



Where Georgia comes together.

REGULAR MEETING OF THE PERRY CITY COUNCIL

March 21, 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. Citizens with Input.
5. 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).

- 5a. Petition for Re-zoning Application No. R-17-02. Applicant, Kevin Sullivan, request for the rezoning of property from OC, Office Commercial to M-2, Industrial. The property is located at 702 and 704 Ball Street – Mr. B. Wood.
- 5b. Amendment to Perry Land Development Ordinance, Section 106 – Signs – to reflect the new form based code districts on General Courtney Hodges Boulevard - Mr. B. Wood.
6. Review of Minutes: Mayor James E. Faircloth, Jr.
  - 6a. Council’s Consideration – Minutes of the March 6, 2017 work session, March 7, 2017 pre council meeting and March 7, 2017 council meeting.
7. Old Business: Mayor James E. Faircloth, Jr.
  - 7a. Ordinance(s) for Second Reading(s) and Adoption:
    1. **Second reading** of an ordinance de-annexing P49-41/42 from the City of Perry. The property is located at 2000 and 2008 Houston Lake Road – Mr. B. Wood.
    2. **Second reading** of an ordinance rezoning P49-41/42 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.

8. Any Other 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 20, 2017 work session and March 21, 2017 pre council meeting.
  
  - 9b. Ordinance(s) for First Reading(s) and Introduction:
    1. **First reading** of an ordinance for the rezoning of property from OC, Office Commercial to M-2, Industrial. The property is located at 702 and 704 Ball Street – Mr. B. Wood. *(No action required by Council)*
    2. **First reading** of an ordinance amending the Perry Land Development Ordinance, Section 106 – Signs – Mr. B. Wood. *(No action required by Council)*
  
  - 9c. Resolution(s) for Consideration and Adoption:
    1. Resolution declaring official intent to reimburse costs of acquiring vehicles and equipment with tax-exempt financing – Ms. B. King.
    2. Resolution accepting the maintenance of certain infrastructure at Blackhawk Phase 1, Section 3 – Mr. B. Wood.
  
  - 9d. Award of Bid(s):
    1. Bid No. 2017-12                      St. Patrick’s Drive 12” Water Main Extension - Mr. C. McMurrian
    2. Bid No. 2017-15                      Demolition of old animal shelter – Chief S. Lynn
    3. Bid No. 2017-16                      Purchase of one (1) 4 x 4 Crew Cab Light-Duty Rescue Truck - Chief L. Parker
  
  - 9e. Approval of intergovernmental agreement between City of Perry, Houston County Board of Elections and Houston County Board of Commissioners for operation of 2017 Municipal Election – Mr. L. Gilmour.
  
  - 9f. Approval of Task Order 28 for Stormwater Asset Mapping Phase 2 project – Mr. C. McMurrian.
  
  - 9g. Request for septic tank and well for 2008 Hwy 127 – Mr. B. Wood.

10. Council Members Items.
11. Department Heads Items:
12. General Public Items:
13. Mayor Items:
14. Adjourn.



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Department of Community Development

**Public Hearing**  
**March 21, 2017**  
**Tuesday @ 6:00 PM**

March 14, 2017

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

Re: Rezoning Application #R-17-02  
702/704 Ball Street, Perry #P4-55/56

Dear Mayor and Council:

On March 13, 2017 the Perry Planning Commission reviewed the above referenced petition for a rezoning request as submitted by CK Properties.

The request was for a rezoning of the property from OC, Office Commercial to M-2, Industrial District.

The Perry Planning Commission recommended approval of the application as submitted with the following conditions: 1). A 6 foot tall wood fence be installed along the north and east property lines adjacent to residentially zoned properties and 2). Any chain link fence on front of property be black vinyl.

Sincerely,

Lawrence Clarington, Vice Chairman  
Perry Planning Commission

LC/cs



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**STAFF REPORT 2/14/17**  
**From the Community Development Department**

**CASE NUMBER:** R-17-02  
**APPLICANT:** Kevin Sullivan  
**REQUEST:** Rezone from OC to M-2  
(Requested use is for retail trailer storage, but all uses allowed in M-2 should be considered. The use is also permitted in the less intense C-2 zoning district.)  
**LOCATION:** 704 & 702 Ball Street; Tax Map No. P4-56 & P4-55

**ADJACENT ZONING/LANDUSES:**

Subject Parcels: Zoned OC; vacant land  
North: R-1; Single-family Residential use  
South: M-2; Single-family Residential; Industrial Services (Hoke's HVAC)  
East: R-1; Single-family Residential use  
West: M-2; Industrial Services (Oil & gas distribution); Warehouse

**STANDARDS GOVERNING ZONE CHANGES:**

1. *The suitability of the subject property for the zoned purposes.* The subject properties are zoned OC, which permits office and multi-family residential uses by right; nursing facilities, day care, certain retail, and farm wineries may be allowed by special exception. Given the location on a designated truck route and the proximity to a heavy manufacturer, the properties are not likely suitable for residential uses, nursing facilities, or day care. The size of the property is not suitable for a farm winery. The location and size would be suitable for offices and certain retail establishments.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* While the properties may not be suitable for all the uses allowed in OC, the property values do not appear to be diminished by the OC zoning classification. Office and certain retail establishments reasonable value to the property.
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 OC 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.* The OC zoning of the property does not appear to provide any appreciable public gain or create a hardship on the property owner.
5. *Whether the subject property has a reasonable economic use as currently zoned.* The current zoning of OC provides for a reasonable economic use of the property. The proposed use of the

property does not fit within the parameters of OC, but as stated earlier, offices and certain retail uses are allowed.

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 current applicant received the OC zoning in June 2007 (changed from R-1 to OC). In 2008 he demolished a dilapidated residential structure on the property.
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 subject property backs up to single-family residential properties. The M-2 district allows very intensive, heavy manufacturing uses which are not appropriate directly adjacent to residential uses. The proposed use is for retail trailer sales.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The intensity of uses allowed in the proposed M-2 zoning classification are not appropriate or compatible with residential 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'.
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.* Because of the size of the properties, any use would be small and would not likely cause excessive or burdensome use of streets, transportation facilities, utilities and schools.
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.* Ball Street was recently upgraded for use as a heavy truck route. This was taken into consideration when evaluating the suitability of the property for uses permitted in the current zoning district. Otherwise, the conditions and uses in the general area have remained consistent for a number of years, and supports disapproval of the request.

**STAFF CONCLUSIONS:** Staff concludes that the OC zoning district allows uses for which the subject properties are suitable. The current property owner requested the current zoning classification. Impact on adjacent residential properties could be extreme, given the uses permitted in M-2. The M-2 classification is not consistent with the future land use map. Staff recommends denial of the request.

Note: The rezoning to OC in 2007 included the following conditions:

1. A 20' vegetative buffer shall be planted along all property lines that abut adjoining residential zoning;
2. All processing of goods and materials shall be within the confines of the building or buildings located on said property;
3. Dumpster facilities shall be screened by an enclosure that mirrors the texture and materials of the building or buildings located on said property; and
4. No trees shall be removed from the property until landscaping and tree removal and replacement plans are approved by the City of Perry.

If the Commission recommends approval of the request to City Council, staff suggests the following conditions:

1. A 25' buffer consisting of deciduous and evergreen trees and shrubs which create a full visual block of the property from adjacent residentially-zoned properties, and as approved by the Community Development Department, shall be installed;
2. Any exterior lighting shall be directed down and away from residentially-zoned properties;

3. Dumpster screening shall include a masonry wall at least the height of the dumpster shall enclose the dumpster, along with 4' tall evergreen shrubs planted 4' on center around the perimeter of the screen. Opaque gates shall fully enclose the dumpster;
4. Outdoor display of merchandise shall occur only on a hard-paved surface, such as concrete or asphalt; and
5. No trees shall be removed from the property until landscaping and tree removal and replacement plans are approved by the Community Development Department.

# City of Perry

## Community Development Department

1211 Washington Street  
P.O. Box 2030  
Perry, Georgia 31069



478-988-2720  
Telephone

[www.perry-ga.gov](http://www.perry-ga.gov)

478-988-2725  
Facsimile

August 7, 2007

Mr. Kevin Sullivan  
515 Gray Road  
Perry, GA 31069

**Re: *Petition for Rezoning Application No. R-007-006***  
***Mr. Kevin Sullivan***  
***Rezone – 1.15 Acres from***  
***City of Perry R1 to City of Perry OC***  
***Ball Street***  
***MP P4-55 & P4-56***

Dear Mr. Sullivan:

This letter serves as official notification of the action taken by the Perry City Council regarding your Petition for Rezoning. You requested to rezone 1.15 acres from City of Perry R1, Single-Family Residential District to City of Perry OC, Office Commercial District for property located at 607 & 609 Ball Street.

At the Perry City Council meeting held June 5, 2007, your request was approved with the following 1) A 20' vegetative buffer shall be planted along all property lines that abut adjoining residential zoning; 2) all processing of goods and materials shall be within the confines of the building or buildings located on said property; 3) dumpster facilities shall be screened by an enclosure that mirrors the texture and material of the building or buildings located on said property; and 4) no trees shall be removed from the property until landscaping and tree removal and replacement plans are approved by the City of Perry.

If you have any further questions regarding this petition, please contact my office.

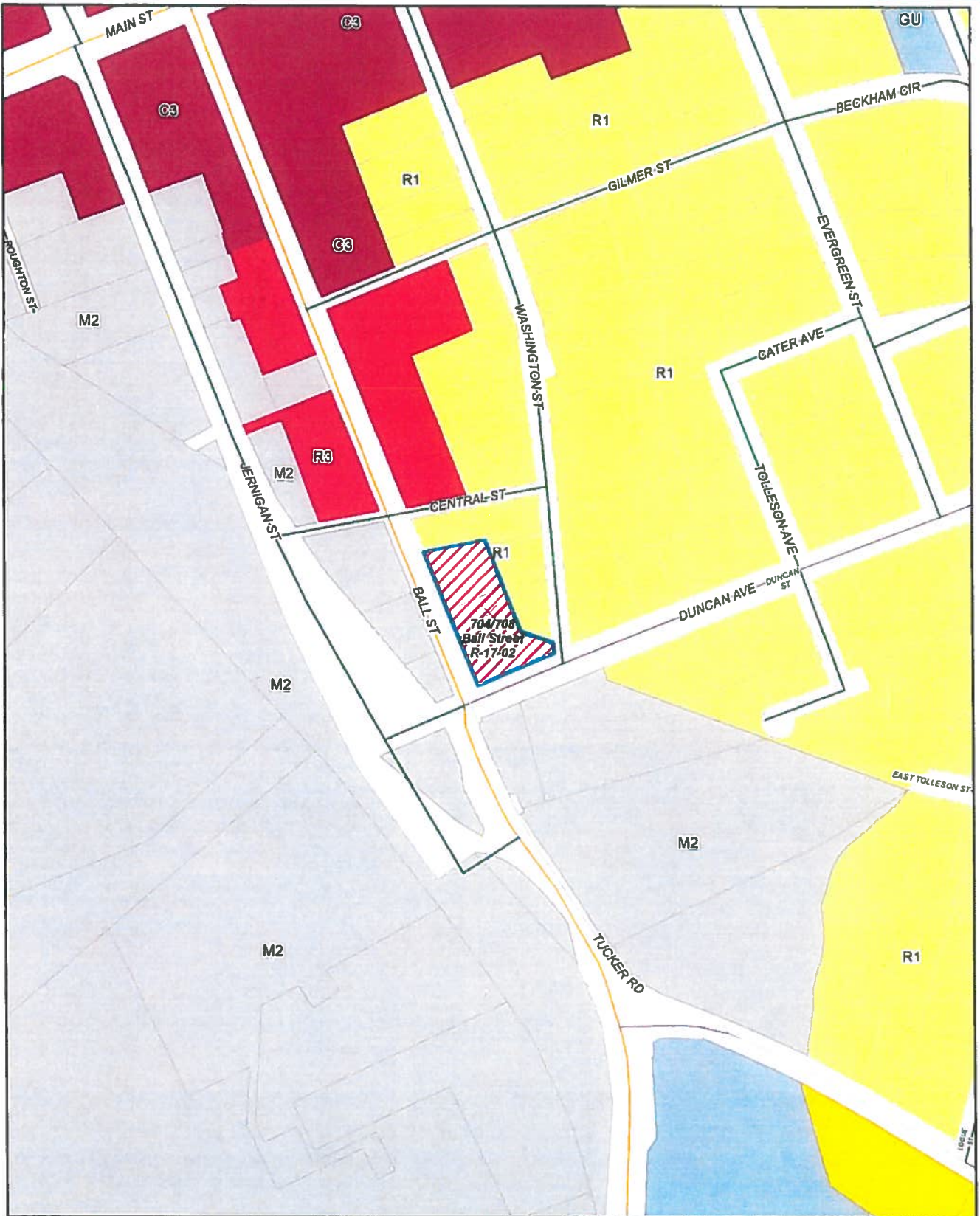
Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Beecham".

Michael D. Beecham  
Director of Community Development

MDB: bc





**Legend**

<b>Perry Zoning</b>	C3	OC	R3
<b>Zoning Types</b>	GU	PLUD	RAG
	LC	IN	R1
	C1	M1	R2
	C2	M2	R2A
			RMH



1 inch = 300 feet



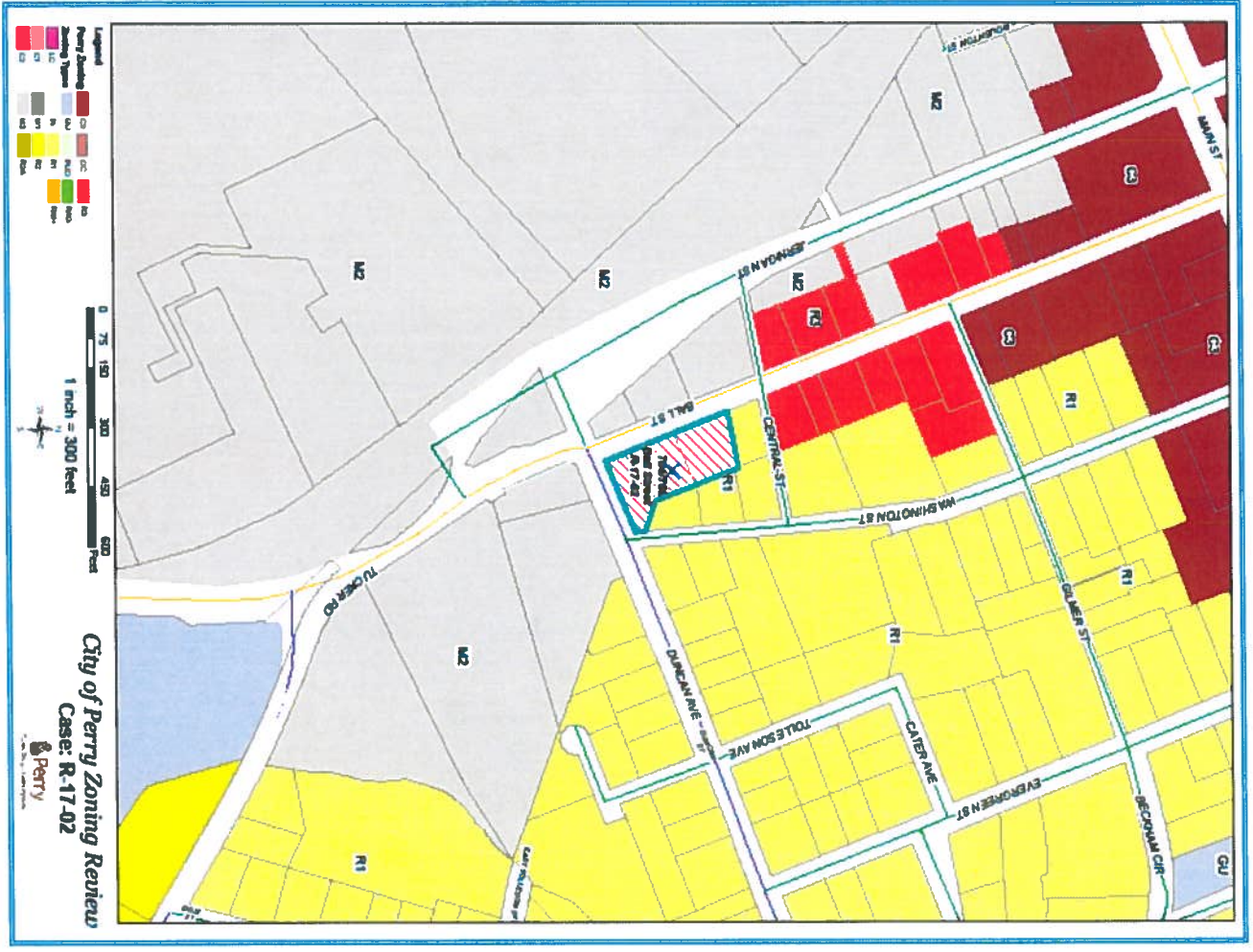
**City of Perry Zoning Review**  
**Case: R-17-02**



**R-17-02**

**702/704 Ball Street**

**Request by CK Properties**







**Where Georgia comes together.**

Department of Community Development

**Public Hearing  
March 21, 2017  
Tuesday @ 6:00 PM**

March 14, 2017

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

Re: Amendment to Perry Land Development Ordinance  
Section 106 – Signs

Dear Mayor and Council:

On March 13, 2017 the Perry Planning Commission reviewed the above referenced amendment to the Perry Land Development Ordinance.

The Perry Planning Commission respectfully submits this letter as our formal and favorable recommendation to Mayor and Council for the approval of the changes as provided for the referenced section of the Perry Land Development Ordinance to reflect the new form based code districts on General Courtney Hodges Blvd.

Sincerely,

Jacob W. Poole, Chairman  
Perry Planning Commission

JP/cs



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## Memorandum

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To: Planning Commission  
From: Bryan Wood, Director of Community Development  
Date: February 7, 2017  
Re: Amendments to Sign Ordinance, Sec. 106 of the PLDO

We recently realized that the new districts established by the adoption of the Form Based Code on Courtney Hodges Boulevard are not reflected in Section 106 of the PLDO. The attached amendment lists the three new nonresidential districts for clarification. The new residential district is covered as Section 106.11 refers to signs in generic 'Residential Districts', not specific districts.

Section 106.15 identifies the sign standards for the various nonresidential districts. We suggest IMU, Interstate Mixed Use, and MUC, Mixed Use Center, would allow the larger signs as currently allowed in C-1, C-2, M-1, M-2 and GU districts. NMU, Neighborhood Mixed Use, would be added to the category including CP, LC, OC and IN districts.

Section 106.16 lists the zoning districts in which 'electronic message/video boards' may be allowed. We suggest IMU and MUC be added to the list.

The text identifies language to be removed as ~~strikeout~~, and language to be added as underlined. All proposed changes are **highlighted**.

106.15.4. *Nonresidential district sign standards.* Signs permitted and regulated in the nonresidential zoning districts:

(1) C-1, C-2, M-1, M-2 and GU, IMU and MUC Districts.

(a) Pole signs in the C-1, C-2, M-1, M-2, and GU Districts shall meet the following criteria:

- (1) Pole signs shall be limited to two (2) such signs per parcel. Pole signs shall not exceed a height of twenty (20) feet.
- (2) Individual pole signs for parcels exceeding three (3) acres shall not exceed a sign area of one hundred fifty (150) square feet. The total square feet of pole signs shall not exceed two hundred twenty (220) [square feet].
- (3) Pole signs for parcels less than three (3) acres, but equal to or greater than thirty thousand (30,000) square feet, shall not exceed a sign area of ninety (90) square feet. The total square feet of pole signs shall not exceed one hundred fifty (150) square feet.
  - a. Pole signs for parcels less than thirty thousand (30,000) square feet in size shall not exceed a sign area of seventy (70) square feet. The total square feet of pole signs shall not exceed one hundred (100) square feet.

(b) Wall, awning, projecting and hanging signs in the C-1, C-2, M-1, M-2, and GU, IMU and MUC Districts shall meet the following criteria:

- (1) Wall signs shall not project more than five (5) feet above the wall.
- (2) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.
- (3) The maximum aggregate area of wall and awning signs shall not exceed three hundred (300) square feet or ten (10) percent of the aggregate area of the wall faces of the premises to which the sign relates, whichever is less.
- (4) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
- (5) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
- (6) The maximum wall sign height shall be ten (10) feet.
- (7) Each building tenant shall be limited to one (1) wall or awning sign on each wall.

(c) Monument and ground signs in the C-1, C-2, M-1, M-2, and GU, IMU and MUC Districts shall meet the following criteria:

- (1) Monument or ground sign area shall not exceed sixty (60) square feet and shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) monument or ground signs are permitted.
- (2) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign permitted in section 106.15.4(1)(a).
- (3) The maximum height for monument or ground signs in these districts shall not exceed twenty (20) feet.

(2) CP, LC, OC, and IN, and NMU Districts.

(a) Pole signs in the CP, LC, OC, and IN, and NMU Districts shall meet the following criteria:

- (1) Individual pole signs shall not exceed a sign area of thirty-two (32) square feet. The total square feet of pole signs shall not exceed sixty-four (64) square feet.
  - (2) Pole signs shall be limited to one (1) such sign per parcel per street frontage. A maximum of two (2) pole signs are permitted per parcel. The maximum height for pole signs in these districts shall not exceed twenty (20) feet.
- (b) Wall, awning, projecting and hanging signs in the CP, LC, OC, **and IN, and NMU** Districts shall meet the following criteria:
- (1) Wall signs shall not project more than five (5) feet above the wall.
  - (2) Wall signs shall not project beyond the building face by more than twelve (12) inches. Awning signs shall not project beyond the building face by more than six (6) feet.
  - (3) Wall and awning signs shall not exceed a sign area of one hundred (100) square feet or ten (10) percent of the wall face of the premises to which the sign relates; whichever is less, on each street-facing wall.
  - (4) Projecting signs shall be securely fastened to the building and meet all applicable building codes. Said signs shall maintain a clear height of six (6) feet six (6) inches above ground level and a maximum projection from the face of the building of three (3) feet. No sign shall project into a vehicular use area.
  - (5) Hanging signs shall not be larger than six (6) square feet and must be no less than six (6) feet six (6) inches above the finish grade at the lowest extremity of the sign and attached to the supporting structure at no less than two (2) points. Sign area shall count towards permissible wall sign area.
  - (6) The maximum wall or awning sign height shall be six (6) feet.
  - (7) Each building tenant shall be limited to one (1) wall or awning sign on each street-facing wall.
- (c) Monument and ground signs in the CP, LC, OC, **and IN, and NMU** Districts shall meet the following criteria:
- (1) Monument or ground sign area shall not exceed thirty-two (32) square feet and shall be limited to one (1) such sign per parcel per street frontage.
  - (2) A monument or ground sign erected under this section shall be in place of, not in addition to, a pole sign permitted in section 106.15.4(2)(a).
  - (3) The maximum height for monument or ground signs in these districts shall not exceed fifteen (15) feet.

**106.16. Electronic message/video board.** Electronic message/video board signs are only permitted in the locations described in this section and only after approval from the Community Development Department. Whenever there is conflict between a special district and the underlying zoning district, the more restrictive shall apply.

- (a) Permitted zoning districts: Electronic message board/video board signs are permitted in following districts:

Regular districts:

C-1, Highway Commercial District.

C-2, General Commercial District.

OC, Office Commercial District.

IN, Institutional District.



M-1, Wholesale and Light Industrial District.

M-2, Industrial District.

GU, Government Use District.

Interstate Mixed Use District.

Mixed Use Center District

Special districts:

AD, Airport District.

PC, Parkway Corridor District.

IC, Interstate Corridor District.

NC, Neighborhood Commercial Corridor District.

- (b) An electronic message/video board sign in which the electronic display area exceeds two (2) feet in height shall maintain a steady sign face without change for no less than ten (10) seconds. Transition time between displays shall be at least one (1) second.
- (c) The electronic message/video board sign is subject to same size and placement requirements of this article limitations as described in section 106.13.

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
March 6, 2017  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the work session meeting held March 6, 2017 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: Council Member Robert Jones

Staff: City Manager Lee Gilmour, Assistant City Attorney John Hulbert and Recording Clerk Annie Warren.

City Departmental Staffing: Chief Steve Lynn – Police Department, Brenda King – Director of Administration, Robert Smith - Economic Development Director, Chief Lee Parker – Fire and Emergency Services, Kevin Dye – Director of Leisure Services, Bryan Wood – Director of Community Development, Ellen Palmer – Digital Communications Manager, Chad McMurrian – Lead Engineering Technician, and John Schell – Buildings and Grounds Maintenance Supervisor.

Guest(s) / Speaker(s): Brian Felder and Jason Chance

Media: Kristin Moriarty - Houston Home Journal

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

3a. Administration

1. Authorization for position adjustment – Mr. L. Gilmour. As a result of the upcoming requirements of the City's MS4 stormwater control plan, Administration recommended establishing two full time positions, Stormwater Supervisor/Inspector and Code Enforcement Officer. Council concurred to move forward and this item will be placed on Council's regular meeting agenda.
2. Review costs for meter replacement – Mr. L. Gilmour. Administration provided Mayor and Council a breakout of the costs associated with meter replacement. Mr. Gilmour stated a subcontractor damaged a meter and the builder has asked for a reduction of the amount charged for the meter replacement. Council concurred to follow standard city

policy.

3b. Department of Community Development

1. Consider authorization for use of ADS storm pipe – Mr. C. McMurrian. Mr. McMurrian presented to Mayor and Council a request from Ocmulgee Engineering for ADS storm pipe use under roadways. Mr. Felder explained the differences between the polypropylene pipe and polyethylene pipe and reported there are no known failures with the polypropylene pipe. Mr. McMurrian advised Mayor and Council of Mr. Murph's recommendation of a pilot project for the use of ADS piping under roadways. It was the consensus of Council to move forward with the use of ADS piping on a trial basis.

3c. Department of Economic Development

1. Hotel Market Assessment Study – Mr. R. Smith. Mr. Smith reported the study from Horwath HTL had been completed and the results came back favorable for the City of Perry. The study suggested the City develop an incentive program package to sell the city as a profitable setting for hotel property.
2. Perry Opportunity Zone Status – Mr. R. Smith. Mr. Smith presented a recap of the city's participation in the Opportunity Zone and reported the City's Opportunity Zone is set to expire in November 2018. Discussion ensued among Mayor and Council. Administration recommended moving forward with reapplying for a new Opportunity Zone status and Council concurred.
3. 2017 CDBG Administration Selection – Mr. R. Smith. Mr. Smith advised Mayor and Council the administrative procurement process has been completed and staff's recommendation to select Grant Specialists of Georgia, Inc. and Mrs. Sherri Kurtz to prepare and submit the CDBG application on the City's behalf as well as administer the grant if funded. Council concurred to move forward with the same firm.

4. Council Member Items:

Council had no reports.

Mr. Gilmour and Assistant Attorney Hulbert had no reports.

5. Department Head Items:

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

Mr. Smith advised work has started on the 2016 CDBG project at 713 Elaine Street where a contractor is doing work.

Mr. Schell advised the old animal shelter has been inspected for asbestos and none was found, so proceed with the demolition bids.

Mr. Dye reported he was approached by a couple who would like to purchase a piece of playground equipment for either Rozar Park or Calhoun Park.

Mayor Faircloth items

- March 6<sup>th</sup>, 6 pm – Council’s and Perry Planning Commission Joint Meeting
- March 8<sup>th</sup>, 7:45 a.m. – Houston County Development Authority meeting
- March 9<sup>th</sup>, 6 pm – Georgia Water & Environmental Services dinner

6. Adjourn: There being no further business to come before Council in the work session held March 6, 2017 Council Member Hunt motioned to adjourn the meeting at 5:45 p.m.; Council Member King seconded the motion and it carried unanimously.

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**March 7, 2017**  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting held March 7, 2017 at 5:00 p.m.

2. Roll:

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

Elected Official(s) Absent: None

City Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Annie Warren.

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, John Schell – Buildings and Grounds Maintenance Supervisor, Kevin Dye – Director of Leisure Services and Chad McMurrian – Lead Engineering Technician.

Guests: None

Media: Kirstin Moriarty – Houston Home Journal

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

3a. Discussion of March 7, 2017 council meeting agenda – Mayor Faircloth.

6a. Petition for Re-zoning Application No. R-17-01. Mr. Wood reviewed the petition and answered Mayor and Council's questions.

6b. Petition for Special Exception Application No. SE-17-01. Mr. Wood reviewed the special exception application with Mayor and Council.

6c. Consider revocation of business license for Howard Johnson Motel. Administration reviewed with Mayor and Council the delinquency of Howard Johnson's accommodation excise tax payments. Administration requested Council's authorization to pull the business license without a public hearing if the business becomes delinquent again.

9a(1). Authorize establishing the positions of Code Enforcement Officer and Stormwater Operations Supervisor. Administration recommended Council proceed with the steps to establish the Code Enforcement Officer and Stormwater Operations Supervisor positions.

9c(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. King advised this resolution authorizes the Mayor to sign the Bond Purchase Agreement.

9c(2). Resolution to amend the Perry Fee schedule for increase in church softball registration fee. Mr. Dye advised past data indicated the need to adjust the adult league fees in order to break even.

9d(1). Bid No. 2017-03 Park Avenue Culvert Project. Mr. McMurrin advised the culvert under Park Avenue will be replaced with new reinforced concrete pipe. Staff recommends awarding the bid to low bidder LaClay Construction Inc. Funding for the project will come from SPLOST 2012.

9d(2). Bid No. 2017-14 Replacement trucks for Leisure Services (2), water (1) and gas (1). Ms. King reviewed the bid for the replacement trucks for Leisure Services, water and gas. Staff recommended awarding the bid to Ginn Chrysler Jeep Dodge LLC. Ms. King noted Perry Ford qualifies for the local vendor preference if it desires.

4. Department Head Items:

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

Mr. Dye reported

- Public Arts survey up to 350 participants
- March 7<sup>th</sup>, basketball championship
- March 11<sup>th</sup>, showing the movie "Up"

Chief Lynn advised Thursday there will be some activity at the Guardian Center

5. Council Member Items:

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

Council Member Hunt shared a photo of a student working with the Fuller Foundation. Council Member Hunt shared his concerns relative to the roadways coming into the city limits from Elko are not properly marked. Some people are complaining they cannot drive at night on the roads because they are not marked.

Mr. Gilmour and Assistant Attorney Hulbert had no reports.

Mayor Faircloth shared with Council a flyer announcing the groundbreaking ceremony of Christ Lutheran Church on Sunday, March 12<sup>th</sup> at 11:30 a.m.

6. Adjourn: There being no further business to come before Council in the pre council meeting held March 7, 2017 Council Member Hunt motioned to adjourn the meeting at 5:42 p.m.; Council Member Jones seconded the motion and it carried unanimously.

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
March 7, 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 March 7, 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, Phyllis Bynum-Grace, Robert Jones Willie King, and Riley Hunt.

Elected Official(s) Absent: None

Staff: City Manager Lee Gilmour, City Attorney David Walker, and Recording Clerk, Annie Warren

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, and Ellen Palmer – Digital Communications Manager.

Guest(s)/Speaker(s): Heather Ray, Desmond Ritchie, Alonzo Brock, William Camp and Jon Pannell

Media: Kristin Moriarty - Houston Home Journal, and Marigrace Segó – ComSouth 100.

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

Reverend Willie King of Faith Bible Fellowship rendered the invocation and Council Member Hunt led the pledge of allegiance to the flag.

4. Community Partner(s) Update(s): None

5. Citizens with Input.

Ms. Heather Ray, 107 Hampton Way, addressed Mayor and Council relative to City parks playground equipment, activities, and trash. Mayor Faircloth and Council Member Jones encouraged Ms. Ray to work with Mr. Dye and Mr. Gilmour relative to the various types of age appropriate equipment.

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



- 6a. PUBLIC HEARING CALLED TO ORDER AT 6:09 p.m. Mayor James E. Faircloth Jr. called to order a public hearing at 6:09 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).

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.

Staff Report: Mr. Wood reviewed the request for de-annexation and re-zoning and advised the Perry Planning Commission recommended denial of the annexation request and approval of the zoning classification request.

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

For: Mr. Ritchie spoke in favor of the petition for de-annexation and rezoning.

Against: None

- 6b. Petition for Special Exception Application No. SE-17-01. Applicant, Desmond S. Ritchie, request for 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. ***(Note: Council can make a decision at the time of reading)***

Staff Report: Mr. Wood reviewed the petition for a special exception and reported the Perry Planning Commission recommended approval of the request as submitted.

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

For: Mr. Ritchie spoke in favor of the petition.

Mr. Alonzo Brock spoke in favor the petition request.

Against: None

Council Member Bynum-Grace offered a motion to approve Special Exception Application No. SE-17-01 as submitted; Council Member Jones seconded the motion and it carried unanimously.

- 6c. Consider revocation of business license for Howard Johnson Motel – Mr. L. Gilmour.

Administration reviewed with Mayor and Council the delinquency history of the accommodation excise tax payments for Howard Johnson. Administration recommended to Mayor and Council to authorize Administration to revoke the business license without a public hearing if they are late again.

Public Input: Mayor Faircloth called for any public input for or opposed to the revocation of the business license for Howard Johnson Motel.

For: None.

Against: None

Public Hearing Closed at 6:25 p.m. Mayor James E. Faircloth Jr. closed the public hearing at 6:25 p.m.

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.

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

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 - None

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

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

1. Authorize establishing the positions of Code Enforcement Officer and Stormwater Operations Supervisor.

Administration recommended authorizing the positions to be established. Council Member Walker motioned to approve the positions to be established; Mayor Pro Tempore Jackson seconded the motion and it carried unanimously.

- 9b. Ordinance(s) for First Reading(s) 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. Adopted Resolution 2017-07 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.

Administration presented for Council's consideration a 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. Council Member Jones motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. *(Resolution 2017-07 has been entered into the City's official book of record.)*

2. Adopted Resolution 2017-08 amending the Perry Fee schedule for increase in church softball registration fee.

Council Member Hunt motioned to adopt a resolution amending the City of Perry Fee Schedule; Council Member King seconded the motion and it carried unanimously. *(Resolution No. 2017-08 has been entered into the City's official book of record.)*

9d. Award of Bid(s):

1. Bid No. 2017-03                      Park Avenue Culvert Project –  
Mr. C. McMurrian

Mr. McMurrian presented for Council's consideration an award of bid for the Park Avenue Culvert Project. Staff recommended awarding the bid to low bidder LeClay Construction Inc. in the amount of \$147,371.25; funding for the project would come from SPOST 2012. Council Member Jones motioned to award Bid No. 2017-03 to LeClay Construction Inc. in the amount of \$147,371.25; Council Member Bynum-Grace seconded the motion and it carried unanimously.

2. Bid No. 2017-14                      Replacement trucks for Leisure Services (2),  
water (1) and gas (1) - Ms. B. King

Ms. King presented for Council's consideration an award of bid for replacement trucks for Leisure Services (2), water (1) and gas (1). Staff recommended awarding the bid to low bidder Ginn Chrysler Jeep Dodge in the amount of \$74,075.20 but noted Perry Ford qualifies for the local vendor preference. Council Member King moved to award the bid to low bidder Ginn Chrysler Jeep Dodge in the amount of \$74,075.20 with the notation that Perry Ford is qualified for the local vendor preference; Mayor Pro Tempore Jackson seconded the motion and it carried

unanimously.

Administration reminded Council that when discussion of item 6c was completed, a vote was not taken authorizing Administration to revoke the business license of Howard Johnson's Hotel without a public hearing if the accommodation excise taxes are delinquent again. Council Member Jones motioned to authorize Administration to revoke the business license of Howard Johnson's Hotel without a public hearing if the accommodation excise taxes are delinquent again; Council Member Walker seconded the motion and it carried unanimously.

10. Council Members Items.

Council had no reports.

Mr. Gilmour and City Attorney Walker had no reports.

11. Department Heads Items:

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

Mr. Dye reminded everyone the movie "Up" would be shown at Rozar Park on March 11<sup>th</sup>.

12. General Public Items: None

13. Mayor Items:

Mayor Faircloth's items:

- March 8<sup>th</sup>, 7:30 am – Houston County Development Authority Meeting
- March 10<sup>th</sup> & 11<sup>th</sup> – Peaches to Beaches
- March 20<sup>th</sup> – Work session
- March 21<sup>st</sup> – Pre council and council
- March 28<sup>th</sup> - Walk with Mayor and Council

14. Adjourn: There being no further business to come before Council in the regular meeting held March 7, 2017 Council Member Jones motioned to adjourn the meeting at 6:45 p.m.; Council Member King seconded the motion and it carried unanimously.

# City of Perry

## Ordinance Review Check List for Second Reading

\_\_\_\_\_ City Attorney (Ordinance was prepared by Mr. Walker)

LG City Manager

ROMY Department Head

Notes:

Legal description for both OPO490 041000  
& 042000

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS as follows:**

**WHEREAS, proper application to deannex property from the City of Perry, Georgia has been made by DESMOND S. RITCHIE and CYNTHIA L. RITCHIE, the owners of the land hereinafter described; and**

**NOW THEREFORE, pursuant to the acts of the General Assembly of the State of Georgia, 1994, Page 652; 2000, Page 164 the following described land is hereby deannexed from the City of Perry and the precinct boundary is changed accordingly:**

**All that tract or parcel of land lying and being in Land Lot 115 of the 10<sup>th</sup> Land District, Houston County, Georgia and being Tract 1, comprising 46.84 acres and Tract 3, comprising 0.55 acre, as shown on a plat of survey recorded in Plat Book 69, Page 92, Clerk’s Office, Houston Superior Court. Said plat in the recorded copy thereof are hereby made a part of this description by reference thereto.**

**This deannexation shall become effective for ad valorem tax purposes on December 31, 2017 and for all other purposes shall become effective on March 21, 2017.**

**This \_\_\_\_ day of March, 2017.**

**CITY OF PERRY, GEORGIA**

**By: \_\_\_\_\_  
James E. Faircloth, Jr. - Mayor**

**Attest: \_\_\_\_\_  
Annie Warren - City Clerk**

**1<sup>st</sup> Reading: March 7, 2017**

**2<sup>nd</sup> Reading:**



ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the zoning is changed from City of Perry R-2A to City of Perry R-AG and the city's zoning map is amended accordingly relative to property of DESMOND S. RITCHIE and CYNTHIA L. RITCHIE described as follows:

All that tract or parcel of land lying and being in Land Lot 115 of the 10<sup>th</sup> Land District, Houston County, Georgia and being Tract 1, comprising 46.84 acres and Tract 3, comprising 0.55 acre, as shown on a plat of survey recorded in Plat Book 69, Page 92, Clerk's Office, Houston Superior Court. Said plat in the recorded copy thereof are hereby made a part of this description by reference thereto.

SO ENACTED this \_\_\_\_\_ day of March, 2017.

CITY OF PERRY, GEORGIA

By: \_\_\_\_\_  
James E. Faircloth, Jr. - Mayor

Attest: \_\_\_\_\_  
Annie Warren - City Clerk

1st Reading: March 7, 2017

2nd Reading:





**Where Georgia comes together.**  
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/>



Where Georgia comes together.

**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:

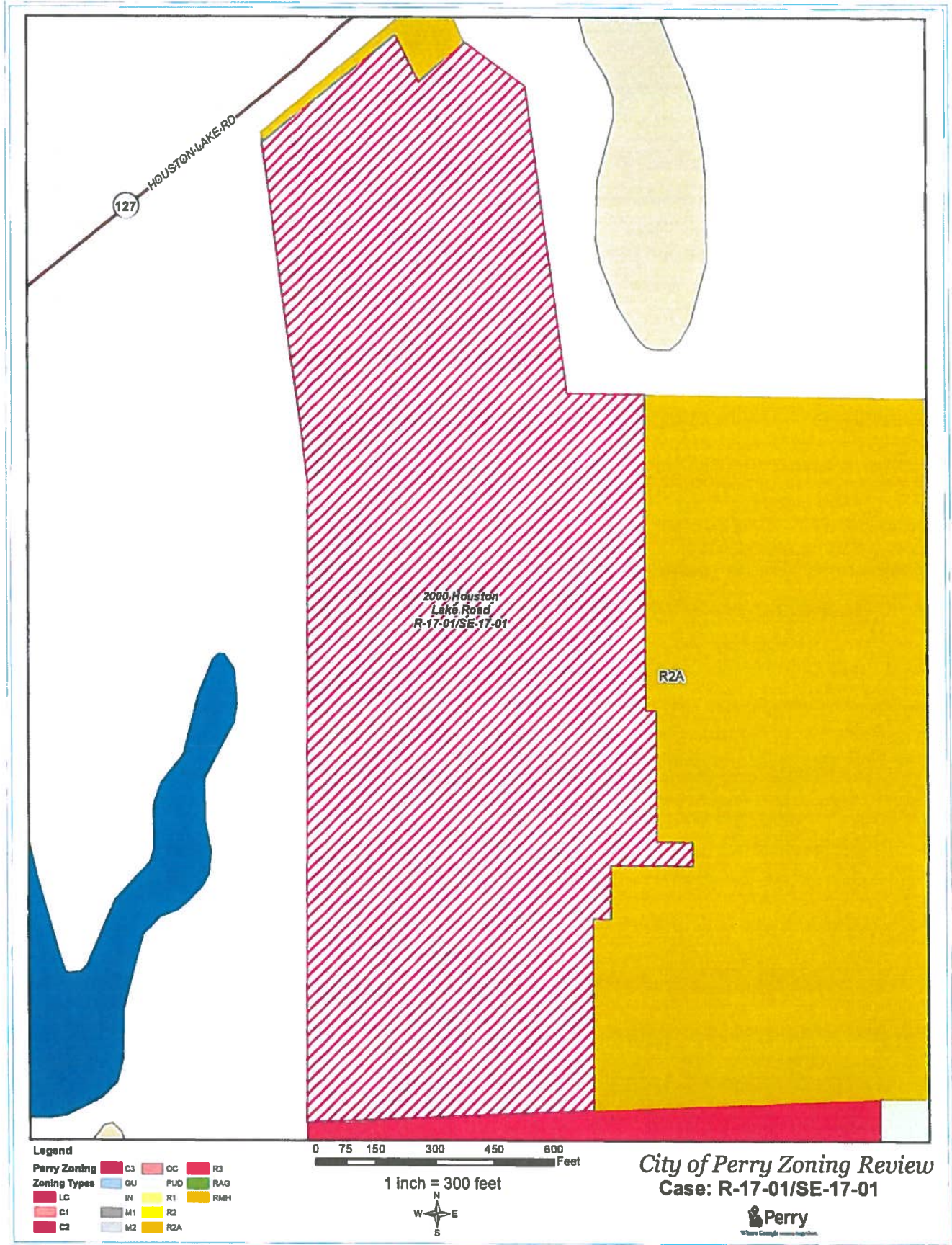
Barn Use: In addition to agricultural use, we have three daughters and plan to use the barn for their weddings. We have provided plans and have agreed to follow all code requirements for both uses.

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	PUD	RAO
LC	IN	R1
C1	M1	R2
C2	M2	R2A

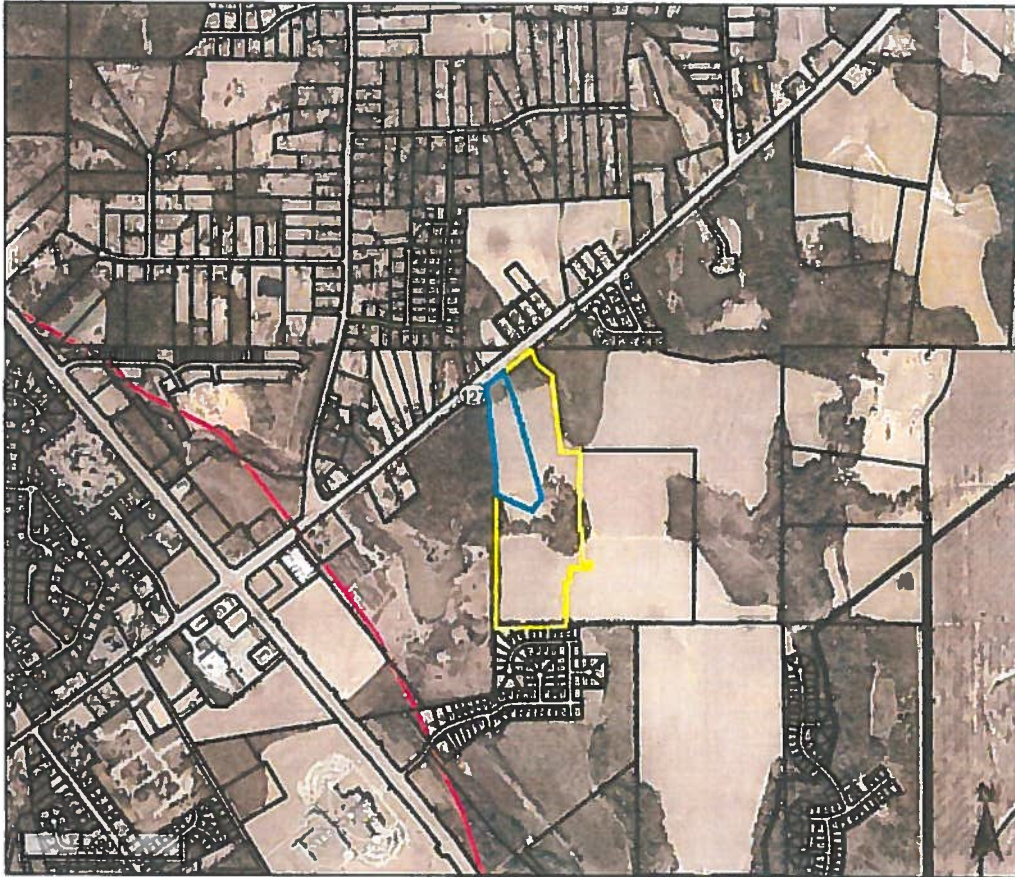
0 75 150 300 450 600 Feet

1 inch = 300 feet



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





Overview



Legend

-  Parcels
-  Roads

Parcel ID	OP0490041000	Owner	RITCHIE DESMONDS	Last 2 Sales			
Class Code	Residential		RITCHIE CYNTHIA L	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

**RESOLUTION FOR DECLARATION OF OFFICIAL INTENT TO REIMBURSE  
COSTS OF ACQUIRING VEHICLES AND EQUIPMENT WITH TAX-EXEMPT  
FINANCING**

WHEREAS, the City of Perry (the "Issuer") plans to acquire and/or equip (Pickup Trucks (4), Patrol Vehicles (9), Emergency Service Vehicle (1), SUV (2), Dump Truck (1), Tractor (1) and Mower (3)); and

WHEREAS, the Mayor and Council (the "Governing Body") desires to declare its official intent to reimburse costs of the Equipment through the use of a lease-purchase or other financing mechanism to provide such reimbursement,

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body hereby declares pursuant to Treasury Regulations Section 1.150-2 its official intent to reimburse the costs of the Equipment through the use of a lease-purchase or other obligations for the purpose of paying or reimbursing costs of the Project up to approximately \$902,100.00.

BE IT FURTHER RESOLVED, that a copy of this Resolution be placed in the official records of actions of the Governing Body.

ADOPTED, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

**CERTIFICATE OF ADOPTION**

The undersigned hereby certifies that the foregoing resolution was duly adopted at a meeting called and held by the Governing Body on the date set forth in the foregoing, at which a quorum was present and acting throughout, and that said resolution has not been repealed, and is in full force and effect, and copy of which is contained in the official records of the Governing Body in my control.

\_\_\_\_\_  
James E. Faircloth, Mayor

\_\_\_\_\_  
Annie Warren, City Clerk  
City of Perry GA



**Where Georgia comes together.**

**TO:** Mayor & Council  
Lee Gilmour – City Manager

**CC:** Bryan Wood – Community Development Director

**FROM:** Christine Sewell – Administrative Assistant 

**DATE:** March 14, 2017

**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

Blackhawk Phase I Section 3

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





**Where Georgia comes together.**

Department of Community Development

**TO:** Chris Sewell, Community Development  
**FROM:** Chad McMurrian, Lead Engineering Technician  
**DATE:** March 14, 2017  
**SUBJECT:** Final Acceptance of Subdivision – Perry City Council  
Blackhawk Phase 1, Section 3

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

A RESOLUTION  
ACCEPTING OWNERSHIP AND MAINTENANCE  
OF CERTAIN INFRASTRUCTURE

WHEREAS, the proper process to accept ownership and responsibility for maintenance and operation of streets, sidewalks, 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.

**Blackhawk Phase I Section 3**

CITY OF PERRY:

BY: \_\_\_\_\_  
James E. Faircloth, Jr., Mayor

ATTEST: \_\_\_\_\_  
Annie Warren, City Clerk

(CITY SEAL)



## MEMORANDUM

TO: Lee Gilmour, City Manager  
FROM: Brenda King, Director of Administration  
DATE: March 14, 2017  
SUBJECT: Recommendation of Award  
Bid #2017-12

Description: The project consists of the following: furnishing all labor, equipment, materials and products and performing all project coordination necessary to replace existing water mains and service lines along St. Patrick's Drive. The new water main construction includes installing approximately 1,435 LF of 12" C900 PVC water main complete with fire hydrants, valves fittings, reconnection of existing water services, driveway repair and replacement, soil erosion and sediment control measures, and all other necessary appurtenances for a complete installation.

FUND: 12 SPLOST

Vendor	Bid Amount
LaKay Enterprises – Fort Valley GA	\$109,511.00
LeClay Inc – Perry GA	\$109,656.97
Pyles Plumbing and Utility Contractors Inc. – Macon GA	\$145,320.16
Griffin-Folsom Construction LLC – Cordele GA	\$119,513.50

**Department and Engineer recommendation: Award the bid in the amount of \$109,511.00 to LaKay Enterprises – Fort Valley GA.**



1222 Main Street  
Perry, GA 31069  
(478) 235-0307  
[www.georgiawaterservices.com](http://www.georgiawaterservices.com)

March 8, 2017

Mr. Chad McMurrian  
Lead Engineering Technician  
City of Perry  
11325 Brown Bridge Road  
Covington, GA 30016

**RE: St. Patricks Drive 12" Water Main Extension  
Recommendation of Contract Award  
GWES Project No. 033.05.1.16**

Dear Mr. McMurrian,

This letter shall serve as our Recommendation of Award of the contract for construction of the referenced project.

During advertisement of the project, bid solicitation included invitations to five contractors:

1. LaKay Enterprises - Fort Valley, GA
2. LeClay, Inc. – Perry, GA
3. Pyles Plumbing & Utility Contractors, Inc. – Macon, GA
4. Mid-South Builders, Inc. – Lithonia, GA
5. Griffin-Folsom Construction, LLC – Cordele, GA

After advertisement, sealed bids were received until 2:00 p.m., Tuesday, February 28, 2017, at Perry City Hall, and thereafter publicly opened, read, and recorded. Bids were submitted by four contractors: LaKay, LeClay, Pyles, and Griffin-Folsom. We have examined the four submitted bids and determined that LaKay Enterprises (Contractor) is the low responsive bidder. Please refer to the attached *Official Bid Tab* for the project bid specifics.

In due diligence, GWES performed an evaluation of the completeness of the bids and on each contractor's capability to perform the work. Based on the Qualifications of Bidders required to be delivered with each proposal, the contractors supplied references at the request of GWES. As part of the evaluation,

GWES contacted all references provided by LaKay Enterprises. The attached *Contractor's Reference Check* documentation includes detail of the references.

Based upon our evaluation, GWES finds no apparent reason to believe that LaKay Enterprises cannot complete the work satisfactorily within the 60 day project schedule. We recommend that this project be awarded to LaKay Enterprises for the bid amount of \$109,511.00.

Upon the City's approval, we will prepare the contracts for execution. If you have any questions or require additional information, please contact us.

Respectfully,

**Georgia Water & Environmental Services, LLC.**



Burke B. Murph III, PE, MBA

Managing Partner

478.235.0307

[burke@georgiawaterservices.com](mailto:burke@georgiawaterservices.com)

Attachments: Official Bid Tab  
Contractor's Reference Check



**BID TABULATION**  
 PROJECT NAME: St. Patrick Drive 12" Water Main Extension  
 CLIENT NAME: City of Perry  
 PROJECT NO.: 033.05.1.16  
 DATE: February 28, 2017, 2:00 pm

Item No.	Description	Quantity	Unit	BIDDERS							
				Griffin-Folsom Construction, LLC		LaKay Enterprise, Inc.		LeClay Construction, Inc.		Pyles Plumbing & Utility Contractors, Inc.	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	Mobilization/Demobilization	1	LS	\$15,000.00	\$15,000.00	\$7,500.00	\$7,500.00	\$4,200.00	\$4,200.00	\$222.99	\$222.99
2	Prevention, Control & Abatement of Erosion and Water Pollution	1	LS	\$6,000.00	\$6,000.00	\$7,500.00	\$7,500.00	\$4,800.00	\$4,800.00	\$7,477.35	\$7,477.35
3	Clearing, Grubbing, and Miscellaneous Restoration	1	LS	\$3,500.00	\$3,500.00	\$5,000.00	\$5,000.00	\$4,800.00	\$4,800.00	\$10,481.41	\$10,481.41
4	Remove Asphalt Drive	73	SY	\$25.00	\$1,825.00	\$25.00	\$1,825.00	\$18.00	\$1,314.00	\$10.58	\$772.34
5	Remove Concrete Drive	30	SY	\$25.00	\$750.00	\$32.00	\$960.00	\$21.60	\$648.00	\$15.90	\$477.00
6	Remove Gravel Drive	8	SY	\$10.00	\$80.00	\$20.00	\$160.00	\$12.00	\$96.00	\$20.69	\$165.52
7	Remove Concrete Curb and Gutter	37	LF	\$20.00	\$740.00	\$20.00	\$740.00	\$18.25	\$675.25	\$8.25	\$305.25
8	Remove Asphalt Pavement	16	SY	\$25.00	\$400.00	\$32.00	\$512.00	\$18.00	\$288.00	\$46.52	\$744.32
9	Connect to Existing Water Main at St Patricks Dr - Station 0+00	1	LS	\$4,000.00	\$4,000.00	\$2,500.00	\$2,500.00	\$3,600.00	\$3,600.00	\$2,920.64	\$2,920.64
10	12" Diameter DR18 C900 Water Main	1407	LF	\$25.50	\$35,878.50	\$26.00	\$36,582.00	\$25.56	\$35,962.92	\$39.78	\$55,970.46
11	Water Main Conflict Resolution Sig. \$+58	1	EA	\$4,500.00	\$4,500.00	\$5,470.00	\$5,470.00	\$6,120.00	\$6,120.00	\$6,562.74	\$6,562.74
12	12" Diameter RJ Ductile Iron 22.5 Degree Bend	2	EA	\$650.00	\$1,300.00	\$780.00	\$1,560.00	\$660.00	\$1,320.00	\$683.95	\$1,367.90
13	12" Diameter RJ Ductile Iron 45 Degree Bend	1	EA	\$650.00	\$650.00	\$802.00	\$802.00	\$660.00	\$660.00	\$845.35	\$845.35
14	12" Diameter RJ Ductile Iron 11.25 Degree Bend	1	EA	\$650.00	\$650.00	\$767.00	\$767.00	\$660.00	\$660.00	\$804.00	\$804.00
15	12"x12"x6" RJ Ductile Iron Tee	2	EA	\$750.00	\$1,500.00	\$845.00	\$1,690.00	\$870.00	\$1,740.00	\$885.37	\$1,770.74
16	12"x12"x8" RJ Ductile Iron Tee	1	EA	\$850.00	\$850.00	\$950.00	\$950.00	\$930.00	\$930.00	\$1,030.76	\$1,030.76
17	12" RJ Gate Valve	2	EA	\$2,500.00	\$5,000.00	\$2,106.00	\$4,212.00	\$2,574.00	\$5,148.00	\$2,810.25	\$5,620.50
18	12" RJ Ductile Iron Cap	1	EA	\$500.00	\$500.00	\$250.00	\$250.00	\$360.00	\$360.00	\$452.02	\$452.02
19	8" RJ Gate Valve	1	EA	\$1,450.00	\$1,450.00	\$1,190.00	\$1,190.00	\$1,680.00	\$1,680.00	\$1,706.21	\$1,706.21
20	8" RJ Ductile Iron Cap	1	EA	\$500.00	\$500.00	\$250.00	\$250.00	\$360.00	\$360.00	\$305.30	\$305.30
21	6" RJ Ductile Iron Cap	2	EA	\$500.00	\$1,000.00	\$200.00	\$400.00	\$240.00	\$480.00	\$291.96	\$583.92
22	3 Way Fire Hydrant Assembly Including Hydrant Tee, Valve, Lead Pipe, Box, Cover	6	EA	\$3,550.00	\$21,300.00	\$3,372.00	\$20,232.00	\$3,945.60	\$23,673.60	\$4,650.71	\$27,904.26
23	1" Diameter Polyethylene DR9 Water Service Line	20	LF	\$15.00	\$300.00	\$10.50	\$210.00	\$24.00	\$480.00	\$17.89	\$357.80
24	1" Diameter Polyethylene DR9 Water Service Line in 2" PVC Casing Via Open Cut	44	LF	\$35.00	\$1,540.00	\$16.00	\$704.00	\$28.80	\$1,267.20	\$41.85	\$1,841.40
25	1" Diameter Corporation Stop	3	EA	\$250.00	\$750.00	\$165.00	\$495.00	\$180.00	\$540.00	\$1,161.25	\$3,483.75
26	Connect to Existing Water Meter	3	EA	\$450.00	\$1,350.00	\$645.00	\$1,935.00	\$360.00	\$1,080.00	\$1,298.87	\$3,896.61
27	Relocate Existing Water Meter	1	EA	\$450.00	\$450.00	\$780.00	\$780.00	\$420.00	\$420.00	\$1,569.87	\$1,569.87
28	Install Graded Aggregate Base	47	SY	\$50.00	\$2,350.00	\$30.00	\$1,410.00	\$72.00	\$3,384.00	\$37.78	\$1,775.66
29	Install Asphalt Drive	73	SY	\$50.00	\$3,650.00	\$25.00	\$1,825.00	\$30.00	\$2,190.00	\$38.30	\$2,795.90
30	Install 24" Concrete Curb and Gutter	10	LF	\$25.00	\$250.00	\$35.00	\$350.00	\$24.00	\$240.00	\$21.68	\$216.80
31	Disconnect and Cap Existing Service Line	3	EA	\$500.00	\$1,500.00	\$250.00	\$750.00	\$180.00	\$540.00	\$297.13	\$891.39
<b>Total Based Bid</b>					<b>\$119,513.50</b>		<b>\$109,511.00</b>		<b>\$109,654.97</b>		<b>\$145,320.14</b>

*B. B. Murphy III*  
 Burke B. Murphy  
 Georgia Water & Environmental Services



**ST. PATRICKS DRIVE 12" WATER MAIN IMPROVEMENTS  
REFERENCE CHECK DOCUMENTATION**

Contractor: LaKay Enterprises, Inc.  
Date: 3/1/2017

Reference: Dickey Daniels  
Company: City of Warner Robins  
Phone: 478.808.1547

Type of Work	Overall Impression	Issues	Comments	Recommend
Linear Infrastructure Water Main	Very Good	None	good work; Many projects completed in Houston County	Yes

Reference: George Brennan  
Company: City of Warner Robins (Public Works)  
Phone: 478.929.1900

Type of Work	Overall Impression	Issues	Comments	Recommend
Linear Infrastructure	Satisfactory	None	Does good work; shows up and completes jobs on time.	Yes

Reference: Hays Hofstadter  
Company: Hofstadter & Assoc. (Consultant)  
Phone: 478.757.1169

Type of Work	Overall Impression	Issues	Comments	Recommend
Linear Infrastructure Water Main & Storm	Satisfactory	None	Works well in residential areas, on schedule	Yes



## MEMORANDUM

TO: Lee Gilmour, City Manager  
FROM: Brenda King, Director of Administration  
DATE: March 15, 2017  
SUBJECT: Recommendation of Award  
Bid #2017-15

Description: Removal and disposal of mobile trailer and demolition of old animal control shelter structure located at 490 Ball Street, Perry, GA

FUND: General Fund

Vendor	Bid Amount
Eagle Demolition & Environmental – Carrollton GA	\$10,286.00
Myers Industrial Construction Inc. – Perry GA	\$ 8,740.00
Level Line Inc. – Perry GA	\$ 8,800.00
Southern Equipment – Macon GA	\$10,000.00

**Department recommendation: Award the bid in the amount of \$8,800.00 to Level Line Inc.**





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**PERRY POLICE DEPARTMENT**  
**Stephen D. Lynn, Chief of Police**

**MEMORANDUM**

**THRU:** Chief Steve Lynn 

**TO:** Ms. Brenda King

**FROM:** Major Bill Phelps 

**DATE:** March 15, 2017

**RE:** **DEMOLITION OF OLD ANIMAL SHELTER**

Level Line, Inc. Demolition and Excavating Services met all the bid requirements and it is our recommendation that they be awarded the demolition project.

WDP/jsd

**Southern Equipment LLC**  
Demolition Pros - Asbestos Inspections & Removal

**Marc Humphrey**  
478-256-2485

478-784-9025 Office  
478-784-7750 Fax

PO Box 26549  
Macon, GA 31224  
demolitionjeff@aol.com

Site Prep, Asphalt, Concrete,  
Excavation, Landscaping, Land Clearing  
Roll-Off Services, Bill Dirt & Topsoil



**EUGENE GRAHAM**  
OWNER

**LEVEL LINE INC.**  
**DEMOLITION & EXCAVATING SERVICES**

130 FORTY ONE CIR.  
PERRY, GA 31069

CELL: 478-951-9307  
EMAIL: VICKIEUGENE@AOL.COM



**MEMORANDUM**

TO: Lee Gilmour, City Manager  
FROM: Brenda King, Director of Administration  
DATE: March 14, 2017  
SUBJECT: Recommendation of Award  
Bid #2017-16

Description: Purchase of one (1) 4 X 4 Crew Cab Light-Duty Rescue Truck

FUND: Lease Purchase

Vendor	Vehicle	Bid Amount
Fouts Bros Inc. – Smyrna GA	2017 F350 Crew Cab	\$103,600.00
Summit Fire Apparatus – Edgewood, KY	2017 F550	\$124,939.00
VT Hackney Inc. – Washington NC	2017 F550	\$159,762.85

**Department recommendation: Award the bid in the amount of \$103,600.00 to Fouts Bros Inc. – Smyrna GA.**



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**Perry GA Fire & Emergency Services Department**

**To: Brenda King, Director of Administration**

**Date: March 8, 2017**

**Subject: Recommendation of Award**

**The Perry Fire & Emergency Services Department recommends Fouts Brothers from Smyrna, GA to build the new rescue vehicle at a bid price of \$103,600.00.**

Respectfully,



**Lee Parker**  
Fire Chief/Director of Emergency Services  
**City of Perry**  
**Fire & Emergency Services**  
P.O. Box 2030  
Perry, GA 31069  
T 478-988-2854 F 478-988-2853  
M 478-338-0011  
[lee.parker@perry-ga.gov](mailto:lee.parker@perry-ga.gov)  
<http://www.perry-ga.gov>

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HEADQUARTERS Station 1207 Washington Street  
P.O. Box 2030 | Perry, Georgia 31069-6030  
Telephone 478-988-2850 | [www.perry-ga.gov](http://www.perry-ga.gov)

INTERGOVERNMENTAL AGREEMENT  
FOR CONDUCT OF CITY OF PERRY ELECTIONS

FOR GOOD AND VALUABLE CONSIDERATIONS, the CITY OF PERRY, GEORGIA (municipal governing authority), herein after called "the City", the HOUSTON COUNTY BOARD OF COMMISSIONERS (county governing authority), herein after called "the County", and the HOUSTON COUNTY BOARD OF ELECTIONS, herein after called "Board of Elections" agree as follows:

1.

In accordance with O.C.G.A. 21-2-45(c), The City hereby requests the County as governing authority of the county and the Board of Elections to conduct any and all municipal elections held for or in the City of Perry. The Board of Elections shall perform all duties as election superintendent, with exceptions noted. The City agrees to furnish to the Board of Elections in a timely manner, any and all documents necessary for the Board of Elections to conduct said elections. The City in accordance with O.C.G.A 21-2-224(e) shall be responsible for reviewing and certifying the city voter's list and notifying the Board of Elections of any coding errors in city districts or challenge(s) to voter's qualifications. The City Attorney shall be legal counsel to the Board of Elections concerning municipal election matters, the cost shall be paid by the City.

2.

The Parties agree that the elections shall be conducted in accordance with provisions of the Constitution of Georgia, the Georgia Election Code, Rules of the State Election Board and City Charter, together with any future amendments.

3.

According to O.C.G.A. 21-2-70.1 and 21-2-380.1 and pursuant to this contract the City of Perry hereby appoints the Board of Elections as Election Superintendent and absentee ballot clerk for the City's municipal elections. As such, all early voting will be conducted at the Board of Elections Office, Houston County Government Building, 801 Main Street, Perry.

4.

In accordance with O.C.G.A. 21-2-131 (1)(A), the City shall be responsible for fixing and publishing notice of the election and the qualifying fees for each office before February 1 of each year in which a municipal election is held.

5.

The Board of Elections shall be responsible for qualifying, accepting Notice of Candidacy and Affidavit along with qualifying fees. Qualifying will be conducted at the Board of Elections Office. Qualifying fees collected shall be the property of the City and shall be transmitted to the City after qualifying ends. In the event of a challenge to a candidate's qualifications the Board of Elections as municipal election superintendent, in conjunction with counsel from the City Attorney, shall hear such challenge. In the event a lawsuit is filed, the City Attorney shall provide counsel and legal representation to the Board and its employees. The cost of such shall be paid by the City.

6.

The Board of Elections, as qualifying officer pursuant to the Georgia Government Transparency and Campaign Finance Act of 2010, shall be responsible for notifying the Georgia Government Transparency and Campaign Finance Commission of qualified candidates and information so requested about such candidates. The City Clerk or Chief Executive Officer shall be responsible for performing filing officer duties as required by the Georgia Government Transparency and Campaign Finance Commission for any and all reports filed by the candidates/officials or committees in conjunction with any City Election. In the event of changes to the Act this contract may be amended.

7.

If required in the future, the City shall be responsible for submissions to the U.S. Department of Justice regarding changes in the election process including, but not limited to, redrawing of council district lines and changes in voting equipment. The Board of Elections shall be responsible for submissions to the U.S. Department of Justice regarding changes in voting location(s). The current voting location is the James E. Worrall Community Center, gym. The City shall make said location available as necessary. The City shall be responsible for costs associated with the mailing of new voter ID cards notifying voters of their new council district and/or voting location (if applicable), O.C.G.A. 21-2-226 (e)(g).

8.

The Board of Elections shall be responsible for providing election materials, securing of poll workers, contract workers and temporary workers as needed to facilitate the early voting, absentee voting and election process. The Board of Elections shall also be responsible for the logic and accuracy testing on the voting equipment to be used.

The City will be responsible for and shall pay all invoices and expenses directly which are incurred in the conduct of the election including, but not limited to, the cost of advertising, poll workers, poll worker training, contract/temporary labor for L&A of D.R.E and ExpressPoll units, contract/temporary labor for early in person voting, mail absentee ballots, transportation of D.R.E units to and from polling location, programming, technical, and site support. In addition, the City shall reimburse to the County wages of full and part-time staff (not to exceed one week + Election Day), the City shall pay directly to the staff, to include the Registration/Election Supervisor, for overtime and travel, for the time spent in the preparation for and conduct of the election(s). All invoices and expenses will be forwarded by the Board of Elections directly to the City for payment.

The City shall also be responsible for cost incurred for required training according to O.C.G.A. 21-2-100 (a)(d).

In accordance with O.C.G.A. 21-2-285, in the event no election is held the city will pay only those costs associated up to the notice of election cancellation running in the legal organ of the county and certification to the Elections Division of the office of The Secretary of State.

9.

In accordance with O.C.G.A. 21-2-300(e) the City wishes to contract with the County and Board of Elections for the use of voting equipment to include Direct Electronic Recording (D.R.E.) voting equipment as pre cleared by the U. S. Justice Department for use during the 2003 City of Perry election and future elections and ExpressPoll units (electronic poll books). In addition, in person early voting will also be on Direct Recording Electronic (D.R.E.) units. Mail in ballots will be tabulated on Optical Scan (O.S.) units. The City shall be responsible for any, repairs, damages or loss incurred, including but not limited to, the D.R.E. units, O.S. units, memory cards, encoders, ExpressPolls, voter access cards, VWD kit(s) or GEMS Server, used for the conduct of the City of Perry's 2017 General Election and future elections. Once equipment passes Logic and Accuracy testing, any cost of repairs and shipping becomes the expense of the City.

10.

After the close of the polls memory Cards and election supplies are to be transported to the Board of Elections office located in the Houston County Government Building, 801 Main Street, Perry. Votes will be tabulated and absentee ballots counted and entered into the GEMS server for accumulation. The server shall remain located at the Board of Elections office. Consolidation and certification of the election will take place at the Board of Elections office. A copy of the certification and election results will be forwarded to the City Clerk. The Board of Elections will also be responsible for the forwarding of documents and certification to the Elections division of the Office of the Secretary of State.

11.

The City agrees to hold the County and the Board of Elections, their agents and employees harmless against any claim(s) (including but not limited to, challenges, contests etc.) losses or expenses (including but not limited to, attorney fees and court fees) as related to the holding of the City's elections.

12.

The contract terms will cover the 2017 election year only expiring on December 31, 2017.

Signatures to follow on next page



In WITNESS WHEREOF, the City, the County and Board of Elections hereunto agree:

CITY OF PERRY, GEORGIA

By: \_\_\_\_\_  
James E. Faircloth, Jr., Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Lee Gilmour, City Clerk

Date: \_\_\_\_\_

HOUSTON COUNTY BOARD OF COMMISSIONERS

By: Tommy Stalnaker  
Tommy Stalnaker, Chairman

Date: 2-23-17

Attest: Barry Holland  
Barry Holland, Director of Administration

Date: 2-21-17

HOUSTON COUNTY BOARD OF ELECTIONS

By: Phyllis Taylor  
Phyllis Taylor, Chairman

Date: 3-7-2017

Attest: Beverly Nable  
Beverly Nable,  
Registration/Election Supervisor

Date: 3-7-2017

# TASK ORDER 28

THIS TASK ORDER IS ISSUED PURSUANT TO THE AGREEMENT FOR CONSULTING SERVICES DATED APRIL 7, 2009, BETWEEN THE CITY OF PERRY, GEORGIA AND CONSTANTINE ENGINEERING, INC., WHICH IS INCORPORATED HEREIN BY THIS REFERENCE, WITH RESPECT TO

## Scope of Basic Services for Professional and Technical Engineering Services for the Storm Water Asset Mapping Phase 2 Project

### Article A. Purpose:

The purpose of this Task Order is to authorize and direct CONSULTANT (Constantine Engineering, Inc.) to proceed with professional and technical engineering services for the Storm Water Asset Mapping Phase 2 (PROJECT) for the City of Perry, Georgia (CLIENT). The PROJECT generally includes a continuation of the field survey of storm water assets not previously geo-rectified using aerial photography. The activities that are included are described in "Article B. Scope of Services."

### Article B. Scope of Services:

The Scope of Services authorized in this Task Order includes, but are not limited to the following:

#### Task 1: Field Survey of Utility Assets

Above ground utility assets not previously geo-rectified using aerial photography will be surveyed using sub-meter accuracy handheld Trimble GPS receivers. This field survey effort will be conducted for storm water utility assets. Existing utility asset IDs will be utilized when collecting the surveyed position. In cases where an existing utility asset ID has not yet been assigned, the CONSULTANT will assign a new asset ID based upon a naming protocol to be approved by the CLIENT. The horizontal accuracy of the surveyed positions will be to within 3 feet. Elevation data for each asset will also be provided but is generally less accurate than the recorded horizontal position for handheld GPS devices. Digital photographs will also be collected for each surveyed utility asset.

Specific field survey tasks for each utility are described below.

- Storm water Utility Field Survey
  - Culverts, Inlets, Control Structures – Culverts, inlets (grate, curb, etc.), and pond inlets and outlets will be surveyed. Attributes will be collected for each storm water feature to include culvert pipe diameters and inlet dimensions. Measurement of pipe depths or pipe diameters within storm water inlet structures is not included in this PROJECT.
  - Walk the stream banks for outlets. City of Perry MS4 requires walking the stream banks in order to accurately inventory all the storm water assets. Due to unknown field conditions, this effort will be paid hourly. The field crew will target 4-6 miles per day. Perry has over 70 miles of stream within the city limits, so this task order will have a not-to-exceed total hours for this task of 140 hours.

#### Task 2: GIS Development and Data Submittal

- Develop Utility Map Books –
  - Utility map books will be created for the field survey crews which depict the geo-rectified assets along with the assets from the CAD system maps. The features from

the CAD system maps which do not have an associated geo-rectified feature will be scheduled for survey under Task 1.

- Import Field Data -
  - Positional data collected under Task 1 will be differentially corrected against available Continuously Operating Reference Stations (CORS) to improve accuracy. Following differential correction, these assets and their attributes including digital photographs will be added to the previously created GIS layers of assets geo-rectified via aerial photography. The resulting merged GIS layers will represent a complete survey accurate inventory of each utility.
- Edit Existing GIS Pipe Layers -
  - Attributes will be added to the GIS pipe layers to include pipe diameter and pipe material.
  - The storm water pipe layer will be edited within the GIS based upon information collected in the field.
- Submittal of GIS Geodatabases and System Maps
  - Upon completion of all PROJECT tasks for a utility, a final geodatabase and 11" by 17" map book will be provided.

**Article C. Compensation Provisions:**

The budget ceiling for this Task Order is \$58,480 which shall not be exceeded without a revision to this AGREEMENT. As compensation for providing the services described in Article B, Scope of Services, CLIENT shall pay CONSULTANT in accordance with the AGREEMENT based upon the schedule defined in Table C.1.

**Table C.1-- Budget Ceiling Breakdown**

Item	Work Task Description	Unit Price	No. of Units	Total Amount
1	Storm Water Utility Field Survey, per unit	\$48	600	\$28,800
2	Walk Stream Banks, 2-Man GPS Crew, per hour	\$162	140	\$22,680
3	Storm Water GIS Development and Submittal	\$7,000	LS	\$7,000
<b>Total Budget Ceiling</b>				<b>\$58,480</b>

The number of units provided in Table C.1 above represent the best current estimate as to the number of utility assets requiring field GPS survey. The actual total amount for these items will be based upon the unit price provided and the actual number of features surveyed. Should it be determined that more utility assets require survey than the current estimated number, CONSULTANT will notify CLIENT and will not proceed to survey the additional features without prior written authorization.

CONSULTANT will submit invoicing with NET 30 payment terms. Invoice submittals will include the amount paid to date, the current invoice amount, and the amount remaining for the PROJECT.

**Article D. Period of Service:**

The period of services will begin no later than 10 days from the notice to proceed given by the CLIENT and will extend for up to 200 days beyond the date of authorization of this Task Order by the CLIENT provided in Article F.

**Article E. Authorized Representatives:**

The Authorized Representatives designated below are authorized to act with respect to this Task Order. Communications between the parties shall be through the Authorized Representatives:

For CLIENT	For CONSULTANT
Name: Mr. Lee Gilmour City Manager	Name: Joe Downey Vice President
Address: City of Perry 1211 Washington Street Perry, GA, 31069-6030	Address: 403 S. Pleasant Hill Road, Warner Robins, GA 31088
Telephone: (478) 988-2729	Telephone: (478) 225-4674

**Article F. Authorization:**

For the CLIENT by:	For the CONSULTANT by:
Signature	Signature
	Project Manager
Title	Title
	01/15/2015
Date	Date

\*\*\*\*\* END \*\*\*\*\*



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Department of Community Development

TO: Mayor and Council

CC: Lee Gilmour, Bryan Wood

FROM: Steve Howard 

DATE: March 16, 2017

RE: Request for septic tank and well for 2008 Hwy 127, Mr. Scott Richie, P49-42.

Mr. Scott Ritchie at 2008 Hwy 127 is requesting permission for a septic tank and well for the recently approved event venue. The City has no sewer available to the site. Staff recommends approval of a septic system provided all the necessary permits are obtained from the Houston County Health Department.

Chad McMurrian has prepared the attached memo concerning the cost of getting water to the site. Mr. Ritchie at our meeting on March 15, 2017, indicated he would prefer to install a well that would serve the pivot irrigation system he plans to install for farming and provide the necessary domestic water and fire protection. Perry Fire Services stated they were willing to accept a fire protection system provided by a well as long as it was approved by a fire protection engineer and could supply fire flow at a rate of 750 gpm. Staff is agreeable to either form of water service provided the well capacity can meet the requirement for fire protection. Staff further recommends the necessary permits required by the Houston County Health Department and the Georgia Department of Agriculture be obtained if the well system is allowed. Thanks



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Department of Community Development

TO: Bryan Wood, Community Development Director  
FROM: Chad McMurrian, Lead Engineering Technician   
DATE: March 7, 2017  
SUBJECT: Desmond Scott Ritchie 2008 HWY 127 (Barn Site)

I understand Mr. Ritchie will need fire protection at his barn site. At this time I have not received a request for water service. I have completed a preliminary water study, and have determined Mr. Ritchie's property has feasible option to receive a City water service to his property line from the water main located in Sugar Loaf subdivision. City Water service at his property line will not provide adequate fire protection. An accessible fire hydrant will need to be placed on private property 300 foot from the building site.

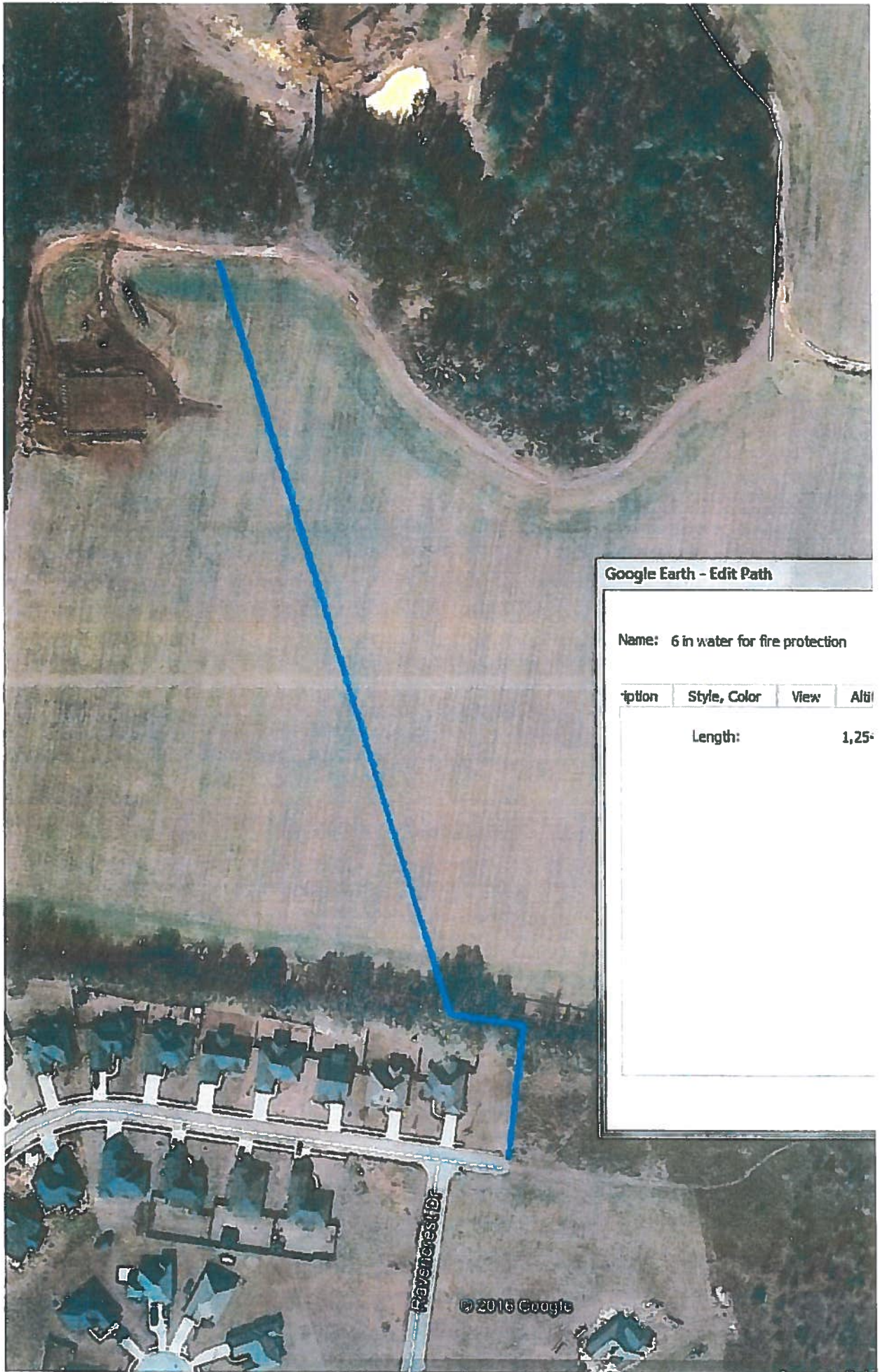
Listed below are the estimated requirements for the City to provide water service to the property line.

• Approximately 300 feet of 6 inch water main – Estimated \$18 per foot	\$5,400
• 2 valves	\$4,000
• Fittings	\$4,000
• Mark-up	\$3,000
• Obtain Easements	\$1,000
<b><u>TOTAL</u></b>	<b><u>\$17,400</u></b>

Private property owner will still need to complete, but not limited to the following items.

• Approximately 1,000 feet of 6 inch water main – Estimated \$18 per foot	\$18,000
• 1 hydrant	\$3,500
• 1 valve	\$2,000
• Fittings	\$2,500
• Mark up	\$5,000
<b><u>TOTAL</u></b>	<b><u>\$31,000</u></b>

Please let me know if you have any questions or concerns.



Google Earth - Edit Path

Name: 6 in water for fire protection

Description	Style, Color	View	Altitude
Length:			1,25'