



Where Georgia comes together.

REGULAR MEETING OF THE PERRY CITY COUNCIL

March 7, 2017

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. Community Partner(s) Update(s):
5. Citizens with Input.
6. 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).

- 6a. Petition for Re-zoning Application No. R-17-01. Applicant, Desmond S. Ritchie, request for the de-annexation of property from the City of Perry along with a zoning classification request from City of Perry R-2A, Two Family Residential District, to City of Perry R-AG, Residential Agricultural. The property is located at 2000 and 2008 Houston Lake Road – Mr. B. Wood.
- 6b. Petition for Special Exception Application No. SE-17-01. Applicant, Desmond S. Ritchie, request a special exception to allow for an event venue, similar to a privately owned and operated country club. The property is located at 2008 Houston Lake Road – Mr. B. Wood. ***(Note: Council decision at the time of reading)***
- 6c. Consider revocation of business license for Howard Johnson Motel – Mr. L. Gilmour.
7. Review of Minutes: Mayor James E. Faircloth, Jr.
 - 7a. Council's Consideration – Minutes of the February 21, 2017 pre council meeting and February 21, 2017 council meeting.
8. Old Business: Mayor James E. Faircloth, Jr.
 - 8a. Mayor James E. Faircloth, Jr.

- 8b. Council Members
- 8c. City Manager Lee Gilmour
- 8d. City Attorney

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

9a. Matters referred from March 6, 2017 work session and March 7, 2017 pre council meeting.

9b. Ordinance(s) for Consideration and Introduction:

- 1. **First Reading** of an ordinance for the de-annexation of property from the City of Perry along with a zoning classification request from City of Perry R-2A, Two Family Residential District, to City of Perry R-AG, Residential Agricultural. The property is located at 2000 and 2008 Houston Lake Road – Mr. B. Wood. *(No action required by Council)*

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

- 1. Resolution authorizing the execution of an intergovernmental contract between the City of Perry and the Perry Public Facilities Authority relating to the issuance of the Series 2017 Bonds – Ms. B. King.
- 2. Resolution to amend the Perry Fee schedule for increase in church softball registration fee – Mr. K. Dye.

9d. Award of Bid(s):

- 1. Bid No. 2017-03 Park Avenue Culvert Project –
Mr. C. McMurrian
- 2. Bid No. 2017-14 Replacement trucks for Leisure Services (2),
water (1) and gas (1) - Ms. B. King

10. Department Head Items.

11. Council Members Items:

12. General Public Items:

13. Mayor Items:

14. Adjourn.



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Department of Community Development

**Public Hearing
March 7, 2017
Tuesday @ 6:00 PM**

February 14, 2017

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

Re: Rezoning Application #R-17-01
2000/2008 Houston Lake Road, Perry #P49-41/42

Dear Mayor and Council:

On February 13, 2017 the Perry Planning Commission reviewed the above referenced petition for a de-annexation request along with a rezoning request as submitted by Mr. & Mrs. Desmond Ritchie.

The request was for the de-annexation of the property from the City of Perry along with a zoning classification request from City of Perry R-2A, Two Family Residential District, to City of Perry R-AG, Residential Agricultural.

The Perry Planning Commission recommended denial of the deannexation request and recommends approval of the zoning classification request as submitted.

Sincerely,

Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

P.O. Box 2030 | Perry, Georgia 31069-6030
478-988-2720 | Facsimile 478-988-2725
<http://www.perry-ga.gov/community-development/>



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STAFF REPORT 1/31/17

CASE NUMBER: R-17-01
APPLICANT: Desmond Ritchie
REQUEST: Rezone from R-2A to R-AG
LOCATION: 2000 and 2008 Houston Lake Road; Tax Map No. P49-41 and P49-42

ADJACENT ZONING/LANDUSES:

Subject Parcels: Zoned R-2A; Agricultural use
North: C-2 (county) & R-AG (county); Gym/health club and Single-family Residential use
South: R-3; Single-family Residential use
East: R-2A (city) & R-AG (county); Agricultural use
West: R-AG (county); Agricultural use

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* As undeveloped farm land, the subject property would require substantial infrastructure improvements to be developed at the residential density allowed in R-2A.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* Property values are not diminished by the R-2A zoning classification.
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. The R-2A zoning classification promotes the health, safety, morals and general welfare of the public.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* There does not appear to be any appreciable public gain or hardship on the property owner.
5. *Whether the subject property has a reasonable economic use as currently zoned.* The current zoning of R-2A provides for a reasonable economic use of the property.
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 properties were annexed into the City of Perry and zoned R-2A in June 2007 at the request of a prior property owner. The zoning of the property prior to annexation was R-AG.
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 R-AG zoning classification is consistent with several of the adjacent properties. Uses allowed in R-AG would be compatible with uses and development of surrounding properties.

8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed R-AG zoning classification will not adversely affect surrounding properties.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2007 Future Development Map identifies the subject properties as 'Urban Residential'. The proposal is consistent with the policies and intent of the land use plan.
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 proposed zoning classification provides for lower density development than the current zoning classification allows. Potential burden on streets, transportation facilities, utilities and schools should be reduced by the proposed R-AG classification.
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 property owner has also filed a special exception application for an 'Event Venue', under the provision of "Public or privately owned and operated golf, swimming, tennis, or country club..." The proposed use allowed by special exception in an R-AG zoning district does not appear to support denial of the zoning change.

STAFF CONCLUSIONS: The proposed R-AG zoning designation is consistent with surrounding properties and will result in a reduction in the allowable residential density. Staff recommends approval of the request.

TO: Perry Planning Commission of Perry, Georgia

SUBJECT: Petition for Rezoning

This is a request for 2000 Houston Lake Rd, Perry, Ga. to either be de-annexed from the City of Perry or to be rezoned R-AG.

Issue: We are requesting to add a house and barn to the land and the current zoning of R2 does not support this use.

History: We purchased this land in Feb 2014 and have been farming it since purchase. The previous owner requested annexation to allow for the development of a subdivision that included small single family homes. The land is currently woods and farm acreage. We are now planning to build a house and a barn on the land (see attach 1: overhead view) and continue to farm the rest of the land.

Circumstances:


Barn Use: In addition to agricultural use, we have three daughters and plan to use the barn for their weddings. We have provided plans and have agreed to follow all code requirements for both uses.

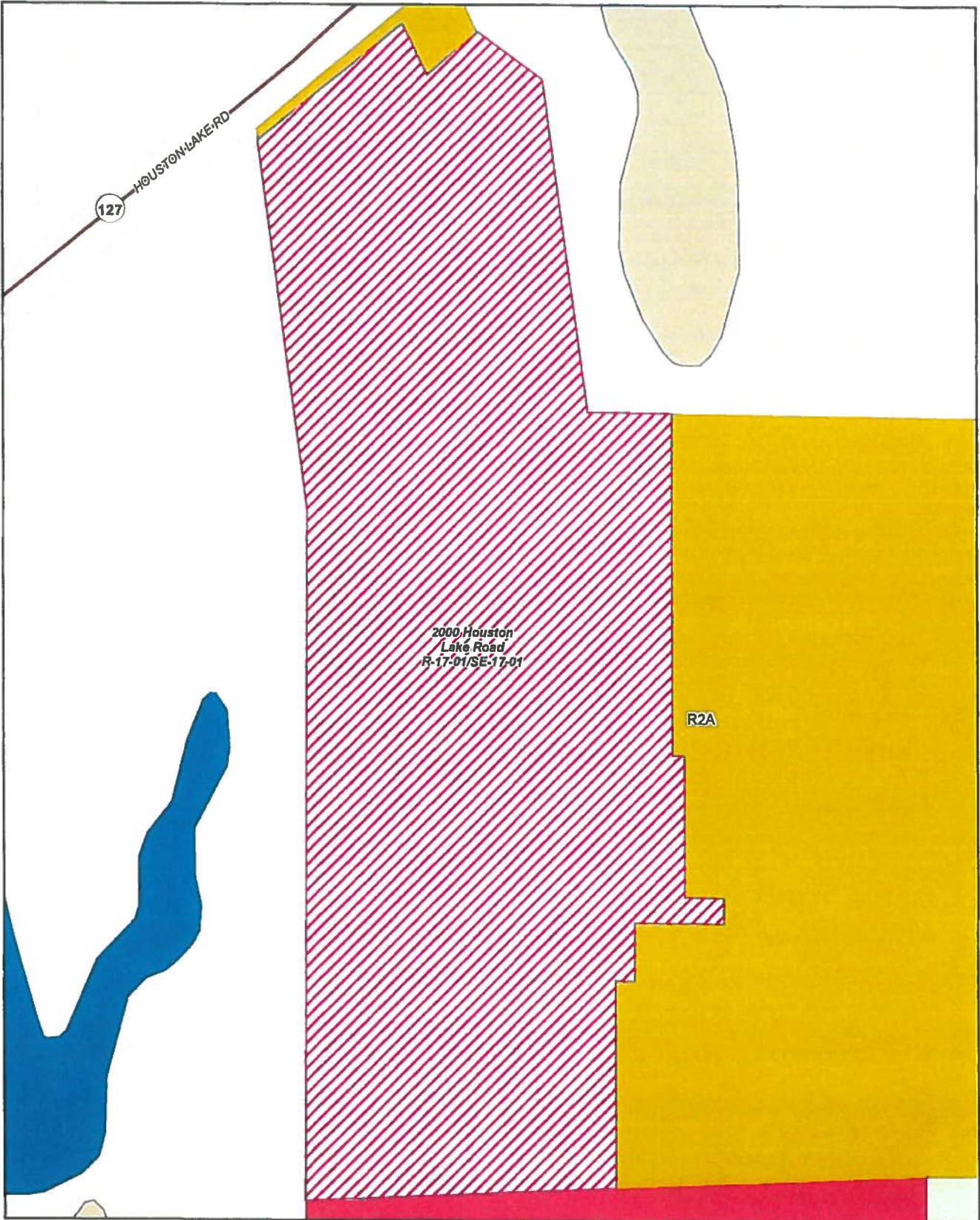
City Support: The City Planning Office has stated that the City of Perry cannot provide sewage support to our location. In addition, the water supply is located on the west side of Houston Lake Rd and will take extensive work to extend to the east side. The road frontage for 2000 Houston Lake Rd is a state road. Other than fire and police support the city has not provided and cannot provide any additional services.

Services: The water use will be provided by a well and a soil investigation is being accomplished for the Georgia Department of Public Health to support a septic tank.

Request: We request the de-annex or rezoning to R-AG of 2000 Houston Lake Rd from the City of Perry since no tangible services can be provided and the current R2 zoning does not support our planned usage.

v/r


Cynthia L. Ritchie
Desmond S and Cynthia L Ritchie



Legend

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

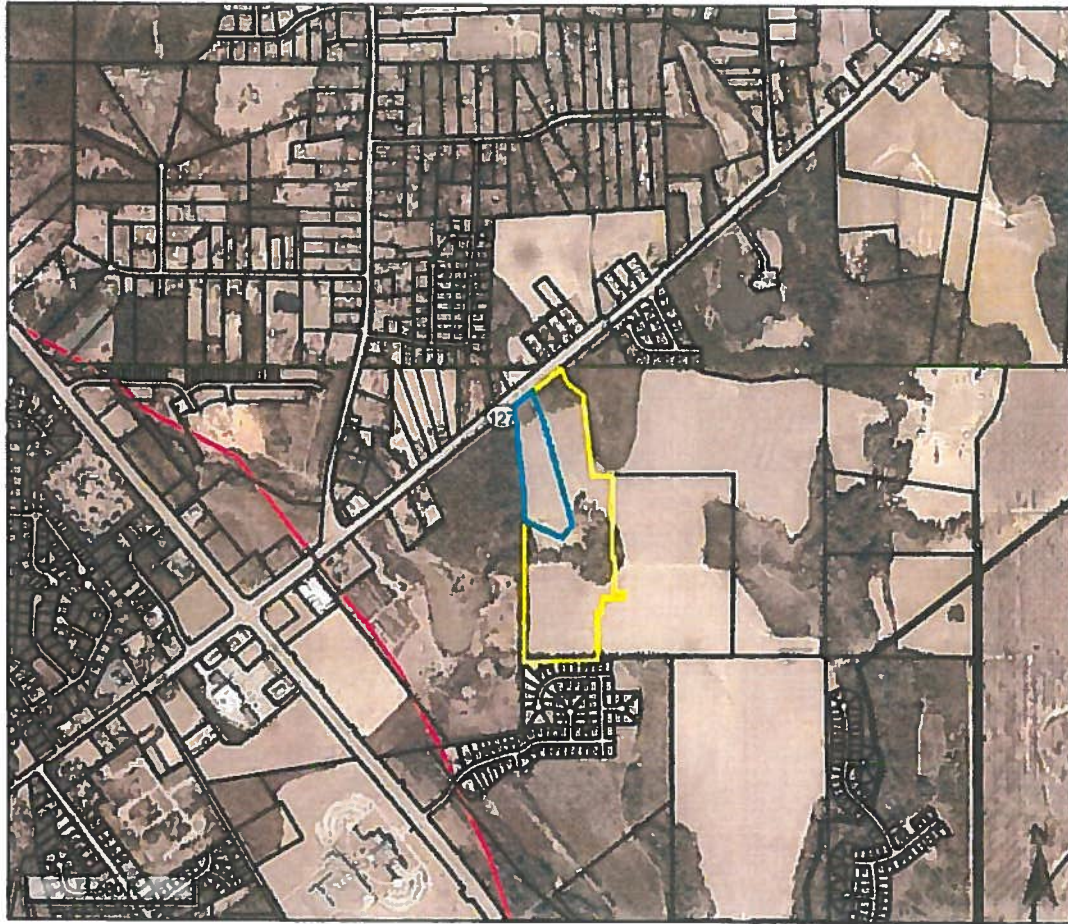


1 inch = 300 feet



City of Perry Zoning Review
Case: R-17-01/SE-17-01





Overview



Legend

-  Parcels
-  Roads

Parcel ID	OP0490 041000	Owner	RITCHIE DESMONDS	Last 2 Sales			
Class Code	Residential		RITCHIE CYNTHIAL	Date	Price	Reason	Qual
Taxing District	Perry		208 WILLIAM D EVANS COURT	9/13/2007	\$936800	LM	Q
	Perry		KATHLEEN GA 31047				
Acres	10	Physical Address	2000 HWY 127				
		Assessed Value	Value \$231800				

(Note: Not to be used on legal documents)

Date created: 2/14/2017

 Developed by
The Schneider Corporation



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Department of Community Development

**Public Hearing
March 7, 2017
Tuesday @ 6:00 PM**

February 14, 2017

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

Re: Special Exception Application #SE-17-01
2008 Houston Lake Road, Perry #P49-42

Dear Mayor and Council:

On February 13, 2017 the Perry Planning Commission reviewed the above referenced special exception petition as submitted by Mr. & Mrs. Desmond Ritchie.

The request was for a special exception to allow for an event venue, similar to a privately owned and operated country club.

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

Sincerely,

Jacob W. Poole, Chairman
Perry Planning Commission

JWP/cs

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STAFF REPORT 1/31/17

CASE NUMBER: S-17-01

APPLICANT: Desmond S. Ritchie

REQUEST: A Special Exception to allow an 'Event Venue', similar to a "privately- owned and operated country club"

LOCATION: 2008 Houston Lake Road; Tax Map No. P49-42

ADJACENT ZONING/LAND USES:

Subject Parcels: Zoned R-2A; Agricultural use (The applicant has applied for R-AG zoning)
North: C-2 (county) & R-AG (county); Gym/health club and Single-family Residential use
South: R-3; Single-family Residential use
East: R-2A (city) & R-AG (county); Agricultural use
West: R-AG (county); Agricultural use

REQUEST ANALYSIS: The applicant owns this 37 acre parcel which he intends to continue to farm. In addition he plans to construct a building that can be used as an 'Event Venue' capable of housing approximately 300 persons. The building will be designed to look like a barn and will be located on the rear portion of the property near an existing pond. The structure will be approximately 750 feet from existing residential uses, and at least 100 feet from other property lines adjacent to agricultural lands.

An 'Event Venue' was determined by Staff to be substantially similar to a "privately-owned and operated country club" which may be allowed by special exception in the R-AG zoning district. An 'Event Venue' is not the type of commercial use that is open continuously. However, it could be in use late at night. A stage is identified on the floor plan, so the provision of live music is anticipated.

STANDARDS FOR SPECIAL EXCEPTIONS:

- 1. Does the Special Exception follow the existing land use pattern?* The surrounding area is primarily agricultural and single-family residential uses. In the vicinity of the subject property, there are several low-intensity commercial uses scattered along Houston Lake Road.
- 2. Will the Special Exception have an adverse effect on the Comprehensive Plan?* The Future Development Map of the 2007 Joint Comprehensive Plan identifies the property as 'Urban Residential'.
- 3. Will adequate fire and police protection be available?* The applicant will have to provide adequate access and infrastructure for fire and police protection. This will be verified during the permit review process.
- 4. Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The applicant proposes a 7,000 square foot building which will be located at least 100 feet from all property lines. The building will be designed to look like a barn.

5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* All access to the property will be from Houston Lake Road, a five-lane road with sidewalks.
6. *Will the use result in an increase in population density overtaxing public facilities?* The proposed use will not increase population density.
7. *Will the use create a health hazard or public nuisance?* The proposed use should not create a health hazard or public nuisance. The proposed building will be located at least 750 feet from the nearest existing residence. The use will be subject to compliance with the City's noise ordinance.
8. *Will property values in adjacent areas be adversely affected?* Property values of adjacent areas should not be adversely affected.
9. *Are there substantial reasons a permitted use cannot be used at this property?* Residential use is permitted on the property.

STAFF CONCLUSIONS: Staff concludes the proposed use will be limited in nature and adequately buffered from nearby residential uses. Staff recommends approval of the special exception.



Gray Box =
Well location

Blue box =
Septic Tank
Location

2000 South Houston Lake Rd, Perry Ga
Scott Ritchie – 478-396-0610



ARCHITECTURE
 12345 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Phone: 404.555.1234
 Fax: 404.555.5678
 Website: www.architect.com

**A NEW BUS BARN & MULTI-PURPOSE FACILITY
 FOR
 CENTRAL BAPTIST CHURCH**

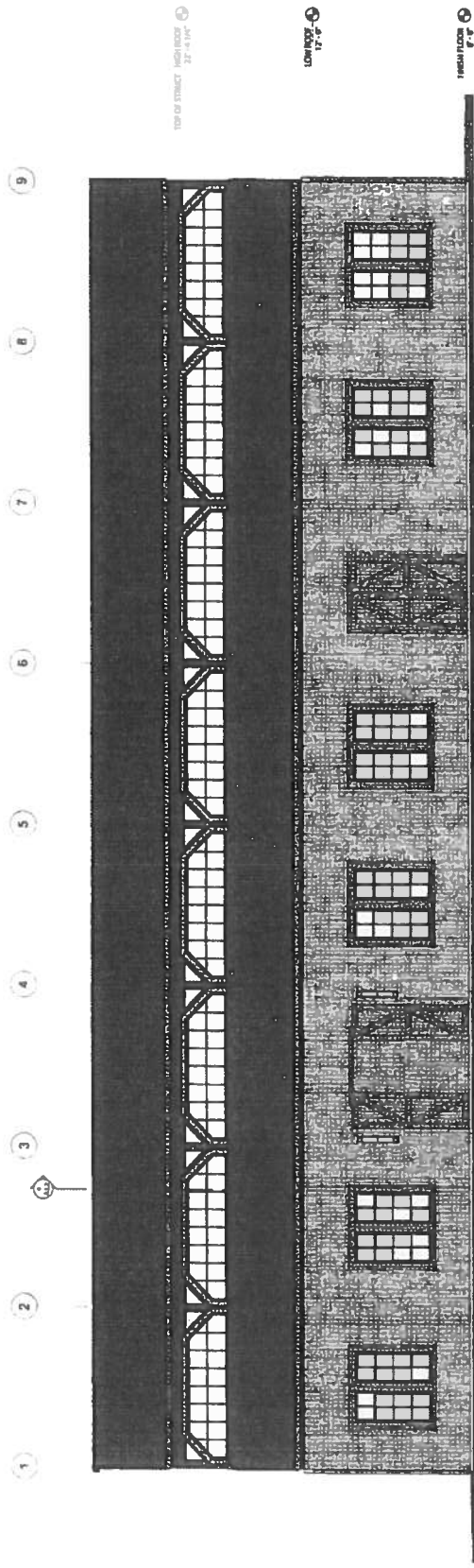
WARNER ROBINS, GEORGIA



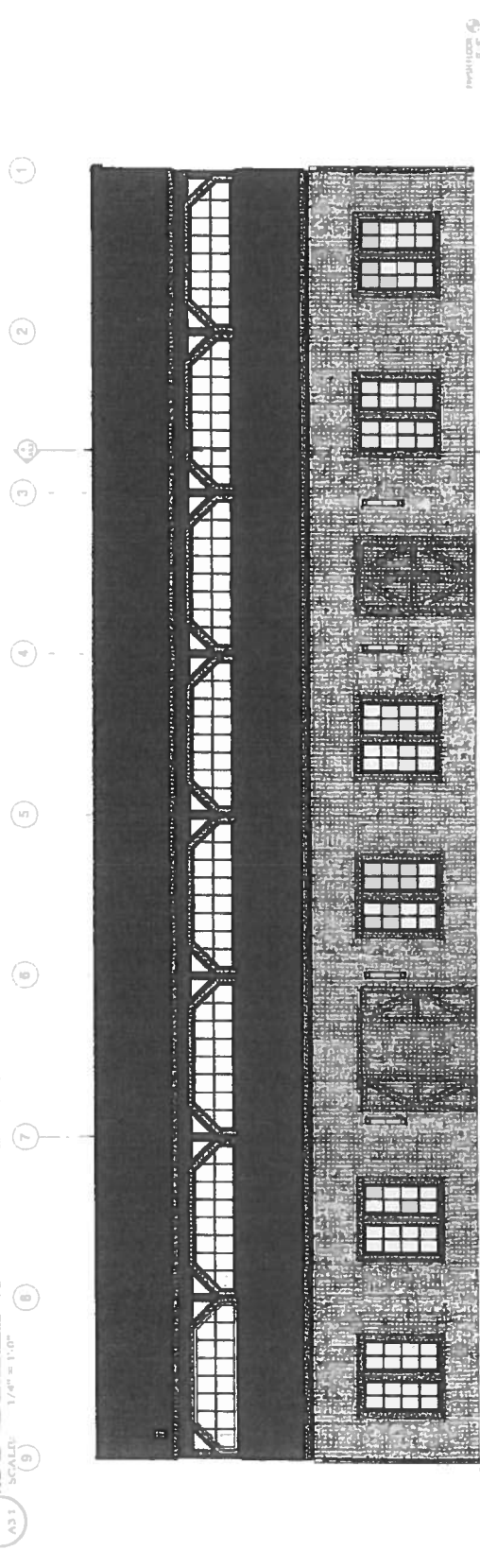
ARCHITECT
 BUILDING
 ELEVATIONS - NEW
 WORK

Project No. 2012.01
 Date: 12/01/12

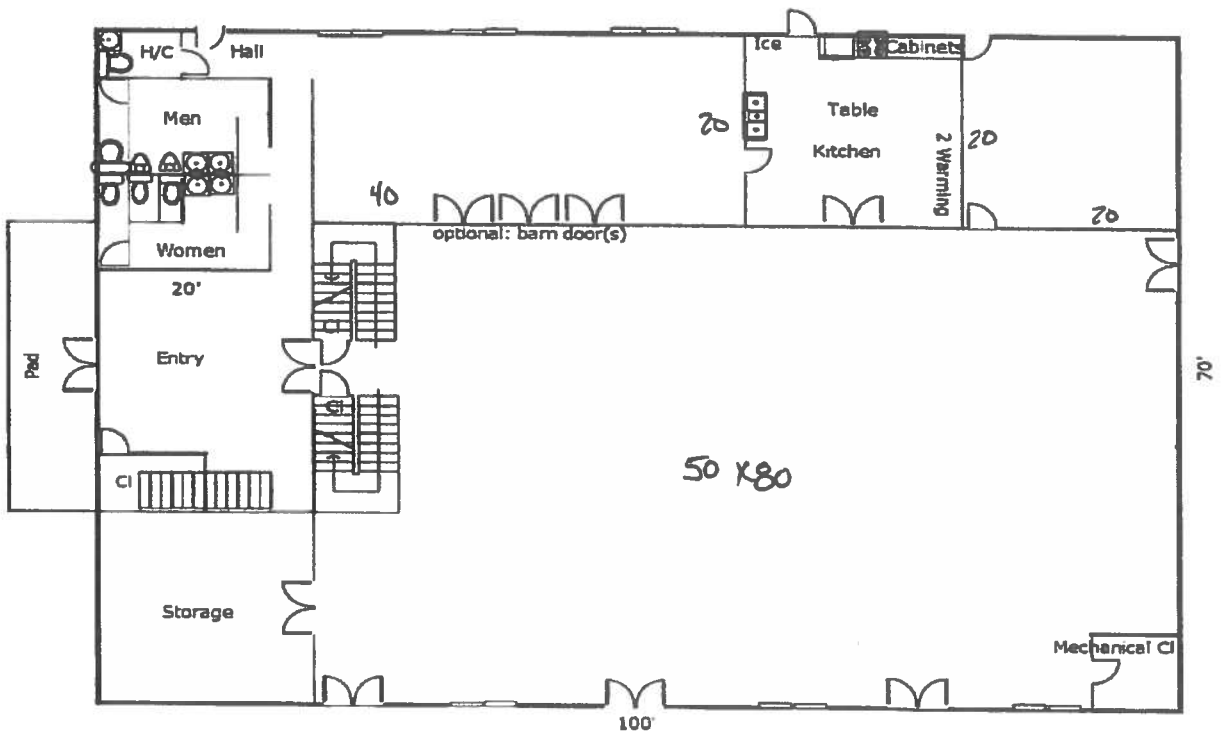
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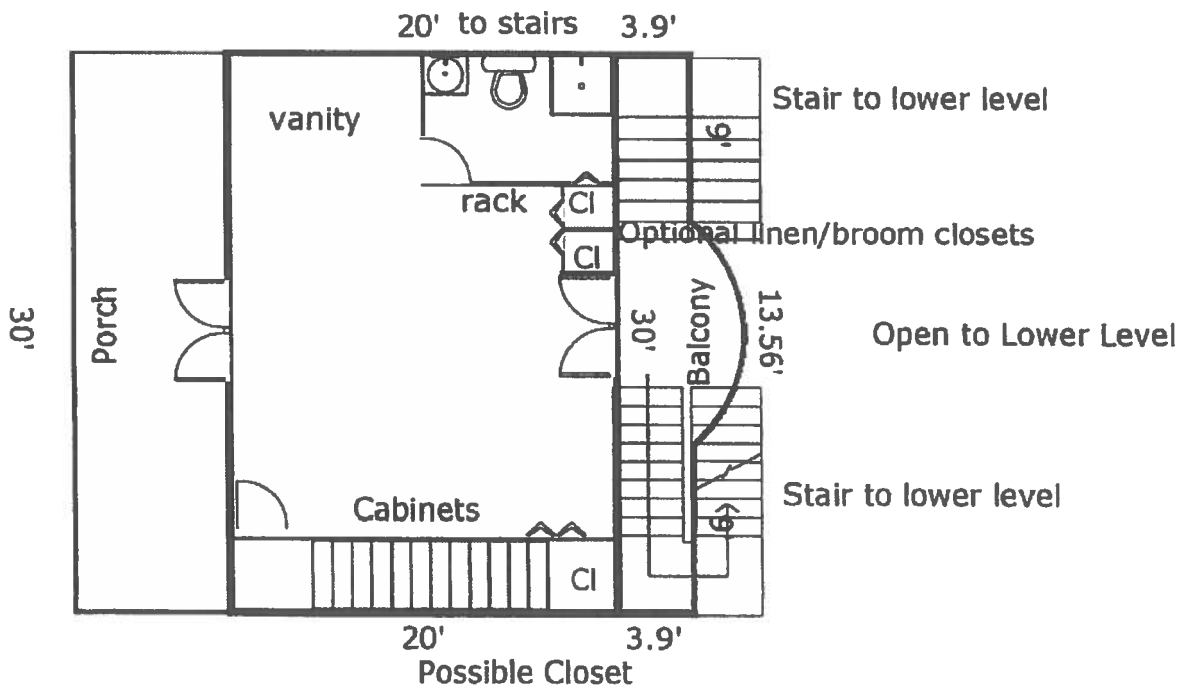


1 FRONT BRAND WALL ELEVATION - NEW WORK
 SCALE: 1/4" = 1'-0"

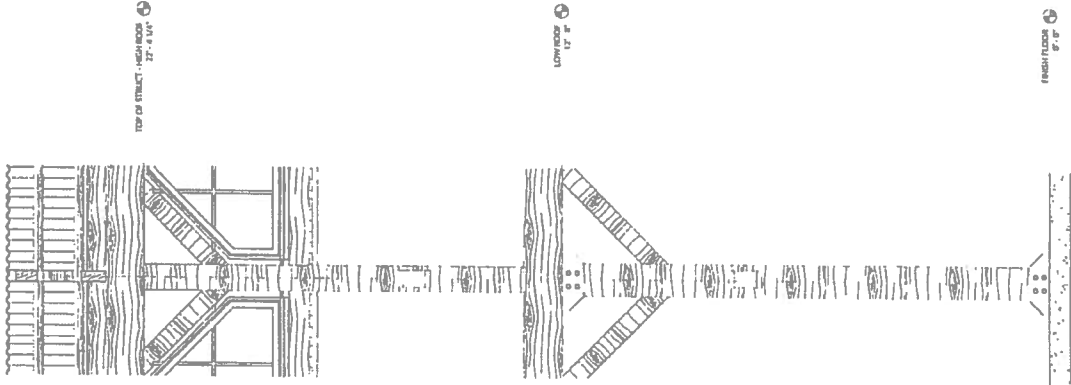


2 REAR BUILDING ELEVATION - NEW WORK
 SCALE: 1/4" = 1'-0"

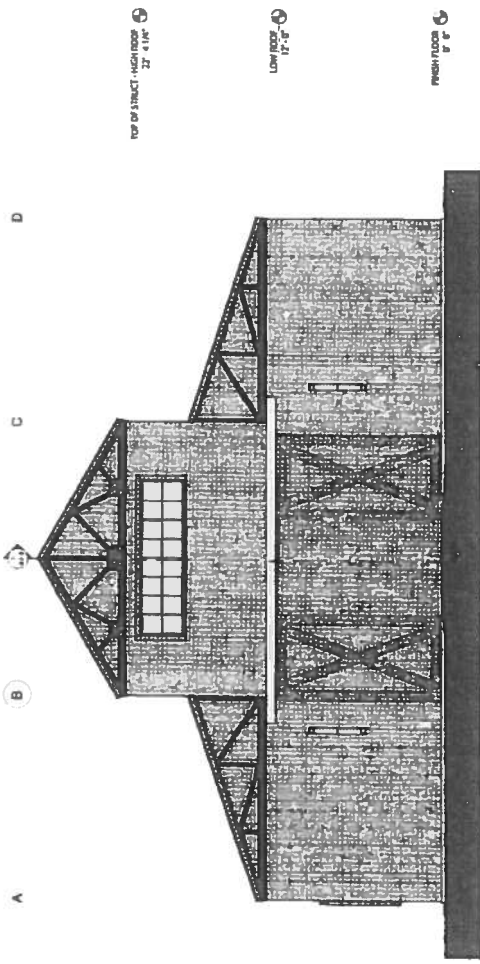




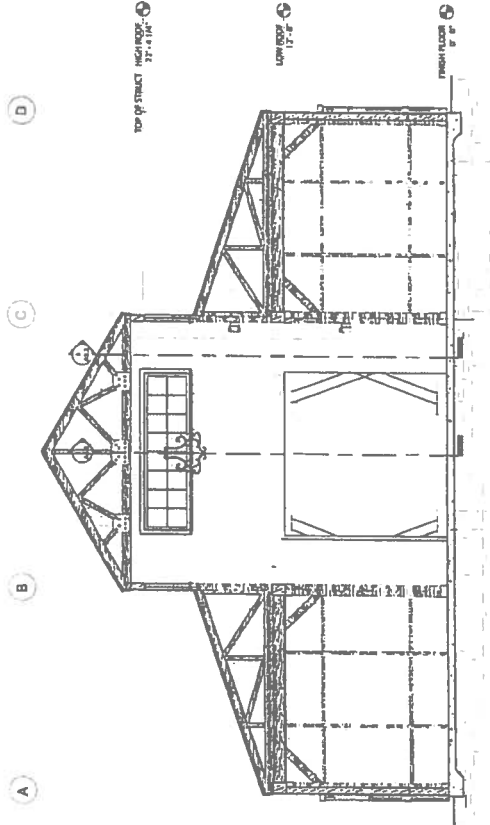
7



3 SECTION AT COLUMNS
 A3.2 SCALE 1/4" = 1'-0"



1 LEFT BUILDING ELEVATION
 A3.2 SCALE 1/4" = 1'-0"



4 BUILDING SECTION
 A3.2 SCALE 1/4" = 1'-0"



ARCHITECT INC
 100 Glen Vista Parkway
 Suite 1
 Marietta, GA 30066
 Phone: 478 533 9184
 Fax: 478 533 9184

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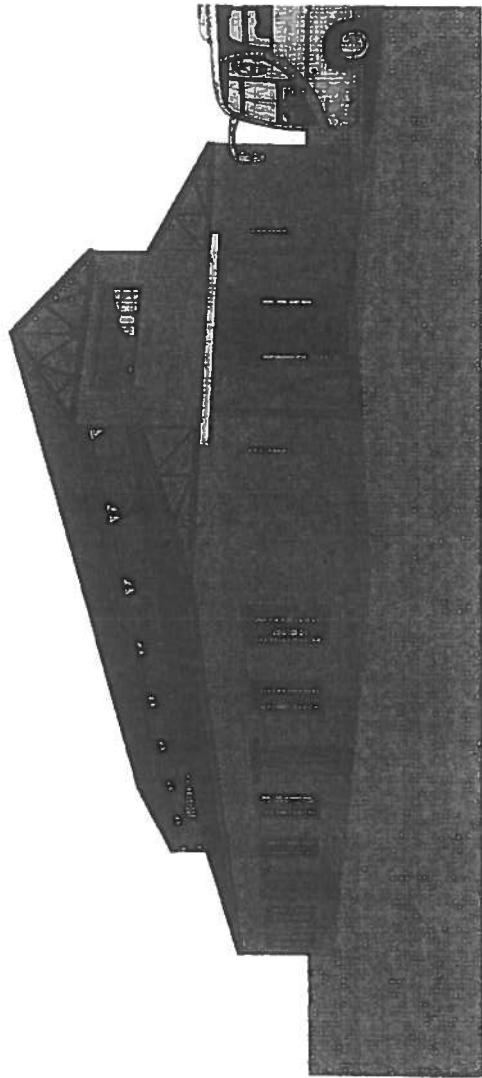
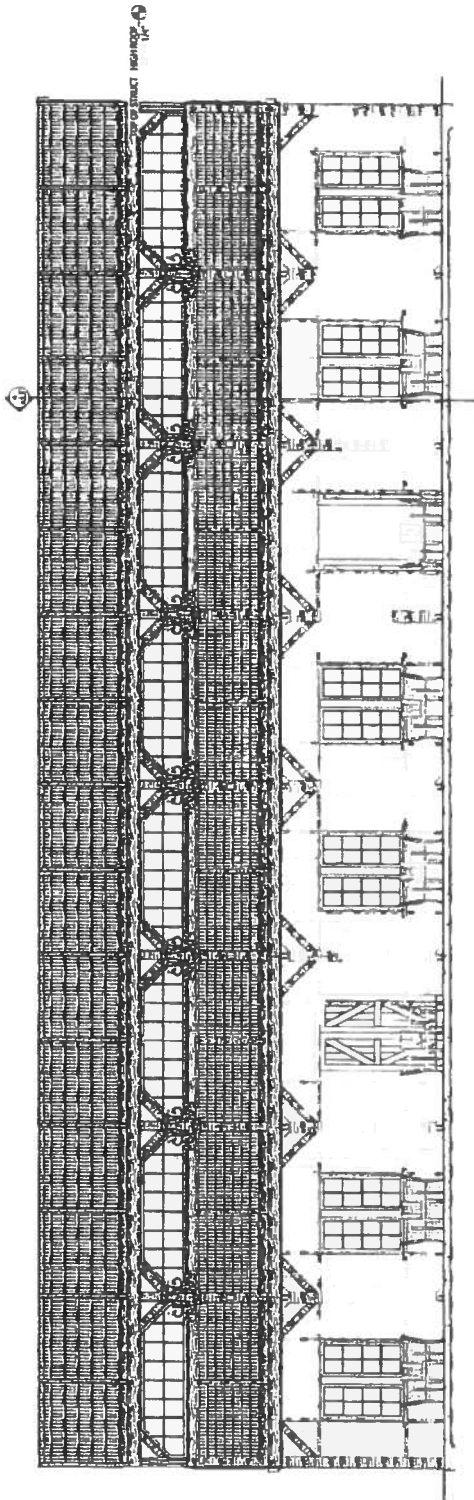
**A NEW BUS BARN & MULTI-PURPOSE FACILITY
 FOR
 CENTRAL BAPTIST CHURCH
 WARNER ROBINS, GEORGIA**

Client Title:
**BUILDING
 ELEVATIONS - NEW
 WORK**

Project No:
10000111

A3.3

1 2 3 4 5 6 7 8 9 10



2 PERSPECTIVE
 A3.3 SCALE:



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OFFICE OF THE CITY MANAGER

February 24, 2017

CERTIFIED

Mr. Baldevbhai S. Patel
Maruti Enterprises
100 Market Place Drive
Perry, GA 31069

Re: Revocation of Business License

Dear Mr. Patel:

On July 19, 2016, the Perry City Council held a public hearing to determine whether to revoke Howard Johnson's business license. No action was taken. According to our records your motel is delinquent for December 2016 and January 2017 accommodation excise tax payments.

Be advised on March 7, 2017 at its regular meeting, the Council will consider if your business license should be revoked. The meeting is at 6:00 pm at Perry City Hall.

If you have any questions, please contact me.

Sincerely,

Lee Gilmour
City Manager

cc: Mayor/Council

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
February 21, 2017
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting held February 21, 2017 at 5:00 p.m.

2. Roll:

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

Council Member Jones arrived at 5:33 pm.

Elected Official(s) Absent: None

City Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Cyndi Houser.

Departmental Staffing: Chief Steve Lynn and Corporal Craig Fowler– Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Economic Development Director, Brenda King – Director of Administration, John Schell – Buildings and Grounds Maintenance Supervisor, Kevin Dye – Director of Leisure Services, Ellen Palmer – Digital Communications Manager, Catherine Edgemon – Main Street Coordinator and Susan Miles – Customer Service Manager.

Guests: Ms. Sharon Kelly and Mr. Ryan Bode, ESG Operations, Inc.

Media: Cheri Adams – Houston Home Journal

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

Mayor Faircloth deviated from the agenda to allow Chief Lynn and Corporal Fowler to present the plaque that will be placed in the new animal housing facility.

Mayor Faircloth returned to the agenda.

- 3a. Discussion of February 21, 2017 council meeting agenda – Mayor Faircloth.

7a(1) Second reading of an ordinance amending the Perry Code by adding a new Sec. 18.15. Regulation and control of the weight and size of motor vehicles operated on city streets. Administration reviewed the ordinance with Mayor and Council.

9b(1) Engineering Services for sewer line rehab project. Mr. Gilmour advised staff had received proposals for the rehab project and recommended the lower proposal from Carter and Sloope.

9b(2) Bid No. 2017-08 Purchase one (1) utility vehicle for Criminal Investigation Division. Chief Lynn advised this was included in the budget and recommended awarding to the low bidder Wade Ford, Smyrna, GA with the caveat that Perry Ford be contacted as they qualified for local vendor preference.

9b(3) Bid N. 2017-09 Purchase of nine (9) utility vehicles for Patrol Division. Chief Lynn noted that five (5) vehicles were replacement vehicles and the remaining were for new hires. All were authorized in the budget. Administration recommended awarding to the low bidder, Wade Ford, Smyrna, GA, but noted that Perry Ford qualifies for the local vendor preference.

9b(4) Bid No. 2017-10 Purchase of one (1) 1/2 T pickup for Criminal Investigation Division. Chief Lynn advised that this item was not in the budget and all the bids should be rejected.

9b(5) Bid No. 2017-11 Purchase one (1) utility vehicle for Fire Marshal. Chief Parker advised this will be a replacement for the current 2002 Crown Victoria vehicle. Administration recommended the low bid from Wade Ford, Smyrna, GA although Perry Ford qualifies for the local vendor preference.

9b(6) Bid No. 2017-13 Banners for downtown and General Courtney Hodges Boulevard. Ms. Edgemon described the various products received from the bid process. Administration recommended awarding the bid to Downtown Graphics as they were the low bidder meeting all the specifications. It will be funded from the Hotel/Motel Tax Fund.

3b. Consider closing of water treatment plant #1.

Mr. Gilmour reviewed the letter from ESG Operations, Inc. staff regarding the need to move forward with the proposed Water Treatment Plant #3 due to the equipment failures that have been experienced at Water Treatment Plant #1. After a lengthy discussion, Council requested Ms. Kelly and Mr. Bode provide information at the next meeting regarding the estimated costs of repairs and a list of what will be required to set up the new plant.

3c. Discuss status of citizen appointment to WRATS committee.

Mr. Gilmour advised the appointment had been vacant for several months and several different approaches to fill the slot had been unsuccessful. As a way to interest the public in participating in local government, Mr. Gilmour presented information about a Citizens Academy program done in Athens-Clark County. Council expressed interest in the idea and requested a possible itinerary for a Perry program.

3d. Consider a request from Mr. Steve Collins for use of city stage.

Mr. Gilmour reviewed Mr. Collins' request to borrow a stage for use during a private music event. Based on the current policy of only loaning City assets to approved partners, the consensus was to deny the request.

3e. Presentation of City's customer service welcome packet.

Ms. Miles reviewed the information for the proposed packet which will be given to new customers. Council also made several suggestions and complimented Ms. Miles on the project.

4. Department Head Items:

Ms. King, Mr. Wood, Mr. Schell, Chief Lynn and Chief Parker had no reports.

Mr. Dye reminded everyone of the current sports registrations and the joint clean up with Rotary Club and Troop 96 at Rotary Centennial Park on Saturday, February 25th.

Mr. Smith announced there will be a housing fair and a neighborhood clean-up day in April.

5. Council Member Items:

Mayor Pro Tempore Jackson, Council Members Bynum-Grace, King, Jones, and Walker had no reports.

Council Member Hunt requested a copy of the response letter sent to Mr. Postell.

Attorney Walker had no reports.

Mr. Gilmour 1) stated the Planning Commission had requested a joint meeting with Mayor and Council. It was agreed there will be a dinner meeting on March 6th at 6 pm. Details will be sent out later. 2) There has been no response from Wilcox County Sheriff's Department regarding the transfer of the modular building at the Animal Control facility. It was the consensus to revert to the bidding list and award it to Martin Myers for \$2,000. He will be responsible for moving the unit. 3) An inquiry was received from Coast to Coast Transportation about the possibility of purchasing the old Jaycee building. After a discussion it was the consensus of Council to continue to hold the building for future plans.

6. Adjourn: There being no further business to come before Council in the pre council meeting held February 21, 2017 Council Member Jones motioned to adjourn the meeting at 6:03 p.m.; Council Member Bynum-Grace seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
February 21, 2017
6:00 P.M.

1. Call to Order: James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held February 21, 2017 at 6:00 p.m.

2. Roll.

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

Elected Official(s) Absent: None

Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Cyndi Houser.

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Economic Development Director, Brenda King – Director of Administration, Kevin Dye – Director of Leisure Services, John Schell – Buildings and Grounds Maintenance Supervisor, Catherine Edgemon, Main Street Coordinator and Ellen Palmer – Digital Communications Manager.

Guest(s)/Speaker(s): Meg Mehserle, Steve Collins, Lt. Ken Ezell, Virginia Bramblett, Clayton Ezell and members of the Perry Police Department.

Media: Kristin Moriarty and Cheri Adams - Houston Home Journal, and Marigrace Seno-ComSouth 100.

3. Invocation and Pledge of Allegiance to the Flag: Mayor James E. Faircloth, Jr.

Council Member Jones rendered the invocation and Council Member Walker led the pledge of allegiance to the flag.

4. Recognition(s)/Presentation(s): Mayor James E. Faircloth, Jr.

* Recognition of Lt. Ken Ezell for 20 years of service.

Chief Lynn and Mayor Faircloth presented a pin and certificate to Lt. Ezell and gave remarks about his 20 years of service to the Perry Police Department.

5. Citizens with Input.

Ms. Meg Mehserle noted their firm, JMA Architects, will be celebrating their 20th anniversary in business. As a part of the celebration, amateur and professional artists

have been invited by the firm invited to a special art event the week of April 13-15, 2017.

6. Review of Minutes: Mayor James E. Faircloth, Jr.

6a. Council's Consideration – Minutes of the February 6, 2017 work session, February 7, 2017 pre council meeting and February 7, 2017 council meeting. Council Member King moved to accept the minutes as submitted; Council Member Hunt seconded and the motion carried with Council Members Bynum-Grace and Jones abstaining.

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

7a. Ordinance(s) for Second Reading(s) and Adoption:

1. Adopted Ordinance No. 2017-03 amending the Perry Code by adding a new Sec. 18-15. Regulation and control of the weight and size of motor vehicles operated on city streets. Council Member Walker moved to adopt the ordinance to regulate and control the weight and size of motor vehicles operated on city streets as submitted. Council Member Jones seconded the motion and it carried unanimously. (*Ordinance 2017-03 has been entered in the City's official book of record*).

8. Any Other 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 David Walker - None

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

9a. Matters referred from the February 21, 2017 pre council meeting. None

9b. Award of Bid(s):

1. Engineering Services for sewer line rehab project

Administration presented for Council's consideration an award of contract for sewer system repairs based on the 2016 smoke testing study. Staff recommended awarding the contract to low bidder Carter and Sloope for \$11,000. The project will be paid from SPLOST funds Mayor Pro Tempore Jackson moved to award the contract to Carter and Sloope for \$11,000. Council Member Hunt seconded the motion and it carried unanimously.

2. Bid No. 2017-08 Purchase one (1) utility vehicle for Criminal Investigation Division

Chief Lynn presented for Council's consideration an award of bid for one (1) utility vehicle for the Criminal Investigation Division. Staff recommended awarding the low bid of \$28,502.00 for a Ford Explorer to Wade Ford, Smyrna. It was noted that Perry Ford, Perry, qualified for the local vendor preference. Council Member Walker moved to award Bid No. 2017-08 to Wade Ford, Smyrna, for \$28,502.00 with the notation that Perry Ford is qualified for the local vendor preference. Council Member Bynum-Grace seconded and it carried unanimously.

3. Bid No. 2017-09 Purchase of nine (9) utility vehicles

Chief Lynn presented for Council's consideration an award of bid for nine (9) utility vehicles for the Patrol Division. Staff recommended awarding the low bid of \$287,442.00 from Wade Ford, Smyrna, GA, but noted that Perry Ford, Perry, qualifies for the local vendor preference. Council Member Jones moved to award the bid to Wade Ford, Smyrna, GA, for \$287,442.00, with the notation that Perry Ford is qualified for the local vendor preference. Council Member King seconded and it carried unanimously.

4. Bid No. 2017-10 Purchase of one (1) ½ ton pickup

Chief Lynn presented for Council's consideration an award of bid for one (1) ½ ton pickup truck for the Criminal Investigation Division. Staff recommended all bids be rejected as this item was not in the current fiscal year budget. Council Member Walker moved to reject all bids; Council Member Jones seconded and it carried unanimously.

5. Bid No. 2017-11 Purchase of one (1) utility vehicle for Fire Marshal

Chief Parker presented for Council's consideration an award of bid for one (1) utility vehicle for \$28,664.00 from Wade Ford. Staff recommended awarding the low bid of \$28,664.00 to Wade Ford, Smyrna but noted that Perry Ford, Perry, qualifies for the local vendor preference. Council Member Hunt moved to award the bid to Wade Ford, Smyrna, Ga for \$28,664.00 with the notation that Perry Ford, Perry is qualified for the local vendor preference. Council Member Bynum-Grace seconded and the motion carried unanimously.

6. Bid No. 2017-13 Purchase of banners for Downtown and Courtney Hodges Boulevard

Ms. Edgemon presented for Council's consideration an award of bid for forty (40) street lamp pole banners for General Courtney Hodges Boulevard and twenty (20) street lamp pole banners for downtown streets. Staff recommended awarding the bid to Downtown Graphics Network for \$5,580.00 and would be paid from the Hotel/Motel Tax Fund. Council Member Jones moved to award the bid to Downtown

Graphics Network for \$5,580.00. Council Member King seconded and the motion carried unanimously.

10. Department Head Items.

Mr. Smith announced a housing fair would be held April 27th at Creekwood Pavilion and a neighborhood clean-up will be held on April 29th in the Ochlahatchee area.

Mr. Dye

- Registration for adult softball and spring basketball starts in March
- March 6th basketball tournament starts
- Perry Rotary Club and Troop 96 will be doing a clean-up at Rotary Centennial Park, Saturday, February 25th from 8 am – 5 pm
- The next movie night will be in Rozar Park with the movie “Up”.

Mr. Wood, Chief Lynn, Chief Parker, Ms. King, Ms. Palmer and Mr. Schell had no reports.

11. Council Members Items:

Council had no reports

12. General Public Items:

Mr. Steve Collins, 230 Felton Road, did a follow up inquiry regarding the use of a city stage for a private music event. Mayor Faircloth advised Mr. Wood, the consensus of Council was to not deviate from the current policy which allows only city-partners the use of city assets.

13. Mayor Items:

Mayor Faircloth

- February 22, 2017, 5:30 pm Houston County Schools Star Student and Teacher of the Year awards ceremony the Board Office
- February 23, 2017, 5-7 pm Business After Hours at the Chamber of Commerce
- February 28th, 5:30 p.m. – Walk with Mayor and Council
- March 2nd, Read Across America Day at various elementary schools.
- March 6th, 5 pm Council Work Session
- March 7th, Pre-Council meeting at 5 pm and Regular council meeting, 6 pm

14. Executive Session entered at 6:40 p.m.: On a motion by Council Member King, seconded by Council Member Jones and carried unanimously, Council went into executive session for the purpose of real estate.

15. Executive Session adjourned; Council’s reconvened. Council adjourned the executive session held February 21, 2017 and reconvened into the council’s regular meeting.

16. Adopted Resolution No. 2017-06 stating purpose of the executive session held on February 21, 2017 was for the purpose of real estate. On a motion by Council Member

Bynum-Grace, seconded by Mayor Pro Tempore Member Jackson and carried unanimously adopted Resolution No. 2017-06 stating the purpose of the executive session held on February 21, 2017 was for the purpose of real estate. (*Resolution 2017-06 has been entered in the City's official book of record*).

17. Adjourn: There being no further business to come before Council in the regular meeting held February 21, 2017 Council Member Hunt motioned to adjourn the meeting at 6:45 p.m.; Council Member Walker seconded the motion and it carried unanimously.

A RESOLUTION OF THE CITY OF PERRY, GEORGIA (THE "CITY"), AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL CONTRACT BETWEEN THE CITY AND THE PERRY PUBLIC FACILITIES AUTHORITY (THE "AUTHORITY") TO SECURE PAYMENT OF THE AUTHORITY'S REVENUE BONDS, SERIES 2017, IN THE AGGREGATE PRINCIPAL AMOUNT OF \$2,220,000, FOR THE PURPOSE OF PROVIDING FUNDS TO MAKE IMPROVEMENTS TO CERTAIN PARKS AND RECREATION FACILITIES OF THE CITY; AUTHORIZING THE EXECUTION OF A BOND PURCHASE AGREEMENT RELATING TO SUCH BONDS; AND FOR OTHER PURPOSES.

WHEREAS, as of December 20, 2016, the City of Perry, Georgia (the "City"), requested that the Perry Public Facilities Authority (the "Authority") issue its PERRY PUBLIC FACILITIES AUTHORITY REVENUE BONDS, SERIES 2017 (the "Series 2017 Bonds") to provide financing to make improvements to certain parks and recreation facilities for the citizens of the City; and

WHEREAS, as of December 20, 2016, the City authorized its Mayor to negotiate the terms of and to execute and deliver on behalf of the City an intergovernmental contract (the "Intergovernmental Contract") between the Authority and the City, pursuant to which the City will agree to pay amounts sufficient to pay the principal of and interest on the Series 2017 Bonds, together with any fees or charges in connection therewith, and pursuant to which the Authority may pledge for the payment of the Series 2017 Bonds all contractual payments to be derived from the Intergovernmental Contract, together with such other funds or proceeds as may be established by the Bond Resolution (hereinafter defined) and the Intergovernmental Contract; and

WHEREAS, as of March 7, 2017, the Authority adopted a bond resolution (the "Bond Resolution"), which authorizes the issuance of the Series 2017 Bonds and the final principal amounts, maturities, interest rates, and redemption provisions of the Bonds; and

WHEREAS, the Authority and the City have negotiated the sale of the Series 2017 Bonds to Raymond James & Associates, Inc., Atlanta, Georgia, (the "Underwriter"), in accordance with the provisions of a Bond Purchase Agreement (the "Bond Purchase Agreement"), the execution of which must be authorized by the City; and

WHEREAS, in order to enhance the marketability of the Bonds, it is necessary that the City allocate to the Authority a portion of the City's \$2,220,000 qualified small issuer exemption under § 265(b)(3) of the Internal Revenue Code, as amended; and

WHEREAS, it is proper that the City approve (i) the Bond Purchase Agreement, (ii) the Bond Resolution, and (iii) the Intergovernmental Contract.

NOW, THEREFORE, BE IT RESOLVED by the City of Perry, Georgia, as follows:

1. The City hereby approves the Bond Purchase Agreement, a copy of which has been presented to the City at this meeting and considered by the City and which is on file and of record with the City Clerk. The Mayor is authorized to execute and deliver the Bond Purchase Agreement.

2. The Bond Resolution, which is on file and of record with the City Clerk, has been considered by the City, and the issuance of the Bonds in the principal amounts, in the principal maturities, at the interest rates, and the redemption provisions contained therein is hereby approved in all respects.

3. Prior to the execution of the Intergovernmental Contract and such closing papers or other documents relating to the Bonds, the Mayor of the City, with the advice of the City Attorney, may approve any exhibits thereto and such other changes or additions as may be necessary and desirable in such officer's discretion to effect the purposes of this resolution, and the execution of said contract and such closing papers or other documents by the Mayor shall be conclusive evidence of such approval to provide for the issuance of the Series 2017 Bonds in accordance with the Bond Resolution and to fulfill the obligations of the City pursuant to the Intergovernmental Contract.

4. The City, pursuant to § 265(b)(3) of the Internal Revenue Code, as amended (the "Code"), does hereby irrevocably allocate to the Authority such amount of the City's \$2,220,000 qualified small issuer exemption under § 265(b)(3) of the Code as equals the aggregate par amount of the Bonds when issued; provided, however, said allocation shall only be applied to obligations which qualify as "qualified tax-exempt obligations" pursuant to § 265(b)(3) of the Code. This allocation is for and in consideration of the benefits the City is to be received pursuant to the Contract. The City hereby certifies that the reasonably anticipated amount of qualified tax-exempt obligations which it will issue during calendar year 2017 will not exceed \$10,000,000.

5. The City Clerk is authorized and directed to furnish a certified copy of this resolution to the Authority with the request that it proceed with such actions as are necessary to issue the Bonds at the earliest possible time.

APPROVED AND ADOPTED this March 7, 2017.

CITY OF PERRY, GEORGIA

(S E A L)

By: _____
Mayor

Attest: _____
City Clerk

CLERK'S CERTIFICATE

I, the undersigned Clerk of the City of Perry, Georgia (the "City"), keeper of the records and seal thereof, hereby certify that the foregoing is a true and correct copy of a resolution approved and adopted by majority vote of the Mayor and Council of the City in public meeting assembled on March 7, 2017, the original of which resolution has been entered in the official records of said political subdivision under my supervision and is in my official possession, custody, and control.

I further certify that the meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

(S E A L)

City Clerk



Where Georgia comes together.

Leisure Services Department

To: Mr Gilmour

CC:

From: Alton Ellis

Date: 02/22/17

Re: Church Softball Registration Fee

Mr Gilmour, Mr Dye and myself were going over the figures for church softball and was hoping you would approve going on the fee from \$420 to \$450. Umpires fee has gone up just about every year and with the expectations of more teams signing up there will be more teams. Mr Dye had to go see about his family and asked me to check with you. We are just about to start registering the teams next week.

Thank You
Alton Ellis



MEMORANDUM

TO: Lee Gilmour, City Manager
FROM: Brenda King, Director of Administration
DATE: February 28, 2017
SUBJECT: Recommendation of Award
Bid #2017-03

Description: The work to be done consists of furnishing all materials, equipment and labor necessary to install an outlet control structure, storm drain and roadway repair and other work associated with drainage on Park Ave.

FUND: 12 SPLOST

<u>Vendor</u>	<u>Bid Amount</u>
LaKay Enterprises Inc.	\$195,120.00
LeClay Construction Inc.	\$147,371.25

Department and Engineer recommendation: Award the bid in the amount of \$147,371.25 to LeClay Construction Inc.

Ocmulgee

SURVEYORS ♦ ENGINEERS ♦ CONSULTANTS ♦ PLANNERS

Lance Woods, P.E.
Marty McLeod, R.L.S.
Chad Bryant, P.E.

February 27, 2017

Chad McMurrian City Engineer
City of Perry

Subject: Contractor Letter of Recommendation
Park Ave. Culvert

Dear Mr. McMurrian,

On February 23, 2017, the City of Perry received bids for the Park Ave. Culvert Project. Two bids were received. The bids are as follows:

LaKay Enterprises Inc.	\$ 195,120.00
LeClay Construction Inc.	\$ 147,371.25

This letter is to serve as a recommendation that the City of Perry enter into an agreement with LeClay Construction Inc. for the above referenced project. The submitted bid total is \$ 147,371.25. I have included the Bid Tabs for this project and both bids have been verified to be accurate. I have had the opportunity to work with LeClay Construction Inc. on many occasions and have found their work to be acceptable. If this is agreeable with the City of Perry, I will prepare a Notice of Award. A Notice to Proceed will be issued upon your approval of all contract documents.

Please let me know if you have any questions on the project.

Sincerely,



Ronnie Kent
Ocmulgee, Inc.

cc Lance Woods, PE
Senior Principal
Ocmulgee, Inc.

"Re-defining Design"

906 Ball St
Perry, Georgia 31069

Office: 478-224-7070
Fax: 478-224-7072

15-0102H - Park Avenue Culvert
Bid Tabs

				LaKay Enterprises Inc.			LeClay Construction Inc.		
Line Item Number	Item Number	Item Description	Est. Qty	Unit of Measure	Bid Price/Unit	Line Item Total	Bid Price/Unit	Line Item Total	
1	150-1000	TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00	
2	171-0010	TEMPORARY SILT FENCE, TYPE A - SdI-NS	100	LF	\$ 5.00	\$ 500.00	\$ 2.25	\$ 225.00	
3	171-0030	TEMPORARY SILT FENCE, TYPE C - SdI-S	300	LF	\$ 8.00	\$ 2,400.00	\$ 3.00	\$ 900.00	
4	201-1500	CLEARING & GRUBBING	1	LS	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00	
5	207-0203	FOUNDATION BACKFILL MATL, TP II	30	CY	\$ 160.00	\$ 4,800.00	\$ 45.00	\$ 1,350.00	
6	212-1000	GRANULAR EMBANKMENT INCL MATL AND HAUL	300	CY	\$ 60.00	\$ 18,000.00	\$ 35.00	\$ 10,500.00	
7	210-0100	GRADING COMPLETE	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 21,270.00	\$ 21,270.00	
8	310-1101	GR AGGR BASE CRS, INCL MATL	32	TN	\$ 65.00	\$ 2,080.00	\$ 60.00	\$ 1,920.00	
9	402-1812	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	16	TN	\$ 320.00	\$ 5,120.00	\$ 225.00	\$ 3,600.00	
10	402-3100	RECYCLED ASPH CONC 9.5 MM SUPERPAVE, TYPE 1, GP 1 OR BLEND 1, INCL BITUM MATL & H LIME	16	TN	\$ 330.00	\$ 5,280.00	\$ 225.00	\$ 3,600.00	
11	402-3190	RECYCLED ASPH CONC 19 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	16	TN	\$ 330.00	\$ 5,280.00	\$ 225.00	\$ 3,600.00	
12	413-1000	BITUM TACK COAT	25	GL	\$ 10.00	\$ 250.00	\$ 6.00	\$ 150.00	
13	500-39xx	CONCRETE HEADWALL COMPLETE - 72" & 30" RCP COMBINATION	1	EA	\$ 6,500.00	\$ 6,500.00	\$ 9,500.00	\$ 9,500.00	
14	550-1721	STORM DRAIN PIPE, 72 IN, H 10-15	80	LF	\$ 525.00	\$ 42,000.00	\$ 515.00	\$ 41,200.00	
15	603-2024	STN DUMPED RIP RAP, TP 1, 24 IN	169	SY	\$ 80.00	\$ 13,520.00	\$ 50.00	\$ 8,450.00	
16	603-7000	PLASTIC FILTER FABRIC	169	SY	\$ 10.00	\$ 1,690.00	\$ 6.25	\$ 1,056.25	
17	652-2501	SOLID TRAFFIC STRIPE, 5 IN, WHITE	300	LF	\$ 12.00	\$ 3,600.00	\$ 1.25	\$ 375.00	
18	652-2502	SOLID TRAFFIC STRIPE, 5 IN, YELLOW	300	LF	\$ 12.00	\$ 3,600.00	\$ 1.25	\$ 375.00	
19	668-42xx	OUTLET CONTROL STRUCTURE COMPLETE INCL 6" GATE VALVE AND 6" PVC PIPING	1	EA	\$ 18,000.00	\$ 18,000.00	\$ 17,000.00	\$ 17,000.00	
20	670-2080	GATE VALVE, 8 IN	2	EA	\$ 6,000.00	\$ 12,000.00	\$ 1,500.00	\$ 3,000.00	

15-0102H - Park Avenue Culvert
Bid Tabs

21	700-6910	PERMANENT GRASSING	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00
22	700-8000	FERTILIZER MIXED GRADE	200	LB	\$ 20.00	\$ 4,000.00	\$ 4.00	\$ 800.00
23	713-3001	WOOD FIBER BLANKET, TP 1, SLOPES	300	SY	\$ 10.00	\$ 3,000.00	\$ 5.00	\$ 1,500.00
					Total	\$ 195,120.00	Total	\$ 147,371.25



MEMORANDUM

TO: Lee Gilmour, City Manager
FROM: Brenda King, Director of Administration
DATE: February 28, 2017
SUBJECT: Recommendation of Award
Bid #2017-14

Description: Replacement trucks for Leisure Services (2), water (1) and gas (1).

FUND: Lease Purchase

<u>Vendor</u>	<u>Model</u>	<u>Bid Amount</u>
Allan Vigil Ford – Morrow, GA	2017 F150 V8	\$ 82,680.00
Jeff Smith Automotive – Byron, GA	2017 F150 V8	\$ 86,276.00
Perry Ford – Perry, GA	2017 F150 V6 Ecoboost	\$ 80,730.24 **
Brannon Ford – Unadilla, GA	2017 F150 V8	\$ 81,482.24
Ginn Chrysler Jeep Dodge – Covington, GA	2017 Dodge Ram V8	\$ 82,219.20
Ginn Chrysler Jeep Dodge – Covington, GA	2017 Dodge Ram V6	\$ 74,075.20

Department recommendation: Award the bid in the amount of \$74,075.20 to Ginn Chrysler Jeep Dodge LLC.

***Perry Ford qualifies for local vendor preference*

Bid Recommendation for 1/2 ton pickups

After reviewing the Bids provided to the City Of Perry for the Purchase of Four new 1/2 ton pickup trucks, I find that the Dodge V-6 powered units offered by Ginn Chrysler, Jeep, Dodge meet or exceed our specifications. This would be my recommendation for purchase. They were also low bidder at \$74,075.20 for Four units.

Bob Taylor
Vehicle Maintenance Manager
988-2882