

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
July 5, 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 July 5, 2022 at 6:00 p.m.

2. Roll.

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

Elected Official Absent: Councilmember Phyllis Bynum-Grace

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, Asst. Chief Kirk Crumpton - 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, Alicia Hartley – Downtown Manager, Chad McMurrian – Engineering Services Manager, Amber Garrett – Communications Specialist, Fire Marshal Darryl Kitchens – Perry Fire and Emergency Services, and Tabitha Clark – Communications Manager.

Guest(s)/Speaker(s): Mr. Foster Rhodes, Mr. Larry Walker, Ms. Maggie Schuyler – Chamber of Commerce, Ms. Darrien Woolfolk, and Ms. Gwen Young.

3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker

Councilmember Peterson rendered the invocation and Councilmember Jones led the pledge of allegiance to the flag.

4. Recognition(s) / Presentation(s): Mayor Randall Walker

4a. Proclamation recognizing Mr. Larry Walker – Mayor Walker.

Mayor Walker presented a proclamation to Mr. Larry Walker recognizing his contributions to Perry.

4b. Proclamation recognizing Mr. Foster Rhodes – Mayor Walker.

Mayor Walker presented a proclamation to Mr. Foster Rhodes recognizing his contribution to Perry.

4c. Award for Fire Marshall Darryl Kitchens – Chief K. Crumpton.

Chief Robert Singletary of the Georgia Association of Fire Chiefs presented to Fire Marshal Darryl Kitchens the Georgia Chief Fire Officer Certification, a lapel pin and challenge coin.

5. Appointments: Mayor Randall Walker

5a. Appointments to the Perry Industrial Building Authority – Mr. L. Gilmour.

Mr. Gilmour recommended appointing Keith Wilcots and Councilmember Peterson to the Perry Industrial Building Authority. Mayor Pro Tempore motioned to appoint Keith Wilcots and Councilmember Peterson to the Perry Industrial Building Authority; Councilmember Albritton seconded the motion and it carried unanimously.

6. Citizens with Input.

6a Matters not on the agenda

Ms. Darrien Woolfolk, 926 Jeannie Street, commented how beautiful Perry is and asked Mayor Walker to do something about the houses that you see on Houston Lake Road when you come into Perry.

7. PUBLIC HEARING CALLED TO ORDER AT 6:30 P.M. Mayor Randall Walker called to order a public hearing at 6:30 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

7a. RZNE-0067-2022. Applicant, Chad Bryant, Bryant Engineering, request the rezoning of property from R-3, Multi-Family Residential, to C-2, General Commercial. The property is located at 115 Perimeter Road; Tax Map No. 0P0390 016000 and 0P0150 037000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the application with no conditions.

Public Input: Mayor Walker called for any public input for or against the application.

For: none

Against: none

7b. RZNE-0075-2022. Applicant, Brad von Oven, request the rezoning of property from M-2, Industrial, to M-1, Wholesale and Light Industrial. The property is

located at 311 Valley Drive; Tax Map No. 0P0380 50A000 and 0P0380 50B000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the application with no conditions.

Public Input: Mayor Walker called for any public input for or against the application.

For: none

Against: none

- 7c. ANNX-0081-2022. Applicant, NV REIT OP, LP, on the behalf of 2032 N US 341, LLC, request the annexation and rezoning of property from RAG (County) to C-2, General Commercial. The property is located at 2032 US-341 (Sam Nunn Blvd.); Tax Map No. 000310 12A000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the application and stated the Planning Commission and staff recommends approval of the application with no conditions.

Public Input: Mayor Walker called for any public input for or against the application.

For: none

Against: none

- 7d. SUSE-0084-2022. Applicant, Mary Lou Simon, request a Special Exception to allow a religious institution. The property is located at 508 Bradley Street; Tax Map No. 0P0260 068000 – Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the Special Exception request to allow a religious institution. The Planning Commission recommends approval with the condition that the property be developed similar to the site and building plans.

Public Input: Mayor Walker called for any public input for or against the application.

For: Ms. Mary Lou Simon, 1103 Creekwood Drive, spoke in favor of the petition.

Against: none

- 7e. SUSE-0089-2022. Applicant, WCH Homes/Dylan Wingate, request a Special Exception to allow a multi-family residential development. The property is located at 1009 and 1013 Northside Drive; Tax Map No. 0P0020 018000 and 0P0020 019000 - Ms. H. Wharton.

Staff Report: Ms. Wharton reviewed the Special Exception request to allow a multi-family residential development. The Planning Commission recommends approval with the condition that the property be developed similar to the site and building plans. Ms. Wharton clarified that on the summary sheet that a second condition related to on-street parking be considered by council for approval.

Public Input: Mayor Walker called for any public for or against the application.

For: none

Against: none

- 7f. TEXT-0085-2022. Applicant, The City of Perry, request text amendment to LMO to clarify and update requirements for parking and storing utility trailers and recreational vehicles. Sections of the LMO being modified are 1-13, 4-5(F), 6-1.10, and 6-3.7 – Mr. B. Wood.

Staff Report: Mr. Wood reviewed the proposed text amendment and stated the Planning Commission and staff recommends approval of the proposed text amendment with two conditions: the property be developed similar to the site and building plans and proposed on-street parking be considered by council for approval.

Public Input: Mayor Walker called for any public input for or against the application.

For: none

Against: none

PUBLIC HEARING CLOSED AT 6:50 P.M. Mayor Walker closed the public hearing at 6:50 p.m.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council's Consideration – Minutes of the June 21, 2022 pre council meeting and June 21, 2022 council meeting. (*Councilmember Hunt was absent from the June 21, 2022 meetings.*)

Councilmember Jones motioned to approve the minutes as submitted.
Councilmember Peterson seconded the motioned and it carried with
Councilmember Hunt abstaining from the June 21, 2022 meetings.

9. Old Business: Mayor Randall Walker

9a. Ordinances for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance for a Broadband Ready Community – Ms. B. Newby.

Adopted Ordinance No. 2022-22 for a Broadband Ready Community.

Mayor Pro Tempore King motioned to adopt the ordinance as submitted.
Councilmember Jones seconded the motion and it carried unanimously.
(*Ordinance No. 2022-22 has been entered into the City's official book of record*).

10. Any Other Old Business:

- 10a. Mayor Randall Walker - none
- 10b. Councilmembers - none
- 10c. City Attorney Brooke Newby - none
- 10d. City Manager Lee Gilmour - none
- 10e. Assistant City Manager Robert Smith - none

11. Community Partner(s) Update(s):

- 11a. Ms. Maggie Schuyler (Perry Chamber), Perry Day at Mercer Football

Ms. Schuyler talked to council about Perry Day at Mercer Football on August 27 at 7pm.

12. New Business: Mayor Randall Walker

- 12a. Matters referred from July 5, 2022 pre council meeting. none

- 12b. Special Exception Application 0084-2022 - Mr. B. Wood.

Mayor Pro Tempore King motioned to approve with the conditions outlined by the Planning Commission; Councilmember Jones seconded the motion and it carried unanimously.

- 12c. Special Exception Application 0089-2022 – Mr. B. Wood.

Councilmember Jones motioned to approve with the condition outlined by the Planning Commission and proposed on-street parking; Council Member Peterson seconded the motion and it carried unanimously.

- 12d. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance to rezone property from R-3, Multi-Family Residential, to C-2, General Commercial. The property is located at 115 Perimeter Road; Tax Map No. 0P0390 016000 and 0P0150 037000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance to rezone property from M-2, Industrial, to M-1, Wholesale and Light Industrial. The property is located at 311 Valley Drive, Tax Map No. 0P0380 50A000 and 0P0380 50B000 – Mr. B. Wood. *(No action required by Council)*
3. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 2032 US-341 (Sam Nunn Blvd.); Tax Map No. 000310 12A000 - Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance for the rezoning of property from RAG (County) to C-2, General Commercial. The property is located at 2032 US-341 (Sam Nunn Blvd.); Tax Map No. 000310 12A000 - Mr. B. Wood. *(No action required by Council)*
5. **First Reading** of an ordinance to amend the City Code relative to parking and storing of trailers and recreational vehicles – Mr. B. Wood. *(No action required by Council)*

12e. Award of Bid(s):

1. Bid No. 2022-30 Demolition Services - 319 General Courtney Hodges Blvd – Mr. M. Worthington

Mr. Worthington stated his office received two responsive bids. Staff recommends awarding the bid to low bidder Complete Demolition Services, LLC in the amount of \$171,000.00. Councilmember Jones moved to award the bid to low bidder Complete Demolition Services, LLC in the amount of \$171,000.00; Councilmember Albritton seconded the motion and it carried unanimously.

12f. Award of RFP 2022-02 Engineer of Record for East Perry Wastewater Treatment Facility Phase 1 – Mr. M. Worthington.

Mr. Worthington stated the city’s engineering contractor and selection committee recommends awarding Burns & McDonnell as the Engineer of Record for Pre-CMAR and CMAR Selections Services in the amount of \$96,841.00. Mayor Pro Tempore King moved to award RFP 2022-02 to Burns & McDonnell in the amount of \$96,841.00; Councilmember Jones seconded the motion and it carried unanimously.

12g. Resolution(s) for Consideration and Adoption:

1. Resolution establishing the policy for Woodlawn Cemetery –

Mr. L. Gilmour.

Adopted Resolution No. 2022-44 establishing the policy for Woodlawn Cemetery. Councilmember Jones motioned to adopt the resolution as presented; Councilmember Peterson seconded the motion and it carried 4 to 1 with Councilmember Hunt opposed. (*Resolution No. 2022-44 has been entered into the City's official book of record*).

- 12h. Request to block Main Street between Ball Street and Jernigan Street – Ms. A. Hartley.

Councilmember Jones motioned to table until the next council meeting; Mayor Pro Tempore King seconded the motion and it carried unanimously.

- 12i. Approval of a Memorandum of Understanding between The Georgia Department of Public Safety and City of Perry for Emergency Air Search and Rescue Missions – Chief K. Crumpton.

Councilmember Jones motioned to approve a Memorandum of Understanding between The Georgia Department of Public Safety and City of Perry for Emergency Air Search and Rescue Missions as presented; Councilmember Albritton seconded the motion and it carried unanimously.

13. Council Members Items: none

14. Department Heads/Staff Items:

Chief Lynn provided an update of activities at the police department and thanked Mayor and Council for allowing him to be a part of this group.

Ms. Clark provided a handout of the Communications office citizen engagement and outreach efforts in the Fiscal Year 2022.

Ms. Hardin announced the ribbon cutting on July 15 for the Commodore Building and the unveiling of Perrydise Pathway.

15. General Public Items:

Ms. Gwen Young, 106 Colvin, inquired about dog parks in the city. Mayor Walker stated there will be a dog park at Heritage Park.

16. Mayor Items:

July 18 – work session

July 19 – pre council and council

July 14 – Chief Lynn retirement reception

July 16 – Go, Go, Gov event at Hafley Park

17. Adjournment: There being no further business to come before Council in the regular meeting held on July 5, 2022, Councilmember Hunt motioned to adjourn the meeting at 7:18 p.m.; Councilmember Jones seconded the motion, and it carried unanimously.