

**CITY OF PERRY REGULAR COUNCIL MEETING**  
**PERRY COMMUNITY BUILDING**

*This institution is an equal opportunity provider, and employer.*

REGULAR CITY COUNCIL MEETING HELD ON FEBRUARY 20, 2020  
INVOCATION PRESENTED BY ADAM GRASS

PRESENT: COUNCILMEMBERS, GENEVIEVE COTTRELL, KRAIG ELLIOTT,  
MINDY GALBAVI, ADAM GRASS, CHRISTOPHER POWELL,  
TERRY WOOD; MAYOR, JAMES HUGUELET AND  
CITY CLERK, DEVIN MILLER

ABSENT: NONE

ALSO PRESENT: STUDIO 130, DENNIS MALLOY

Mayor called the meeting to order at 7:00 p.m.  
Mayor led the Pledge of Allegiance.

**APPROVAL OF AGENDA:**

02-20-20-01

Moved by Powell, seconded by Grass that the agenda be adopted as  
printed. Carried, all yes.

**READING AND APPROVAL OF THE MINUTES:**

02-20-20-02

Moved by Elliott, seconded by Grass that we suspend the rules,  
waive the reading and approve the minutes from the February 6,  
2020 regular meeting. Carried, all yes.

**COMMENTS FROM THE PUBLIC:**

None.

**COMMUNICATIONS:**

Letter from the Perry Historical Society was read regarding  
amending agreement.

Annual report was read from the Perry Historical Society.

Full disclosure letter from Shirley Smith was given to Mayor and  
Council.

**PRESENTATION AND APPROVAL OF THE BILLS:**

02-20-20-03

Moved by Wood, seconded by Elliott that we approve the bills as  
presented and that payment be authorized. Carried, all yes.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**Possible Approval of IT Service Agreement**

IT Right Sales Representative Tom Conway was available for any questions.

02-20-20-04

Moved by Grass, seconded by Elliott that we approve the contract with IT Right Service Contract for a two-year period as presented by City Clerk for an amount not to exceed \$6,720.72 and authorize the Mayor to sign. Discussion. Carried, all yes.

**2<sup>nd</sup> Quarter Budget Comparison and Possible Amendments**

Treasurer, Jo Ann Velting, gave the 2<sup>nd</sup> Quarter Budget report.

02-20-20-05

Moved by Elliott, seconded by Grass that we approve the following 2<sup>nd</sup> Quarter Budget Comparison and Amendments as presented by the Treasurer:

**2nd Quarter Budget Amendments 2019/2020**

FUND	DESCRIPTION	ADJUSTMENT		INCREASE FUNDED BY	ORIGINAL	NEW	PAGE
		increase	decrease		BUDGET TOTAL	BUDGET TOTAL	
Motor Pool							
661-599.000-933.020	Equipment maint. Police	\$6,000.00		fund balance	\$4,000.00	\$10,000.00	13
		\$6,000.00	\$0.00			\$119,500.00	

Discussion. Carried, all yes.

**Possible First Reading of Zoning Ord. Amendment No. 349**

02-20-20-06

Moved by Elliott, seconded by Cottrell that Zoning Ord. amendment #349 regarding industrial district and general provisions and which reads as follows be placed on the next agenda for possible adoption:

**THE CITY OF PERRY ORDAINS:**

The City of Perry Zoning Ordinance Section 12.02 Table of Uses is amended and the below cited paragraph shall be inserted into the table as follows:

Table 12. 02: Table of Uses for Industrial Districts

All of the included uses for I-1 and I-2 uses include the production, processing, cleaning, testing, repair, storage, and distribution of materials, goods, foodstuffs, and products not involving a retail activity for said uses, all of which uses shall comply with the requirements specified in this ordinance.

And

The City of Perry Zoning Ordinance shall be amended by inserting into reserved SECTION 3.33 the following:

3.33 Determination of Similar Use

A. Since every type of potential use cannot be addressed in this chapter, each district provides for similar uses, referencing this section. All applications for a use not specifically addressed in any zoning district shall be submitted to the planning commission for review and decision, based on the following standards:

1. A finding is made that the proposed use is not listed as a named permitted or special land use in any zoning district.
2. If the use is not addressed in this chapter, the planning commission may attempt to select a named use listed in this chapter which most closely resembles the proposed use. Such named use shall be determined using criteria such as potential impact on property values, nature of use, traffic generated, aesthetics, noise, vibration, dust, smoke, odor, glare, and other objectionable impacts on the health, safety, and welfare in the city.
3. If a use is determined to be similar to a named use, the proposed use shall comply with any special land use standards or other ordinance requirements that apply to the named use.
4. Where the planning commission determines a proposed use is not similar to any named use addressed in this chapter, the applicant may petition for an amendment to this chapter.

B. The determination as to whether a proposed use is similar in nature and class to another named permitted or special land use within a district shall be considered as an interpretation of the use regulations, and not as a use variance. Any use determined by the planning commission to be similar shall thereafter be deemed to be included in the enumeration of the uses.

All other provisions of said ordinance not inconsistent with the above amendments remain in full force and effect.

This Ordinance shall take effect 30 days from date of publication.

Carried, all yes.

**Possible Approval of Engineer Consulting Agreement**

02-20-20-07

Moved by Grass, seconded by Elliott that we authorize the Mayor to sign the proposed agreement from Lockwood, Andrews and Newnam, Inc., regarding engineering services and hourly fee schedule for reviews of development brought to the city for possible approval, which may be amended yearly in April.

Carried, all yes.

**ANY OTHER BUSINESS THAT MAY COME BEFORE COUNCIL:**

Mayor dissolved work group regarding Macqueen House.

Finance and Ordinance committee will set a future meeting to work on sign ordinance.

**COUNCIL DISCUSSIONS & OBSERVATIONS:**

Galbavi suggested Council make a schedule to attend Perry School board meetings.


**ITEMS FOR NEXT AGENDA:**

1. Discussion of Repairs to Macqueen House
2. Possible Adoption of Zoning Ordinance Amendment No. 349

**ADJOURNMENT:** 8:01 P.M.

  
James A. Huguelet, Mayor

3/3/20  
Date

  
Devin Miller, Clerk

3-3-20  
Date