear-loaded townhouse units, 86 front-front loaded single-family detached units, and 79 rear-loaded single-family detached units. The proposed residential density is about 3.3 dwelling units per acre, reserving 32.51 acres as open space. 925 total parking spaces are provided for residential uses and 214 total parking spaces are provided for the commercial center. The Planning Commission recommends approval with the following conditions: 1) The applicant's Zoning Plan shall be the approved PUD Plan for the property, 2) The Zoning Plan shall be revised prior to final approval by the City Council to remove the 20' buffers. These buffer areas shall be incorporated into the adjacent lots, 3) The zoning standards applied to the PUD shall be revised in the following way prior to final approval by City Council: a. Rear setbacks for front-loaded single-family lots 146-161 and lots 215-219 shall be 35 feet, b. Street rights-of-way shall be a minimum of 60 feet wide, c. Street widths shall be at least 20 feet wide for two-way travel lanes and 8 feet for parallel on-street parking spaces, d. Alleys shall have a minimum 20-foot right-of-way and pavement width, and e. Signs shall comply with standards established in the Land Management Ordinance for the C-3, Central Business District, 4) within the open space, the developer shall construct and furnish a pocket park(s) consistent with plans approved by the Planning Commission, 5) ADA-compliant sidewalks shall be installed as indicated on the Zoning Plan, 6) street trees shall be installed as indicated on the Zoning Plan, standards not specifically addressed for the commercial portion of the plan shall comply with C-3 requirements; townhouse areas shall comply with RTH requirements; and single-family residential areas shall comply with R-3 requirements, and 8) the zoning plan shall be revised to address the Brock family's concern along their east property line. Ms. Wharton advised that conditions 2, 3, and 8 have been addressed by the applicant.

6d. TEXT-0049-2022. Mr. Wood stated at Council's request staff went back to look at townhouse standards. Staff researched several communities around the state that had townhouse regulations. The Planning Commission recommended moving forward with establishing a townhouse zoning district: 1) district would only allow townhouses, 2) limit where townhouses can be established, to the townhouse district, to the Downtown Development Overlay District and within PUD. All townhouses will be rear-loaded and no driveways or garages on the front.

6e. Public Hearing for FY 2023 Operating Budget for the City of Perry.  
Mr. Gilmour this is the required public hearing.

8a (1). **Second Reading** of an amended ordinance to amend Code Section 2-2.2 of the LMO by revising the Public Notice Requirements. Mr. Wood stated this ordinance exempts the city from having to install public notice signs on every parcel that may be part of a city-initiated rezoning but will notify property owners effective by mail for the planning commission informational hearing, council's public hearing and once council makes a final decision.

11d (1). Resolution approving the P-Card credit limit increase and designating persons of power with Synovus Bank. Mr. Worthington stated this resolution does two things: 1) increase organization-wide credit limit from \$150,00 to \$250,000 and 2) designating authorized person(s) of power with Synovus Bank.

11e. Approval of the Purchase and Sale Agreement for 1524 Houston Lake Road. Ms. Newby stated this is consistent with the city's long-term goal of expanding A.D. Redmond Park. This is a Purchase and Sale Agreement with Ronnie Releford and Rudine Releford to purchase 1524 Houston Lake Road for the sum of \$38,000.

12a. Appointment of committee members for the Sports Complex Committee. Mr. Gilmour stated in Council's packets is a list of the recommended members to be appointed to the Sports Complex Committee and recommended Council's approval.

5. Council Member Items:

Council Member Peterson stated she attended Go, Go, Gov and asked if signage could be put up listing boundaries so citizens know they are invited.

6. Department Heads / Staff Items:

Mr. Worthington provided Mayor and Council three financial documents relative to the city's budget.

7. Adjourn: There being no further business to come before Council in the pre council meeting held June 7, 2022, Council Member Jones motioned to adjourn the meeting at 5:35 p.m. Council Member Peterson seconded the motion and it carried unanimously.