

Main Street Advisory Board
Minutes - March 3, 2022

1. Call to Order : Chairman Cossart called the meeting to order at 5:02pm.

Roll: Chairman Cossart; Directors Gordon, Moore, Lay, Presswood were present.
Directors Loudermilk and DeShazier were absent.

Staff: Robert Smith – Asst. City Manager, Alicia Hartley- Special Events Coordinator and Christine Sewell – Recording Clerk

2. Invocation: was given by Chairman Cossart
3. Guests/Speakers- Mr. Corey Jones and Monica Kinnebrow.
4. Old Business
 - a. Alleyway project

Mr. Smith advised he reviewed past minutes and is aware of the plan and has concern with the paving and stormwater runoff. He has reached out to three contractors to obtain quotes, as well spoken with Chad McMurrian and Ansley Fitzner. It could be possible to not concrete the entire area and incorporate ground plantings. It is the recommendation of staff to look at options to mitigate stormwater, limited concrete and permeable plantings or a combo of both. Mr. Smith advised there is a concern with the impact on the property from stormwater and a certified engineer will need to review as well; quotes for that will be obtained. Quotes will provide the best way to address the stormwater concern and provide an accurate cost estimate. Director Gordon advised the property owners are onboard with the clean up but the water runoff issue has to be addressed. Mr. Smith advised he will continue to work on and will provide quotes at the next meeting.

- b. Farmers Market

Ms. Hartley advised the goal is for the city to assume responsibility in April. Chairman Cossart noted an agreement had been met with the Chamber and the market during the Dogwood Festival; signage is needed and a A-frame sign is being considered; Ms. Hartley provided an example of the proposed sign and cost. Director Lay motioned to approve the signage purchase in the amount of \$250; Director Gordon seconded; all in favor and was unanimously approved. Chairman Cossart advised she and Ms. Hartley have met with the current market managers and they are working towards stepping away and since they have relocated to the new location application fees have not been collected. When the board takes over Ms. Hartley is recommending fees be implemented and proposes \$260 a year or \$75 a quarter, no weekly payments. Director Gordon felt there should be a monthly fee as not all goods/produce are produced annually and it should be an option; the board concurred and there will be a \$40 monthly option. Ms. Hartley also advised there will be parameters on what attendees will be accepted; there will be no more soap or baked good vendors, and no craft vendors; all applications will be reviewed and vetted. Chairman Cossart advised there may be a manager in the future and fees collected will be placed in a dedicated cost center and currently the city is paying for the port-a-potties; Director Presswood disagreed with the availability of them. Ms. Hartley requested approval to move forward with applying for an AG Georgia grant for the market; the board concurred.

5. New Business

a. Approve February 3, 2022 minutes

Director Lay motioned to approve as submitted; Director Moore seconded; all in favor and was unanimously approved.

b. Approve February 2022 Financial Statements

Ms. Hartley reviewed as requested the past three months expenditures and advised moving forward will provide a more detailed breakdown. Director Presswood motioned to approve as submitted; Director Lay seconded; all in favor and was unanimously approved.

c. Review of COA for 1214 Washington Street

Ms. Wharton advised the applicant proposes various external alterations to the building which includes pressure washing the building, repainting, replacing the existing awnings, and replacing lighting at the front and back doors. The applicant has provided the desired paint colors for the project which are included within the City of Perry's recommended historic colors. These include Classic Light Buff (SW0050) for the exterior walls and Rookwood Shutter Green (SW2809) for the windows and doors. Examples of the proposed lighting have also been provided; staff is recommending approval. Director Lay motioned to approve the application as submitted; Director Gordon seconded; all in favor and was unanimously approved.

d. Review and approval of façade grant for 1214 Washington Street

Ms. Sewell advised the grant was for painting and awnings with a requested amount of \$1500.00. Director Lay motioned to approve in the amount of \$1500; Director Presswood seconded; all in favor and was unanimously approved.

e. Revision of COA for 904 Commerce Street

Mr. Wood advised the applicant proposes to install two awnings over the residential doors which are accessed through the alley. One awning is proposed to be 4 feet by 4 feet and will cover one residential door. The other is proposed to be 4 feet by 8 feet and will cover 2 residential doors. The awnings are proposed to be constructed using metal materials and will be dark grey in color. Staff recommends approval of the application with the revision subject to the following: 1). Awnings shall be approved contingent on review by the Chief Building Official. The size of the awnings must comply with applicable building code. Director Lay motioned to approve as submitted with the staff recommended condition; Director Moore seconded; all in favor and was unanimously approved.

f. Review of non-conforming sign- 1015 Jernigan Street

Ms. Wharton advised the City became aware of the two signs installed without a permit and upon inspection and measurements they are too large and do not comply with the ordinance. There are three options, the business owner can remove the existing signs, comply with the ordinance and replace the signs, or the board can consider allowing

them to remain or a variance can be applied for through the Planning Commission. Chairman Cossart advised the standards have to be upheld do not want to set a precedent; Director Moore inquired if the owner was aware of the regulations; staff advised they had been. Director Lay motioned to deny the request for waiver and that the business owner comply with the ordinance; Director Presswood seconded; all in favor.

6. Chairman Items – None

7. Downtown Manager's Report

a. Downtown Projects update – Mr. Smith advised he will be the staff liaison until a new downtown manager is appointed; and Ms. Hartley will be assisting. He will keep the board up to date on projects.

8. Promotion Committee Report – Mr. Corey Jones advised they are moving forward with events and currently working on the spring Wine & Food Festival. Mr. Jones is asking for release of funds in preparation of expenses related to the festival, for the entertainment, wine, supplies, etc. Director Presswood motioned to release \$5000 to commence with expenditures of the Wine & Food Festival; Director Lay seconded; all in favor and was unanimously approved.

9. Update on Downtown Development Authority – Chairman Cossart advised the board is working on an RFP for the Ball/Main Street lot and an incentive policy.

10. Other- none

11. Adjourn: there being no further business to come before the board the meeting was adjourned at 6:15pm.

Approved 04.07.22