

MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
June 21, 2022
5:00 p.m.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held on June 21, 2022 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: Councilmember Riley Hunt.

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, Bryan Wood – Director of Community Development, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Tabitha Clark – Communications Manager, Amber Garrett – Communications Specialist, Alicia Hartley – Downtown Manager, Ashley Hardin – Economic Development Administrator, and Annie Warren – City Clerk.

Media: William Oliver – Houston Home Journal.

3. Citizens with Input. None

4. Items of Review/Discussion: Mayor Randall Walker

- 4a. Discussion of June 21, 2022 council meeting agenda.

5a. Appointments: Appointments to the Perry Industrial Building Authority. Mr. Gilmour reviewed with Mayor and Council the two positions on the Authority. Mr. Gilmour stated Administration's recommendation is for Mayor and Council to discuss and bring back their nominations to council's July 5th meeting. All members concurred with the recommendation.

8a (1). **Second Reading** of an ordinance to rezone the property from M-2, General Industrial, to C-2, General Commercial. The property is located at 1829 Macon Road; Tax Map No. 0P0400 009000. Mr. Wood reviewed the ordinance with Council. The Planning Commission and staff recommends approval.

8a (2). **Second Reading** of an ordinance to rezone the property from R-AG, Residential Agricultural District, to PUD, Planned Unit Development. The property is located at 1824 Houston Lake Road and 1904 Hwy 127; Tax Map oPo490 062000 and oPo490 061000. Mr. Wood reviewed the ordinance with Council. The Planning Commission and staff recommends approval with conditions.

8a (3). **Second Reading** of an ordinance to amend Sections 3-2.2, 4-1.2, 4-3.1, 5-1.1, 5-1.2, 5-2.1, and 5-5 of the LMO relative to Townhouse Districts and Developments Standards. Mr. Wood reviewed the ordinance with Council. The Planning Commission and staff recommends approval. Mr. Wood stated that if this ordinance is adopted, it would end the city's moratorium relative to townhouses.

8a (4). **Second Reading** of an ordinance adopting the FY 2023 Operating Budget for the City of Perry. Mr. Gilmour reviewed with Mayor and Council the ordinance to adopt the City of Perry's FY 2023 Operating Budget and recommended approval.

11b (1). **First Reading** of an ordinance for a Broadband Ready Community. Ms. Newby reviewed this ordinance with Mayor and Council. This ordinance is a first reading, and no action is required.

11c (1). **Resolution declaring certain assets surplus.** Mr. Worthington reviewed with Mayor and Council the request to declare two vehicles surplus.

11c (2). **Resolution naming certain city facilities.** Mr. Gilmour reviewed with Mayor and Council the request to name certain city facilities; East Perry Wastewater Treatment Facility, Wooden Eagle Park, Amherst Park, City Hall (808 Carroll Street), and Administration Building (1211 Washington Street).

11c (3). **Resolution amending the City of Perry Fee Schedule.** Mr. Gilmour stated the amended fee schedule reflects unless otherwise stated fees and charges are increased 3.00%. This is a minor adjustment done each year by the City.

11c (4). **Resolution to amend the City of Perry Position Classification Plan.** Mr. Gilmour reviewed the resolution to amend the City of Perry position classification plan with Mayor and Council. This study comes from DCA.

11c (5). **Resolution of intent.** Ms. King reviewed with Mayor and Council the resolution of intent for reimbursement required by GMA Direct Leasing Program for the vehicles and equipment approved in the FY 2023 Budget.

11c (6). **Resolution to abate a public nuisance relative to 901.5 Jernigan Street.** Ms. Newby stated this would start to the process to have the property deemed a public nuisance. This property is the old Blue Bird property.

11c (7). **Resolution to abate a public nuisance relative to 705 Ash Street.** Ms. Newby stated that this request is similar to the above request for the city to

take steps to have this property deemed uninhabitable.

11c (8). Resolution to abate a public nuisance relative to 1413 Carroll Alley.

Ms. Newby stated that this request is similar to the above request for the city to take steps to have this property deemed uninhabitable.

11c (9). Resolution accepting donation of stormwater property from New Haven (HOA). Ms. Newby stated that the proposed donated property would connect the city's two current stormwater ponds.

11c (10). Resolution accepting donation of stormwater property from Tritt Construction Co. Ms. Newby stated that the proposed donated property is located at 406 Yorktown Drive.

11d. Approval of 2022 CHIP grant agreement with DCA and all required documents. Ms. Wharton stated that the City was awarded a \$400,000.00 2022 CHIP grant and is requested subject to legal review approval of all the necessary documents.

11e. Acquisition of replacement administrative vehicle. Mr. Worthington stated that subject to the approval of the FY 2023 Operating Budget, this request is to replace the City Manager's vehicle from Prater Ford in the amount of \$31,175.34. Funding would be from the GMA Lease.

11f. New City Hall approval of Solutionz contract: Mr. Smith reviewed with mayor and council the order for the audio/visual project equipment order for the new City Hall. The equipment order has a long lead time, and recommended approval of the contract is subject to review by the City Attorney.

4b. Office of the City Manager.

1. Employee health insurance contributions. Mr. Gilmour reviewed with Mayor and Council the employee health insurance contributions. Administration's recommendation is to proceed with the reduction in the biweekly cost paid by employees for health insurance coverage. All members concurred to proceed.
2. Street extension. Mr. Gilmour reviewed with the Mayor and Council interest in the development on the west side of I-75. Administration recommends council authorize the planning of relocating Valley Drive to Mason Terrace and extend Mason Terrace to Perry Parkway. All members concurred to proceed with the planning.
3. Consider adjusting process for Woodlawn Cemetery. Mr. Gilmour reviewed with Mayor and Council the recommendation for the future planning for Woodlawn Cemetery. The City will not expand the cemetery parcel; ten percent 10% of the remaining 319 unsold parcels (32) will be removed from the market and held in reserve for resolving existing plot conflicts and the

City shall continue to sell the remaining 287 as requested for one (1) year and after that date, no further plots will be sold, and the remaining areas will be green space. Mr. Gilmour stated if Council is agreeable with the proposal, then this item will be on Council's July 5th meeting. Council concurred to proceed.

4. Council Member Items.

Mayor Pro Tempore King stated there is a leak in the middle of the street he lives on (Marsha Drive). Ms. Ansley stated that she will put a ticket in for the leak.

Mr. Wood stated that Mr. Danny Hicks turned in his two weeks' notice.

5. Adjournment: There being no further business to come before Council in the pre council meeting held on June 21, 2022, Mayor Pro Tempore King motioned to adjourn the meeting at 5:44 p.m. Councilmember Jones seconded the motion, and it carried unanimously.