



Where Georgia comes together.

REGULAR MEETING OF THE PERRY CITY COUNCIL

December 6, 2016

6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer.
2. Roll.
3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.
4. Recognition(s)/Presentation(s): Mayor James E. Faircloth, Jr.

* United Way Campaign – Mrs. Cynthia Houser

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

6. Appearance(s):

6a. Ms. Pam Helton of Georgia Municipal Association.

7. Citizens with Input.

8. Public Hearing: Mayor James E. Faircloth, Jr.

The purpose of this Public Hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-67A-3 (c).

8a. Petition for De-Annexation Application No. R-16-05. Applicant, Leighton Kersey request to de-annex 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 District. The property is located in the vicinity of 312 Stonebridge Trail – Mr. L. Gilmour.

8b. Form Based Code parcel rezoning on General Courtney Hodges Boulevard Corridor – Mr. L. Gilmour.

9. Consent Agenda Items: Mayor James E. Faircloth, Jr.

9a. Council's Consideration – Minutes of the November 14, 2016 work session, November 15, 2016 pre council meeting, and November 15, 2016 council meeting.

(Council Member Hunt was absent from the November 14th work session and November 15th pre council and council meetings; Council Member Bynum-

Grace was absent from the November 15th pre council and council meetings)

9b. Resolution(s) for Consideration and Adoption:

1. Resolution accepting the maintenance of certain infrastructure at Wooden Eagle Phase 4 Section 2 – Mr. L. Gilmour.

10. Old Business: Mayor James E. Faircloth, Jr.

10a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance to change the land use in the PUD #7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing. The property is located on South Perry Parkway – Mr. L. Gilmour.
2. **Second Reading** of an ordinance amending the Perry Code by deleting Sec. 15-34(a) in its entirety and adding a new Sec. 15-34(a) – Ms. B. King.

11. Any Other Old Business Matters: Mayor James E. Faircloth, Jr.

- 11a. Mayor James E. Faircloth, Jr.
- 11b. Council Members
- 11c. City Manager Lee Gilmour
- 11d. City Attorney David Walker

12. New Business: Mayor James E. Faircloth, Jr.

12a. Matters referred from December 5, 2016 work session and December 6, 2016 pre council meeting.

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

1. **First Reading** of an ordinance de-annexing 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 District. The property is located in the vicinity of 312 Stonebridge Trail - Mr. L. Gilmour. *(No action required by Council)*
2. **First Reading** of an ordinance for form based code parcel rezoning on General Courtney Hodges Boulevard Corridor – Mr. L. Gilmour. *(No action required by Council)*
3. **First Reading** of an ordinance amending FY 17 Operating Budget – Mr. L. Gilmour. *(No action required by Council)*
4. **First Reading** of an ordinance amending the Perry Code by renaming Chapter 25 – Water, Sewers, Sewage Disposal, Natural Gas and Private Water Wells; and adding a new Article IX. Private Water Wells – Mr. L. Gilmour. *(No action required by Council)*

5. **First Reading** of an ordinance amending the Perry Code by adding a new Sec. 4-11 Restraint of dogs – Chief S. Lynn. *(No action required by Council)*

12c. Resolution(s) for Introduction and Adoption:

1. Resolution authorizing submission of an application to the US Environmental Protection Agency for FY 2017 Community-Wide Brownfield Assessment Grant program funding – Mr. R. Smith.

12d. Approval of a Memorandum of Understanding with the Georgia Department of Community Affairs for the Main Street program – Ms. C. Edgemon.

12e. City request for additional firm demand natural gas – Mayor Faircloth.

12f. Authorize for certain uses on city property – Mr. L. Gilmour.

13. Department Head Items.

14. Council Members Items:

15. General Public Items:

16. Mayor Items:

17. Adjourn.



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Department of Community Development

Public Hearing
Dec. 6, 2016
Tuesday @ 6:00 PM

November 16, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: De-Annexation Application #R-16-05
Stonegate Trail #P48-37 (23.98 acres)

Dear Mayor and Council:

On November 14, 2016 the Perry Planning Commission reviewed the above referenced petition for the de-annexation request as submitted by Mr. Leighton Kersey.

The request was for the de-annexation of 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 district.

The Perry Planning Commission recommended denial of the application as submitted.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

STAFF REPORT

CASE NUMBER: R-16-05

APPLICANT: Leighton Kersey

REQUEST: The applicant is requesting de annexation from the City of Perry

LOCATION: The property is located in the vicinity of 312 Stonebridge Trail

ADJACENT ZONING/LANDUSES:

Parcel: R-1	-Vacant Land
North: R-2 (New Haven S/D)	-Vacant land, Single Family Dwellings
South: R-1	-Single Family Homes
East: Houston County RAG	-Vacant Land
West: R-1	-Single Family Homes

STANDARDS GOVERNING ZONE CHANGES:

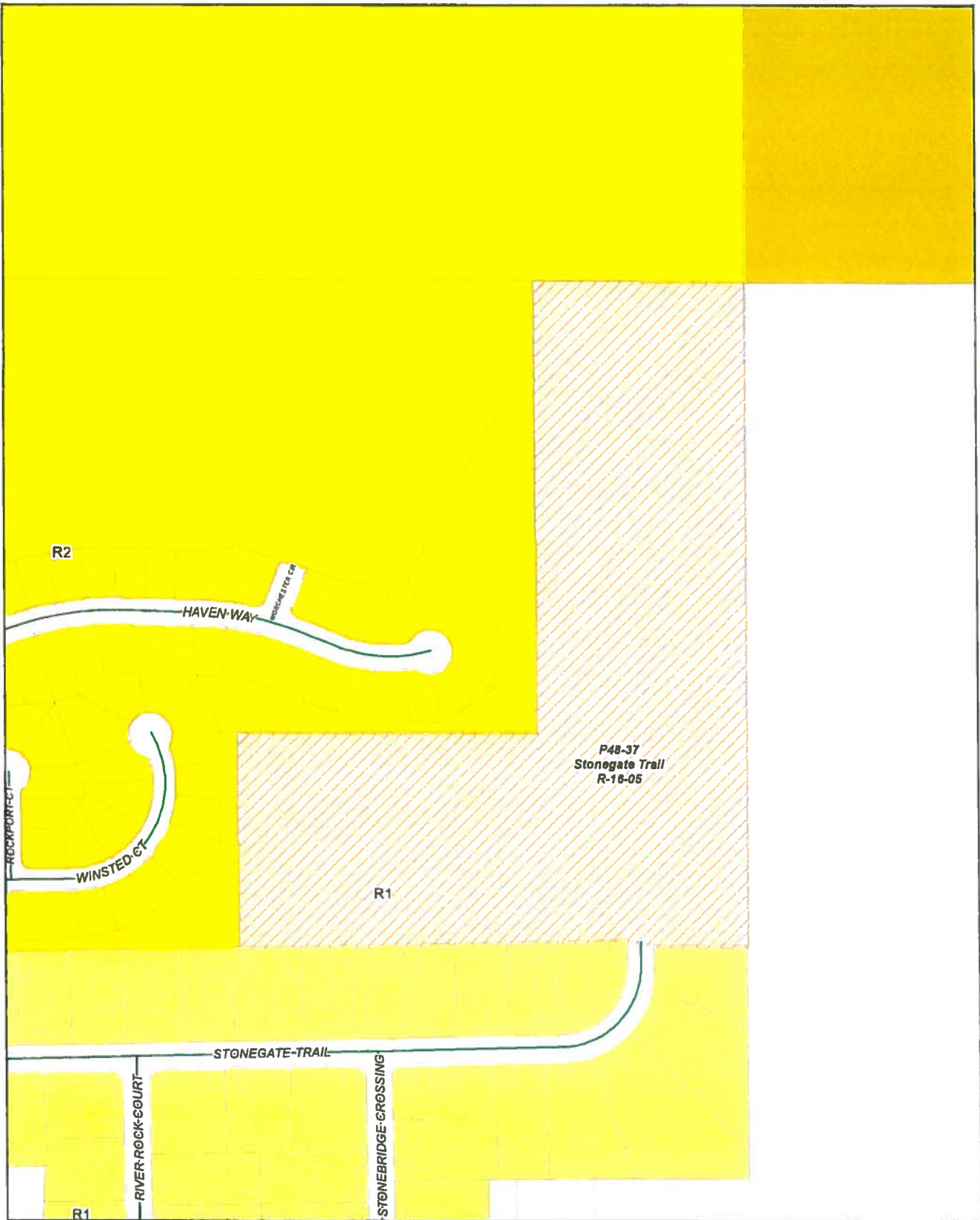
1. *The suitability of the subject property for the zoned purposes.* The property is suitable for the current R-1 zoning. The property was annexed and rezoned to R-1 in 2003 for the purpose of developing a single family home S/D with City utilities.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* Staff believes the current R-1 zoning does not diminish the property values.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* Staff believes there is no destruction of property values.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The applicant is requesting de-annexation to avoid dealing with the City's development regulations.
5. *Whether the subject property has a reasonable economic use as currently zoned.* Staff feels the property has economic use as currently zoned.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The Stonebridge S/D preliminary plat was approved in September of 2004 and included the section being requested for de-annexation. The final plat for Phase I was approved in January of 2005. There were (23) dwellings built from 2005 until early 2015. Since early 2015 fifteen dwellings have been permitted in Phase I and one in Phase II.

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* Staff has concerns if the property were de-annexed the land would be developed with septic tanks and wells instead of being connected into municipal water and waste water systems. The lot size required according to County regulations would be 1.5 acres per dwelling for septic tank and wells. In order to have City utilities the property served must be in the City limits. The property zoning if de-annexed would revert to Houston County R-1. The uses in Houston County R-1 are less stringent than the City's R-1.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed rezoning and de-annexation will not affect the use or usability of the existing lots in this or surrounding S/D. However, the Houston County R-1 may allow uses that will inhibit the development of lots in the surrounding subdivisions and be detrimental to existing dwellings.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The Character Area Map lists this area as being in the Suburban Neighborhoods. The RAG zoning for the City of Perry is allowed in this zone. Perry's RAG and the Houston County R-1 differ in the usage allowed.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The proposal will not result in a use which will or could cause an excessive or burdensome use of existing infrastructure.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* There are existing conditions and changing conditions that could affect the development of the second phase. There are currently (15) lots than can be developed in Phase II with an engineering modification to an issue with the proposed infrastructure. The remaining (17) lots are going to require a major redesign from the original street design to contend with an existing stream.

STAFF CONCLUSIONS: The applicant is requesting de-annexation of 23.98 acres referred to as Phase II of Stonebridge subdivision. There are (32) lots in the current design of Phase II as originally proposed. Fifteen of those lots have been given approval to build provided a stream issue and a redesign of a conflict between proposed storm water pipe and water main is corrected. This has not been done. The remainder of the (17) lots could be built on, but the City is requiring a redesign of the stream crossing for the street.

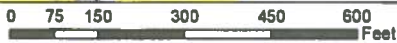
If de-annexed the property will revert to the existing County zoning at the time it was annexed into the City. The property was originally zoned Houston County RAG. The uses in that classification could be detrimental to the existing approved (25) building lots which border the parcel on two sides.

Staff objects to the de-annexation due in part that a portion of the Phase II is available to be developed and the change in zoning classification to Houston County R-1 could allow uses detrimental to the surrounding lots. The parcel is in the Perry Service Area and the City has met its obligations to the developer. Major environmental issues and transportation improvements are required by the City. The developer is attempting to avoid the issues by de-annexing.



Legend

Perry Zoning	C3	M2	R2
LC	GU	OC	R2A
C1	IN	PUD	R3
C2	M1	R1	RAG
			RMH



1 inch = 300 feet



City of Perry Zoning Review
Case: R-16-05





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Department of Community Development

**Public Hearing
Dec. 6, 2016
Tuesday @ 6:00 PM**

November 16, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: Form Based Code Parcel Rezoning
General Courtney Hodges Blvd., Perry

Dear Mayor and Council:

On November 14, 2016 the Perry Planning Commission reviewed the individual parcel rezoning for affected parcels on the General Courtney Hodges Blvd Corridor.

The parcel rezonings are to reflect the new zoning districts under the form based code designations for the General Courtney Hodges Blvd Corridor.

The Perry Planning Commission recommended approval of the parcel zoning changes.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs



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TO: Planning Commission Members
FROM: Christine Sewell – Administrative Assistant 
DATE: November 1, 2016
RE: General Courtney Hodges Blvd. parcel rezoning

On the November 14th agenda is the informational hearing for the parcels affected under the recently adopted form based code for the General Courtney Hodges Blvd. Corridor.

The property owners were notified and attached you will find the letter and informational sheet they were provided.

The properties identified would be rezoned to the zoning districts as established in the form based code:

- 1). Interstate Mixed Use (IMU)
- 2). Mixed-Use Center (MUC)
- 3). Neighborhood Mixed Use (NMU)
- 4). Form Based Residential

Should you have any questions, please let me know. Thank you.



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OFFICE OF THE CITY MANAGER

October 21, 2016

The City of Perry is considering a change in the zoning of your parcel(s) referenced above as part of an overall improvement to the General Courtney Hodges Blvd. Corridor. The proposed zoning is centered on form based uses which focus on walkability and a variety of uses that do not conflict and concentrate on structure compatibility. The enclosed informational sheet details some of the uses of form based code.

You are guaranteed that nothing will change on the current use of your parcel if the zoning change is approved.

There will be a series of public hearings on this matter, which you are encouraged to attend. The first will be held on Monday, November 14, 2016 and the second on December 6, 2016. Both meetings will be held in Council Chambers at Perry City Hall at 6:00pm.

If you have any questions, please contact Ms. Christine Sewell at (478) 988-2720.

Sincerely,

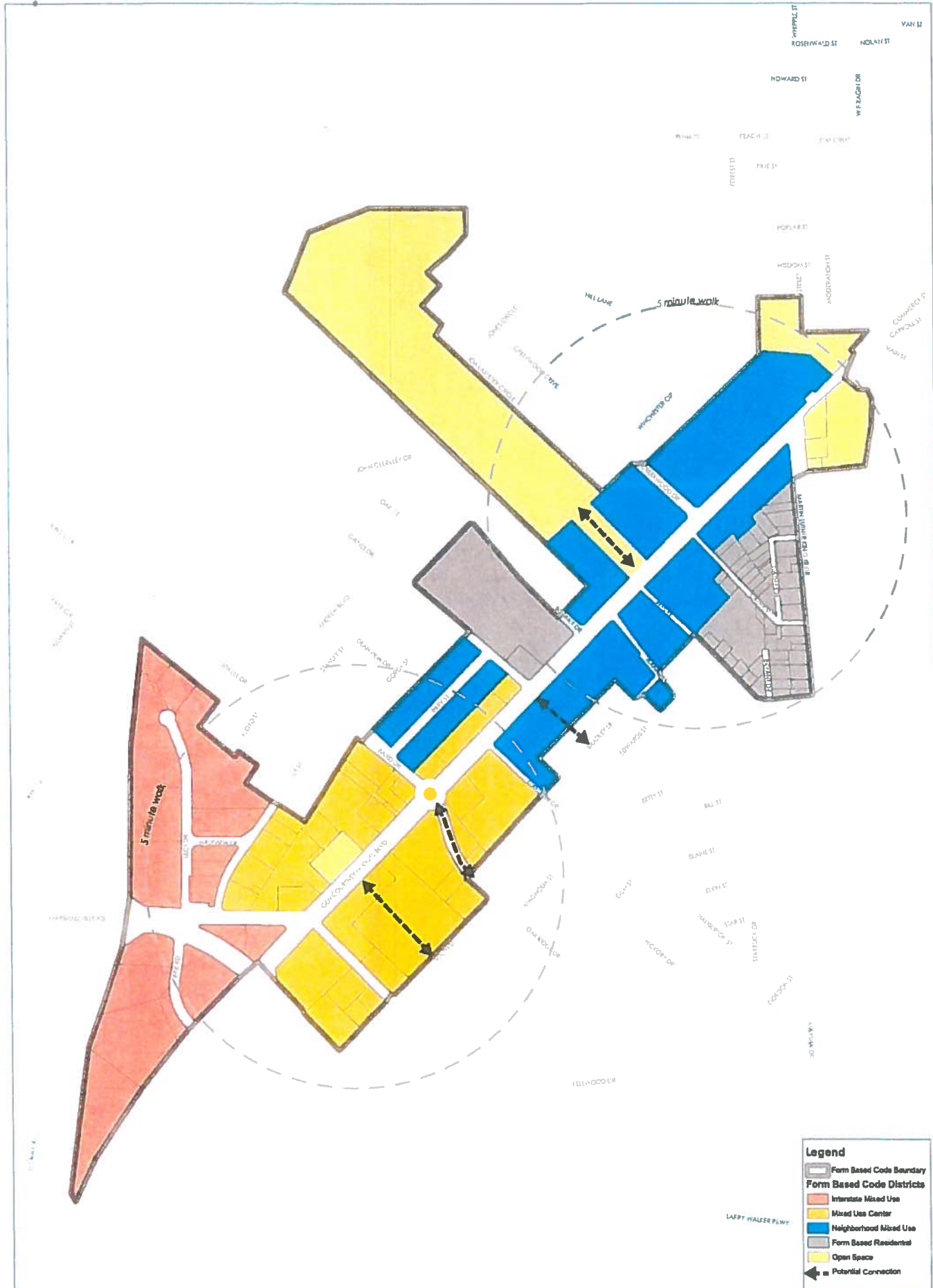
Lee Gilmour
City Manager

Enclosure



The Advantages of Form-Based Code

- FBC allows for a wider range of land uses including mixed-uses, which are emphasized. Provides flexibility for developers and land owners.
- Codifies the Perry vision
 - Promotes an attractive community
 - Unique and welcoming sense of place
 - Healthy, sustainable growth
 - Complimentary development
 - Walkability / livability
- Makes development decisions predictable, consistent, and fair. FBC are prescriptive, not proscriptive.
- Makes zoning more simple, clear, and intuitive.
 - Easier to understand and implement for land owners, developers, and city staff.
- More efficient use of public and private funds. Concise and organized, the FBC greatly simplifies current PLDO regulations.
- Design-based, focused on form, not use-based zoning. Density is less of an issue. Allows for traditional, more livable development patterns.
- Code was developed with a focus on public input.



Legend

- Form Based Code Boundary
- Form Based Code Districts**
- Interstate Mixed Use
- Mixed Use Center
- Neighborhood Mixed Use
- Form Based Residential
- Open Space
- Potential Connection

MINUTES
WORK SESSION MEETING
OF THE PERRY CITY COUNCIL
November 14, 2016
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the work session meeting held November 14, 2016 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor James E. Faircloth Jr., Mayor Pro-Tempore Randall Walker, Council Members: Phyllis Bynum-Grace, Robert Jones, Riley Hunt, William Jackson and Willie King.

Elected Official Absent: Council Member Riley Hunt

Staff: City Manager Lee Gilmour, Attorney Matthew Hulbert and Recording Clerk, Nancy Graham

City Departmental Staffing: Chief Steve Lynn – Police Department, Brenda King – Director of Administration, Decius Aaron - Director of Public Works, Robert Smith – Economic Development Director, Ellen Palmer – Digital Communications Manager, Fire Chief Lee Parker – Fire and Emergency Services Department, and Kevin Dye – Director of Leisure Services.

Guest(s)/Speaker(s): Catherine Edgemon – Main Street Coordinator, Chad McMurrian –Lead Engineering Technician, Ms. Pearlie Dixon, Mr. Ryan Bode and Mr. Robby Miller.

Press: Ms. Kristin Moriarty and Cheri Adams- The Houston Home Journal

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

3a. Then and Now – Ms. C. Edgemon: Ms. Edgemon gave a presentation to Mayor and Council of various locations in the City of Perry using photos of how they appeared in previous years versus the present.

3b. Update on state mandated water restrictions – Mr. R. Bode: Mr. Bode gave a presentation updating Mayor and Council on the City's water levels. He advised that the water levels are slowly rising. Following a question and answer session, it was the consensus of Council to remain at stage 1.

3c. Review proposed gas main relocation options: Mr. McMurrian and Mr. Miller gave a presentation on the relocation of the natural gas main in the Hawks Nest Subdivision. After a discussion relative to the various options presented, it was the consensus of Council to move forward with option 1.

- 3d. Approval of CDBG Policies and Procedures - Mr. R. Smith: Mr. Smith advised Mayor and Council that the Community Development Block Grant requires the policies and procedures presented by Mr. Smith to be adopted by Council in order to move forward. Mayor Faircloth directed this item to be placed on tomorrow's council's agenda for a vote.

4. Council Member Items:

Council Members had no report.

Mr. Gilmour advised the following:

- He was contacted by the City's health insurance carrier relative to amending the policy to provide for wigs to those who go through certain illnesses. It was the consensus of Council for Mr. Gilmour to notify the carrier to add this provision to the City's policy.
- Reminder of the press conference for all elected officials at the Houston County Commission board room (Annex) at 5:00 p.m. on November 17, 2016.

Ms. Dixon asked for clarification relative to the rezoning of her street (Bess Street) and how it would affect, if any, the taxes, value of property, etc. Mr. Gilmour addressed her questions and concerns.

Attorney Matthew Hulbert had no report.

5. Department Heads Items:

Ms. King, Mr. Aaron and Ms. Palmer had no reports.

Chief Lynn provided an update on the new animal control facility and advised that the rifle resistant vests were received and issued.

Chief Parker advised of a structure fire that caused significant damage to the homeowner's roof.

Mr. Smith advised the following:

- Horwath Consulting will be in town on November 15, 2016 and KMA on November 17-18, 2016.
- The Perry Housing Assessment is complete and a report will be given at the work session in December.

Mr. Dye advised the following:

- Football Classic is cancelled due to scheduling conflicts of the traveling teams.
- Outdoor movie night at Rozar Park is November 18, 2016 at 6:30 p.m.

Ms. Edgemon advised that Small Business Saturday is November 26, 2016, 10:00 am – 4:00 pm.

Mayor Faircloth advised the following:

- November 15, 2016 - Pre council meeting at 5:00 pm.

- November 15, 2016 - Council meeting at 6:00 pm.
- Houston County Development Authority received an award from the Georgia Economic Development Association.

6. Adjournment: There being no further business to come before Council, Council Member Jones motioned to adjourn the November 14, 2016 work session at 6:05 p.m.; Council Member King seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
November 15, 2016
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting of the Perry City Council held November 15, 2016 at 5:00 p.m.

2. Roll.

Elected Officials Present: Mayor James E. Faircloth, Jr.; Mayor Pro Tempore Randall Walker; Council Members Willie King, William Jackson, and Robert Jones.

Elected Official(s) Absent: Council Members Phyllis Bynum-Grace and Riley Hunt

Staff: City Manager Lee Gilmour, City Attorney Matthew Hulbert, and Recording Clerk Cyndi Houser

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Decius Aaron – Director of Public Works, Robert Smith – Economic Development Director and Kevin Dye – Director of Leisure Services.

Guest(s)/Speaker(s): Mr. Donnie Free

Media: Kristin Moriarty – Houston Home Journal

Mayor Faircloth deviated from the agenda

4. Other Business/Supplemental Agenda

- 4a. Discussion of billboards – Mr. Free. Mr. Free explained he had received a letter from code enforcement regarding several empty billboards on properties he currently owns. He stated they are in good shape and one property has just gone under contract, the frames are in good shape, the new owners would likely use them, but it would be 30 days before they are filled due to the costs involved. Mr. Free requested a variance, but was advised he needed to submit the request to the Planning Commission.

Mayor Faircloth returned to the agenda.

3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.

- 3a. Discussion of November 15, 2016 council meeting agenda.

- 6a. Petition for Re-Zoning Application No. 4-16-01. Applicant, Perry Capital, LLC requests a change to the land use in the PUD #7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing. The property is located on South Perry Parkway. Mr. Gilmour explained that any time a change is made to a PUD it must be reviewed by the Planning Commission. The Planning Commission recommended approval of the petition.

- 9a. Matters referred from November 14, 2016 work session and November 15, 2016 pre council meeting.
 - 1. Approve a resolution adopting the CDBG Policies and Procedures. Mr. Smith advised this is a requirement for accepting the grant from the Department of Community Affairs and is standard procedure.

- 9c. Resolution(s) for Consideration and Adoption.
 - 1. Resolution amending the City of Perry's EEO and Anti-Harassment policies. Mr. Gilmour advised this is required to bring the Personnel Management System into compliance with federal guidelines. Each employee will be required to sign an acknowledgement and it will part of new employee orientation.

- 9d. Authorize the execution of a Quit-Claim Deed for the unopened portion of Marion Street. Attorney Hulbert recommended approval noting that it would include retaining stormwater easements. Mr. Gilmour advised these will be identified.

5. Department Head/Staff Items:

Ms. King and Mr. Smith – No reports

Chief Lynn announced that Sgt. Sweat's father had passed away and arrangements were pending.

Mr. Aaron announced surveys had been sent to over 5,000 customers.

Mr. Dye reminded everyone a free movie night will be held at Rozar Park on November 18th. The department is pairing with local Boy Scouts to do the concession stand.

Chief Parker announced that Battalion Chief Crumpton was interviewed by WMAZ-TV regarding how the Department knows what is in a building and how to deal with the contents should a fire occur.

6. Council Member Items:

Council Members Jackson and Jones had no reports.

Council Member King inquired of Chief Parker about the smoke coming this way from the forest fires in North Georgia. It was noted that because of this situation, there is an executive order from Governor Deal which bans fireworks until further notice.

Mayor Pro Tempore Walker asked if it would be possible to obtain preliminary costs for replacing the Bradford pear trees along Sam Nunn Boulevard with drought resistant plantings and to include in discussions with the DOT about potential cost sharing. Council concurred to ask Carter & Sloope to add into their current contract.

Mayor Faircloth - No report

7. Adjourn: On a motion by Council Member Jones, seconded by Council Member King and carried unanimously, the pre-council session held November 15, 2016 was adjourned at 5:32 p.m.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
November 15, 2016
6:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held November 15, 2016 at 6:00 p.m.
2. Roll.

Elected Officials Present: Mayor James E. Faircloth, Jr.; Mayor Pro Tempore Randall Walker and Council Members William Jackson, Willie King, and Robert Jones.

Elected Official(s) Absent: Council Members Phyllis Bynum-Grace and Riley Hunt

Staff: City Manager Lee Gilmour, City Attorney Matthew Hulbert and Recording Clerk Cyndi Houser

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Decius Aaron – Director of Public Works, Kevin Dye - Director of Leisure Services, Robert Smith –Economic Development Director, Catherine Edgemon – Main Street Coordinator and Ellen Palmer – Digital Communications Manager.

Guest(s)/Speaker(s): Ms. Jean Beery, Mr. Bill O’Neal, Mr. Chad Bryant – Ocmulgee Inc., Ms. Judith Foskey, Mr. Ken Kirkland, Mr. Penrose Wolf, Ms. Elaine King and Imai Floyd

Media: Kristin Moriarty and Cheri Adams, Houston Home Journal

3. Invocation and Pledge of Allegiance to the Flag: Council Member Jones rendered the invocation and Council Member King led the pledge of allegiance to the flag.
4. Presentation(s)/Recognition(s): Mayor James E. Faircloth, Jr.

Mayor Faircloth presented a proclamation to Ms. Edgemon and Mr. O’Neal recognizing Small Business Saturday on November 26, 2016. Ms. Edgemon and Mr. O’Neal spoke about the activities scheduled for the event and urged everyone to patronize the downtown merchants.

Council Member King presented an oversized check for \$500,000 to Mayor Faircloth and Council for a CDBG grant recently awarded to the City. Mayor Faircloth acknowledged Council Member King’s dedication to improving the City and assisting the constituents in his district. Mrs. King and their granddaughter Imai Floyd also gave remarks.

5. Citizens with Input:

Ms. Jean Beery, 901 Perimeter Road, Perry, Georgia spoke highly of the police department and particularly of Janet Duffin. She then presented a food gift to Mayor and Council.

6. Public Hearing: Mayor James E. Faircloth, Jr.

PUBLIC HEARING CALLED TO ORDER AT 6:15 P.M. Mayor James E. Faircloth Jr. 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. 36-67A-3 (c).

- 6a. Petition for Re-Zoning Application No. R-16-04. Applicant, Perry Capital, LLC requests a change to land use in the PUD #7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing. The property is located on South Perry Parkway.

Staff report: Mr. Gilmour stated this request had been reviewed by staff and they recommended approval.

Public Input: Mayor Faircloth called for any public input for or opposed to the amendment.

For: Mr. Chad Bryant, Ocmulgee Inc., explained the development originally expected to have commercial development along the front of the development, but it has not come about. Using the commercial area for a recreational area would be more feasible and the back area could be developed for housing.

Opposed: None

PUBLIC HEARING CLOSED AT 6:18 P.M. Mayor Faircloth closed the public hearing at 6:18 p.m.

7. Consent Agenda Items: Mayor James E. Faircloth, Jr.

- 7a. Council's Consideration – Minutes of the October 31, 2016 work session, November 1, 2016 pre council meeting, and November 1, 2016 council meeting. Council Member Jackson moved to accept the minutes as submitted; Council Member King seconded the motion and it carried with Mayor Pro Tempore abstaining for the November 1, 2016 pre council and council meetings.

8. Old Business: Mayor James E. Faircloth, Jr.

- 8a. Mayor James E. Faircloth, Jr – None
- 8b. Council Members – None
- 8c. City Manager Lee Gilmour – None
- 8d. City Attorney Matthew Hulbert - None

9. New Business: Mayor James E. Faircloth, Jr.

- 9a. Matters referred from the November 14, 2016 work session and November 15, 2016 pre-council meeting.
1. Adopted Resolution 2016-55 approving the CDBG Policies and Procedures. Mr. Smith explained that the resolution was necessary and a standard part of accepting a CDBG grant. Staff recommended approval. Mayor Pro Tempore Walker moved to approve the CDBG Policies and Procedures as submitted; Council Member Jackson seconded the motion and it carried unanimously. (*Resolution 2016-55 has been entered into the City's official book of record.*)
- 9b. Ordinance(s) for First Reading and Introduction:
1. **First Reading** of an ordinance to change the land use in the PUD#7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing. The property is located on South Perry Parkway. (*No action is required by Council.*)
 2. **First Reading** of an ordinance amending the Perry Code by deleting Sec. 15-34(a) in its entirety and adding a new Sec. 15-34(a). (*No action is required by Council.*)
- 9c. Resolution(s) for Consideration and Adoption:
1. Adopted Resolution 2016-56 amending the City of Perry's EEO and Anti-Harassment policies. Mr. Gilmour explained this is a housekeeping item to update the language of the Perry Personnel Management system to reflect federal guidelines. Mayor Pro Tempore Walker moved to amend the City of Perry's EEO and Anti-Harassment policies as submitted. Council Member Jones seconded and it carried unanimously. (*Resolution 2016-56 has been entered into the City's official book of record.*)
- 9d. Authorized execution of a Quit Claim Deed for unopened portion of Marion Street. Attorney Hulbert advised the deed had been reviewed by the City Attorney's office and recommended authorization. Council Member Jackson moved to authorize execution of a Quit Claim Deed for an unopened portion of Marion Street while retaining stormwater drainage easements. Mayor Pro Tempore Walker seconded and it carried unanimously.
10. Department Head/Staff Items:

Ms. King, Chief Parker, Mr. Smith and Ms. Edgemon had no reports.

Chief Lynn reminded everyone of the Christmas Parade taking place at 4 pm on Saturday, December 3rd with Christmas at the Square on December 4th at 5:30 pm at the old Courthouse.

Mr. Dye announced the outdoor movie at Rozar Park will be Friday, November 18th beginning at 6:15 pm. The goal is 400 attendees and he encouraged everyone to bring a chair.

Mr. Aaron stated this would be his last meeting before beginning a position in a new community and thanked Mayor and Council for all their support for the past two (2) years.

Ms. Palmer reported there have been over 44,000 hits on the web page since its launch and over 10,000 engagements.

11. Council Member Items:

None

12. General Public Items:

None

13. Mayor Items:

Due to the holiday calendars, Mayor and Council will not hold the Walk with Mayor and Council until February 2017.

November 17, 2016 – SPLOST press conference at 5 pm at County Annex in Warner Robins.

November 29, 2016 – SPLOST public hearing at 4 pm

December 5, 2016 – Next Council work session 5 pm

December 6, 2016 – Next regular Council meeting at 6 pm

December 7, 2016 – SPLOST public hearing at 7 pm


Mayor Faircloth asked everyone to take time to consider who and what they are grateful for and to share with their neighbors.

14. Adjourn: There being no further business to come before Council in the regular council meeting held November 15, 2016, Council Member Jackson motioned to adjourn at 6:34 p.m.; Council Member Jones seconded the motion and it carried unanimously.



Where Georgia comes together.

TO: Mayor & Council
Lee Gilmour – City Manager

FROM: Christine Sewell – Administrative Assistant 

DATE: November 29, 2016

RE: Subdivision Acceptance

The maintenance agreement for the subdivision listed below has been inspected by the Community Development Department and is recommended for City acceptance

Wooden Eagle Phase 4 Section 2

Please contact us with any questions or comments. Thank you.



Where Georgia comes together.

Department of Community Development

TO: Chris Sewell

CC: File Wooden Eagle S/D

FROM: Steve Howard

DATE: November 29, 2016

RE: Final Acceptance for Wooden Eagle Plantation Phase 4 section 2.

The Wooden Eagle Plantation Phase 4 section 2 is recommended for final acceptance by the Community Development Department.



Where Georgia comes together.

Department of Community Development

TO: Chris Swell, Community Development
FROM: Chad McMurrian, Lead Engineering Technician
DATE: November 9, 2016
SUBJECT: Final Acceptance of Subdivision – Perry City Council
Wooden Eagle Phase 4 Section 2

The above referenced subdivision has been inspected and found to meet the requirements of acceptance.

Erosion and sedimentation control was not addressed in this inspection.

**A RESOLUTION
ACCEPTING OWNERSHIP AND MAINTENANCE
OF CERTAIN INFRASTRUCTURE**

WHEREAS, the proper process to accept ownership and responsibility for maintenance and operation of streets, stormwater drainage, water lines, sewerage lines and other infrastructure would be by resolution of the Council; and

WHEREAS, a development has been inspected by the Department of Community Development and Public Works and determined to meet or exceed minimum City standards;

NOW, THEREFORE THE COUNCIL OF THE CITY OF PERRY HEREBY RESOVLES that the below named subdivision infrastructure is accepted for maintenance and operation by the City except those sidewalks not part of the City's alternate transportation system.

WOODEN EAGLE PHASE 4 SECTION 2

CITY OF PERRY:

BY: _____
James E. Faircloth, Jr., Mayor

ATTEST: _____
Annie Warren, City Clerk

(CITY SEAL)



Where Georgia comes together.
Department of Community Development

Public Hearing
November 15, 2016
Tuesday @ 6:00 PM

October 25, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: Rezoning Application #R-16-04
South Perry Parkway, West Hwy 41, Perry

Dear Mayor and Council:

On October 24, 2016 the Perry Planning Commission reviewed the above referenced petition for a rezoning request as submitted by Perry Capital, LLC.

The request was for a change in the land use in the PUD #7 for Perry Preserve to have the commercial area become recreational use and for the recreation area to become housing.

The Perry Planning Commission recommended approval of the application as submitted.

Sincerely,

Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

STAFF REPORT

CASE NUMBER: R-16-04

APPLICANT: Perry Capital LLC

REQUEST: The request is to change land use in the PUD #7 for Perry Preserve.

LOCATION: South Perry Parkway

ADJACENT ZONING/LANDUSES:

Parcel: PUD #7	
North: HC RAG	-Across the Perry Parkway, Farm Land
South: HC RAG	-Farm Land
East: C-2	-Vacant Land
West: HC RAG	-Farm Land

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The property is suitable for its current zoning and is being developed according to the requirements of PUD #7.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The property values are not diminished by its current zoning.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* There is no destruction of property values.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The change will allow an increase in the amount of acreage in recreational use and decrease the commercial use.
5. *Whether the subject property has a reasonable economic use as currently zoned. The property has economic value as currently zoned.* It can be developed as originally approved.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property ceased to develop after the economy downturn in 2007/2008. The request as proposed should enhance the sale ability of the property due to increased recreational facilities.

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The proposed change will be compatible with the existing land use for this PUD.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed rezoning is not expected to affect the usability of nearby properties. The uses of neighboring properties will be able to continue.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The Perry Service Area Land Use Map adopted by the Perry City Council recommends single family dwellings for this area. The Perry Fringe Area Future Land Use Map recommends residential and commercial use for this area.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* The infrastructure is currently in place for this development.
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.* The proposed land use changes within the PUD should enhance the developer's ability to revitalize the development.

STAFF CONCLUSIONS: The property in question is currently zoned PUD #7. The original approval of this PUD and its development standards are attached to this report. This request to redefine the use of acreage within the existing PUD constitutes a rezoning because you are changing the existing conditions. The request is to alter the recreation area by increasing the total acreage from 3.00 acres to 7.15 acres shown on the drawings from Ocmulgee. The request further alters the amount of commercial development allowed by decreasing the acreage from 12.3 acres to 6.10 acres also shown on the drawing from Ocmulgee. The original Perry Preserve Master layout is attached for your use.

The standards established by PUD #7 are not changing. The recreation area is proposed to move from the original location within the development to the entry area. This request to move will decrease the original commercial area as stated previously. Staff has no objections to this request.

THE PERRY PRESERVE

Planned Unit Development - #7

Development Standards for Perry Preserve

1. The rights-of-way for residential streets shall be a minimum of 50 feet in width.
2. The paving widths of residential streets shall be as follows (measured back of curb to back of curb):

One-Way Street – 12 feet

Two-Way Street – 22 feet

Villages #1 and #2

1. Permitted Uses – All uses permitted in the R-1 District and townhouses
2. Density – The overall density of each village shall not exceed 4.7 dwellings per acre.
3. Unless noted below, all other standards in the R-1 District shall apply.

Single Family Dwellings

1. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 4,800 square feet
3. Minimum Lot Width – 40'
4. Maximum Lot Coverage – 50%

Townhouses

1. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – attached 0 feet, unattached 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
2. Minimum Lot Size – 2,000 square feet
3. Minimum Lot Width – 20 feet
4. Maximum Lot Coverage – 50%

5. No more than ten (10) nor fewer than three (3) continuous townhouses shall be built in a row with approximately the same front line.
6. No side yard is required except that on corner and interior lots. The end of the building in any townhouse grouping shall conform to the side yard requirements of that district.

Adult Living Area

1. Permitted Uses – Same as the R-1 District
2. Density – The overall density of the adult living area shall not exceed 5.5 dwellings per acre.
3. Minimum Lot Size – 4,000 square feet
4. Minimum Lot Width – 40 feet
5. Minimum Lot Coverage – 60%
6. Setbacks – Front – 10 feet; 25 feet on main circulation road
Interior Sides – 5 feet
Exterior Sides – 10 feet; 25 feet on main circulation road
Rear – 20 feet; 10 feet from alley
7. All other development standards same as the R-3 District.

Multi-Family Area

1. Permitted Uses – Multi-Family Dwellings and associated accessory uses
2. Density – The overall density of the multi-family area shall not exceed 15 dwellings per acre.
3. Setbacks – Front – 25 feet
Sides – 5 feet
Rear – 25 feet
4. Minimum Lot Size – 10,000 square feet
5. Minimum Lot Width – 70 feet
6. Maximum Lot Coverage – 50%
7. All other development standards same as the R-3 District.

Retail Area

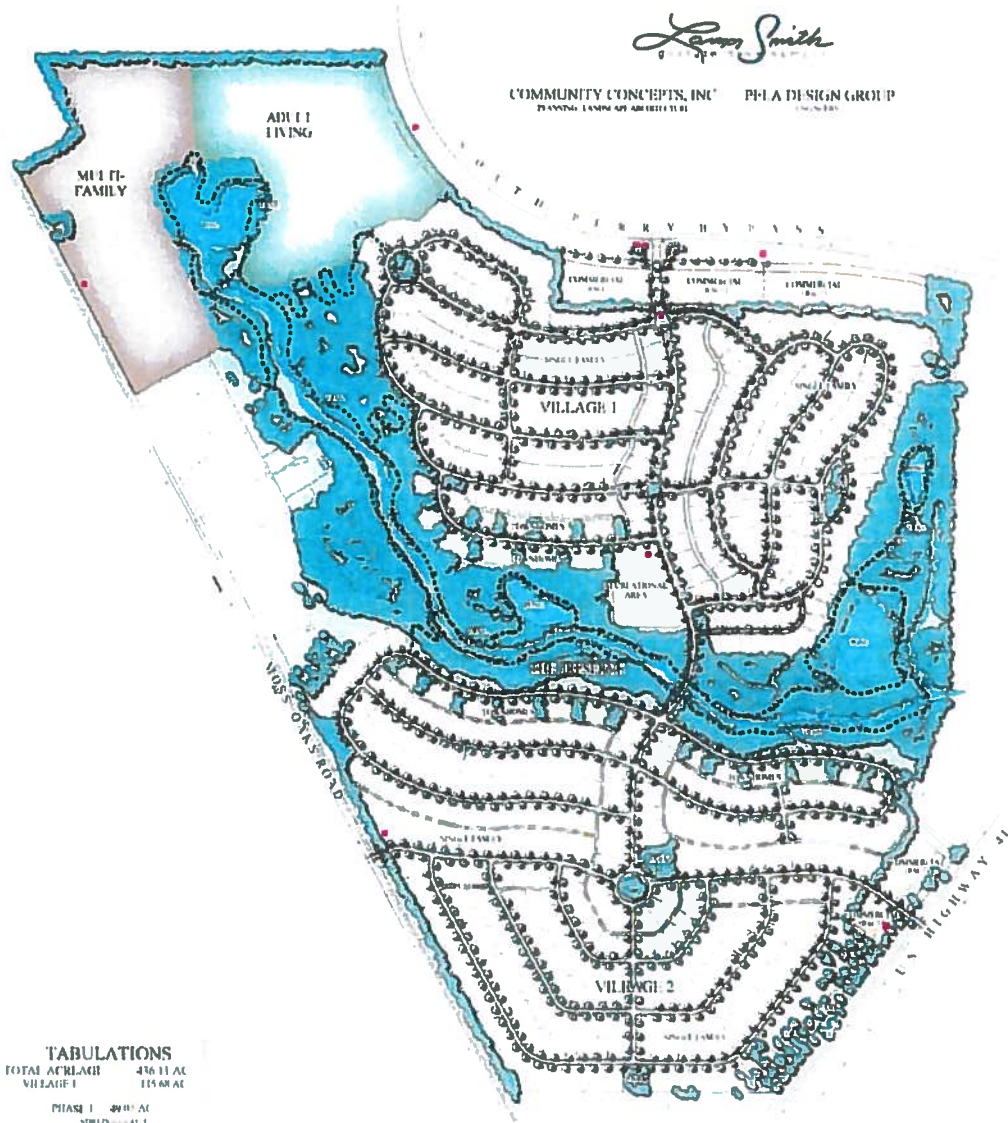
1. Permitted Uses – Same as the C-2 District
2. Development Standards – Same as the C-2 District



ILLUSTRATIVE MASTER PLAN
PERRY PRESERVE
 PERRY, GEORGIA

Leno Smith
 ARCHITECT

COMMUNITY CONCEPTS, INC. PFLA DESIGN GROUP
 PLANNING LANDSCAPE ARCHITECTURE



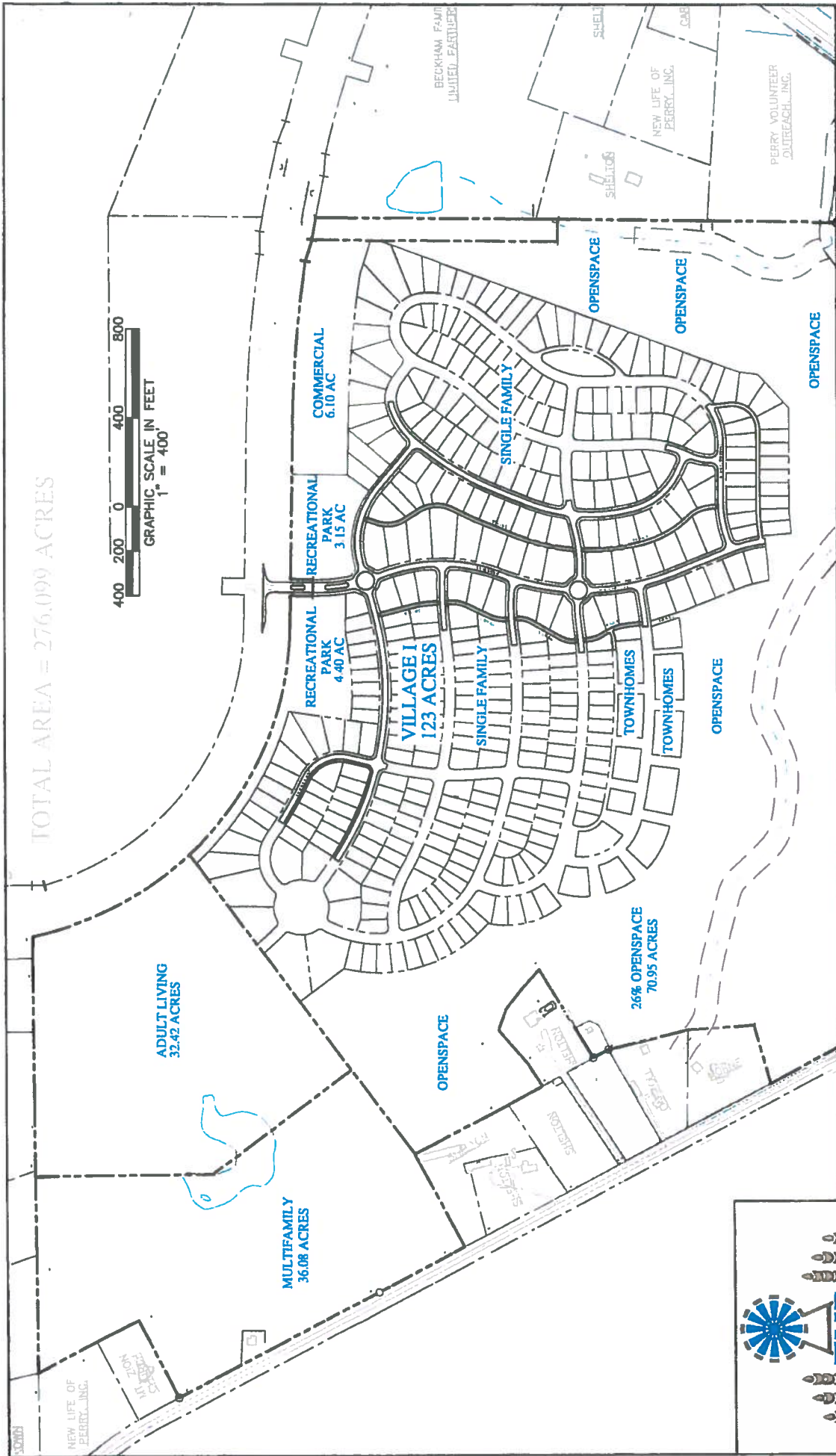
TABULATIONS

TOTAL ACREAGE	436.11 AC
VILLAGE 1	115.68 AC
PHASE 1	40.00 AC
STREETS	41.3
GREENS	16.7
FUTURE	66.00 AC
VILLAGE 2	128.11 AC
ADULT LIVING	29.33 AC
MULTI-FAMILY	30.00 AC
CONCEPTUAL	
TOT	20.00
STREETS	10.00
GREENS	10.00
OPEN SPACE	10.00
RELATION AREA	3.00 AC
GREENSPACE	116.54
OPEN SPACE	28.5



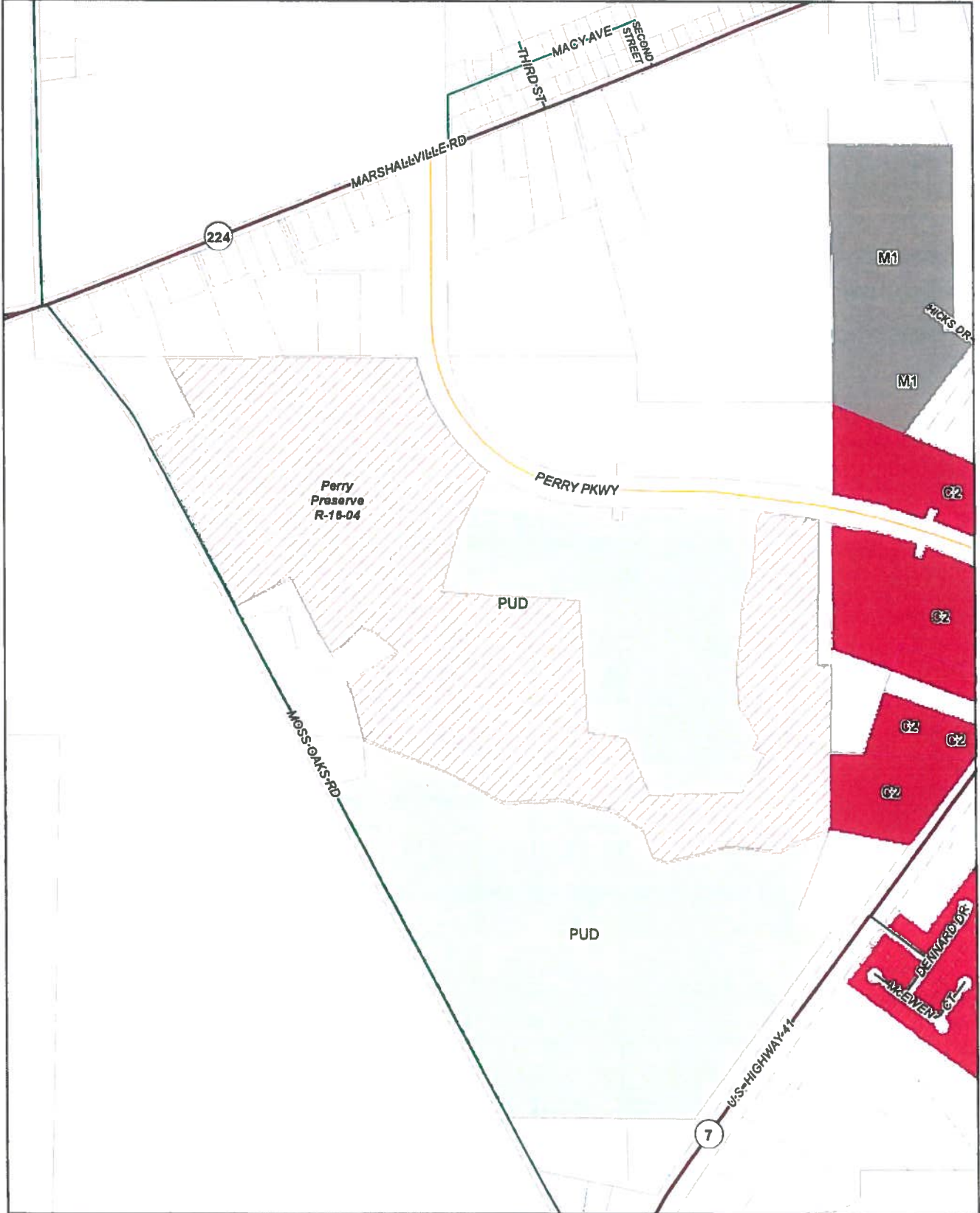
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AT OWNERS DISCRETION.

TOTAL AREA = 276,099 ACRES



Ocmulgee, Inc.
 1000 W. BROADWAY, SUITE 1000, ATLANTA, GA 30309
 TEL: (404) 525-8800 FAX: (404) 525-8877
 Perry Group is 100%





Legend

Perry Zoning	C3	M2	R2
LC	GU	OC	R2A
C1	N	PUD	R3
C2	M1	R1	RAG
			RMH



1 inch = 1,000 feet



City of Perry Zoning Review
Case: R-16-04



City of Perry

Ordinance Review Check List for Second Reading

_____ City Attorney (Ordinance was prepared by Mr. Walker)

LG
_____ City Manager – Lee Gilmour

[Signature]
_____ Department Head

Notes:

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry Code is amended as follows:

1.

By deleting Sec. 15-34(a) in its entirety.

2.

By adding a new Sec. 15-34(a) as follows:

- (a) Each such occupation tax shall be for the calendar year 2016 and succeeding calendar years thereafter unless otherwise specifically provided. Said registration and occupation tax shall be payable January 1 of each year and shall be delinquent if not paid by April 1 of each year and shall be subject to a ten (10) percent penalty. Thereafter, any occupation tax that remains delinquent shall bear interest at the rate of 1.5 percent per month. On any new profession, trade or calling begun in the city in 2016 or succeeding years thereafter, the registration and tax shall be delinquent if not obtained immediately upon beginning business and a ten (10) percent penalty imposed. The tax registration herein provided for shall be issued by the tax clerk and if any person, firm, or corporation whose duty it is to obtain a registration shall, after said registration or occupation tax becomes delinquent, transact or offer to transact, in the city, and of the kind of profession, trade or calling in this article specified without having first obtained said registration, such offender shall, upon the conviction of the city judge, be punished as provided in Section 1-10 of this Code, and each day's failure to comply with any such provision shall constitute a separate offense.

SO ORDAINED this ____ day of _____, 2016.

CITY OF PERRY, GEORGIA

By: _____
James E. Faircloth, Jr. - Mayor

Attest: _____
Annie Warren - City Clerk

1st Reading: _____

2nd Reading: _____



Where Georgia comes together.

Department of Community Development

**Public Hearing
Dec. 6, 2016
Tuesday @ 6:00 PM**

November 16, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: De-Annexation Application #R-16-05
Stonegate Trail #P48-37 (23.98 acres)

Dear Mayor and Council:

On November 14, 2016 the Perry Planning Commission reviewed the above referenced petition for the de-annexation request as submitted by Mr. Leighton Kersey.

The request was for the de-annexation of 23.98 acres from City of Perry R-1, Single Family Residential District to Houston County R-1 district.

The Perry Planning Commission recommended denial of the application as submitted.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

STAFF REPORT

CASE NUMBER: R-16-05

APPLICANT: Leighton Kersey

REQUEST: The applicant is requesting de annexation from the City of Perry

LOCATION: The property is located in the vicinity of 312 Stonebridge Trail

ADJACENT ZONING/LANDUSES:

Parcel: R-1	-Vacant Land
North: R-2 (New Haven S/D)	-Vacant land, Single Family Dwellings
South: R-1	-Single Family Homes
East: Houston County RAG	-Vacant Land
West: R-1	-Single Family Homes

STANDARDS GOVERNING ZONE CHANGES:

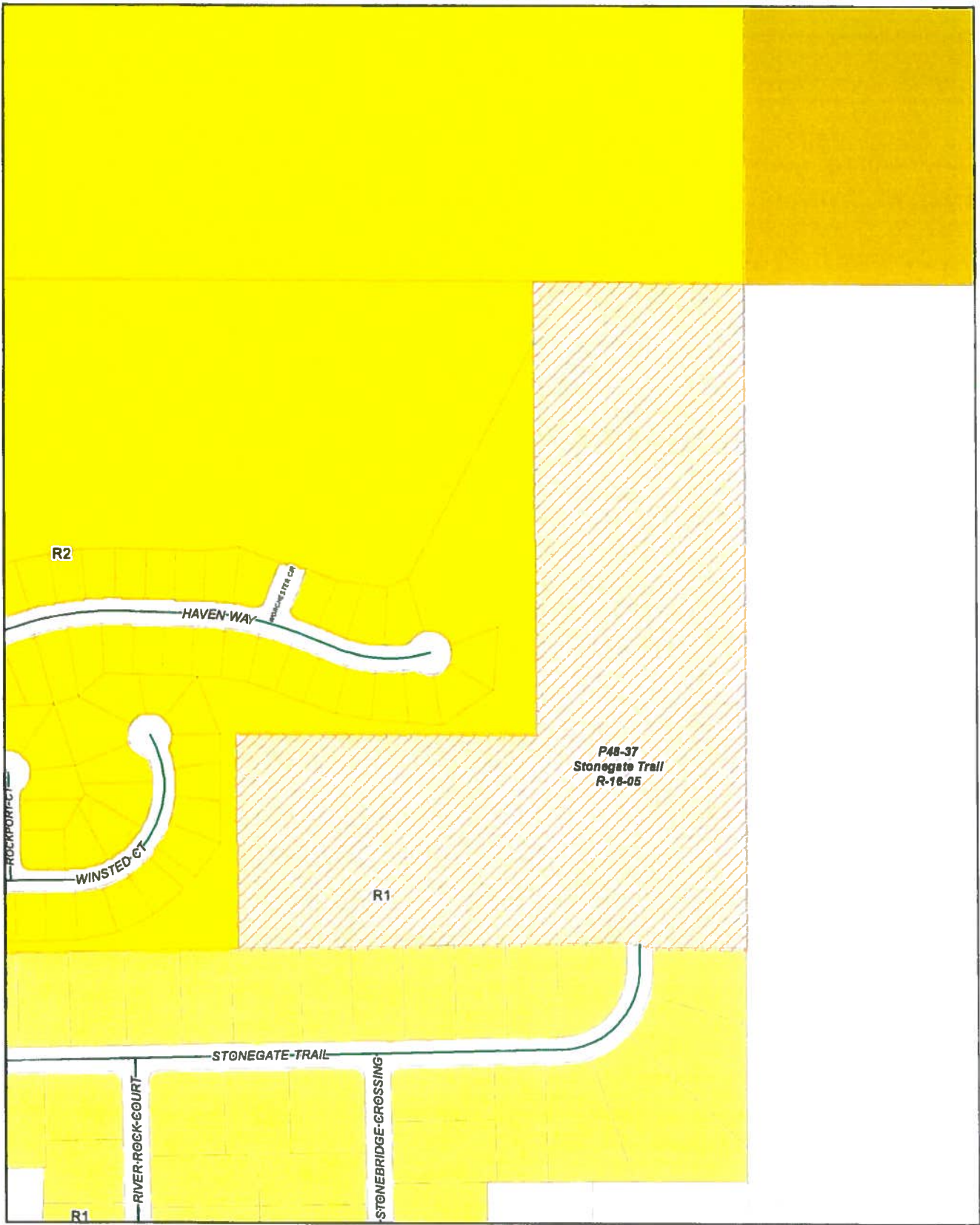
1. *The suitability of the subject property for the zoned purposes.* The property is suitable for the current R-1 zoning. The property was annexed and rezoned to R-1 in 2003 for the purpose of developing a single family home S/D with City utilities.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* Staff believes the current R-1 zoning does not diminish the property values.
3. *The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public.* Staff believes there is no destruction of property values.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The applicant is requesting de-annexation to avoid dealing with the City's development regulations.
5. *Whether the subject property has a reasonable economic use as currently zoned.* Staff feels the property has economic use as currently zoned.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The Stonebridge S/D preliminary plat was approved in September of 2004 and included the section being requested for de-annexation. The final plat for Phase I was approved in January of 2005. There were (23) dwellings built from 2005 until early 2015. Since early 2015 fifteen dwellings have been permitted in Phase I and one in Phase II.

7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property. Staff has concerns if the property were de-annexed the land would be developed with septic tanks and wells instead of being connected into municipal water and waste water systems. The lot size required according to County regulations would be 1.5 acres per dwelling for septic tank and wells. In order to have City utilities the property served must be in the City limits. The property zoning if de-annexed would revert to Houston County R-1. The uses in Houston County R-1 are less stringent than the City's R-1.*
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property. The proposed rezoning and de-annexation will not affect the use or usability of the existing lots in this or surrounding S/D. However, the Houston County R-1 may allow uses that will inhibit the development of lots in the surrounding subdivisions and be detrimental to existing dwellings.*
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan. The Character Area Map lists this area as being in the Suburban Neighborhoods. The RAG zoning for the City of Perry is allowed in this zone. Perry's RAG and the Houston County R-1 differ in the usage allowed.*
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposal will not result in a use which will or could cause an excessive or burdensome use of existing infrastructure.*
11. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. There are existing conditions and changing conditions that could affect the development of the second phase. There are currently (15) lots than can be developed in Phase II with an engineering modification to an issue with the proposed infrastructure. The remaining (17) lots are going to require a major redesign from the original street design to contend with an existing stream.*

STAFF CONCLUSIONS: The applicant is requesting de-annexation of 23.98 acres referred to as Phase II of Stonebridge subdivision. There are (32) lots in the current design of Phase II as originally proposed. Fifteen of those lots have been given approval to build provided a stream issue and a redesign of a conflict between proposed storm water pipe and water main is corrected. This has not been done. The remainder of the (17) lots could be built on, but the City is requiring a redesign of the stream crossing for the street.

If de-annexed the property will revert to the existing County zoning at the time it was annexed into the City. The property was originally zoned Houston County RAG. The uses in that classification could be detrimental to the existing approved (25) building lots which border the parcel on two sides.

Staff objects to the de-annexation due in part that a portion of the Phase II is available to be developed and the change in zoning classification to Houston County R-1 could allow uses detrimental to the surrounding lots. The parcel is in the Perry Service Area and the City has met its obligations to the developer. Major environmental issues and transportation improvements are required by the City. The developer is attempting to avoid the issues by de-annexing.



Legend

Perry Zoning	C3	M2	R2
LC	GU	OC	R2A
C1	IN	PUD	R3
C2	M1	R1	RAG
			RMH



1 inch = 300 feet



City of Perry Zoning Review
Case: R-16-05





Where Georgia comes together.

Department of Community Development

**Public Hearing
Dec. 6, 2016
Tuesday @ 6:00 PM**

November 16, 2016

The Honorable James E. Faircloth, Jr.
Perry City Council
Post Office Box 2030
Perry, Georgia 31069

Re: Form Based Code Parcel Rezoning
General Courtney Hodges Blvd., Perry

Dear Mayor and Council:

On November 14, 2016 the Perry Planning Commission reviewed the individual parcel rezoning for affected parcels on the General Courtney Hodges Blvd Corridor.

The parcel rezonings are to reflect the new zoning districts under the form based code designations for the General Courtney Hodges Blvd Corridor.

The Perry Planning Commission recommended approval of the parcel zoning changes.

Sincerely,



Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs



Where Georgia comes together.

TO: Planning Commission Members
FROM: Christine Sewell – Administrative Assistant 
DATE: November 1, 2016
RE: General Courtney Hodges Blvd. parcel rezoning

On the November 14th agenda is the informational hearing for the parcels affected under the recently adopted form based code for the General Courtney Hodges Blvd. Corridor.

The property owners were notified and attached you will find the letter and informational sheet they were provided.

The properties identified would be rezoned to the zoning districts as established in the form based code:

- 1). Interstate Mixed Use (IMU)
- 2). Mixed-Use Center (MUC)
- 3). Neighborhood Mixed Use (NMU)
- 4). Form Based Residential

Should you have any questions, please let me know. Thank you.



Where Georgia comes together.

OFFICE OF THE CITY MANAGER

October 21, 2016

The City of Perry is considering a change in the zoning of your parcel(s) referenced above as part of an overall improvement to the General Courtney Hodges Blvd. Corridor. The proposed zoning is centered on form based uses which focus on walkability and a variety of uses that do not conflict and concentrate on structure compatibility. The enclosed informational sheet details some of the uses of form based code.

You are guaranteed that nothing will change on the current use of your parcel if the zoning change is approved.

There will be a series of public hearings on this matter, which you are encouraged to attend. The first will be held on Monday, November 14, 2016 and the second on December 6, 2016. Both meetings will be held in Council Chambers at Perry City Hall at 6:00pm.

If you have any questions, please contact Ms. Christine Sewell at (478) 988-2720.

Sincerely,

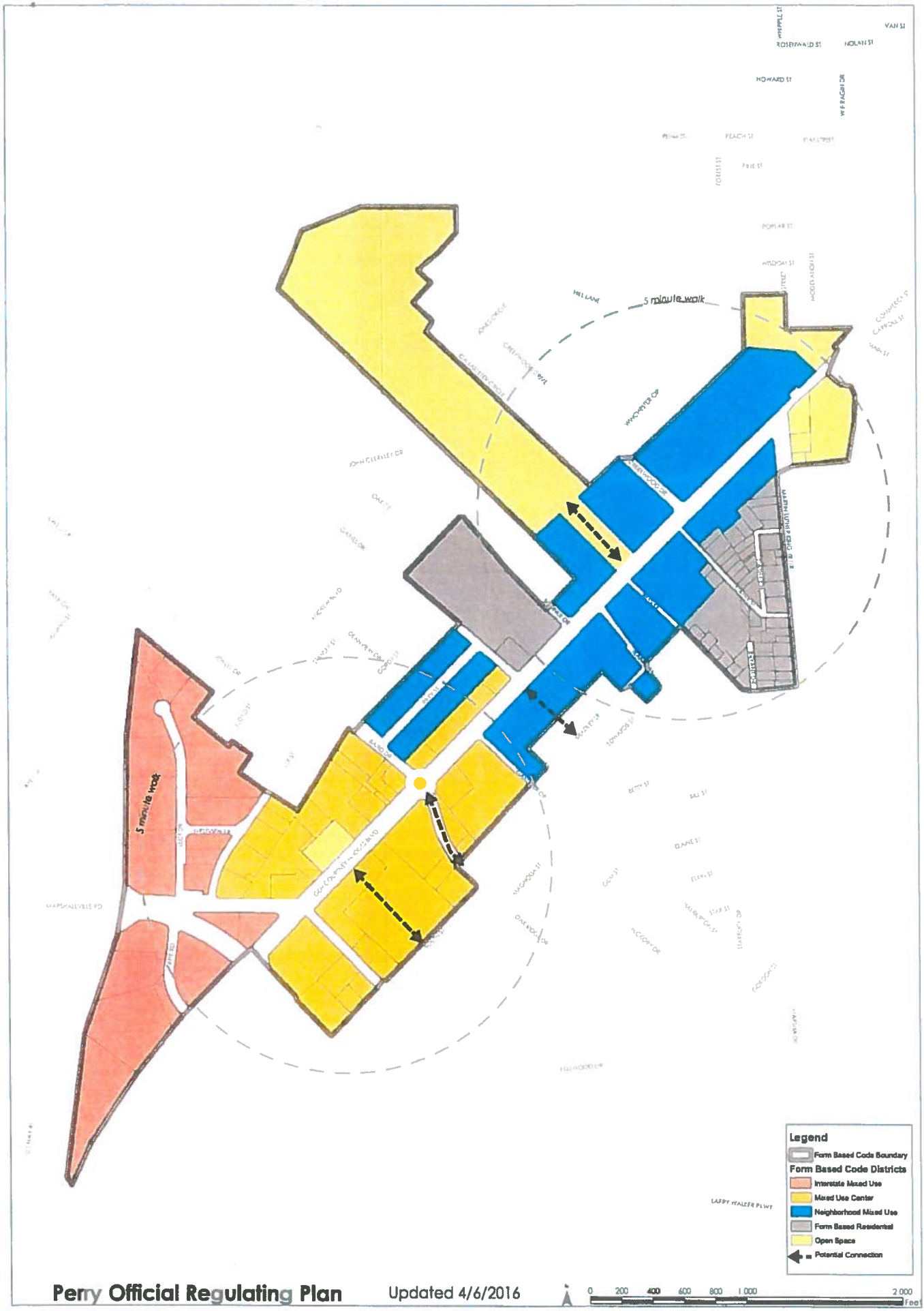
Lee Gilmour
City Manager

Enclosure



The Advantages of Form-Based Code

- FBC allows for a wider range of land uses including mixed-uses, which are emphasized. Provides flexibility for developers and land owners.
- Codifies the Perry vision
 - Promotes an attractive community
 - Unique and welcoming sense of place
 - Healthy, sustainable growth
 - Complimentary development
 - Walkability / livability
- Makes development decisions predictable, consistent, and fair. FBC are prescriptive, not proscriptive.
- Makes zoning more simple, clear, and intuitive.
 - Easier to understand and implement for land owners, developers, and city staff.
- More efficient use of public and private funds. Concise and organized, the FBC greatly simplifies current PLDO regulations.
- Design-based, focused on form, not use-based zoning. Density is less of an issue. Allows for traditional, more livable development patterns.
- Code was developed with a focus on public input.





WALKER HULBERT GRAY & MOORE, LLP
ATTORNEYS AT LAW

LARRY WALKER
DAVID G. WALKER
DAVID P. HULBERT, JR.
MICHAEL G. GRAY
KELLYE C. MOORE
JOHN W. HULBERT
MATTHEW C. HULBERT
BROOKE P. NEWBY

909 BALL STREET
P.O. Box 1770
PERRY, GA 31069
TELEPHONE: (478)987-1415
FACSIMILE: (478)987-1077
E-MAIL: mail@whgmlaw.com

December 1, 2016

Mr. Lee Gilmour, City Manager
City of Perry
P.O. Box 2030
Perry, Georgia 31069

RE: Private water wells

Dear Lee:


Please find enclosed relative to the above a proposed ordinance. After you've had a chance to review this ordinance, please contact me if you have questions or if you feel changes need to be made.

Section 25-251 of the Perry Code is entitled "Restriction on outdoor water of landscape." The language in this section basically tracks the language in O.C.G.A. Section 12-5-7 (a.1)(1). This section limits outdoor irrigation to between the hours of 4p.m. and 10a.m. However, this section goes on to say that this shall not create any limitation upon certain water uses which are the same ones listed in our code. These include use of water withdrawn from private water wells. O.C.G.A. 12-5-7 (a)(1) does allow cities to make application to the Environmental Protection Division to impose more stringent restrictions on outdoor water use during nondrought periods or state declared periods of drought for "good cause" shown. "Good cause" is defined as evidence sufficient to support a reasonable conclusion, considering available relevant information, that such additional restrictions are necessary and appropriate to avoid or relieve a local water shortage. Any variance granted is valid for such period as determined by the director of the Environmental Protection Division. Therefore, in order to restrict private wells, you will have to make application to the Environmental Protection Division and provide the necessary evidence. If you are able to do this, the restriction will be only for such period as determined by the director.

If you have questions relative to the proposed ordinance or imposing more stringent restrictions on outdoor water use, please contact me.

Very Truly Yours,

WALKER, HULBERT, GRAY & MOORE, LLP


David G. Walker

DGW/mt

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry Code is amended as follows:

1.

By renaming Chapter 25 as follows:

WATER, SEWERS, SEWAGE DISPOSAL, NATURAL GAS AND PRIVATE WATER WELLS.

2.

By adding a new Article IX as follows:

ARTICLE IX. PRIVATE WATER WELLS

DIVISION 1. GENERALLY

Sec. 25-260. Drilling for water within one-half mile of city wells.

No person shall drill, continue to drill or operate any water well withing the city which shall be located or proposed to be located within one-half mile from any well which, in operation or under construction for the supply of water, constitutes or may constitute a part of the public water system of the city.

Sec. 25-261. Private wells to supply only for specific purposes.

It shall be unlawful to drill or continue to drill any private water well for the purpose of supplying water therefrom or to supply water from any such private water well to any persons for domestic use other than for irrigation and recreational purposes; provided, however, that private water wells shall be allowed for industrial users under the terms and conditions contained in section 25-276 herein. Specifically prohibited is the use of any private water well for the purpose of supplying water for use within any dwelling house, commercial or business establishment within the city except as otherwise provided in this article.

Sec. 25-262. Prohibition.

The water from any private water well or spring shall not be used for drinking or cooking.

Sec. 25-263. Open wells, cisterns.

(a) It shall be unlawful for any person to operate or maintain or permit to be operated or maintained any well or cistern within the city unless the same shall be covered or protected by an enclosure sufficient to prevent any person from falling into or entering such well or cistern.

(b) Any covering or enclosure of any such well or cistern shall and must be approved by the building official.

(c) The requirements of this section shall not prevent the owner or operator of such well or cistern from entering such well or cistern for the purpose of maintenance and operation purposes.

Sec. 25-264. Log of new wells.

Every person, firm, or corporation to whom the Community Development Department has issued a permit under the provisions of this article to construct a well shall, within thirty (30) days of the completion or the drilling, digging, boring, or excavating authorized by such permit, furnish the utility department with a log of such well. The log shall include information on the type of casing, the number and location of the perforations therein, the depth of the well and soil types at all levels of the well, as well as any other data requested by the building inspector or code enforcement official from the Community Development Department.

Sec. 25-265. Wells constructed prior to 2016.

Nothing contained in this article shall prohibit the continued operation of any water well which had been constructed and was in continuous use on December 31, 2016, which may be within one-half mile of a city well; however, any modifications to any such wells must meet all the requirements of this article.

Sec. 25-266 - 25-270 Reserved.

DIVISION 2. PERMITS

Sec. 25-271. Required for construction, demolition of well.

No person, firm, or corporation shall dig, bore, deepen, or excavate any well or destroy an existing well unless the person, firm, or corporation has applied for and obtained a permit therefore from the Community Development Department pursuant to the provisions of this article.

Sec. 25-272. Investigation fee.

Each application for a permit required under this article shall be accompanied by an inspection and enforcement fee in an amount determined by the mayor and council, no part of which shall be refundable.

Sec. 25-273. Issuance.

If, after investigation of the proposed well site and verification of the data supplied in the application, the Community Development Department determines that the proposed construction, destruction, or conversion of the well both complies with this article and is not likely to cause pollution or contamination of either the underground water or the well water, a permit for such construction, destruction, or conversion shall be issued.

Sec. 25-274. Scope.

A permit issued pursuant to this article shall be valid to authorize only the proposed construction, destruction, or conversion described therein on the site specified.

Sec. 25-275. Suspension or revocation.

The building inspector or code enforcement officer from the Community Development Department may, upon ten (10) days' written notice, suspend or revoke any permit issued pursuant to this article where he or she determines the permittee either to have exceeded the scope of the permit or to have violated any other provision of this article.

Sec. 25-276. Private water wells for industries.

When, in the sole discretion of the building inspector or code enforcement officer of the Community Development Department and approved by the mayor and council (which discretion shall not be unreasonably withheld), it is determined that the city is unable to provide, at a cost reasonable to the city, water at a specified quality required for an industrial customer, the user shall be authorized to build a private water well under the following terms and conditions:

- (1) The water from such private water well shall only be used as an ingredient of the end-product of the industry, and all other potable water necessary at the industrial site shall be obtained from the city's water distribution system;
- (2) As required by section 25-260, the well is not within one-half mile of a well which is a part of the city's water system; and
- (3) The user shall obtain any necessary state or federal permits.

Sec. 25-277. Penalties.

A violation of any section in this chapter shall subject the violator to the maximum punishment provided in Section 1-10. A separate offense shall be deemed committed on each day during which a violation occurs or continues.

SO ENACTED, this _____ day of _____, 2017.

City of Perry, Georgia

By: _____

James E. Faircloth, Jr. - Mayor

Attest: _____

Annie Warren, City Clerk

1st Reading: _____

2nd Reading: _____

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry Code is amended by adding a new Sec. 4-11 as follows:

Sec. 4-11. Restraint of dogs.

It shall be unlawful for the owner of any dog to permit the dog to be off his or her premises unless the dog is kept secured by a leash or lead or other means of restraint not harmful or injurious to the dog and under the control of a responsible person capable of physically restraining the dog; provided, that the restraint may be removed from the dog for so long as the dog is in an area designated by the city as a dog exercise area.

SO ENACTED this ____ day of _____, 2017.

CITY OF PERRY, GEORGIA

By: _____
James E. Faircloth, Jr. - Mayor

Attest: _____
Annie Warren - City Clerk

1st Reading: _____

2nd Reading: _____

RESOLUTION OF THE CITY OF PERRY

To Submit an Application to the US Environmental Protection Agency for FY 2017 Community-Wide Brownfield Assessment Grant Program Funding

WHEREAS, at a regular meeting of the Perry City Council held on December 6, 2016, a motion was made and duly seconded that the City of Perry agrees to submit an application for funding from the US Environmental Protection Agency (EPA) under the Community-Wide Brownfield Assessment Grant Program for an amount of \$300,000 for site assessments of brownfields contaminated with hazardous substances and petroleum, and

WHEREAS, the Mayor of the City of Perry is hereby authorized to sign all documents pertinent to the grant application; and

WHEREAS, the City of Perry further agrees that in the event the City of Perry's application is recommended for funding by the US EPA, the City of Perry certifies and assures that it has the ability and intention to undertake the proposed project.

NOW THEREFORE BE IT RESOLVED that the City of Perry will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal Community-Wide Brownfield Assessment Grant Program application to be submitted to the US EPA by the December 22, 2016 deadline.

BY: _____

James Faircloth, Mayor

ATTEST: _____

DATE: _____



Where Georgia comes together.

Department of Economic Development

TO: Mayor and Council

CC: City Manager Lee Gilmour and Economic Development Director Robert Smith

FROM: Main Street Coordinator Catherine Edgemon 

DATE: Nov. 22, 2016

RE: Annual MOU with Department of Community Affairs

The Perry Main Street Advisory Board requests the City of Perry to sign the Memorandum of Understanding with the Georgia Department of Community Affairs for the Main Street program for 2017.

The Georgia Department of Community Affairs (DCA) requires communities designated as Classic Main Streets to sign an annual Memorandum of Understanding (MOU) as a promise that participating communities will adhere to state program requirements – including training, reporting, staffing and financial support – and the National Main Street Center's 10 national standards. Signatures are required from the mayor, Main Street board chairman and downtown manager.

This agreement is essentially Perry's commitment to continue doing what we have already been doing to maintain accreditation.

Very little has changed in the MOU since last year, with the most notable changes being that new Main Street managers will be required to attend Main Street 101 within six months of their start dates and any community that hires a new Main Street manager will be required to sign an updated MOU with DCA upon the new hire's start date. The latter requirement will ensure that the requirements of the city, staff, board members and DCA are understood by all parties.

As part of the annual requirements, the local program must also sign a Main Street licensing agreement. The agreement is a community's agreement to use the Main Street brand according to the National Main Street Center's guidelines and is similar to Perry's standards for the city's brand. The Department of Community Affairs said the program manager may sign this agreement as that individual is the one working most closely with the Main Street program and criteria. I have included requested authorization to sign it on the next Main Street Advisory Board agenda.

The logo for the Georgia Department of Community Affairs features a stylized city skyline in green and yellow above the text "Georgia Department of Community Affairs". The word "Georgia" is in a serif font, and "Department of Community Affairs" is in a sans-serif font.

Georgia[®] Department of
Community Affairs

November 21, 2016

To Whom It May Concern:

Enclosed you will find a copy of the 2017 Georgia Classic Main Street Program Memorandum of Understanding and the 2017 National Main Street Center's sublicensing agreement. As per the National Main Street Center requirements all accredited Main Street cities must have a current signed MOU and sublicensing agreement on file with the Georgia Department of Community Affairs in order to retain the services of our office along with the use of the Main Street name.

The enclosed document must be signed by the Mayor, Board Chair and local Manager and returned to DCA by no later than **February 17, 2017**. Failure to comply may result in probationary status or loss of accreditation for the local Main Street program in 2017.

As per this MOU agreement the local municipality is required to notify the Office of Downtown Development within one week of any Downtown Director Vacancy. If at any point during the 2017 calendar year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature to DCA, clarifying that person's understanding of the requirements of the this relationship.

Regards,

Jessica Reynolds

Jessica Reynolds,
Director, Office of Downtown Development &
Georgia Main Street Program
Georgia Department of Community Affairs



60 Executive Park South, N.E. • Atlanta, Georgia 30329-2231 • 404-679-4940

www.dca.ga.gov

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DOWNTOWN DEVELOPMENT

2017 Georgia Classic Main Streets Memorandum Of Understanding

MOU

1/1/2017

This document should be signed by all local parties (Mayor, Board Chair, Main Street Program Manager) and returned including original signatures to the Georgia Department of Community Affairs, c/o Leigh Burns, 60 Executive Park South, NE, Atlanta, Georgia 30329 by FEBRUARY 17, 2017.

**GEORGIA CLASSIC MAIN STREETS PROGRAM
MEMORANDUM OF UNDERSTANDING**

2017 Program Year

This agreement is entered into and executed by the Georgia Department of Community Affairs Office of Downtown Development (hereinafter referred to as "DCA"), the City/Town of _____, Georgia (hereinafter referred to as "Community"), the Local Main Street Program Board of Directors, and the Downtown Manager for the Community. DCA will enter into this agreement with the above parties to provide services in return for active and meaningful participation in the Georgia Classic Main Streets Program by the Community as specified below.

This agreement outlines the necessary requirements set forth by DCA for the Community's participation in the Georgia Classic Main Streets Program for 2017. DCA is the sponsoring state agency for the Georgia Classic Main Street program and is licensed by the National Main Street Center (hereinafter referred to as "National Program") to designate, assess, and recommend for accreditation Main Street programs within the State of Georgia.

In recognition of the agreement by DCA, the Community, the Board of Directors, and the Downtown Manager to maintain an active Local Main Street Program, the parties have agreed to the following:

ARTICLE 1: THE COMMUNITY AGREES TO—

1. Appoint or contract with an entity to serve as the Board of Directors for the local Main Street Program. The city council may not serve as the Main Street Board.
2. Set and review boundaries for the target area of the local Main Street Program.
 - A. A copy of these boundaries should remain on file with DCA at all times.
 - B. The Community should work with the Board of Directors to review boundaries at least once every three years.
3. Employ a paid professional downtown manager responsible for the daily administration of the local Main Street Program.
 - A. The downtown manager must have a job description that identifies at least 75% of their duties (if a full time employee) or all of their duties (if a part-time employee) that are directly related to Main Street activities. A copy of the job description should remain on file with DCA at all times.
 - B. The downtown manager should be paid a salary consistent with other community and economic development professionals within the state. The program manager's salary must be paid in excess of minimum wage.
 - C. The Community must notify DCA within one week of any downtown manager vacancy and the Community must appoint an interim downtown manager until the position is filled. DCA must have accurate contact information for the downtown manager at all times.
 - D. Provide an annual evaluation of the downtown manager. If the manager is employed by an entity other than the local government, require that entity to provide an annual evaluation and performance review.
4. Provide for local Main Street Program solvency through a variety of direct and in-kind financial support.
 - A. If the downtown manager is an employee of the local Main Street Program and not the Community, the Community assures that the program has the financial means to pay for said manager for the period of this agreement.
 - B. The local Main Street program must maintain an identifiable and publicly accessible office space. DCA encourages this space to be in the local Main Street program area.
 - C. The local Main Street program must have sufficient funding to provide travel and training for the downtown manager and the Board of Directors.
5. Assist the downtown manager in compiling data required as part of the monthly reporting process.
 - A. Provide for a positive relationship between the downtown manager and key city staff to access the following information in a timely manner:
 - i. Business license data
 - ii. Building permit data
 - iii. Property tax data
 - iv. Geographic Information Systems data (mapping support when available)

- B. Review reported data submitted by the downtown manager to assure accuracy.
- 6. Use the "Main Street America™" name in accordance with the National Main Street Policy on the Use of the Name Main Street.
- 7. Notify DCA in writing prior to any wholesale changes in the local program, including staff changes, major funding changes, change in organizational placement of the program or major turnover in the board of directors. Such notice should be within one business week of said changes. Changes may result in program probation, the loss of accreditation or removal of program designation.

ARTICLE 2: THE BOARD OF DIRECTORS AGREES TO—

- 1. Assist the downtown manager in creating an annual work plan that incorporates incremental and meaningful goals related to the Main Street Approach™ to downtown revitalization: Community Transformation Strategies, Organization, Design, Promotion and Economic Vitality.
 - A. The work plan should include specific tasks, assignments or a point of contact for the task, related budget needs, and a timeline.
 - B. The work plan should be created on a Calendar Year format in concurrence with this Agreement (2017), and can serve as a strategic plan for the local program for a period of three years or less.
 - C. A copy of the work plan should be on file and updated with DCA.
- 2. Provide opportunities for regular public engagement and support of the Local Main Street Program.
 - A. DCA recommends a public downtown visioning event/town hall meeting at least once every three years.
 - B. The Board should identify opportunities for volunteer support and assistance in executing the work plan.
 - C. The Board should actively engage the community for financial and in-kind support of the local program.
- 3. Conduct, at least, one board training, orientation or planning retreat per year for the local program.
- 4. Meet a minimum of 6 times per year and minutes of each meeting are maintained and distributed. Such meetings should be open to the public and public notice should be given related to meeting times and agendas.
- 5. Attend training when possible to become better informed about the Main Street Approach™ and trends for downtown revitalization and to support the downtown manager.
- 6. Newly Appointed Board Members are required to attend Main Street 101, hosted by the Office of Downtown Development, within their first year of their first term.
- 7. Assure the financial solvency and effectiveness of the Local Main Street Program.
 - A. Adopt an annual budget that is adequate to support the annual work plan, maintain an office and support staff, and provide for training and travel.
 - B. Maintain current membership of the Local Main Street Program to the National Main Street Center to be eligible for accreditation.
 - C. Provide for policies to expend funds, enter into debt, and provide programming support for the local Main Street Program.

ARTICLE 3: THE DOWNTOWN MANANGER AGREES TO—

- 1. Complete all reporting required by DCA to maintain National Accreditation of the local Main Street Program.
 - A. Complete monthly economic and programming activity reports, including portions of said reports that are required as part of the local program assessment process by DCA. These reports must be completed by the 30th of the following month. (Example: March report due by April 30th). Failure to complete monthly reports in a timely manner may result in program probation, the loss of accreditation or removal of program designation.
 - B. Participate in occasional surveys by DCA related to Main Street programming.
 - C. Provide documentation of all meetings, work plans, budgets, job descriptions, and mission/vision statements for the organization.
 - D. Provide documentation to support the work of the organization as it relates to the Main Street Approach™, including information related to historic preservation as required by the National Main Street Center.
 - E. Provide, from time to time, documentation related to local ordinances, plans, codes, and policies that are specific to the Community's downtown area.
- 2. Participate in training to broaden the impact of the local Main Street Program.
 - A. One representative from the local program should attend at least one Regional Managers meeting in 2017.
 - B. The downtown manager and/or board members are expected to attend at least one preservation-related training annually.
 - C. DCA requires managers to attend at least 30 hours of training annually (including webinars, regional managers meetings, annual trainings, statewide workshops, etc.) Eligible training hours can come from both DCA and non-

- DCA hosted training events. Training must be relevant to the field of downtown development, historic preservation, planning, community development and economic development.
- D. Respond to requests by DCA in a timely manner.
3. Take advantage of the Georgia Classic Main Street network of professional downtown managers.
 4. All newly hired managers must complete Main Street 101 training with DCA within the first 6 months of employment in the local community.
 5. Provide regular updates between the local Main Street Program and the Community.
 - A. Managers are encouraged to provide at least quarterly reports to the local government.
 - B. Managers are encouraged to provide copies of all minutes, budgets, and work plans to the local government in a timely manner.
 6. Maintain and preserve project files. Document downtown projects and other major local program information in a thorough and systematic fashion. All relevant programmatic documentation should be uploaded and stored in the DCA shared Dropbox folder created for your local program. This is to help ensure a seamless transfer of project files to city representatives or successor manager in the event of personnel changes.

ARTICLE 4: DCA AGREES TO—

1. Supervise all communications between the Community, state government agencies and the National Main Street Center as it relates to the local Main Street Program.
2. Conduct a curriculum of training on an annual basis to assist the downtown manager, the Main Street Board, and the Community with the local downtown revitalization program.
 - A. DCA will offer a series of webinars (live and pre-recorded) on a diverse set of downtown related topics and will upload a copy of recorded webinars to the Georgia Main Street YouTube Channel.
 - B. DCA will offer seven Regional Managers Meetings statewide in 2017.
 - C. DCA will offer four Main Street 101 workshops and one Main Street 201 workshop throughout the year, with topics related to the Main Street Approach™
3. Assist local Main Street Programs with organizational issues that may prevent the successful progress of the Community's downtown revitalization strategy.
 - A. DCA may provide assistance, directly or through partnerships, to assist in the execution of local organization strategy sessions, trainings, retreats, and community visioning sessions.
 - B. DCA may assist communities in selecting candidates for the position of downtown manager as requested.
 - C. DCA may require a local Main Street Program to host an on-site assessment visit if the program has had a major leadership or organization change, is currently in a probationary status, or is in jeopardy of losing accreditation or designation status.
4. Provide timely assistance and guidance to the Community as a result of requests for service, monthly reports, or the annual assessment process.
 - A. DCA may contact a community upon observation of monthly reporting abnormalities, missing data or missing reports. If a community becomes delinquent in multiple reports, DCA may contact the local board chair or city administrator about the delinquency.
 - B. DCA may assist in training local staff or volunteers in the reporting process.
 - C. DCA will provide unlimited telephone consultations with local programs.
 - D. DCA will attempt to provide on-site assistance as feasible.
5. Provide ongoing press coverage of the Georgia Classic Main Streets Program, including social media outreach, to recognize and publicize the work of local programs.
6. Provide access to resource materials, sample codes and ordinances, organizational documents, and templates for local programs.
7. Conduct an annual program assessment for the Community highlighting success and opportunities for improvement.
8. Provide design services to the local program at a discounted rate. Services may include phone consultations, site visits, design training, services for local property owners and merchants, conceptual drawings, property plans and layouts, corridor plans and strategies, historic preservation plans, and historic research, among other services as requested.
9. Provide economic development assistance to encourage small business development, real estate development and property rehabilitation within the downtown area.

ARTICLE 5: ALL PARTIES AGREE THAT—

1. This agreement shall be valid through December 31, 2017.
2. This agreement may be terminated by DCA or the Community by written notice of 60 days. Termination of this agreement by the Community will result in the loss of local Main Street designation. Communities that choose to terminate their Georgia Classic Main Streets Program affiliation will be required to formally apply for and participate in the Start-Up process if they desire to regain their National Accreditation in the future.
3. If the Community, Board of Directors and/or Downtown Manager fail to fulfill their obligations set forth in this agreement, DCA reserves the right to determine a course of action for the local Main Street Program as it deems appropriate. Such course may include probation, loss of accreditation or termination of designation.
4. If at any point during the 2017 calendar year there is a change in the local program manager, the local program is required to submit a new MOU including the new manager's signature certifying that person's understanding of the requirements of this relationship.
5. Any change in the terms of this agreement must be made in writing and approved by both parties.

GEORGIA CLASSIC MAIN STREET PROGRAM

MEMORANDUM OF UNDERSTANDING: 2017 Program Year

THIS AGREEMENT IS HEREBY EXECUTED BY AND BETWEEN THE PARTIES BELOW:

LOCAL GOVERNMENT (COMMUNITY): _____

Mayor/Chief Elected Official's Signature

Date

Printed Name

Date Term Expires

MAIN STREET BOARD OF DIRECTORS

President/Board Chairperson's Signature

Date

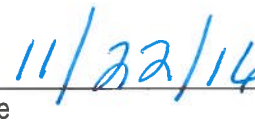
Printed Name

Date Term Expires

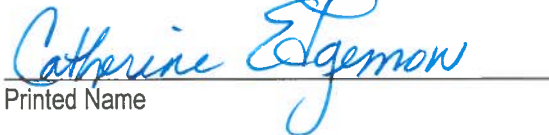
DOWNTOWN MANAGER



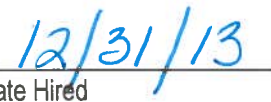
Manager's Signature



Date



Printed Name



Date Hired

Please check here if this position is vacant.

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
OFFICE OF DOWNTOWN DEVELOPMENT
GEORGIA MAIN STREET PROGRAM

Director's Signature

Date

Jessica Reynolds
Director, Office of Downtown Development
Georgia Department of Community Affairs
60 Executive Park South, NE
Atlanta, Georgia 30329

Phone: 404-679-4859
Email: Jessica.reynolds@dca.ga.gov



Where Georgia comes together.

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager
DATE: December 1, 2016
REFERENCE: Additional Firm Demand Natural Gas

The City, through JONG and MGAG, has the opportunity to obtain additional firm demand natural gas. The City has been attempting for the last four (4) years to increase its firm volume amount. The Administration recommends Council approve committing to additional firm demand to satisfy the below industrial based corporate residents.

- Graphic Packaging
- Reeves Southeast Emulsions
- Georgia Emulsions
- Trillium CNG
- Sandler Interwoven (at projected full development)

Additionally, the City needs to confirm its portion of Kumho Tire's projected usage through JONG. This will be discussed at your December 5, 2016 work session.

Agenda

November 30, 2016

MGAG Presentation for JONG Board

- ✍ Introduction & Purpose - Rusty
 - 2018-19 JONG Member Needs
 - 2018 Southern Expansion Opportunity
 - Timeline for Decisions

- 2018-19 Needs & Opportunities – Mike & Bill
 - 2018-19 Firm Needs
 - New JONG Meter Station
 - Need
 - Cost Estimate
 - 2018 Southern Expansion Opportunity
 - Project Description
 - Opportunity to Participate
 - Levels of Commitment
 - Delivered Service Options
 - SN Expansion & Transco Supply (TR #1)
 - Seasonal Service (SN #1)
 - Hybrid Service (SN #2)
 - Recommendations

- Decisions for Today - All
 - Expansion Project Participation
 - Hawkinsville
 - JONG (Kuhmo Tire)
 - Byron
 - Perry

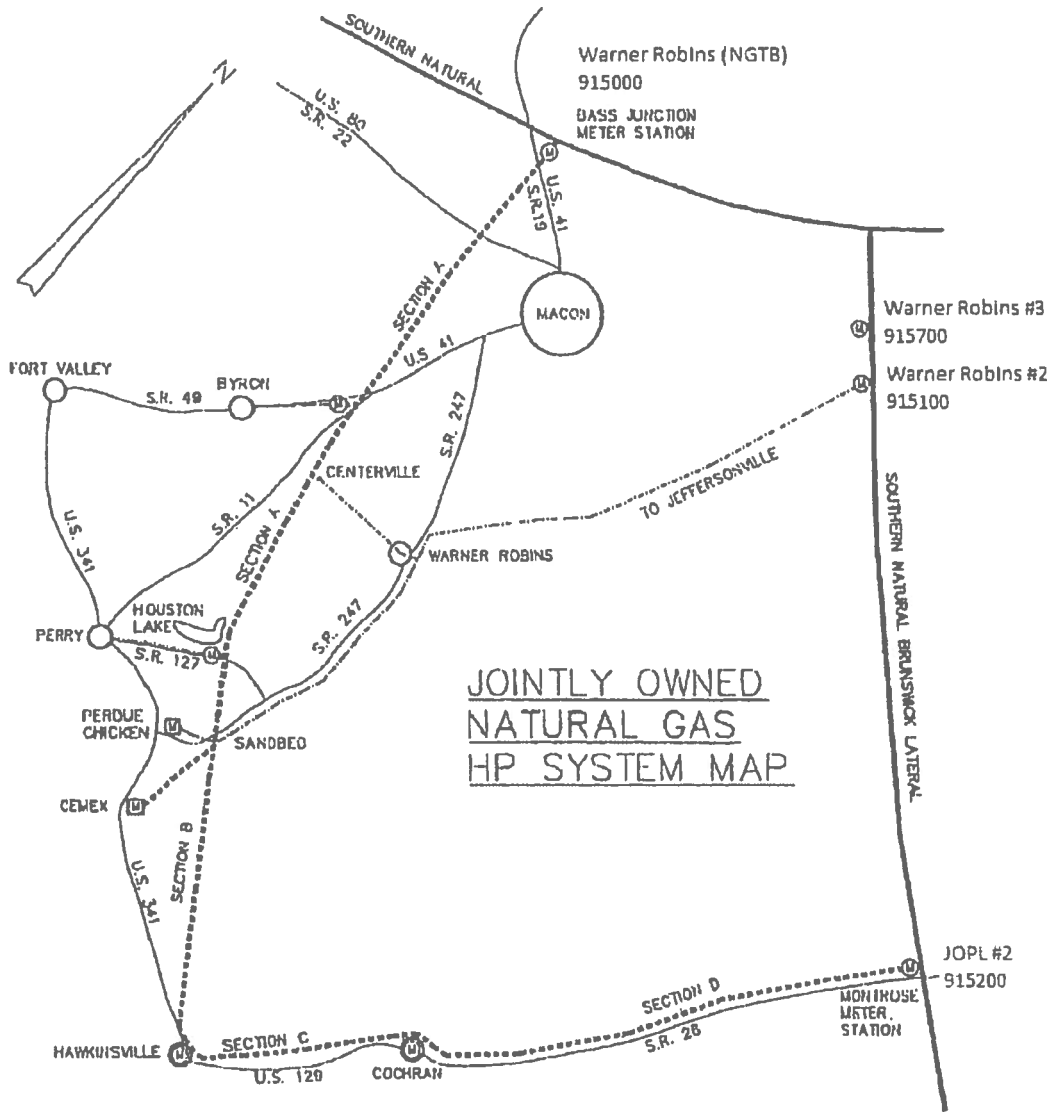
- Wrap Up and Q&A - Rusty

SN - South Main Line Members with Firm Needs for Oct-2018

	2016-17		2018-19		Total FT as of 11/1/18	Firm Short for 2018-19	Dth Needed	Firm Ind Need	R&C Need	Comment
	Firm Design Day	Firm Design Day	Firm Design Day	Firm Design Day						
Byron	395	395	2,023	2,023	306	(89)	100	-	100	
Cochran (1)	2,023	2,023	3,090	2,023	2,090	N/A	-	-	-	
Hawkinsville (2)	4,213	4,490	16,229	4,490	1,735	(2,755)	2,800	2,000	800	H&V 800 for 2016-17 and 2,000 in Fall 2017 and beyond
Perry (3)	4,213	4,290	16,229	4,290	3,832	(458)	500	-	500	
Warner Robins (4)	16,229	16,229	1,696	16,229	17,473	N/A	-	4,280	-	Kuhmo Tire - Ultimate 4,280, has 1,596 until 10/1/18
JONG (Kuhmo Tire)	1,696	4,280	-	4,280	-	(4,280)	4,280	4,280	-	
Total							7,680	6,280	1,400	

- (1) Cochran FT includes 1,890 SN FT plus 200 EE FT
- (2) Hawkinsville 2018-19 R&C Need increased by 200 Dth to 800 Dth at member's request
- (3) Perry Firm Demand includes NGV Demand, FT includes 2,772 SN FT plus 1,060 EE FT
- (4) Warner Robins FT includes 14,899 SN FT plus 2,574 SN 2016 FT

Jointly Owned Natural Gas (JOPL)



JOPL Ownership Shares Effective 1/1/13:

Byron	8.49%
Cochran	18.03%
Hawkinsville	17.35%
Perry	15.97%
Warner Robins	40.16%

Delivery Points for Existing Southern Natural Capacity

Member	South Mainline	Brunswick Line	SN FT Total	Other FT on EE
Byron	306	-	306	-
Cochran	1,613	277	1,890	200
Hawkinsville	1,429	306	1,735	-
Perry	2,316	456	2,772	1,060
Warner Robins	738	16,735	17,473	-
JONG (WR)	-	1,696	1,696	-
Total JONG	6,402	19,470	25,872	1,260

Southern JONG Meter Station

Existing Capacity 8,700 Dth/d

Upgraded Station 21,000 Dth/d

Meter Station must be upgraded to handle new loads

Upgraded JONG Meter Station Costs

	Negotiated SN Rate	15 Year Financing	Cash
Meter Station	831,186	831,186	831,186
Tax Gross-Up	-	118,500	118,500
Total	\$831,186	\$949,686	\$949,686

COS/Interest Rate	18.0%	4.0%
Eq Monthly Pmt	\$12,468	\$7,025
Eq Annual Pmt	\$149,613	\$84,297

Negotiated Rate

@ 4,000 Dth FT 0.1025
 Total Daily Demand \$0.4763

@ 6,280 Dth FT 0.0653
 Total Daily Demand \$0.4391

Recouse Rate \$0.3738

2018 South Main Line Expansion Project:

Projected In Service Date: October 2018

15 Year Primary Term

Rolled in rates at the existing Southern Natural recourse rate of \$11.37 per month

Unidentified Anchor Shipper (Southern Company) has 375,000 MCF of the capacity

Primary Receipt Point will be new SNG/Transco Fairburn Interconnect

Will require delivered supply on Transco to SNG interconnect

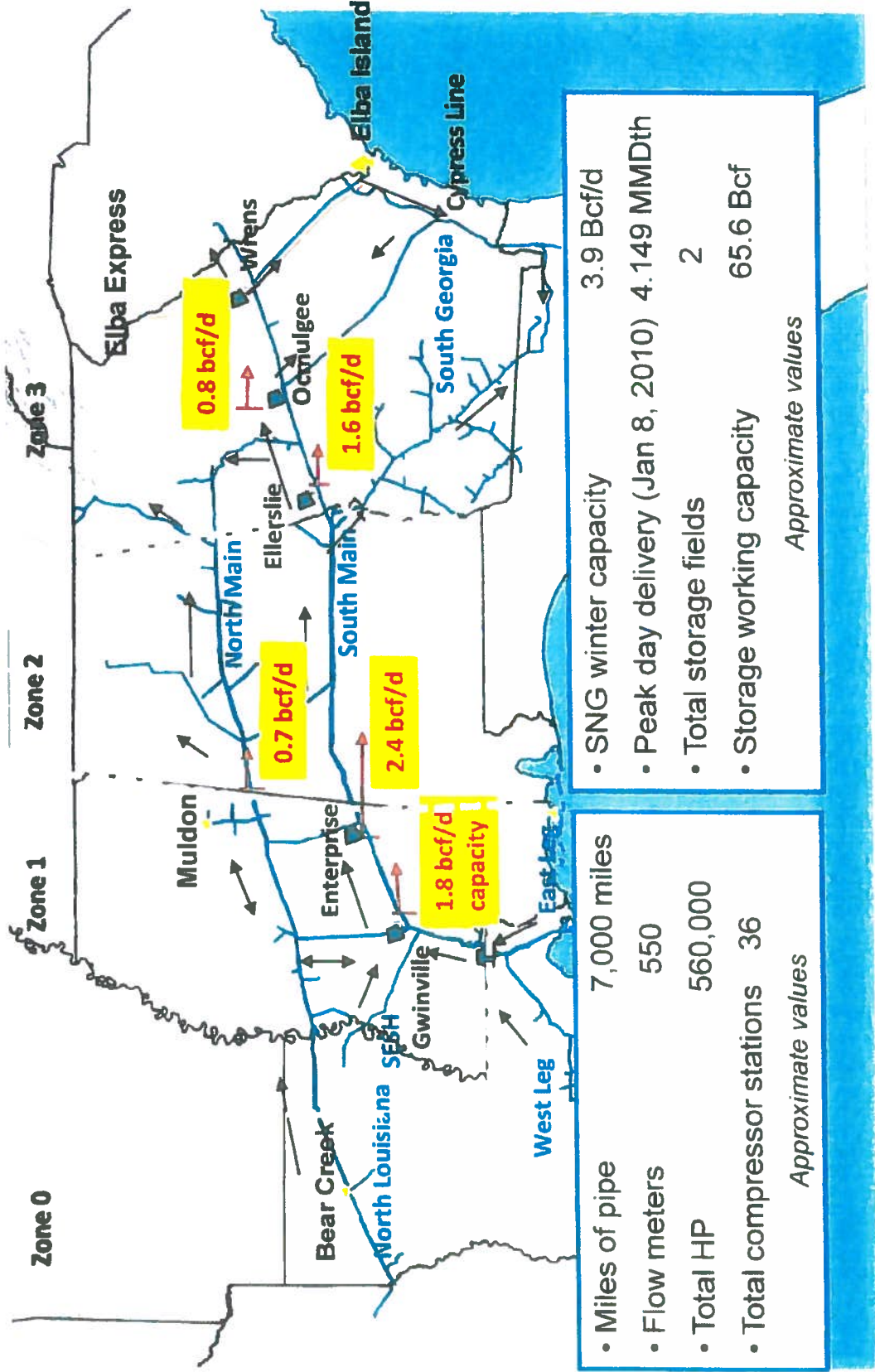
Opportunity for MGAG Members to participate

- Expected to be a lower cost expansion than the next one...
- Small customers cannot always get capacity when needed
- Tight deadlines to avoid delaying overall project

Dead band for participation between 4,000 Dth and 10,500 Dth

- 10,500 Dth will require and economically justify 1.6 miles of 30 pipe
- Up to 4,000 Dth can be done without adding pipe
- Between these levels, the rate may be higher
- Non JONG MGAG Members expected to take at least 2,000 Dth

SNG Pipeline Map

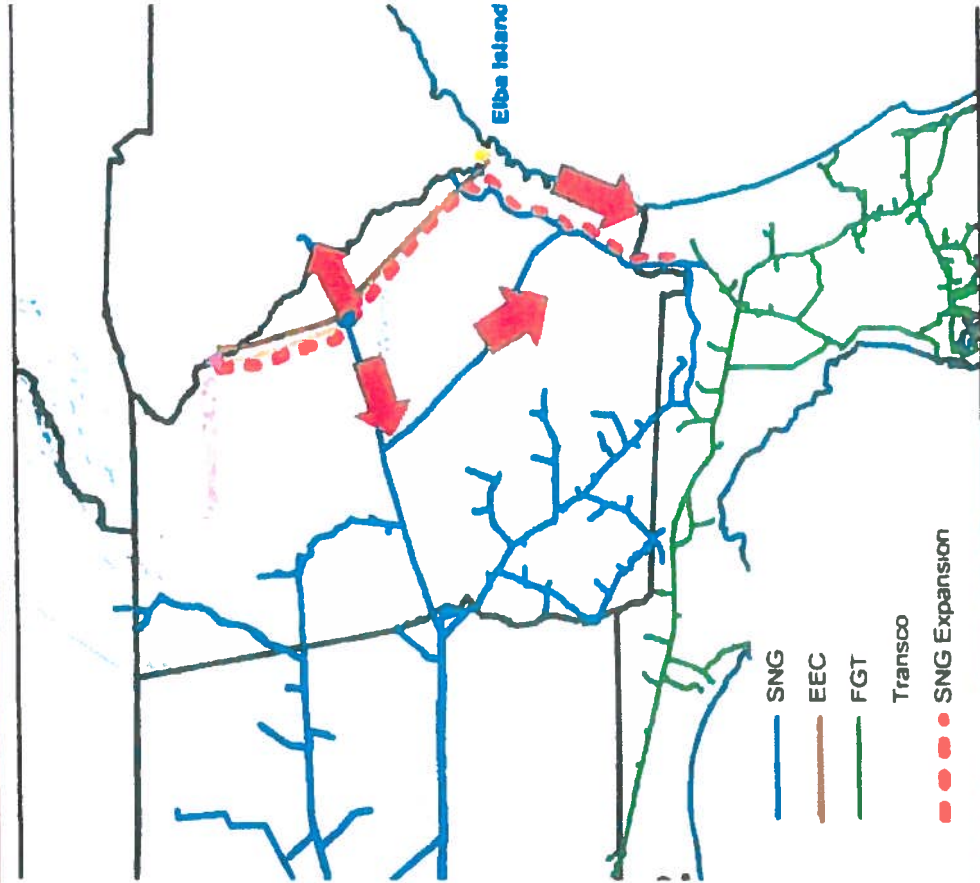


• Miles of pipe	7,000 miles
• Flow meters	550
• Total HP	560,000
• Total compressor stations	36
<i>Approximate values</i>	

• SNG winter capacity	3.9 Bcf/d
• Peak day delivery (Jan 8, 2010)	4.149 MMDth
• Total storage fields	2
• Storage working capacity	65.6 Bcf
<i>Approximate values</i>	

EEC and SNG Expansions – 2016/2017

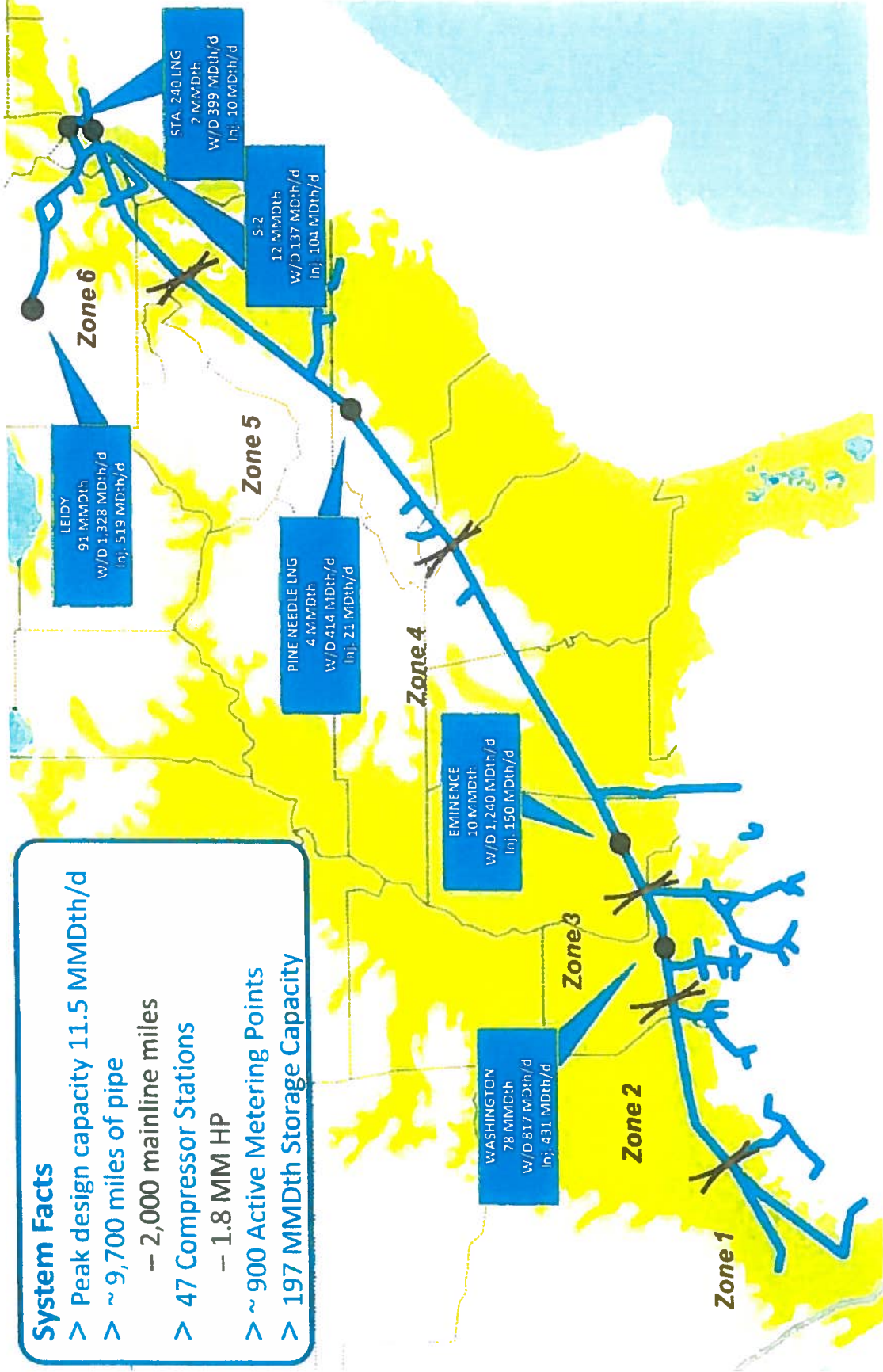
Pipeline	Customer	Year	Dth/d	Mcf/d	Term
EEC	Shell	2016/2017	435,967	427,000	23/24
EEC	Effingham County Power	2016	86,000	84,231	15
EEC	MGAG	2016	2,910	2,850	15
EEC	BG (thru 3/2019) and SCE&G (remaining term)	2016	61,500	60,235	15
EEC	Southern Company	2019	130,000	127,326	12
EEC	BG (thru 3/2019) and Southern Co (remaining term)	2016	25,000	24,486	15
EEC	SNG	2016	Below	Below	Below
	Total EEC (w/o SNG)		741,377	726,128^{1/1}	
Pipeline	Customer	Year	Dth/d	Mcf/d	Term
SNG	Weyerhaeuser	2016	2,144	2,100	10
SNG	Atlanta Gas Light	2016	40,000	39,177	10
SNG	PCS Nitrogen	2016	6,637	6,500	10
SNG	MGAG	2016	3,574	3,500	10
SNG	Peoples Gas	2016	50,000	48,972	20
SNG	JEA	2016	55,000	53,869	15
SNG	Rayonier	2016	12,763	12,500	10
SNG	BASF	2016	14,131	13,840	10
SNG	Southern Company	2016	25,000	24,486	15
SNG	International Paper	2016	30,800	30,166	10
	Total SNG load flowing thru EEC^{1/2}		240,049	235,110	
EEC	BG – optional volumes	2019	237,500	232,615	12



Transco System Overview

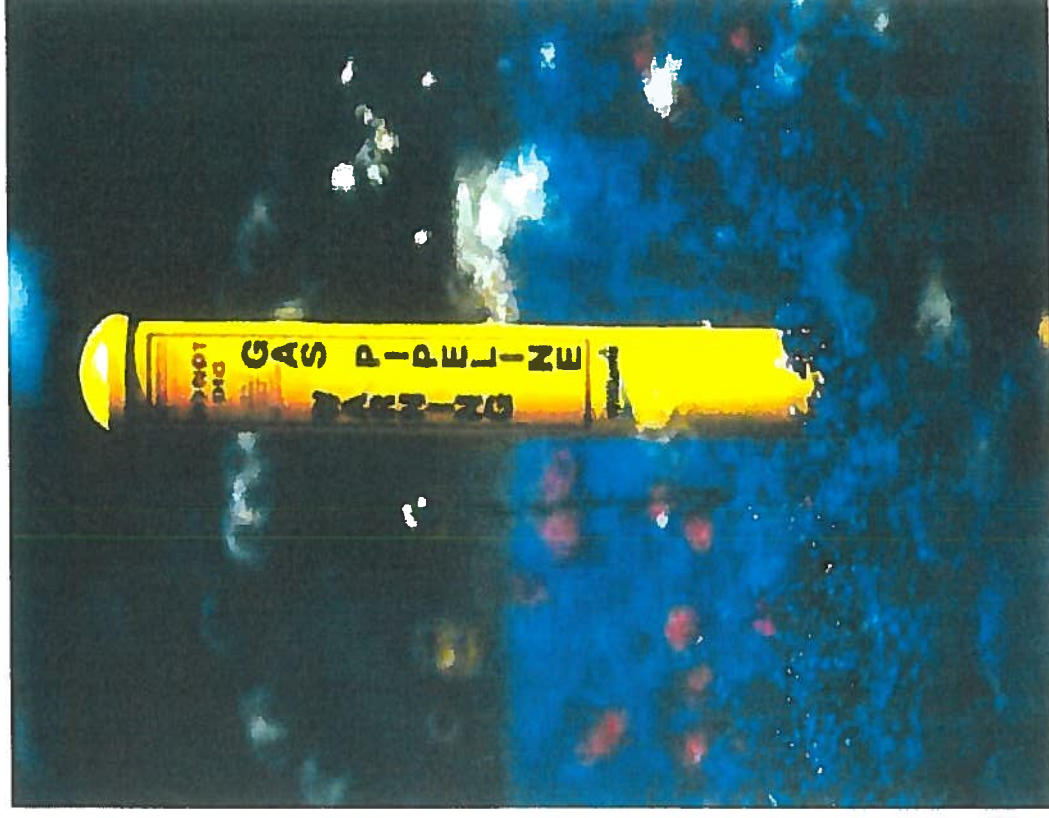
System Facts

- > Peak design capacity 11.5 MMDth/d
- > ~ 9,700 miles of pipe
 - 2,000 mainline miles
- > 47 Compressor Stations
 - 1.8 MM HP
- > ~ 900 Active Metering Points
- > 197 MMDth Storage Capacity



Post-Expansion Mainline Capacity (2020)

Project	In-Service	Mdt/d
Rock Springs	2016	192
Garden State	2016/2017	180
Atlantic Sunrise	2017	1,700
Dalton Expansion	2017	448
Gulf Trace	2017	1,200
Hillabee Expansion – Phase I	2017	818
New York Bay	2017	115
Virginia Southside II	2017	250
St. James Supply	2018	152
Gulf Connector	2018/2019	475
South Louisiana Market	2019	190
Northeast Supply Enhancement	2019 or 2020	400
Hillabee Expansion – Phase II	2020	207
Total Expansion Capacity*		6,327
Current Transco Capacity (1/2016)		11,537
Total Transco Mainline Post-Expansions		17,864



Jointly Owned Pipeline (JOPL)
Summary of Pipeline Capacity / Supply Options beginning Oct 1, 2018
November 30, 2016

As requested in your letter of October 13, 2015, the Gas Authority is pleased to propose three separate seasonal delivered service options to meet incremental firm customer needs of the members of JOPL.

1. Transco Seasonal Delivered Service – TR #1

Firm capacity on downstream pipeline, Southern Natural, for fifteen (15) years.

Firm Seasonal Delivered Service on upstream pipeline, Transco to the new Transco / Southern Natural interconnect up to JOPL needs for one (1) to five (5) year term from various reliable suppliers, including Gas Authority owned production in Alabama.

Firm Pipeline Capacity / Services to be Added:	Daily Quantity (Dth)	Term (Years)	Monthly Demand Rate (\$/Dth) ⁽¹⁾	Monthly Demand Per Dth (100% LF) ⁽²⁾	Annual Demand Cost (Amount) ⁽³⁾	Daily Variable Gas Pricing Per Dth ⁽⁴⁾
SN P/L Jonesboro Expansion Project	500 Dth	15	\$11.37	\$0.37	\$68,000	
Transco P/L Delivered Service	500 Dth	1 – 5 years	\$5.00 - \$20.00	\$0.16 - \$0.66	\$30,000 - \$120,000	TR Zn 5 or TR Zn 4
Total			\$16.37 - \$31.37	\$0.53 - \$1.03	\$98,000 – \$188,000	

Advantages:

- a. Provides long-term firm capacity on Southern at existing system rates.
- b. May meet exactly what firm industrial customers want and are willing to commit for.
- c. Expansion would provide more system flexibility for service to Middle Georgia.
- d. Includes customer right of refusal to continue capacity at end of contract term.
- e. Supply may be able to be priced at Transco Zone 4, which is similar to Southern Natural daily pricing and historically not subject to the large daily price swings of TR Zn 5 pricing.

Challenges:

- a. Fifteen year term of capacity commitment to Southern Natural would require more assurance of payment from firm industrial (LOC, long-termination notice).
- b. In the event of termination, Gas Authority would work to mitigate remaining term demand charges through 1) release to other Members temporarily, 2) release to other Members permanently, or 3) turn back existing capacity to the pipeline, when option exists.

Jointly Owned Pipeline (JOPL)
Summary of Pipeline Capacity / Supply Options beginning Oct 1, 2018
November 30, 2016

2. Southern Seasonal Delivered Service – SN #1

Firm Baseload Seasonal, November through March, Quantity delivered to JOPL delivery point up to JOPL needs for one (1) to fifteen (15) year term from Shell North America.

Firm Pipeline Capacity / Services to be Added:	Daily Quantity (Dth)	Term (Years)	Monthly Demand Rate (\$/Dth) ⁽⁵⁾	Monthly Demand Per Dth (100% LF) ⁽²⁾	Annual Demand Cost (Amount) ⁽³⁾	Daily Variable Gas Pricing Per Dth ⁽⁴⁾
Shell Seasonal Delivered Service	500 Dth	1 – 15 years	\$33.09	\$1.096	\$198,565	First of Month, Sonat

Advantages:

- a. Simply solution from reliable supplier.
- b. Shorter term may be more in-line with what firm customer wants.
- c. The use of the Gas Authority's member's capacity in non-peak months for secondary firm service.

Challenges:

- a. If firm customer wants to continue firm service past initial term, unknown availability and pricing.
- b. If summer limitations occur again, it may require additional services be acquired to insure firm year-round service.

Jointly Owned Pipeline (JOPL)
Summary of Pipeline Capacity / Supply Options beginning Oct 1, 2018
November 30, 2016

3. Southern Seasonal Delivered Service – SN #2

Limited Recallable Daily Baseload Quantity delivered to JOPL delivery point up to JOPL needs for one (1) to four (4) year term from Sequent Energy Marketing. Since service is recallable (yet based on historical data this is limited) , service would be backed by firm Daily Quantity / 20 day Seasonal Quantity delivered to JOPL delivery point up JOPL needs for same one (1) to four (4) year term form Shell North America.

Firm Pipeline Capacity / Services to be Added:	Daily Quantity (Dth)	Term (Years)	Monthly Demand Rate (\$/Dth) ⁽⁵⁾	Monthly Demand Per Dth (100% LF) ⁽²⁾	Annual Demand Cost (Amount)⁽³⁾	Daily Variable Gas Pricing Per Dth⁽⁴⁾
Sequent Baseload Delivered Service	500 Dth	1 – 4 years	\$9.13	\$0.30	\$54,750	Sonat
Shell Seasonal Delivered Service	500 Dth	1 – 4 years	\$6.50	\$0.21	\$39,000	TR Zn 5
Total			\$15.63	\$0.51	\$93,750	

Advantages:

- a. Have track record of experience with reliability of service from both Sequent and Shell.
- b. Lowest demand cost.
- c. Shorter term may be more in-line with what firm customer wants.

Challenges:

- a. If firm customer wants to continue firm service past initial term, unknown availability and pricing.
- b. If summer limitations occur again, it may require additional services be acquired to insure firm year-round service.

Recommendation:

For Firm Year-Round Industrial Needs - Option #1 – Transco Seasonal Delivered Service

For Firm Peaking Residential / Commercial Needs - Option #3 – Southern Seasonal Delivered Service

Notes to All Tables:

- (1) Monthly Demand Rate on SN P/L is the current tariff rate, subject to changes approved by the FERC. The Transco P/L Demand Rate is based on current costs for a range of service options.
- (2) Monthly Demand Rate Per Dth is the incremental cost of this capacity on a per Dth basis assuming 100% usage of the capacity. Calculated as Monthly Demand Rate divided by average days per month of 30.4.
- (3) Annual Demand Cost is the Daily Quantity acquired times Monthly Demand Rate times 12.
- (4) Daily Variable Gas Pricing is the per Dth pricing that will be charged based on where this incremental service is acquired. Transco Zone 5 gas supply has lower demand but higher variable cost, while Transco Zone 4 gas supply has higher demand but lower variable cost.
- (5) Rates and availability from suppliers are estimates and are subject to change.



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November 30, 2016

Mr. Chad McMurrian
Community Development Department
City of Perry

Via email:
chad.mcmurrian@perry-ga.gov

RE: Davis Trust - Northeast outfall sanitary sewer easement

Dear Chad:

I have searched our records relative to the Davis Trust easement, and I find no agreement between the trust and the city. Jerry A. Davis III, as trustee of the Jerry A. Davis IV trust and as trustee as the Katie Greer Davis Trust gave the city a right-of-way deed for the property where the sanitary sewer extension crossed their property. This means that the city owns the property. There's nothing contained in the right-of-way deed that allows the Davis Trust or its successors in title to use the property conveyed to the city.

I have looked at all of the other conveyances by the property owners through which the northeast outfall extends. The only thing I find is a letter from Steve to Tom Daniel, attorney relative to property of Maria Elizabeth Thun-Graefin Fugger. I am attaching a copy of this letter.

It is unclear to me as to what the Davis Trust or its successors in title want to do on the city's right-of-way. In my opinion, you need to get a clear understanding of what they want. Thereafter, I think the mayor and council need to make the determination as to whether or not they want to allow the use of their property by the Davis trust.

If you have questions or if you would like to discuss this, please contact me.

Very Truly Yours,

WALKER, HULBERT, GRAY & MOORE, LLP

David G. Walker

Enclosures
DGW/mt

cc: Mr. Lee Gilmour, City Manager
lee.gilmour@perry-ga.gov

Survey No. 125 71113

- - Katie Davis Andrews
- - Jerry A. Davis, IV
- - Jerry A. Davis, III as Trustee of the Jerry A. Davis, IV Trust (1997)
- - Jerry A. Davis, III as Trustee of the Katie Greer Davis Trust (1989)

TOTAL AREA: 559.77 ACRES

LEGEND

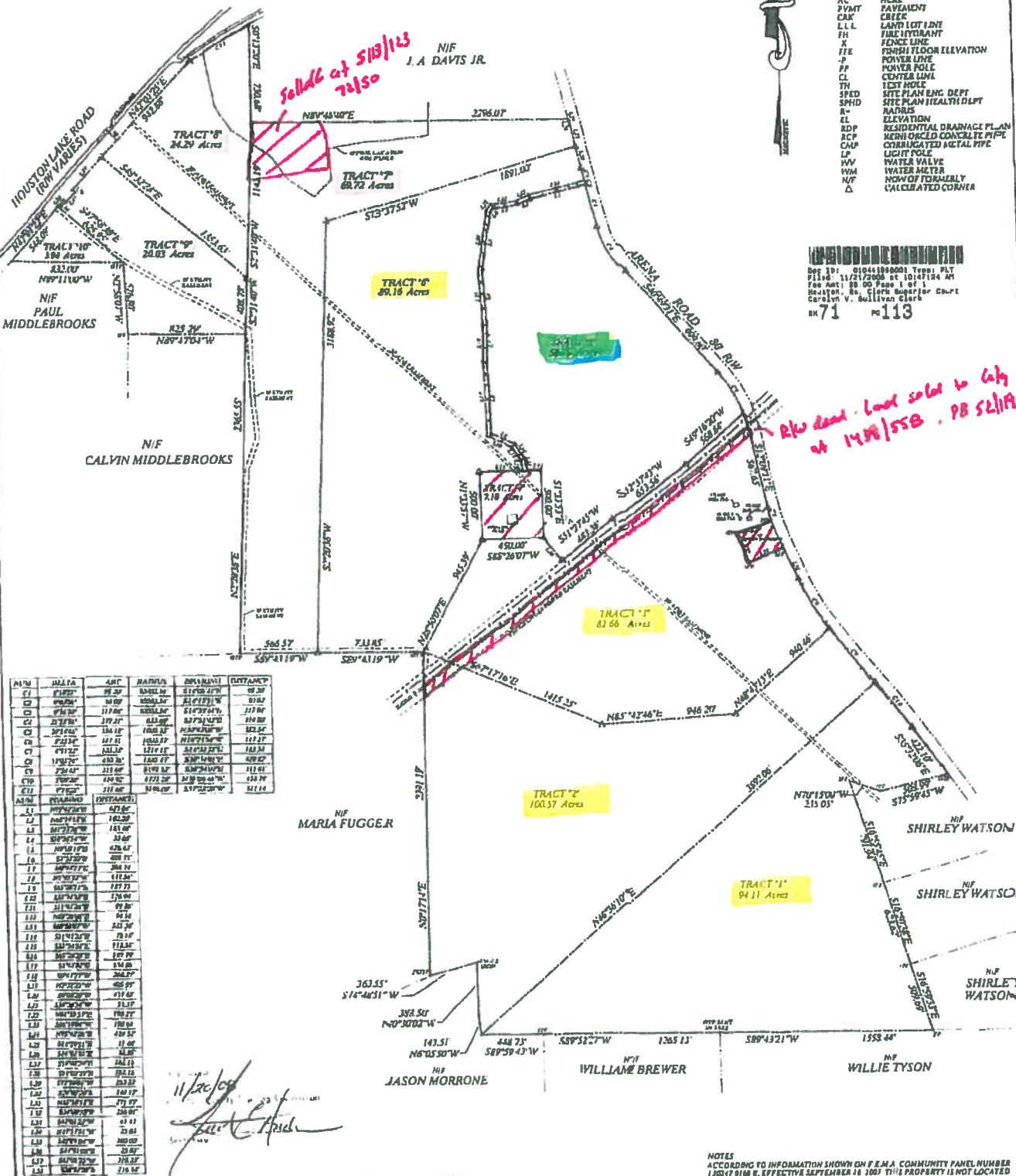
- IP1 1/2" FROM PIN ACT
- IP2 IRON PIN FOUND
- OIP OPEN TOP PILE FOUND
- CC CALCULATED CORNER
- AW RIGHT OF WAY
- BL BUILDING LINE
- PL PROPERTY LINE
- DE DRAINAGE EASEMENT
- UL UTILITIES EASTMENT
- SS1 SANITARY SEWER EASTMENT
- MH1 MANHOLE
- CB CATCH BASIN
- R RUNCTION BOX
- DI DROP DRAIN
- HV HEADWALL
- AC ACE
- PMT PAVEMENT
- CAK CREEK
- L L LAND LOT LINE
- LH FIRE HYDRANT
- F FENCE LINE
- ITE FRESH FLOOD ELEVATION
- PL POWER LINE
- PP POWER POLE
- CL CENTER LINE
- TH TEST HOLE
- SPD SITE PLAN ENG DEPT
- SPHD SITE PLAN HEALTH DEPT
- R RADARS
- EL ELEVATION
- RDP RESIDENTIAL DRAINAGE PLAN
- RCP REINFORCED CONCRETE PIPE
- CMF COMBUSTIBLE METAL PIPE
- LP LIGHT POLE
- WV WATER VALVE
- WM WATER METER
- NWF NOW OF TERRITORY
- Δ CALCULATED CORNER

Ocmulgee
SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS

SURVEY FOR:
ALVA DAVIS & KATIE DAVIS

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	140, 147, 148, 149, 172, 173, 174
DATE:	11/14/08
SCALE:	1" = 500'
JOB NO.:	08107

NO.	DATE	REVISION



NO.	DATE	AMT	REMARKS	REMARKS	REMARKS
1	1/1/00	100.00	1/1/00	100.00	100.00
2	2/1/00	110.00	2/1/00	110.00	110.00
3	3/1/00	120.00	3/1/00	120.00	120.00
4	4/1/00	130.00	4/1/00	130.00	130.00
5	5/1/00	140.00	5/1/00	140.00	140.00
6	6/1/00	150.00	6/1/00	150.00	150.00
7	7/1/00	160.00	7/1/00	160.00	160.00
8	8/1/00	170.00	8/1/00	170.00	170.00
9	9/1/00	180.00	9/1/00	180.00	180.00
10	10/1/00	190.00	10/1/00	190.00	190.00
11	11/1/00	200.00	11/1/00	200.00	200.00
12	12/1/00	210.00	12/1/00	210.00	210.00
13	1/1/01	220.00	1/1/01	220.00	220.00
14	2/1/01	230.00	2/1/01	230.00	230.00
15	3/1/01	240.00	3/1/01	240.00	240.00
16	4/1/01	250.00	4/1/01	250.00	250.00
17	5/1/01	260.00	5/1/01	260.00	260.00
18	6/1/01	270.00	6/1/01	270.00	270.00
19	7/1/01	280.00	7/1/01	280.00	280.00
20	8/1/01	290.00	8/1/01	290.00	290.00
21	9/1/01	300.00	9/1/01	300.00	300.00
22	10/1/01	310.00	10/1/01	310.00	310.00
23	11/1/01	320.00	11/1/01	320.00	320.00
24	12/1/01	330.00	12/1/01	330.00	330.00
25	1/1/02	340.00	1/1/02	340.00	340.00
26	2/1/02	350.00	2/1/02	350.00	350.00
27	3/1/02	360.00	3/1/02	360.00	360.00
28	4/1/02	370.00	4/1/02	370.00	370.00
29	5/1/02	380.00	5/1/02	380.00	380.00
30	6/1/02	390.00	6/1/02	390.00	390.00
31	7/1/02	400.00	7/1/02	400.00	400.00
32	8/1/02	410.00	8/1/02	410.00	410.00
33	9/1/02	420.00	9/1/02	420.00	420.00
34	10/1/02	430.00	10/1/02	430.00	430.00
35	11/1/02	440.00	11/1/02	440.00	440.00
36	12/1/02	450.00	12/1/02	450.00	450.00
37	1/1/03	460.00	1/1/03	460.00	460.00
38	2/1/03	470.00	2/1/03	470.00	470.00
39	3/1/03	480.00	3/1/03	480.00	480.00
40	4/1/03	490.00	4/1/03	490.00	490.00
41	5/1/03	500.00	5/1/03	500.00	500.00
42	6/1/03	510.00	6/1/03	510.00	510.00
43	7/1/03	520.00	7/1/03	520.00	520.00
44	8/1/03	530.00	8/1/03	530.00	530.00
45	9/1/03	540.00	9/1/03	540.00	540.00
46	10/1/03	550.00	10/1/03	550.00	550.00
47	11/1/03	560.00	11/1/03	560.00	560.00
48	12/1/03	570.00	12/1/03	570.00	570.00
49	1/1/04	580.00	1/1/04	580.00	580.00
50	2/1/04	590.00	2/1/04	590.00	590.00
51	3/1/04	600.00	3/1/04	600.00	600.00
52	4/1/04	610.00	4/1/04	610.00	610.00
53	5/1/04	620.00	5/1/04	620.00	620.00
54	6/1/04	630.00	6/1/04	630.00	630.00
55	7/1/04	640.00	7/1/04	640.00	640.00
56	8/1/04	650.00	8/1/04	650.00	650.00
57	9/1/04	660.00	9/1/04	660.00	660.00
58	10/1/04	670.00	10/1/04	670.00	670.00
59	11/1/04	680.00	11/1/04	680.00	680.00
60	12/1/04	690.00	12/1/04	690.00	690.00
61	1/1/05	700.00	1/1/05	700.00	700.00
62	2/1/05	710.00	2/1/05	710.00	710.00
63	3/1/05	720.00	3/1/05	720.00	720.00
64	4/1/05	730.00	4/1/05	730.00	730.00
65	5/1/05	740.00	5/1/05	740.00	740.00
66	6/1/05	750.00	6/1/05	750.00	750.00
67	7/1/05	760.00	7/1/05	760.00	760.00
68	8/1/05	770.00	8/1/05	770.00	770.00
69	9/1/05	780.00	9/1/05	780.00	780.00
70	10/1/05	790.00	10/1/05	790.00	790.00
71	11/1/05	800.00	11/1/05	800.00	800.00
72	12/1/05	810.00	12/1/05	810.00	810.00
73	1/1/06	820.00	1/1/06	820.00	820.00
74	2/1/06	830.00	2/1/06	830.00	830.00
75	3/1/06	840.00	3/1/06	840.00	840.00
76	4/1/06	850.00	4/1/06	850.00	850.00
77	5/1/06	860.00	5/1/06	860.00	860.00
78	6/1/06	870.00	6/1/06	870.00	870.00
79	7/1/06	880.00	7/1/06	880.00	880.00
80	8/1/06	890.00	8/1/06	890.00	890.00
81	9/1/06	900.00	9/1/06	900.00	900.00
82	10/1/06	910.00	10/1/06	910.00	910.00
83	11/1/06	920.00	11/1/06	920.00	920.00
84	12/1/06	930.00	12/1/06	930.00	930.00
85	1/1/07	940.00	1/1/07	940.00	940.00
86	2/1/07	950.00	2/1/07	950.00	950.00
87	3/1/07	960.00	3/1/07	960.00	960.00
88	4/1/07	970.00	4/1/07	970.00	970.00
89	5/1/07	980.00	5/1/07	980.00	980.00
90	6/1/07	990.00	6/1/07	990.00	990.00
91	7/1/07	1000.00	7/1/07	1000.00	1000.00
92	8/1/07	1010.00	8/1/07	1010.00	1010.00
93	9/1/07	1020.00	9/1/07	1020.00	1020.00
94	10/1/07	1030.00	10/1/07	1030.00	1030.00
95	11/1/07	1040.00	11/1/07	1040.00	1040.00
96	12/1/07	1050.00	12/1/07	1050.00	1050.00
97	1/1/08	1060.00	1/1/08	1060.00	1060.00
98	2/1/08	1070.00	2/1/08	1070.00	1070.00
99	3/1/08	1080.00	3/1/08	1080.00	1080.00
100	4/1/08	1090.00	4/1/08	1090.00	1090.00
101	5/1/08	1100.00	5/1/08	1100.00	1100.00
102	6/1/08	1110.00	6/1/08	1110.00	1110.00
103	7/1/08	1120.00	7/1/08	1120.00	1120.00
104	8/1/08	1130.00	8/1/08	1130.00	1130.00
105	9/1/08	1140.00	9/1/08	1140.00	1140.00
106	10/1/08	1150.00	10/1/08	1150.00	1150.00
107	11/1/08	1160.00	11/1/08	1160.00	1160.00
108	12/1/08	1170.00	12/1/08	1170.00	1170.00
109	1/1/09	1180.00	1/1/09	1180.00	1180.00
110	2/1/09	1190.00	2/1/09	1190.00	1190.00
111	3/1/09	1200.00	3/1/09	1200.00	1200.00
112	4/1/09	1210.00	4/1/09	1210.00	1210.00
113	5/1/09	1220.00	5/1/09	1220.00	1220.00
114	6/1/09	1230.00	6/1/09	1230.00	1230.00
115	7/1/09	1240.00	7/1/09	1240.00	1240.00
116	8/1/09	1250.00	8/1/09	1250.00	1250.00
117	9/1/09	1260.00	9/1/09	1260.00	1260.00
118	10/1/09	1270.00	10/1/09	1270.00	1270.00
119	11/1/09	1280.00	11/1/09	1280.00	1280.00
120	12/1/09	1290.00	12/1/09	1290.00	1290.00
121	1/1/10	1300.00	1/1/10	1300.00	1300.00
122	2/1/10	1310.00	2/1/10	1310.00	1310.00
123	3/1/10	1320.00	3/1/10	1320.00	1320.00
124	4/1/10	1330.00	4/1/10	1330.00	1330.00
125	5/1/10	1340.00	5/1/10	1340.00	1340.00
126	6/1/10	1350.00	6/1/10	1350.00	1350.00
127	7/1/10	1360.00	7/1/10	1360.00	1360.00
128	8/1/10	1370.00	8/1/10	1370.00	1370.00
129	9/1/10	1380.00	9/1/10	1380.00	1380.00
130	10/1/10	1390.00	10/1/10	1390.00	1390.00
131	11/1/10	1400.00	11/1/10	1400.00	1400.00
132	12/1/10	1410.00	12/1/10	1410.00	1410.00
133	1/1/11	1420.00	1/1/11	1420.00	1420.00
134	2/1/11	1430.00	2/1/11	1430.00	1430.00
135	3/1/11	1440.00	3/1/11	1440.00	1440.00
136	4/1/11	1450.00	4/1/11	1450.00	1450.00
137	5/1/11	1460.00	5/1/11	1460.00	1460.00
138	6/1/11	1470.00	6/1/11	1470.00	1470.00
139	7/1/11	1480.00	7/1/11	1480.00	1480.00
140	8/1/11	1490.00	8/1/11	1490.00	1490.00
141	9/1/11	1500.00	9/1/11	1500.00	1500.00
142	10/1/11	1510.00	10/1/11	1510.00	1510.00
143	11/1/11	1520.00	11/1/11	1520.00	1520.00
144	12/1/11	1530.00	12/1/11	1530.00	1530.00
145	1/1/12	1540.00	1/1/12	1540.00	1540.00
146	2/1/12	1550.00	2/1/12	1550.00	1550.00
147	3/1/12	1560.00	3/1/12	1560.00	1560.00
148	4/1/12	1570.00	4/1/12	1570.00	1570.00
149	5/1/12	1580.00	5/1/12	1580.00	1580.00
150	6/1/12	1590.00	6/1/12	1590.00	1590.00
151	7/1/12	1600.00	7/1/12	1600.00	1600.00
152	8/1/12	1610.00	8/1/12	1610.00	1610.00
153	9/1/12	1620.00	9/1/12	1620.00	1620.00
154	10/1/12	1630.00	10/1/12	1630.00	1630.00
155	11/1/12	1640.00	11/1/12	1640.00	1640.00
156	12/1/12	1650.00	12/1/12	1650.00	1650.00
157	1/1/13	1660.00	1/1/13	1660.00	1660.00
158</					