

MINUTES  
COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
September 1, 2020  
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the council meeting held September 1, 2020 at 6:00 p.m.

2. Roll:

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

Absent: Council Member Riley Hunt.

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Sedrick Swan – Director of Leisure Services, Mitchell Worthington – Director of Finance, Ansley Fitzner – Public Works Superintendent, Ashley Hardin -Economic Development Manager, Chad McMurrian – Engineering Services Manager, Haley Bryant – Main Street Coordinator, and Tabitha Clark – Communications Manager.

Media: Lauren Harris – Houston Home Journal

3. Invocation and Pledge of Allegiance:

Council Member Jones rendered the invocation and Mayor Pro Tempore King led the pledge of allegiance to the flag.

4. Mayor/Council Appointment(s):

4a. Appointment of Ms. Kelly Gordon to Main Street Advisory Board – Ms. A. Hardin.

Ms. Hardin advised that at the July 27, 2020 DDA meeting, the directors recommended the appointment of Director Kelly Gordon to the Main Street Advisory Board. Council Member Jones motioned to accept the appointment of Director Kelly Gordon; Mayor Pro Tempore King seconded the motion and it carried unanimously.

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

None

6. Citizens with Input:

None

7. PUBLIC HEARING CALLED TO ORDER AT 6:15 P.M. Mayor Walker called to order a public hearing at 6:15 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 48-5-32 and O.C.G.A. Sec. 36-66-4.

7a. Proposed retaining of the operation at 14.050 mills – Ms. B. King.

Staff Report: Ms. King advised council members this tentative increase will result in a millage rate of 14.050 mills, an increase of 0.037 mils.

Public Input: Mayor Walker called for any public input for or opposed to the proposal.

For: None

Against: None

7b. ANNX-79-2020. Applicant, Widner & Associates, Inc. request the rezoning and annexation of property from RAG (County) to C-1 (City). The property is located at 220 Airport Road; Tax Map No. 000310 006000 – Mr. B. Wood.

Staff Report: Mr. Wood advised council members this is a request to rezone and annex property from RAG to C-1 to expand the existing Bob White Storage facility located at 103 Woodlawn Drive.

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

For: None

Against: None

7c. RZNE-80-2020. Applicant, Widner & Associates, Inc. request the rezoning of property from R-1, Single-family Residential District, to C-1, Highway Commercial District. The property is located at 1999 Sam Nunn Boulevard; Tax Map No. 0P0380 036000.

Staff Report: Mr. Wood advised this is a request to expand the existing Bob White Storage facility located at 103 Woodlawn Drive by extending the property to the west.

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

For: None

Opposed: None

- 7d. RZNE-82-2020. Applicant, Chad Bryant, Bryant Engineering, LLC. requests the rezoning of property from PUD, Planned Unit Development District, to R-3, Multi-family Residential District. The property is located at 100 Ashley Drive (Perimeter Road); Tax Map No. oPO390 004000 and oPO390 017000.

Staff Report: Mr. Wood advises this is a request to rezone the 41.44-acre tract back to R-3. Approximately 15 acres of the tracts are located in a floodplain. The applicant also filed a special exception application for a 250-unit multifamily development on the site.

Public Input: Mayor Walker called for any public input for or opposed to the application:

For: None

Against: None

- 7e. RZNE-93-2020. Applicant, Robert T. Tuggle, III for McPhail Associates LLLP and Celeste S. Johnston, request the rezoning of property from M-1, Wholesale and Light Industrial District, to C-1, Highway Commercial District. The property's location is Perry Parkway at Interstate 75; Tax Map No. oP38A0 011000.

Staff Report: Mr. Wood advises this is a request to rezone the property from M-1 to C-1. The applicant has a pending contract to sell a 4-acre portion of the property for development of an RV park. There are no current plans for the remainder of the property.

Council Member Jones asked how senior citizens are defined for the RV park. Council Member Peterson stated she too would like to ask questions but understands the potential buyer is not present at this meeting. Some concerns are that this location is a gateway entrance into Perry and this needs to be taken into consideration. Mr. Wood advised he would get with the potential purchaser to see if he might be available to attend the next meeting to provide additional information pertaining to the issues raised.

Public Input: Mayor Walker called for any public input for or opposed to the application:

For: None

Against: None

- 7f. ANNX-94-2020. Applicant, Robert T. Tuggle, III for McPhail Associates LLLP and Celeste S. Johnston, requests the rezoning and annexation of property from RAG (County) to C-1 (City). The property's location is Perry Parkway at Interstate 75; Tax Map No. 000300 20E000.

Staff Report: Mr. Wood advised this is a request to rezone and annex property from RAG to C-1 to allow both properties in the City with the same zoning for marketing purposes.

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

For: Mr. Rob Tuggle, 912 Main Street, Perry, Georgia, advised the developer acquired these three acres at a later date in an attempt to create one large parcel that would all be in the city.

Against: None

- 7g. Public Hearing relative to an alcohol license application for 200 Valley Drive.

Mr. Gilmour advises this is an application for an alcohol license for the Derby Inn, 200 Valley Drive.

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

For: None

Against: None

PUBLIC HEARING CLOSED AT 6:27 P.M. Mayor Walker closed the public hearing at 6:27 p.m.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council's consideration – Minutes of August 17, 2020 work session, August 18, 2020 pre council meeting and August 18, 2020 council meeting.

Council Member Bynum-Grace motioned to accept the minutes as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously.

9. Old Business: Mayor Randall Walker

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

1. **Second Reading** of the State Minimum Fire Safety Standards Ordinance - Amending Chapter 5A and Sections 6-10 & 6-11 of the LMO – Ms. B. Newby.

Adopted Ordinance No. 2020-13 of the State Minimum Fire Safety Standards Ordinance, amending Chapter 5A and Sections 6-10 & 6-11 of the LMO. Mayor Pro-Tempore King motioned to adopt the motion as submitted; Council Member Albritton seconded the motion and it carried unanimously. (Ordinance 2020-13 has been entered into the City's official book of record.)

10. Any Other Old Business:

10a. Mayor Randall Walker – none

10b. Council Member Phyllis Bynum- Grace – Asked Mr. Swan why the city does not yet have a gaming system in their programs for kids. Mr. Swan advised the city attorney is reviewing the documents from the contractor. Ms. Newby advised there was a link on the contractor's website that opens up to approximately 30 pages and conditions that need to be looked at and worked through. Council Member Bynum-Grace also asked Mr. Swan when the traffic park would be open at Creekwood Park for the community to use. Mr. Swan advised the goal was to roll out a marketing plan with Ms. Clark and it was being decided if they should do a formal ribbon cutting. Their plan is to have it open in the next week.

Mayor Pro Tempore King and Council Members Jones, Peterson and Albritton had no reports.

10c. City Attorney Brooke Newby – none

10d. City Manager Lee Gilmour – none

10e. Assistant Manager Robert Smith – none

11. New Business: Mayor Randall Walker

11a. Matters referred from August 31, 2020 work session and September 1, 2020 pre council meeting. None

11b. Award of Bid(s):

1. CDBG Creekwood Storm Drainage Improvements – Mr. C. McMurrian.

Mr. McMurrian recommends that the City reject the bid and re-bid the project and delay the Construction Notice to Proceed until January 2, 2021.

Council Member Albritton motioned to reject the bid and re-bid the project; Mayor Pro Tempore King seconded the motion and it carried unanimously.

2. Bid No. 2021-05 Fire Marshal SUV – Mr. M. Worthington.

Mr. Worthington recommends awarding the purchase of the Fire Marshal SUV to low bidder Phil Brannen Ford of Perry in the amount of \$43,000.00.

Mayor Pro Tempore King motioned to award the bid to low bidder Phil Brannen Ford of Perry in the amount of \$43,000.00; Council Member Jones seconded the motion and it carried unanimously.

- 11c. Application for Alcohol License (Beer/Wine on premises) for Derby Inn located at 200 Valley Drive - Mr. L. Gilmour.

Mr. Gilmour recommends authorization of the Alcohol License for this location.

Council Member Bynum-Grace motioned to approve the application as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously.

- 11d. Ordinance(s) for First Reading(s) and Introduction:

1. **First Reading** of an ordinance for the rezoning of property from RAG (County) to C-1 (City). The property is located at 220 Airport Road; Tax Map No. 000310 006000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance for the annexation of property from RAG (County) to C-1 (City). The property is located at 220 Airport Road; Tax Map No. 000310 006000 – Mr. B. Wood. *(No action required by Council)*
3. **First Reading** of an ordinance for the rezoning of property from R-1, Single-family Residential District, to C-1, Highway Commercial District. The property is located at 1999 Sam Nunn Boulevard; Tax Map No. 0P038A0 011000 – Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance for the rezoning of property from PUD, Planned Unit Development District, to R-3, Multi-family Residential District. The property is located at 100 Ashley Drive (Perimeter Road); Tax Map No. 0P0390 004000 and 0P0390 017000 – Mr. B. Wood. *(No action required by Council)*
5. **First Reading** of an ordinance for the rezoning of property from M-1, Wholesale and Light Industrial District, to C-1, Highway Commercial District. The property's location is Perry Parkway at Interstate 75; Tax Map No. 0P38A0 011000 – Mr. B. Wood. *(No action required by Council)*

6. **First Reading** of an ordinance for the rezoning of property from RAG (County) to C-1 (City). The property's location is Perry Parkway at Interstate 75; Tax Map No. 000300 20E00 – Mr. B. Wood. *(No action required by Council)*
  7. **First Reading** of an ordinance for the annexation of property from RAG (County) to C-1 (City). The property's location is Perry Parkway at Interstate 75; Tax Map No. 000300 20E00 – Mr. B. Wood. *(No action required by Council)*
  8. **First Reading** of an ordinance to amend Section 25-102(d) – Ms. B. Newby. *(No action required by Council)*
  9. **First Reading** of an ordinance to repeal Article II-Recreation Commission and Article III-Rozar Park Fishing Ponds of Chapter 20 – Ms. B. Newby. *(No action required by Council)*
- 11e. Resolution(s) for Introduction and Adoption:
1. Adopted Resolution 2020-53 establishing the 2020 Ad Valorem Millage Rate for the City of Perry.

Ms. King advised Mayor and Council the ad valorem millage rate for the City's maintenance and operations for Fiscal Year 2021/tax year 2020 is established at the rate at 14.05. Public hearings have been held with no input from the public and advertisements have been placed in the newspaper and on the website. Mayor Pro Tempore King motioned to adopt the resolution as presented; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution 2020-53 has been entered in the City's official book of record).*
  2. Adopted Resolution 2020-54 declaring Certain Vehicles and Equipment Surplus.

Ms. King advised seven police vehicles that are in poor condition will be declared as surplus vehicles for proper disposal or donation. Mayor Pro Tempore King motioned to adopt the resolution; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution 2020-54 has been entered in the City's official book of record).*
  3. Adopted Resolution 2020-55 appointing a voting delegate and an alternate to the 2020 Municipal Gas Authority of Georgia Annual Election Committee.

Administration recommends following the usual practice of appointing the Mayor and Mayor Pro Tempore as voting delegate and alternate to the 2020 Municipal Gas Authority of Georgia Annual Election Committee. Council Member Jones motioned to adopt the resolution as presented; Council Member Albritton seconded the motion and it carried

unanimously. (*Resolution 2020-55 has been entered in the City's official book of record*).

12. Council Member Items:

Council Members – none

13. Department/Staff Items:

Mr. Wood stated the census was nearing close and there was still time to go to census2020.gov to complete the survey. Additionally, the City of Perry is in tenth place in the GMA City's Census Challenge, with a 4% increase. There is one week left in the challenge.

14. General Public Items:

None

15. Mayor Items:

September 14, Work Session  
September 15, Pre Council and Council

16. Executive Session entered at 6:46 p.m.: On a motion by Mayor Pro Tempore King, seconded by Council Member Albritton and carried unanimously, Council went into Executive Session for the purpose of real estate.

17. Executive Session adjourned at 7:40 p.m.: Council adjourned the executive session held September 1, 2020 and reconvened into the Council's regular meeting.

18. Adopted Resolution No. 2020-56 stating the purpose of the executive session held on September 1, 2020 was real estate. On a motion by Council Member Albritton, seconded by Council Member Jones and carried unanimously adopted a resolution stating the purpose of the executive session held on September 1, 2020 was to discuss real estate. No action was taken. (*Resolution No. 2020-56 has been entered in the City's official book of record.*)

19. Adjournment: There being no further business to come before Council in the regular council meeting held September 1, 2020, Council Member Bynum Grace motioned to adjourn the meeting at 7:40 p.m. Council Member Peterson seconded the motion and it carried unanimously.