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REGULAR MEETING OF THE PERRY CITY COUNCIL

June 20, 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 Rezoning and Annexation Application No. R-17-03. Applicant, Ocmulgee, Inc. on the behalf of Ski Development, LLC request rezoning and annexation of property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive – Mr. B. Wood.
6. Review of Minutes: Mayor James E. Faircloth, Jr.
  - 6a. Council's Consideration – Minutes of the June 5, 2017 work session, June 6, 2017 pre council meeting and June 6, 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 to rezone property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the

property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; and 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.

2. **Second Reading** of an ordinance to annex property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet; 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as “Recreational Wet Pond” on the conceptual plan presented to the Planning Commission, shall be preserved as recreational amenity; and 5) A pedestrian corridor shall be installed through the proposed subdivision to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive. The property is located at the northwest corner of Sandefur Road and Danny Carpenter Drive - Mr. B. Wood.
3. **Second Reading** of an ordinance amending Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it relates to the standards for chain link fencing - Mr. B. Wood.
4. **Second Reading** of an ordinance adopting FY 18 Operating Budget for the City of Perry – Mr. L. Gilmour.

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 June 19, 2017 work session and June 20, 2017 pre council meeting.
- 9b. Resolution(s) for Consideration and Adoption:
  1. Resolution establishing the City of Perry Animal Retention Policy – Mr. L. Gilmour.
  2. Resolution accepting the maintenance of certain infrastructure at Legacy

Park Phase 2 portion of Section 1 and all of Section 2 –  
Mr. C. McMurrian.

9c. Approval of proposal for engineering services – Mr. B. Wood.

9d. Approve amending the contract with Griffin-Folsom Construction, LLC relative to Main Street water main improvements project to provide for additional valve work – Mr. C. McMurrian.

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**  
**June 20, 2017**  
**Tuesday @ 6:00 PM**

June 14, 2017

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

Re: Rezoning Application #R-17-03  
Corner of Sandefur Road and Danny Carpenter Drive  
HC000520-01400

Dear Mayor and Council:

On June 12, 2017 the Perry Planning Commission reviewed the above referenced petition for annexation and rezoning request as submitted by Ocmulgee, Inc. on behalf of SKI Development, LLC.

The request was for the annexation and rezoning of the property consisting of 107.11 acres from Houston County R-1, to City of Perry R-2, Two Family Residential District.

The Perry Planning Commission recommended approval of the application with the following conditions: 1) The property shall be limited to development of single-family detached dwellings only; 2) At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet (lot width is measured at the building setback line); 3) All lots fronting the roads connecting to the existing adjacent subdivision, shown in yellow on the conceptual plan presented to the Planning Commission, shall be at least 16,500 square feet in size; 4) The areas in the northeast corner of the property, shown as "Recreational Wet Pond" on the conceptual plan presented to the Planning Commission, shall be preserved as a recreational amenity; and 5) A pedestrian corridor shall be installed to connect one of the streets being extended from the Rydings subdivision to Danny Carpenter Drive.

Sincerely,

Jacob W. Poole, Chairman  
Perry Planning Commission

JWP/cs



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**STAFF REPORT**

Revised 6/1/17

**From the Community Development Department**

**CASE NUMBER:** R-17-03  
**APPLICANT:** Ocmulgee, Inc. for Ski Development, LLC  
**REQUEST:** Annexation and zoning designation of R-2  
**LOCATION:** Northwest corner of Sandefur Road and Danny Carpenter Drive;  
Tax Map No.: HC0005200-014000

**ADJACENT ZONING/LANDUSES:**

Subject Parcels: Zoned R-1, Single-Family Residential (county); vacant land  
North: R-1; Single-family Residential use (county)  
South: R-1; Single-family Residential use (county)  
East: GU, Government Use; Mossy Creek Middle School (city) & R-1; Single-family Residential use (county)  
West: R-1; Single-family Residential use (county)

**STAFF RECOMMENDATION:** Based on evaluation of the standards below, the City Staff concludes that the R-2 zoning district is appropriate for the subject property. Therefore, Staff recommends approval of the requested annexation with R-2 zoning, subject to the following conditions proposed by the applicant:

1. The property shall be limited to development of single-family detached dwellings only;
2. At least 30% of the lots shall be at least 14,000 square feet in area, and shall have a minimum lot width of 90 feet (lot width is measured at the building setback line).

**BACKGROUND INFORMATION:** The subject property consists of a 107.11 acre parcel of undeveloped land, included in the Perry Service Boundary. The Rydings subdivision is located to the north and west of the properties.

Ski Development LLC has modified their application by removing the commercial zoning request. Further, the applicant will limit the use of the property to single-family detached dwellings, with at least 30% of the developed lots having a minimum square footage of 14,000 square feet in area and 90 feet of width (consistent with county R-1 zoning standards). The remaining lots will comply with the City's R-2 standards (a minimum lot size of 12,000 square feet and 80' lot width). Section 90.1 of the Perry Land Development Ordinance will require residential lots developed adjacent to the existing lots in Rydings subdivision to be approximately 16,550 square feet in area.

**STANDARDS GOVERNING ZONE CHANGES:**

1. *The suitability of the subject property for the zoned purposes.* The subject property is relatively flat, with few existing trees. It has approximately 1400 feet of frontage along Sandefur Road and 3300 feet of frontage on Danny Carpenter Drive. Water and sanitary sewer capacity is available to the property. The property should be able to accommodate the uses allowed in the County's R-1 district.

2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* The County's R-1 zoning designation does not diminish the value of the subject properties. Uses allowed in the County's R-1 are similar to those allowed in Perry's R-1 district.
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 value under the current residential zoning classification.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* The residential zoning classification applied by the County does not impose a hardship on the property owner.
5. *Whether the subject property has a reasonable economic use as currently zoned.* There appears to be a reasonable economic use of the property as currently zoned. However, the state requirement that the development connect to the adjacent public sewer system will increase development costs.
6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.* The property has never been developed. The City is not aware of when the current zoning designation was applied by the county.
7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* Surrounding properties are developed for single-family residential purposes and as a public school. The requested R-2 zoning allows slightly smaller lot sizes than allowed in the County's residential district (12,000 vs. 14,000 square feet), as well as two-family dwellings and townhouses. The applicant intends to develop only single-family detached dwellings.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The area surrounding the subject property consists primarily of single-family residential subdivisions of varying lot sizes. Lot sizes in the area range from 6,000 square feet in Wooden Eagle subdivision to more than 3 acres in Royal Oaks subdivision. Development of single-family residential uses is consistent with the surrounding area and should not adversely affect the surrounding properties. Section 90.1 of the Perry Land Development Ordinance imposes additional lot size to provide some measure of consistency with existing lots. This will require a minimum lot size of 16,550 square feet for the lots developed adjacent to the existing lots in Rydings subdivision.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The 2017 Joint Comprehensive Plan Update identifies the subject property and the surrounding area as 'Suburban 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.* The proposed R-2 zoning classification should not cause excessive or burdensome use of streets, transportation facilities, utilities and schools. The property is bordered by 3- and 4-lane road segments; sewer capacity is available and was planned to accommodate the development of the subject property; water capacity should be available; and the Houston County School District has indicated that Mossy Creek Middle School has capacity to accommodate the proposed increased density.
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 City of Perry extended sewer to this area in anticipation that the subject property would develop and tie in. State law requires that new development located within 200 feet of a public sewer system must use the public system rather than installing individual septic tanks. The City Code requires annexation in order to connect to the City's sewer system.



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Memorandum

To: Mayor Faircloth and City Council Members  
Through: Lee Gilmour, City Manager  
From: Bryan Wood, Director of Community Development *BW*  
Date: June 13, 2017  
Re: Sandefur Road Property Comparisons

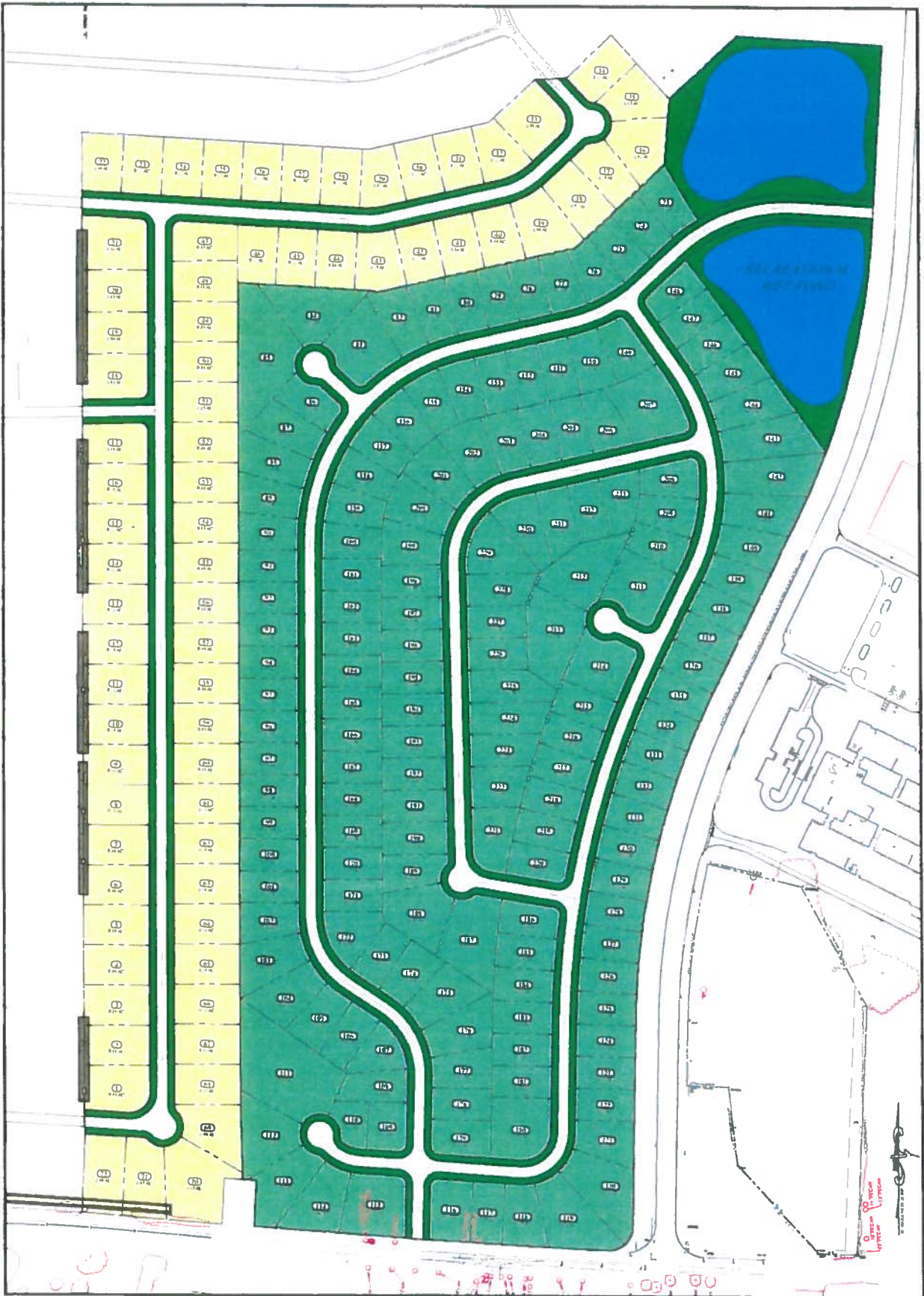
The applicant for annexation and rezoning of the 107.11 acre parcel of land on Sandefur Road, Ski Development, has submitted a conceptual subdivision layout for the property. A copy is attached.

The area in yellow includes 72 lots which will be a minimum of 16,550 square feet in size. The area in green includes 161 lots with minimum size of 12,000 square feet. The area identified as "Recreational Wet Pond" is approximately 8 acres in size.

Below is a comparison of the number of lots proposed compared with the number of lots that would be allowed by Houston County's R-1 zoning (14,000 sqft), assuming public water and sewer service was available. These numbers take into consideration the approximately 17 acres in road rights-of-way shown on the conceptual plan.

# of lots at neighbors' request of 16,550 sq ft on 82 acres	# of lots shown on conceptual plan on 82 acres	# of lots by County R-1 on 82 acres
216	233	255
-17	-	+22





C-1	CONCEPTUAL LAYOUT FOR <b>107 AC. SUBDIVISION</b> <b>DANNY CARPENTER ROAD</b>	CDW 172    01/11/2011 11    11/11/2011 DWG    11/11/2011 DATE    11/11/2011 SCALE    1" = 400' JOB NO    107-11-11	<b>Ocmulgee</b> Inc. SURVEYORS • ENGINEERS • ARCHITECTS • PLANNERS 1010 Bab Street Perry, Georgia 31069 Office: (478) 224-7070 Fax: (478) 224-7172	GRAPHIC SCALE IN FEET 1" = 100'
	PEARL	GEORGIA		



**LEGEND**

- 1" REBAR SET
- OPEN TOP PIPE FOUND
- CALCULATED CORNER
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- BUILDING LINE
- PROPERTY LINE
- DRAINAGE EASEMENT
- UTILITIES EASEMENT
- SEWAGE EASEMENT
- MANHOLE
- CATCH BASIN
- JUNCTION BOX
- DRAIN INLET
- HEADWALL
- ACRE
- PAVEMENT
- CURB
- LAND LOT LINE
- FIRE HYDRANT
- FENCE LINE
- FIRST FLOOR ELEVATION
- POWER LINE
- POWER POLE
- CENTER LINE
- TEST HOLE
- STEEL PIPE AND DEPT
- SITE PLAN HEALTH DEPT
- ELEVATION
- RESIDENTIAL DRAINAGE PLAN
- REINFORCED CONCRETE PIPE
- COORINATED METAL PIPE
- LIGHT POLE
- WATER VALVE
- WATER METER
- NOW OR FORMERLY

**NOTES**  
 THIS PROPERTY IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MAY NOT BE SHOWN HEREON.  
 THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED USING A TOPCON GTS 3110 AND HAS A LINEAR PRECISION RATIO OF ONE FT IN 24 000 FEET AND AN ANGULAR ERROR OF 40 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAN HAS BEEN CHECKED FOR MATHEMATICAL ACCURACY AND CLOSES WITHIN ONE FT. IN 438 710 FEET.  
 ACCORDING TO INFORMATION SHOWN ON F.E.M.A. COMMUNITY PANEL NUMBER 1313 C 000 E, EFFECTIVE DATE SEPTEMBER 23, 2007, NO PORTION OF THIS PROPERTY IS LOCATED IN A F.I.A. FLOOD HAZARD ZONE.

**SURVEYOR'S CERTIFICATION**

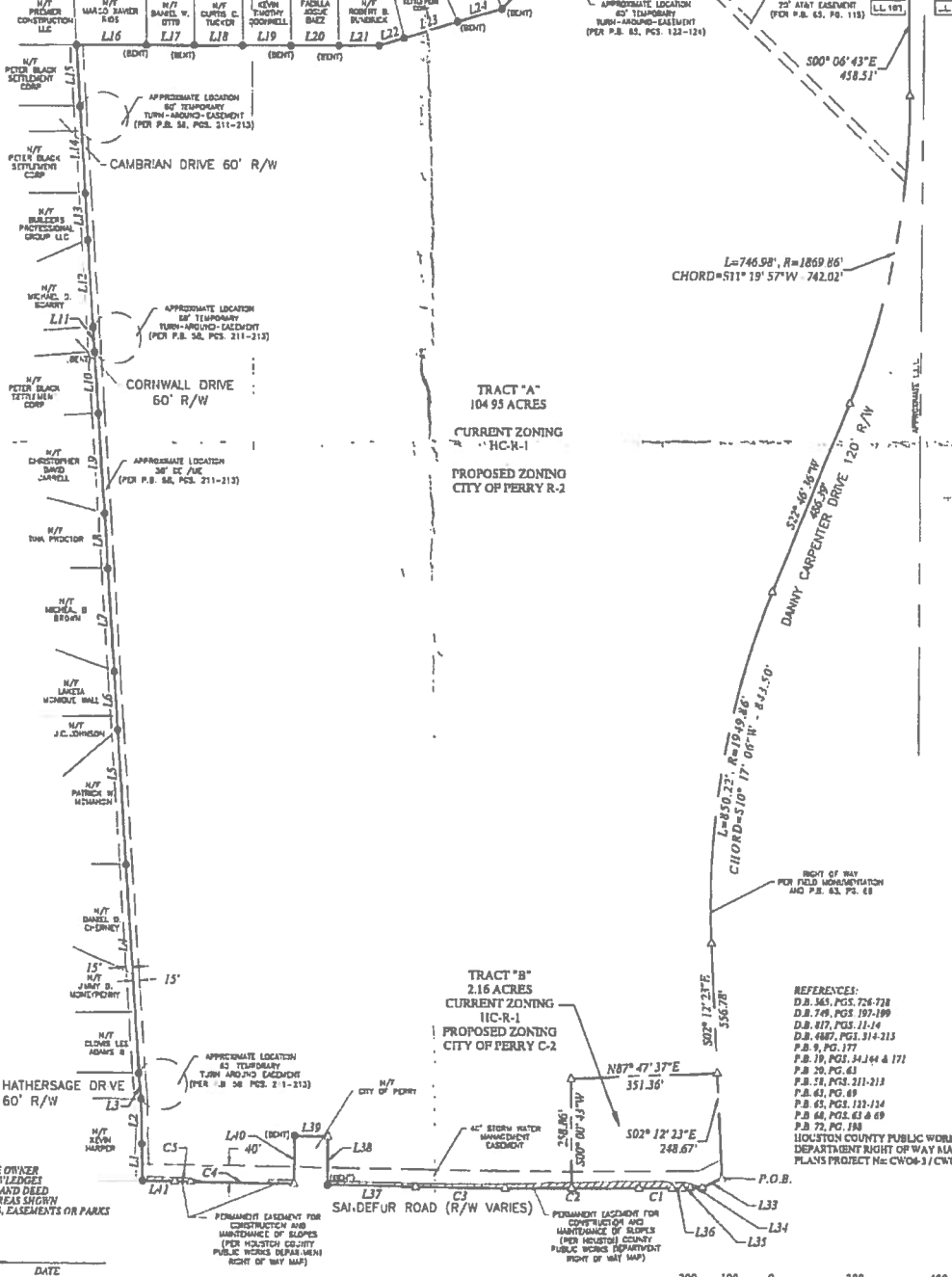
IT IS CERTIFIED THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL SURVEYING AND PLATTING REQUIREMENTS OF THE LAND SUBDIVISION REGULATIONS OF THE CITY OF HOUSTON HAVE BEEN FULLY COMPLIED WITH.  
 FURTHERMORE, THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 186-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-47 AUTHORITY O.C.G.A. SECS. 15-4-47, 15-1-1, 43-15-6, 43-15-19, 43-15-22.

BY MAREK A. MLEOD  
 REGISTERED GEORGIA LAND SURVEYOR NUMBER - 3991

TOTAL AREA: 107.11 ACRES

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	78.556	16874.87'	S89° 21' 04" W	78.56'
C2	320.345	16874.87'	N89° 58' 52" W	320.34'
C3	214.004	16874.87'	N89° 04' 30" W	214.00'
C4	245.583	18465.99'	N89° 06' 43" W	245.58'
C5	39.630	4080.00'	N88° 45' 41" W	39.63'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	87.70'	N00° 52' 41" W
L2	107.37'	N00° 53' 30" W
L3	60.24'	N04° 45' 58" W
L4	495.82'	N03° 20' 17" W
L5	319.32'	N03° 22' 28" W
L6	138.17'	N03° 19' 57" W
L7	242.74'	N03° 19' 09" W
L8	130.47'	N03° 18' 54" W
L9	238.14'	N03° 20' 40" W
L10	145.92'	N03° 21' 57" W
L11	60.01'	N03° 08' 47" W
L12	205.29'	N03° 22' 07" W
L13	109.61'	N03° 15' 25" W
L14	205.27'	N03° 19' 36" W
L15	145.38'	N03° 19' 52" W
L16	166.27'	N89° 52' 45" E
L17	114.94'	N89° 53' 08" E
L18	115.26'	N89° 53' 33" E
L19	114.64'	N89° 46' 21" E
L20	115.11'	N89° 50' 01" E
L21	95.29'	N89° 51' 59" E
L22	64.00'	N73° 49' 39" E
L23	135.59'	N73° 51' 38" E
L24	110.73'	N73° 49' 36" E
L25	159.14'	N43° 42' 46" E
L26	78.48'	N84° 06' 58" E
L27	155.28'	N43° 56' 37" E
L28	212.18'	S46° 14' 44" E
L29	230.23'	N43° 39' 41" E
L30	109.94'	N89° 57' 41" E
L31	110.02'	S89° 57' 43" E
L32	148.22'	N89° 46' 52" E
L33	51.70'	S64° 37' 21" W
L34	28.94'	S88° 19' 25" W
L35	19.44'	S88° 27' 47" W
L36	24.84'	S89° 18' 39" W
L37	211.22'	N89° 03' 08" W
L38	115.00'	N00° 43' 39" E
L39	80.00'	N88° 50' 18" W
L40	114.14'	S00° 43' 53" W
L41	75.04'	N89° 16' 08" W



**OWNER'S CERTIFICATION**  
 STATE OF GEORGIA, COUNTY OF HOUSTON  
 THE UNDERSIGNED CERTIFIES THAT HE IS THE OWNER OF THE LAND SHOWN ON THIS PLAN AND ACKNOWLEDGES THIS PLAN AND AGREEMENT TO BE HIS FREE ACT AND DEED AND DEDICATES TO PUBLIC USE FOREVER ALL AREAS SHOWN OR INDICATED ON THIS PLAN AS STREETS, ALLEYS, EASEMENTS OR PARKS.

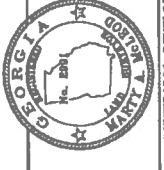
OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

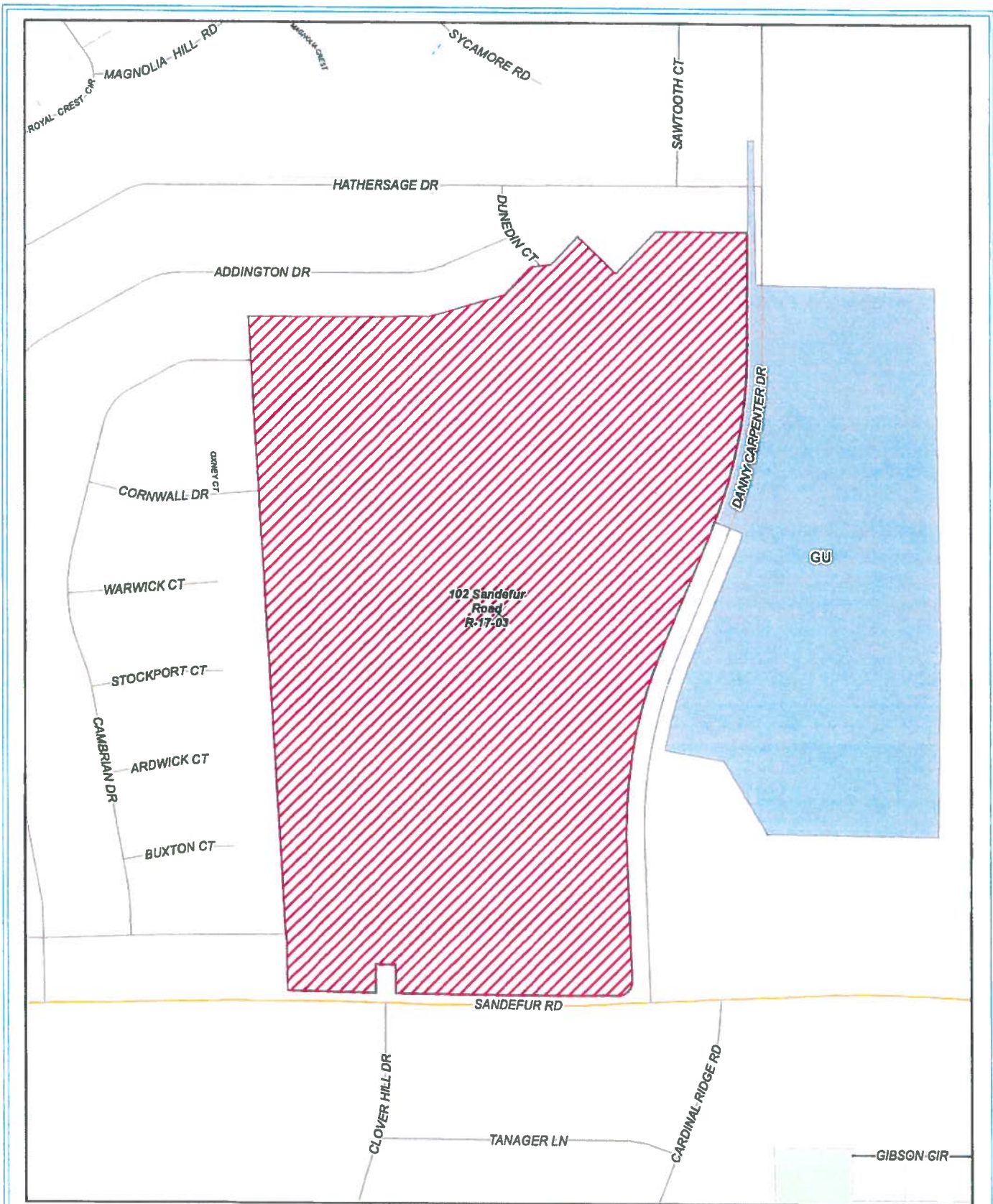
**cmulgee, Inc.**  
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS  
 office: (478) 224-7070  
 Fax: (478) 224-7072  
 Perry, Georgia 31069

**SKI DEVELOPMENT LLC**  
 ANNEXATION AND ZONING PLAN FOR:

COUNTY:	HOUSTON
DISTRICT:	10 TH
LAND LOT:	102 & 103
DATE:	5/13/15
SCALE:	1"=200'
JOB NO.:	15-0623A

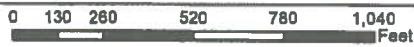
**RECEIVED**  
 MAR 16 2017  
 CITY OF PERRY





**Legend**

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



1 inch = 500 feet



City of Perry Zoning Review

Case: R-17-03



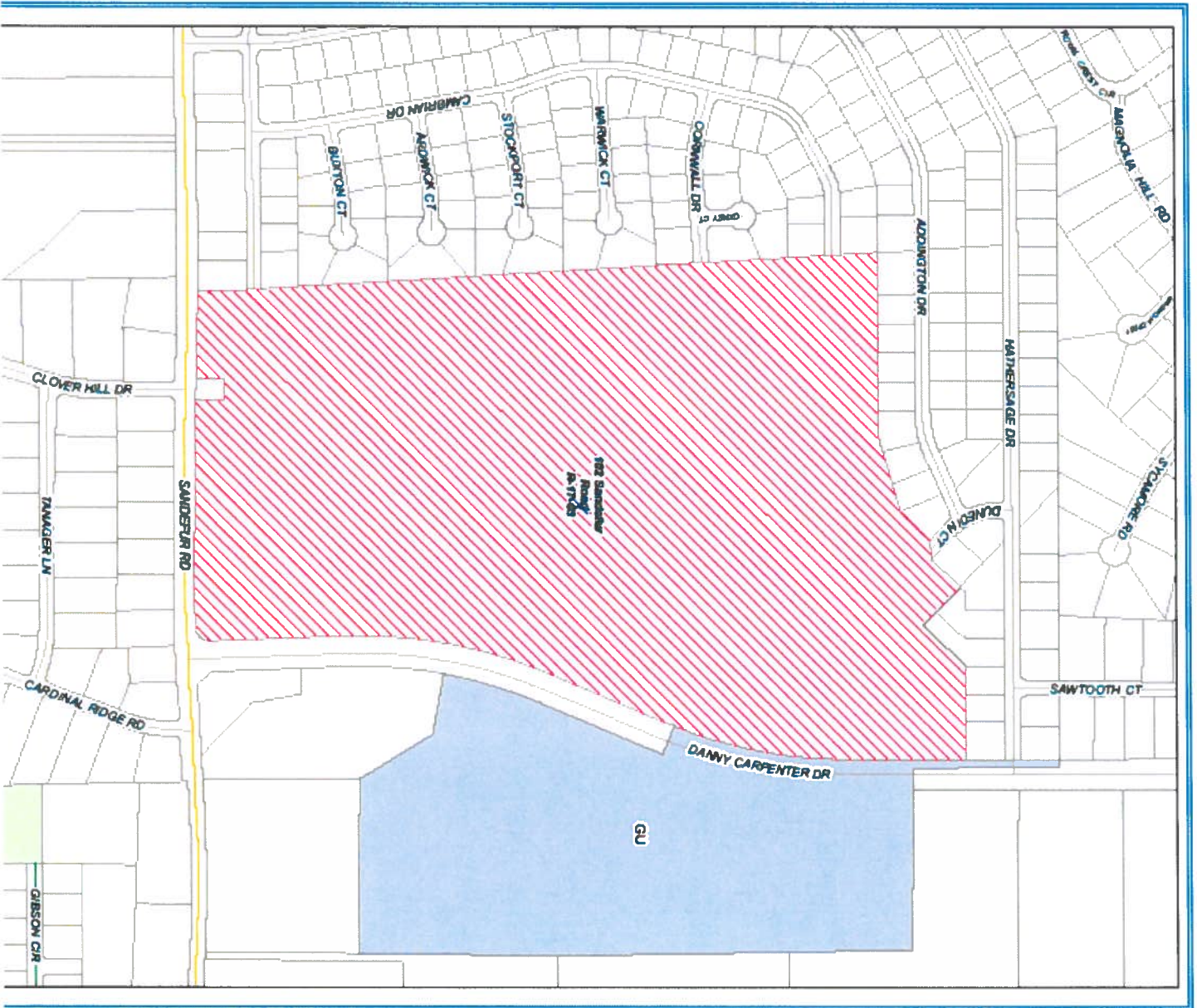
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**R-17-03**

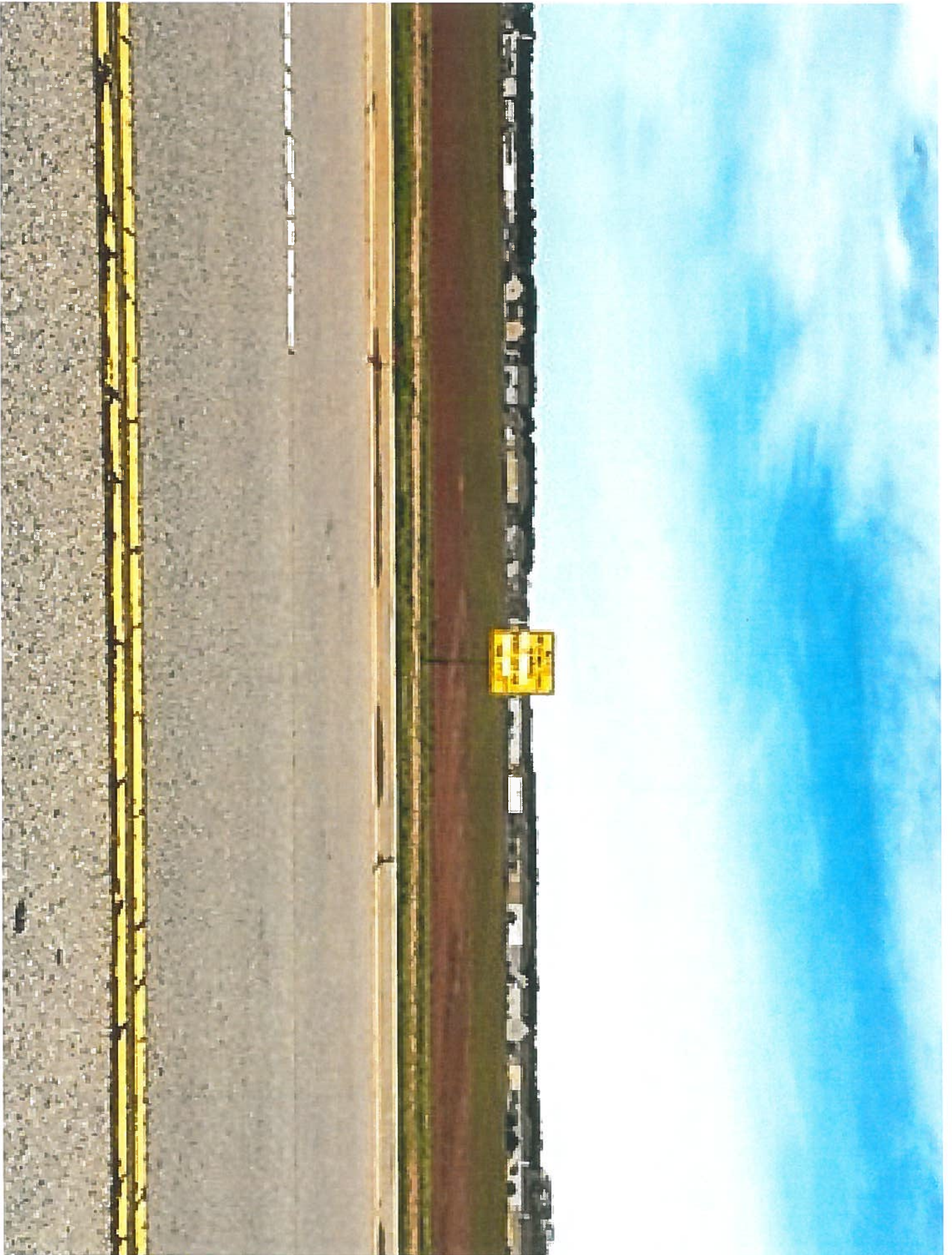
**Corner of Sandefur Road and  
Danny Carpenter Drive**

Request by SKI Development to  
annex and zone R-2













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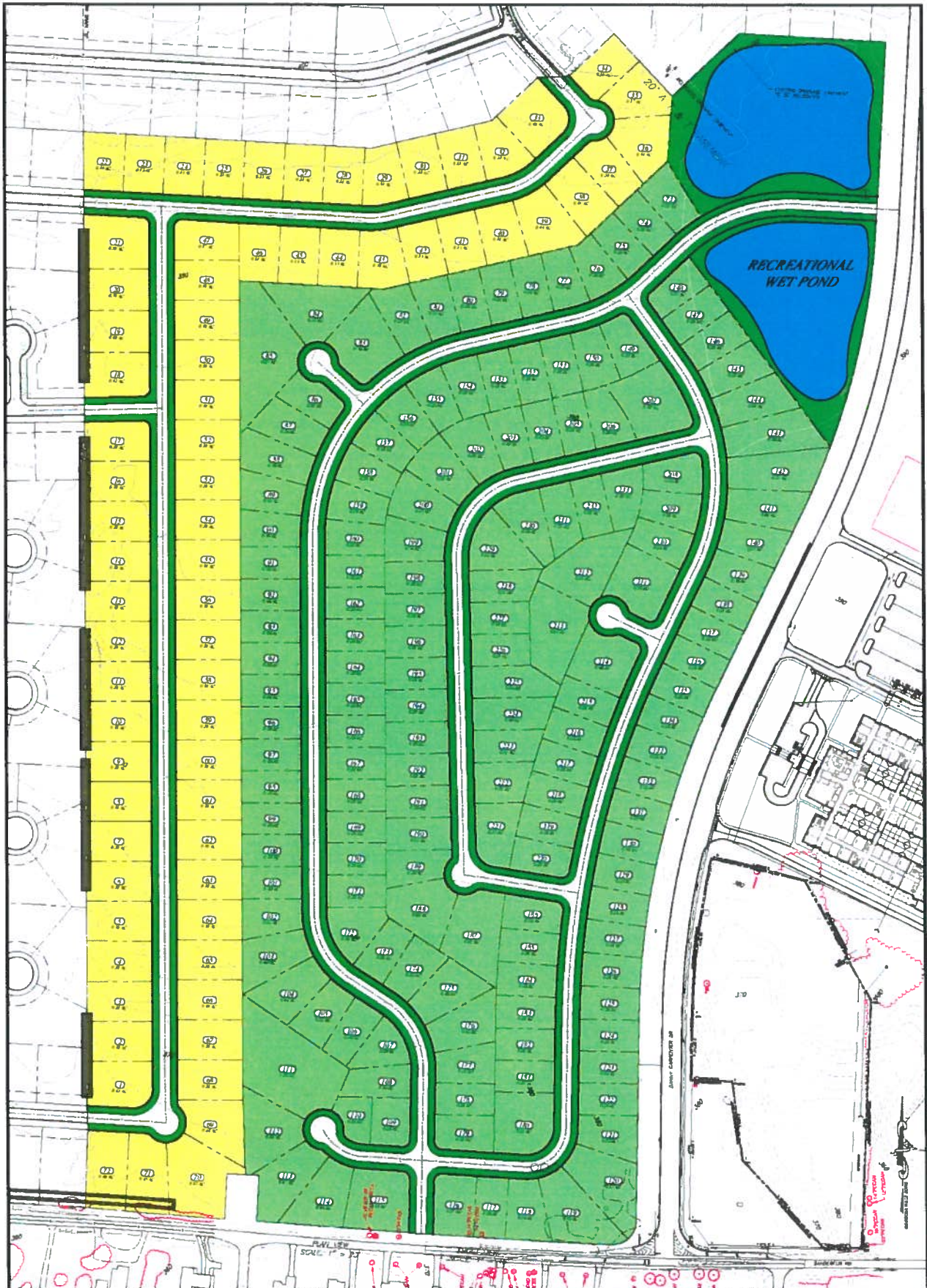
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**C-1**

CONCEPTUAL LAYOUT FOR  
**107 AC SUBDIVISION**  
**DANNY CARPENTER ROAD**  
 PERMIT GEORGIA

OWNER:	DEVELOPER:
DESIGNER:	ARCHITECT:
DATE:	SCALE:
PROJECT NO.:	DATE:

**Ocmulgee Inc.**  
 SURVEYORS • ENGINEERS • CONSULTANTS • PLANNERS  
 670 Bull Street Atlanta, GA 30309  
 Tel: (404) 224-7070 Fax: (404) 224-7073



**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
**June 5, 2017**  
**5:04 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the work session meeting held June 5, 2017 at 5:04 p.m.

2. Roll:

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

Elected Official Absent: None

Staff: City Manager Lee Gilmour, Assistant City Attorney Matthew Hulbert and Recording Clerks Annie Warren and Janet Duffin.

Staff Absent: None

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

Guest(s)/Speaker(s): None

Press: Ms. Kristin Moriarty - The Houston Home Journal

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

3a. Administration:

1. Requests from residents of Langston Place Subdivision – Mr. Lee Gilmour. Mr. Gilmour reviewed a list of concerns from two homeowners in this neighborhood. The first concern addressed speeders on Rippling Water Way and the homeowners request to lower the speed limit to 15 mph. Mr. Gilmour advised the speed limit cannot be reduced past 25 mph on any publically maintained street; therefore we are not legally able to honor their request. The homeowners also requested that the developer's sign indicating the speed limit of 15 mph remain in their neighborhood. Mr. Gilmour

advised that since this is private property the sign can stay; however they have been advised it is un-enforceable.

Major Phelps stated the homeowners complained there was no playground for their children to play in and there are no sidewalks in the neighborhood. They further stated suspicious and speeding vehicles have been seen driving through the subdivision, drivers are disobeying stop signs, and dead animal carcasses as well as other debris are being left in the cul de sac. After checking the call history for the last year with the 911 Center, it was discovered that none of these incidents have been reported. Major Phelps met with the homeowners and stressed to them the importance of calling 911. Major Phelps stated he would place one of the city's speed detectors in the subdivision.

2. Request from ham radio operators to place equipment on armory water tank – Mr. Gilmour. Mr. Gilmour advised the City has been approached to allow ham operators to place an antenna on the City's Armory water tank. Mr. Gilmour recommended that a written agreement be put together for anyone who might want to utilize any of the City's water tanks. It was decided that Mr. Gilmour would check to see if there were any current agreements with Houston County and City of Warner Robins and then a determination would be made.
3. Consider Change of distribution for the façade grant program – Mr. Gilmour. Mr. Gilmour advised that in order to avoid any legal issues we should keep the façade grant program but go through Uptown Perry Partnership as a 501(c)3 . Assistant City Attorney Matthew Hulbert did not see any issues with this change. Council agreed to proceed.
4. Consider a moratorium for the installation of non-asphalt/concrete parking areas – Mr. Gilmour. Mr. Gilmour requested not allowing the installation of non-asphalt/concrete parking areas until research can be done. Then the matter can be brought back to Council to make an informed decision. Council agreed to proceed. This item will be placed on council's regular agenda.
5. Consider resurfacing/stripping for LMIG program – Mr. Gilmour.

\* Mayor Faircloth excused himself from the meeting at 5:35 p.m. by reason of point of personal privilege; Mayor Pro-Tempore Jackson assumed the duties of presiding officer and continued with the meeting.

Mr. Gilmour referred Council to his memo on the Elko Road/MLK striping and re-surfacing. He advised a citizen is concerned about the striping on Limerock Road. He recommended that nothing be done this year and that these streets would be striped at the same time next year during the 2018 LMIG. Council agreed to proceed as recommended.

\* Mayor Faircloth returned at 5:41 p.m. and resumed his duties as presiding

officer.

6. Follow-up on 1616 Main Street (Mr. C. Morris) relative to driveway improvements – Mr. Gilmour. Mr. Gilmour advised that driveways are the responsibility of the property owner. He recommended the City make adjustments to the grade so it matches. He further stated that the City will address the turning radius coming onto Keith Drive at a later time. Council concurred to proceed.
7. Review amended appointment process for members of Perry Area Convention and Visitors Bureau Authority – Mr. Gilmour. Mr. Gilmour advised there are two vacancies on this board and recommended that no appointments be made until after July 1<sup>st</sup>.
8. Review proposed animal care program guidelines – Mr. Gilmour. Mr. Gilmour advised that a memo has been submitted by Chief Lynn describing the process for the handling of animals within the City. Mr. Gilmour stated that the City's responsibility is to handle animals as a nuisance and it is not the City's or the taxpayer's responsibility to rescue animals. He recommends that the City establish and adopt a policy to make it clear who is responsible for the animals after they are picked up from the Animal Control Facility and taken to PetSmart to be adopted. It was decided that the terms of the agreement be discussed with FOPAS and postpone action until the next meeting.
9. Review City support for Dogwood Festival – Mr. Gilmour. Mr. Gilmour recommended that the City look at the City's support costs associated with the police providing overnight protection and monitoring for events such as Dogwood Festival, Peaches to Beaches, Perry Music Festival, etc. Mr. Gilmour recommended a determination be made as to what is an appropriate level of service for the City to provide and proceed accordingly.

3b. Department of Community Development

1. Greenville S.C. downtown features – Mr. B. Wood. Mr. Wood presented an overview of the downtown Greenville revitalization efforts that may be able to be transposed to the City of Perry in some form.

3c. Department of Leisure Services

1. Review proposed location sites for the dog park – Mr. K. Dye. Mr. Dye advised that the potential alternative sites for a new park are Calhoun Park, Hafley Park and A.D. Redmond Park. Mr. Dye continued by citing the pros and cons for each location. It was decided that Heritage Park would be the best choice for relocation of the park. Council agreed to proceed with this suggestion.

3d. Public Works Department



1. Presentation of Carl Vinson Institute management project – Mr. T. Ennis. Mr. Ennis reviewed his presentation on increasing yard debris bagging in the City of Perry. Mr. Ennis advised that bagging creates efficiency, increases route efficiency, clears stormwater drains and provides less wear and tear on City equipment. His goal is to educate City residents and obtain 60% participation city-wide.

3e. Economic Development Department

1. Discuss bids to stabilization proposal for 702 Carroll Street (Sinclair Station/former Miss Peggie's) – Ms. C. Edgemon. Ms. Edgemon advised only one bid was received in the amount of \$134,641.00 and it was incomplete. Ms. Edgemon recommended re-bidding based on the lack of response. Mr. Gilmour stated this bid would need to be rejected at the next scheduled meeting and recommended sending out an RFP to negotiate with different people. Council agreed to place on the agenda to reject this bid at the next meeting.

3f. Police Department

1. Surplus vehicles update – Chief S. Lynn.

\*Mayor Faircloth recused himself at 6:45 p.m. based on appearance of a conflict of interest relative to topic discussion and asked Mayor Pro-Tempore Jackson to assume his duties and continue this portion of the meeting.

Chief Lynn addressed Council Member Hunt's previous request on the possibility of selling surplus vehicles. Chief Lynn advised that based upon his research, it would not be cost effective to make surplus vehicles ready for sale, therefore it would not be a good option. CGTC gets no funding in their budget for police vehicles. Council agreed with Chief Lynn's proposal to transfer these vehicles to the school.

\* Mayor Faircloth returned at 6:51 p.m. and resumed his duties as presiding officer.

4. Council Member Items:

Council Member Bynum-Grace advised she has been told the striping is off on James Street and asked if anyone has had an opportunity to look at it. Mr. Gilmour advised that Council had previously adopted a policy that only arterial and collector streets would be striped and James Street is neither.

Council Members Jones and Walker had no reports.

Council Member Hunt advised the traffic light at Jernigan and Main Street was creating a problem by staying red or green too long. Mayor Faircloth requested that we ensure the traffic light is operational and request that an alternative means of traffic

control be considered for that intersection. John Schell advised he would check with DOT on the timing and get back with Council.

Council Member Jackson had no report.

Council Member King advised he had received complaints from citizens attending Houston County graduations who stated Miller Murphy Howard Building was not large enough to hold everyone, as well as issues with attendees not being allowed to leave their seats to go to the restroom and then not being allowed back in. Mr. Gilmour stated he would follow up by preparing something to go out addressing the issues at hand. Council Member King reminded everyone about the water issue at Westwood Trailer Park. Mayor Faircloth advised that issue was being worked by the City Attorney and requested Mr. Hulbert get back to Council with an update. Additionally, Mr. Schell will check on the tree branch issue on MLK Drive.

Mayor Faircloth advised that the Houston County Board of Education Opening Ceremonies this year has been moved from the Miller Murphy Howard Building to Southside Baptist Church. Additionally, Mayor Faircloth suggested postponing the Walk with the Mayor this month, and will be resumed next month.

Assistant City Attorney Hulbert had no report.

5. Department Head Items:

Mr. Dye reported

- Fall sports registration will be July 10 – 14; late registration will be July 17 - 21

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

Chief Lynn reported

- Demolition of old Animal Control Facility has been completed

Ms. Warren reported

- GMA packages should be received this week via mail

Mr. Schell reported

- Air-conditioner in the upstairs area of the Fire Department is a 15 year old mis-matched unit, is leaking, not cooling and creating mold. Need to consider possible replacement.
- Air conditioner in the server room at the Police Department is a 33 year old unit and need to consider replacing this summer.

Mayor Faircloth requested Mr. Gilmour obtain bids on both. Mayor Faircloth advised there is a brick that is sinking next to Roughton Park and requested Mr. Schell look into it. A citizen has placed a cone in the area of concern.

Ms. Edgemon reported

- The Merchants Association sold 222 tickets for the Annual Wine Tasting.
- Both tram tours were rescheduled due to inclement weather and one has been rescheduled for Thursday, June 8th.

Mr. McMurrian reported

- The sewer repair project at Tucker Road and Ball Street is high priority and will be done during daytime hours. Projects will not be done simultaneously.
- Airport Road Ext. will be closed near 200 Valley Drive this week for repairs.

Mayor Faircloth items

- Received a request from Stephen Shimp, Executive Director – Georgia National Fairgrounds and Agri-Center for visitors to access information on activities at the Fairgrounds through our website. Ms. Palmer will research this possibility and report back to Council with information.
- Wal-Mart is having a grand re-opening Friday, June 9<sup>th</sup> at 8:00 a.m.
- Striplings is coming to Perry.
- Next Work Session will be Monday, June 19<sup>th</sup> at 5:00 p.m.
- Next Council meeting will be Tuesday, June 6<sup>th</sup>

6. Executive Session entered at 7:30 p.m.: On a motion by Council Member Walker, seconded by Council Member King and carried unanimously, Council went into executive session for the purposes of personnel and real estate acquisition.
7. Executive Session adjourned at 8:25 p.m.: Council regular meeting reconvened. Council adjourned the executive session held June 5, 2017 and reconvened into the Council's work session meeting.
8. Adopted Resolution No. 2017- 17 stating purpose of the executive session held on June 5, 2017 was for personnel and real estate acquisition. On a motion by Council Member Bynum-Grace, seconded by Mayor Pro Tempore Jackson and carried unanimously adopted Resolution No. 2017-17 stating the purpose of the executive session held on June 5, 2017 was for personnel and real estate acquisition. (*Resolution 2017-17 has been entered in the City's official book of record*).
9. Adjournment: On a motion by Council Member Jones, seconded by Council Member Hunt and carried unanimously, the reconvened meeting of Council held June 5, 2017 was adjourned at 8:30 p.m.

**MINUTES**  
**PRE COUNCIL MEETING**  
**OF THE PERRY CITY COUNCIL**  
**June 6, 2017**  
**5:00 P.M.**

1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer, called to order the pre council meeting held June 6, 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 Mathew Hulbert, and Recording Clerk, Joni Ary.

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

Guests: None

Media: Kirstin Moriarty and Cherie Adams– Houston Home Journal.

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

3a. Discussion of May 2, 2017 council meeting agenda – Mayor Faircloth.

8a. Amendment to Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it refers to the standards for chain link fencing. Mr. B. Wood reviewed the request to amend the Perry Land Development Ordinance as it refers to chain link fencing. This amendment prohibits chain linking fencing in the Commercial District, but chain link fencing is still allowed in the Industrial and Residential areas. Any chain link fencing pre-existing the amendment would be considered grandfather in. Staff recommended approval of the Ordinance.

8b. Petition for Special Exception Application No. SE-17-03, Applicant, Latasha Williams, request a special exception to allow a residential business on the property. The property is located at 319 Grand Reserve Way. Mr. Wood reviewed with Mayor and Council and recommended

approval with the five (5) conditions as recommended by the Perry Planning Commission. The applicant has agreed to the five (5) outlined conditions.

11c. Award of Bid(s):

1. Bid No. 2017-20 Slope Mower – Ms. B. King

Ms. King reviewed with Council the bid for the Slope Mower with the recommendation to approve the lowest bidder Flint Construction & Forestry in the amount of \$99,987.20.

2. Bid No. 2017-21 Jernigan Street Sewer Rehab – C. McMurrian

Chad McMurrian reviewed with Council recommended award of bid for Jernigan Street Sewer Rehab. Staff recommended awarding the bid to the lower bidder LaKay Enterprises Inc in the amount of \$50,930.00. Mr. Gilmour stated that the location of the project is the old storm water service line off Ball Street at Walker-Rhodes Tractor.

3. Bid No. 2017-22 Removal and disposal of structure at 108 Martin Luther King, Jr. Boulevard (Mt. Galilee Primitive Baptist Church) – Ms. B. King

Ms. King reviewed for Council's consideration an award of bid for the removal and disposal of structure at 108 Martin Luther King Boulevard (Mt. Galilee Primitive Baptist Church). Staff recommended awarding the bid to the lower bidder, Southern Equipment in the amount of \$27,800.00.

4. Bid No. 2017-24 Big Indian Creek Expansion – C. McMurrian

Chad McMurrian reviewed for Council's consideration an award of bid for Big Indian Creek Expansion. Staff recommended awarding the bid to the lower bidder LaKay Enterprises Inc in the amount of \$121,200.00

5. Bid No. 2017-25 Frank Satterfield WPCP Aeration Basin Improvements– Mr. C. McMurrian

Chad McMurrian reviewed for Council's consideration an award of bid for the Frank Satterfield WPCP Aeration Basin Improvements. Staff recommended awarding the bid to the lower bidder, Schmidt Environmental Construction, Inc. in the amount of \$1,351,000.00. Mr. Gilmour stated that the funding for this project would come from the 2007 Bond and 18 SPLOST.

11e. Renew Memorandum of Understanding between the City, UGA Extension Office and the Master Gardeners of Central Georgia. Mr. L.



Gilmour reviewed with Council the renewal memorandum and recommended approval.

- 11f. Authorize the installation of two additional logos on Armory water tank. Mr. L. Gilmour reviewed with Council the proposal to have two (2) additional City Logos on the Armory water tank, at a cost of \$7,350.00. Council Member Hunt stated that he was against the recommendation.
- 11g. Authorize for Mayor and City Clerk to execute required GMA Lease and Fund Escrow documents necessary to fund 2017 vehicle and equipment purchases. Ms. King requested authorization upon review by the City Attorney to authorize the Mayor and City Clerk to execute the GMA Lease and Fund Escrow documents to fund 2017 vehicle and equipment purchases to being January 2018.
- 11h. Request to close Marion Street from Main to Carroll Street for a neighborhood block party in front of Greater Union Baptist Church on June 16<sup>th</sup> from 6 pm until 8 pm. Chief S. Lynn advised the police department has reviewed the request and recommend approval.
- 12. Other Business/Supplemental Agenda.
  - 12a. Selection of a voting delegate for GMA Annual Membership Business Meeting June 25, 2017. Mayor Faircloth advised Council that due to scheduling conflict i.e. Independence Parade and Freedom Fireworks, a voting delegate will need to be assigned to be the City's voting delegate at the GMA Annual meeting. Council Member Willie King volunteered.

3b. Follow up relative to street striping.

Mr. Gilmour reviewed the follow up relative to street striping and the recommendations are as follows: Only upon request of street residents and approval of Council, a simple white dashed centerline will be installed/renewed on any City Street. Council Member Hunt stated he was against the recommendation due to some City streets being too narrow.

4. Council Members Items:

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

Council Member Jones stated that he would like to improve the bagging initiative, propose increasing the credits. Mr. Gilmour stated he would have more information for Council at their next work session.

Mr. Gilmour and Assistant Attorney Hulbert had no reports.

5. Department Head Items:

Ms. King, Chief Lynn, Chief Parker, Mr. Dye, Mr. Smith, Mr. Shell, Mr. Wood and Mr. McMurrian had no reports.

6. Adjourn: There being no further business to come before Council in the pre council meeting held May 6, 2017, Council Member Hunt motioned to adjourn at 5:56 p.m.; Council Member Bynum-Grace seconded the motion and it carried unanimously.

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**June 6, 2017**  
**6:02 P.M.**

1. Call to Order: James E. Faircloth, Jr., Presiding Officer, called to order the regular meeting of the Perry City Council held June 6, 2017 at 6:02 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, Assistant City Attorney Matthew Hulbert, and Recording Clerks, Joni Ary and Annie Warren

Staff Absent: None

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

Guest(s)/Speaker(s): Mr. Matt Seagul, Mr. Charles Elmore, Mr. Eugene Graham, Ms. Darlene McLendon and Mr. Jonathan Johnson.

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.

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

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

- Mayor Faircloth recognized Mercer University Medical students- Matt Seagul and Charles Elmore, they are 1<sup>st</sup> year doctors. Mayor Faircloth wished them well in their chosen profession.
- Introduction of new hire Katie Keuper – Chief S. Lynn  
Chief Lynn introduced Officer Katie Keuper as the newest member of the police department to Mayor and Council. Mayor Faircloth welcomed Officer Keuper.

- Introduction of new hire Karan Taggart – Mr. Kevin Dye  
Mr. Dye introduced Ms. Karan Taggart as the newest member of the leisure services department to Mayor and Council. Mayor Faircloth welcomed Ms. Taggart.

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

Darlene McLendon – Perry Area Chamber of Commerce, reminded Mayor and Council of the June 25<sup>th</sup> Independence Parade and Freedom Fireworks.

6. Appointment to WRATS Citizens Advisory Committee.

Mayor Faircloth stated that Mr. Harold Deal has volunteered his time to work on the WRATS Citizens Advisory Committee. Council Member Phyllis Bynum-Grace motioned to approve Mr. Harold Deal's appointment to the WRATS Citizens Advisory Committee. Council Member Riley Hunt seconded the motion and it carried unanimously.

7. Citizens with Input.

Mr. Eugene Graham, 130 Hwy 41 Circle, asked Council to know when the local vendor preference for bidders that are in the Perry area was done away with and why. Mr. Graham stated that it should be reinstated. Mayor Faircloth advised Mr. Graham that the City Manager would get him a response to his questions.

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

PUBLIC HEARING CALLED TO ORDER AT 6:20 p.m. Mayor James E. Faircloth Jr. called to order a public hearing at 6:20 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)

8a. Amendment to Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it refers to the standards for chain link fencing.

Staff Report: Mr. Bryan Wood reviewed the staff report to amend the PLDO, Section 93.1.10 and Section 118 as it relates to standards for chain link fencing. In Industrial zoned areas chain link fencing visible from a public street must be vinyl coated in black or dark green.

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

For: None.

Against: None.

- 8b. Petition for Special Exception Application No. SE-17-03, Applicant, Latasha Williams, request a special exception to allow a residential business on the property. The property is located at 319 Grand Reserve Way.

Staff Report: Mr. Bryan Wood reviewed the applicant's request for Special Exception Application No. SE-17-03 and the Planning Commission recommendation to approve with the following conditions: 1) The Special Exception shall be limited to a Residential Business conducted as a photography studio; 2) The Special Exception shall be limited to the applicant, Latasha Williams, and is not transferrable; 3) The applicant shall comply with the provisions of Section 104 of the Perry Land Development Ordinance, all applicable local, state and federal laws and regulations, 4) No sign advertising the business shall be posted or displayed on the property and, 5). No more than ten clients to the home on Saturdays and Sundays.

For: Ms. Williams stood and stated that agrees with all the conditions and she has spoken with her neighbors that appear do not have a problem with her running a part-time photography studio from her home.

Against: None.

- 8c. Public Hearing for FY 18 Operating Budget for the City of Perry.

Staff Report: City Manager Lee Gilmour reviewed with Mayor and Council the proposed FY 18 Operating Budget for the City of Perry.

For: None.

Against: None.

Public Hearing closed at 6:31 p.m. Mayor James E. Faircloth closed the public hearing at 6:31 p.m.

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

- 9a. Council's Consideration – Minutes of the May 15, 2017 work session, May 16, 2017 pre council meeting and May 16, 2017 council meeting.

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

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

- 10a. Mayor James E. Faircloth, Jr. -None  
10b. Council Members – None  
10c. City Manager Lee Gilmour - None  
10d. City Attorney - None



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

\*Mayor Faircloth asked that item 11d be moved to beginning of New Business per applicant request.

- 11d. Special Exception Application No. SE-17-03. Applicant, Latasha Williams, request a special exception to allow a residential business at 319 Grand Reserve Way. Mayor Faircloth recommended approval of the Special Exception Application No. SE-17-03 to allow a residential business at 319 Grand Reserve Way with the five (5) conditions. Council Member Phyllis Bynum-Grace motioned to approve the special exception application with the five (5) conditions. Council Member Robert Jones seconded the condition and it carried unanimously.
- 11a. Matters referred from June 5, 2017 work session and June 6, 2017 pre council meeting.
1. Authorize moratorium for the installation of non-asphalt/concrete parking areas. City Manager Lee Gilmour recommended to Council to authorize a moratorium for the installation of non-asphalt/concrete parking areas. Council Member Randall Walker motioned to authorize the moratorium. Council Member Phyllis Bynum-Grace seconded the motion and it carried unanimously.
  2. Authorize rejection of bids for rehab work at 704 Carroll Street. City Manager Lee Gilmour recommended authorize rejection of bids for rehab work at 704 Carroll Street due to only one (1) bid was received and it did not meet specifications. Council Member Randall Walker motioned to authorize rejection of bids for rehab work at 704 Carroll Street. Council Member Robert Jones seconded the motion and it carried unanimously.
  3. Award of Bid(s).
    - a. Replacement of HVAC unit for upstairs Fire Department. Mr. John Schell presented for Council's consideration to award the bid to replace the HVAC unit for upstairs Fire Department. Staff recommends awarding the bid to the lower bidder Hoke's Heating & Air in the amount of \$4,994.00. Council Member Willie King motioned to approve the award of bid to replace the HVAC unit for upstairs Fire Department to Hoke's Heating & Air in the amount of \$4,994.00. Council Member Robert Jones seconded the motion and it carried unanimously.
  4. Follow up relative to street striping.

Adopted Resolution No. 2017-18 to authorize street striping. City Manager Lee Gilmour presented for Council's consideration a Resolution to authorize street striping - Only upon request of street residents and

approval of Council, a simple white dashed centerline will be installed/renewed on any city street. Council Member Randall Walker motioned to adopt the Resolution to authorize street striping - Only upon request of street residents and approval of Council, a simple white dashed centerline will be installed/renewed on any city street. Council Member Willie King seconded the motion. Council Member Riley Hunt opposed the request, motion carried 5-1 for approval. (*Resolution 2017-18 has been entered in the City's official book of record*).

- a. Restriping James Street request. Mayor Faircloth read request from citizen's request to have James Street restriped with a simple white dashed centerline. Council Member Phyllis Bynum-Grace motioned to approve the request. Council Member Willie King seconded the motion. Council Member Riley Hunt opposed. Motion carried 5-1 for approval.

11b. Ordinance for First Reading and Introduction:

1. **First Reading** of an ordinance adopting FY 18 Operating Budget for the City of Perry. (*No action required by Council*).
2. **First Reading** of an ordinance to amend the Perry Land Development Ordinance, Section 93.1.10 and Section 118 as it relates to the standards for chain link fencing. (*No action required by Council*).

11c. Award of Bid(s):

1. Bid No. 2017-20            Slope Mower

Ms. King presented for Council's consideration an award of bid for Slope Mower. Staff recommended awarding the bid to the lower bidder Flint Construction & Forestry in the amount of \$99,987.20. Council Member Willie King motioned to award Bid No. 2017-20 to Flint Construction & Forestry in the amount of \$99,987.20. Council Member Randall Walker seconded the motion and it carried unanimously.

2. Bid No. 2017-21            Jernigan Street Sewer Rehab

Chad McMurrian presented for Council's consideration an award of bid for Jernigan Street Sewer Rehab. Staff recommended awarding the bid to the lower bidder LaKay Enterprises Inc in the amount of \$50,930.00. Council Member Willie King motioned to award Bid No. 2017-21 to LaKay Enterprises, Inc. in the amount of \$50,930.00. Council Member Phyllis Bynum-Grace seconded the motion and it carried unanimously.

3. Bid No. 2017-22            Removal and disposal of structure at  
108 Martin Luther King, Jr. Boulevard (Mt. Galilee  
Primitive Baptist Church

Ms. King presented for Council's consideration an award of bid for the removal and disposal of structure at 108 Martin Luther King Boulevard (Mt. Galilee Primitive Baptist Church. Staff recommended awarding the bid to the lower bidder, Southern Equipment in the amount of \$27,800.00. Council Member Randall Walker motioned to accept Staff's recommendation to award Bid No. 2017-22 to Southern Equipment in the amount of \$27,800.00. Council Member Robert Jones seconded the motion and it carried unanimously.

4. Bid No. 2017-24                      Big Indian Creek Expansion

Chad McMurrian presented for Council's consideration an award of bid for Big Indian Creek Expansion. Staff recommended awarding the bid to the lower bidder LaKay Enterprises Inc in the amount of \$121,200.00. Council Member Phyllis Bynum-Grace motioned to award Bid No. 2017-24 to LaKay Enterprises, Inc. in the amount of \$121,200.00. Council Member Robert Jones seconded the motion and it carried unanimously.

5. Bid No. 2017-25                      Frank Satterfield WPCP Aeration Basin Improvements

Chad McMurrian presented for Council's consideration an award of bid for the Frank Satterfield WPCP Aeration Basin Improvements. Staff recommended awarding the bid to the lower bidder, Schmidt Environmental Construction, Inc. in the amount of \$1,351,000.00. Council Member Randall Walker motioned to accept Staff's recommendation to award Bid No. 2017-25 to Schmidt Environmental Construction, Inc. in the amount of \$1,351,000.00. Council Member Robert Jones seconded the motion and it carried unanimously.

11e. Authorize renew Memorandum of Understanding between the City, UGA Extension Office and the Master Gardeners of Central Georgia. City Manager Lee Gilmour reviewed with Council the request to authorize renewing the memorandum of understanding between the City, UGA Extension Office and the Master Gardeners of Central Georgia. Council Member Riley Hunt motioned to approve authorizing renew memorandum of understanding between the City, USA Extension Office and the Master Gardeners of Central Georgia. Council Member Robert Jones seconded the motion and it carried unanimously.

11f. Authorize the installation of two additional logos on Armory water tank. City Manager Lee Gilmour reviewed request to authorize the installation of two additional logos on Armory water tank. Council Member Robert Jones motioned to authorize the installation of two additional logos on Armory water tank. Council Member Phyllis Bynum-Grace seconded the motion. Council Member Riley Hunt opposed. Motion carried 5-1 for approval.

11g. Resolution for consideration.

1. Adopted Resolution No. 2017-19 to authorize GMA lease/purchase agreement for FY 17 Capital. City Manager Lee Gilmour presented for

Council's consideration a Resolution to authorize GMA lease/purchase agreement for FY 17 Capital. Council Member Willie King motioned to adopt the Resolution to authorize GMA lease/purchase agreement for FY 17 Capital. Council Member Randall Walker seconded the motion and it carried unanimously. (*Resolution 2017-19 has been entered in the City's official book of record*).

- 11h. Request to close Marion Street from Main to Carroll Street for a neighborhood block party in front of Greater Union Baptist Church on June 16<sup>th</sup> from 6 pm until 8 pm – Chief Lynn reviewed for Council's consideration a request to close Marion Street from Main to Carroll Street for a neighborhood block party in front of the Greater Union Baptist Church on June 16<sup>th</sup> from 6 pm until 8 pm. Chief Lynn recommended approval of the street closures. Council Member Willie King motioned to approve the street closures; Council Member Robert Jones seconded the motion and it carried unanimously.

12. Other Business/Supplemental Agenda:

- 12a. Selection of a voting delegate for GMA Annual Membership Business Meeting, June 25, 2017.

Mayor Faircloth reviewed with Council the request to select a voting delegate for the GMA Annual Membership Business Meeting on June 25, 2017. The normal voting delegate will be absent. Mayor Faircloth stated that Council Member Willie King has volunteered to be the voting delegate to represent the City of Perry. Council Member Robert Jones motioned to select Council Member Willie King as the City's voting delegate for the GMA Annual Membership Business Meeting, June 25, 2017. Council Member Randall Walker seconded the motion and it carried unanimously.

13. Council Members Items.

Council and Attorney Hulbert had no reports.

14. Department Heads Items:

Mr. Smith:

- The Perry Housing Fair has been rescheduled to June 29<sup>th</sup> from 3-6 pm at the Faith Bible Fellowship Church.

Mr. Dye:

- Fall Sports registration for football, soccer and cheerleading will begin July 10<sup>th</sup> – 14<sup>th</sup>, 2017.

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

15. General Public Items:

Mr. Jonathan Johnson, NAACP invited Mayor and Council to their Unity 5k Run/Walk on July 15, 2017 at Deloris Toliver Park, 116 Wallace Drive, Warner Robins, and beginning at 6:30 a.m – 2:00 p.m.

16. Mayor Items:

June 9 – Grand re-opening at Wal-Mart at 8:00 am.

June 19 - Work Session

June 20 – Pre-Council Meeting and Council Meeting

June 23<sup>th</sup> – 27<sup>th</sup> – GMA Conference

June 25- Independence Parade and Freedom Fireworks at 6:00 p.m

17. Adjourn: There being no further business to come before Council in the regular meeting held June 6, 2017 Council Member King motioned to adjourn at 7:10 p.m.; Council Member Walker seconded the motion and it carried unanimously.



Where Georgia comes together.

Department of Community Development

**Public Hearing**  
**June 06, 2017**  
**Tuesday @ 6:00 PM**

May 9, 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 93.1.10 and Section 118

Dear Mayor and Council:

On May 08, 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 sections of the Perry Land Development Ordinance as it relates to the standards for chain link fencing.

Sincerely,



Jacob W. Poole, Chairman  
Perry Planning Commission

JP/cs



Where Georgia comes together.

**STAFF REPORT 4/25/17**  
**From the Community Development Department**

**APPLICANT:** The City of Perry

**REQUEST:** Text Amendment addressing use of Chain Link fencing

**APPLICATION ANALYSIS:** In an effort to address issues that have arisen regarding the total prohibition to chain link fencing in all but the industrial districts, City Council passes a resolution expressing their intent on the subject. Resolution No. 2017-09, adopted March 21, 2017 is attached.

The proposal will allow chain link fencing to be used behind the front façade of a building in all commercial districts except C-3, Central Business District. Vacant parcels can use chain link provided it meets the front building setback. When visible from a public street, the fence must be vinyl-coated in black or dark green. The amendment does not impact the current allowance for chain link fencing on industrial properties.

The following sections of the PLDO are impacted by the amendment:  
Section 93.1.10, regarding Non-Residential Design Standards; and  
Section 118, regarding Fences and Walls

**STAFF CONCLUSION:** The Staff recommends approval of the text amendment.

93.1.10. The design of fences and walls shall be compatible with the architecture of the main building(s) and shall use similar materials. All walls or fences fifty (50) feet in length or longer, and four (4) feet in height or taller, shall be designed to minimize visual monotony through changes in plane, height, material or material texture or significant landscape massing. Except in M-1 and M-2 zoning districts, chain link fencing is prohibited in the front yard, or within the required front building setback for undeveloped parcels. Any chain link fencing visible from a public street shall be coated in dark green or black vinyl. Chain link fencing is prohibited in all cases in the C-3 zoning district. Barbed wire or other similar additions to fences is prohibited, except in M-1 and M-2 zoning districts. Use of special fencing design or materials shall be discussed in cases where site security is paramount. All fencing materials must be approved by the department prior to construction.

**Section 118. - Fences and walls.**

A fence or wall not exceeding a height of six (6) feet shall be permitted in all districts without a permit from the Planning Commission. Any fence or wall exceeding six (6) feet in height, except for such fences or walls located in M-1, Wholesale and Light Industrial; and M-2, General Industrial District, or fences or walls serving public utility or recreational areas must have the approval of the Planning Commission. Any fence except chain link or wall allowed may extend up to and adjacent to a public right-of-way, except for arterial or collector streets where the setback shall be ten (10) feet so long as the allowed fence or wall does not interfere with vision clearance of vehicular traffic or constitute an obstruction to vision which, in the discretion of the Zoning Enforcement Officer, would create a condition hazardous or dangerous to the general public. All fences or walls shall also meet with the approval of the city engineering department and shall be removed at the owner's expense when required for public improvements to rights-of-way.

Except in M-1 and M-2 zoning districts, chain link fencing is prohibited in the front yard, or within the required front building setback for undeveloped parcels. Any chain link fencing visible from a public street shall be coated in dark green or black vinyl. Chain link fencing is prohibited in all cases in the C-3 zoning district. Barbed wire or other similar additions to fences is prohibited, except in M-1 and M-2 zoning districts.

FYI – From Section 31, Specific Definitions:

*Yard, front:* An open, unoccupied space on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line and the front line of the building projected to the side lines of the lot. The depth of the front yard shall be measured between the front line of the building and the right-of-way line. Covered porches, whether enclosed or unenclosed, shall be considered as part of the main building and shall not project into a required front yard. On corner lots the front yard shall be considered as parallel to the street upon which the lot has its least dimension.



**A RESOLUTION  
ESTABLISHING A POLICY FOR THE USE  
OF CHAIN LINK FENCING IN  
CERTAIN LAND USE DISTRICTS**

**WHEREAS**, the Council has examined the requests for use of chain link fencing in land use districts: and

**WHEREAS**, there is a need to adjust the City's regulatory controls;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY  
HEREBY RESOLVES** that:

Section 1. Chain link may be used in non-residential districts except M-1, M-2, and C-3 (downtown) subject to:

1. No barbed wire or other similar additions on the fencing is allowed.
2. No chain link fencing can be installed in the front yard of the facility. Normal building line will determine front yard boundaries for vacant sites.
3. Any chain link fencing visible from a publicly maintained street shall be coated in a dark green or black covering.

**Section 2** Planning staff is directed to prepare the necessary Perry Land Ordinance Amendment to incorporate this policy.

**SO RESOLVED**, this 21<sup>st</sup> day of March 2017.



City Seal

CITY OF PERRY

By:

  
JAMES E. FAIRCLOTH, JR., MAYOR

Attest:

  
ANNIE WARREN, CITY CLERK

# City of Perry

## Ordinance Review Check List for Second Reading

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

  19   City Manager

\_\_\_\_\_ Department Head

Notes:

**AN ORDINANCE  
ADOPTING THE FISCAL YEAR 2018  
CITY OF PERRY OPERATING BUDGET**

**WHEREAS**, the Council has adhered to the provisions of O.C.G.A 36-81-3, as amended; and

**WHEREAS**, the budget public hearing was held on June 6, 2016; and

**WHEREAS**, per O.C.G.A. 18-13-28, as amended, any increase in the occupational tax from FY17 to FY18 shall be used to pay administrative expenses;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the operating budget of the City of Perry for fiscal year 2018 is adopted as follows:

Section I The General Fund revenue and expenditure appropriations are:

Revenues

Taxes	\$ 9,215,400
Licenses/Permits	380,900
Intergovernmental	5,600
Administrative Services Charges	956,400
Charge for Services	1,747,400
Fines/Forfeitures	563,200
Investment	8,000
Other Charges	<u>122,300</u>
Revenue Total	\$12,999,200

Expenditures

General Government

Office of the City Council	\$ 90,900
Office of the Mayor	40,000
Office of the City Manager	331,700
Office of the City Clerk	102,700
Office of Elections	6,000
Department of Administration	911,400
Office of City Attorney	76,900
Employee Health/Dental	1,484,600
Office of City Auditor	39,500
Perry Municipal Court System	426,200
Office of Community Development	606,700
Planning Commission	<u>7,100</u>
Category Total	\$ 4,123,700

Public Safety

Perry Police Department	\$ 3,618,000
Citizens Police Academy	800
Bulletproof Vest Program	7,200
Perry Fire and Emergency Services Department	1,436,800
Houston County E-911	<u>132,300</u>
Category Total	\$ 5,195,100

Public Works		
Department of Public Works		\$ 1,698,900
Tree Board		25,000
City Arbor Program		300
Residential Program Financial Assistance		<u>67,200</u>
Category Total		\$ 1,791,400
Recreation/Leisure		
Senior Citizen Center		\$ 1,000
Department of Leisure Services		860,300
Perry Public Arts Commission		6,000
Youth Program Subsidies		8,500
Buzzard Drop – City		5,000
Perry Music Festival – City		<u>5,000</u>
Category Total		\$ 885,800
Housing and Economic Development		
Department of Economic Development		\$ 177,200
Perry-Houston County Airport Authority		101,200
Community Promotions		11,000
21 <sup>st</sup> Century Partnership		10,400
Middle Georgia Clean Air Coalition		3,500
Community Assistance		8,500
Perry Housing Team		2,800
Perry Area Chamber of Commerce Operations		8,000
Dogwood Festival		3,500
Independence Day/Freedom Fireworks		12,000
Downton Development Authority of the City of Perry		<u>5,000</u>
Category Total		\$ 343,100
Capital		
Fund Assets		\$ <u>343,200</u>
Category Total		\$ 343,200
Debt Service		
Principal		\$ 922,300
Interest		<u>118,900</u>
Category Total		\$ 1,041,200
Expenditure Total		\$13,723,500
Other Financing		
Transfer		\$ 494,500
Leases		<u>343,200</u>
Other Financing Total		\$ 837,700
Annual Gain/(Loss)		\$ 113,400
Fund Balance		
Beginning		\$ 4,251,900
Ending		\$ 4,365,300

Section II The special revenue funds revenue and expenditure appropriations are:

Fire Protection Utility District Special Revenue Fund

Revenues		
Charge for Services		<u>\$ 1,705,500</u>
	Revenue Total	\$ 1,705,500

Expenditures		
Public Safety		
Support Services		\$ 114,200
Fire and Emergency Services Department		<u>1,476,500</u>
	Category Total	\$ 1,590,700

Capital		
Fixed Assets		<u>\$ 4,500</u>
	Category Total	\$ 4,500
	Expenditure Total	\$ 1,595,200

Other Financing		
Transfers		<u>\$ 38,200</u>
	Other Financing Total	\$ 38,200

Annual Gain/(Loss) \$ 148,500

Fund Balance		
Beginning		\$ 20,600
Ending		\$ 169,100

Hotel/Motel Tax Special Revenue Fund

Revenue		
Taxes		\$ 831,800
Investment		<u>100</u>
	Revenue Total	\$ 831,900

Expenditures		
General Uses Group		
General Government		
Support Services		\$ 28,000
Christmas Decorations		7,000
Policy Education		<u>15,000</u>
	Category Total	\$ 50,000

Public Works		
Department of Public Works		
Downtown District Maintenance		\$ 76,700
Interstate Lighting		76,000
Pedestrian Lighting		<u>8,000</u>
	Category Total	\$ 160,700

Recreation/Leisure		
Department of Leisure Services		
Landscape Management		<u>\$ 56,300</u>
	Category Total	\$ 56,300

Housing/Economic Development		
Main Street Advisory Board		\$ 6,000
Classic Main Street		<u>70,600</u>
	Category Total	\$ 76,600
	Group Total	\$ 343,600
Tourism Promotion Group		
General Government		
Perry Area Convention and Visitors Bureau Authority		<u>\$ 355,600</u>
	Category Total	\$ 355,600
	Group Total	\$ 355,600
Tourism Development		
General Government		
Georgia National Fairgrounds		<u>\$ 56,200</u>
	Category Total	\$ 56,200
	Group Total	\$ 56,200
	Expenditure Total	\$ 755,400
Annual Gain/(Loss)		\$ 76,500
Fund Balance		
Beginning		\$ 87,400
Ending		\$ 163,900

Section III The proprietary funds revenue and expenditure appropriations are:

Water and Sewerage System Revenue Fund

Revenues		
Charge for Services		\$ 6,320,100
Investment		3,000
Other Charges for Services		<u>23,300</u>
	Revenue Total	\$ 6,346,400
Expenditures		
Public Works		
Support Services		\$ 420,300
Department of Public Works		<u>4,103,100</u>
	Category Total	\$ 4,523,400
Capital		
Fixed Assets		<u>\$ 35,000</u>
	Category Total	\$ 35,000
Debt Service		
Principal		\$ 768,900
Interest		<u>417,600</u>
	Category Total	\$ 1,186,500
Depreciation		
	Category Total	<u>\$ 1,551,000</u>
		\$ 1,551,000

	Expenditure Total	\$ 7,275,900
Other Financing		
Transfer		\$ 120,100
Depreciation		<u>1,551,000</u>
	Other Financing Total	\$ 1,671,100
Annual Gain/(Loss)		\$ 721,600
Unrestricted Cash		
Beginning		\$ 1,194,000
Ending		\$ 1,915,600
Gas System Revenue Fund		
Revenues		
Charge for Services		\$ 3,580,200
Investment		2,000
Other Charges for Services		<u>\$ 150,800</u>
	Revenue Total	\$ 3,733,000
Expenditures		
Public Works		
Support Services		\$ 178,900
Department of Public Works		2,106,700
Consent Decree		10,000
Jointly Owned Natural Gas		643,500
Kumho Tire Winter Coverage		<u>24,500</u>
	Category Total	\$ 2,963,600
Capital		
Fixed Assets		<u>\$ 50,000</u>
	Category Total	\$ 50,000
Debt Service		
Principal		\$ 13,300
Interest		<u>700</u>
	Category Total	\$ 14,000
Depreciation		
		<u>\$ 79,000</u>
	Category Total	\$ 79,000
	Expenditure Total	\$ 3,106,600
Other Financing		
Transfers		\$ (459,700)
Lease		50,000
Depreciation		<u>79,000</u>
	Other Financing Total	\$ (300,700)
Annual Gain/(Loss)		\$ 295,700
Unrestricted Cash		
Beginning		\$ 847,500
Ending		\$ 1,413,200

Solid Waste System Revenue Fund		
Revenue		
Charge for Services		\$ 1,309,700
Investment		<u>200</u>
	Revenue Total	\$ 1,309,900
Expenditures		
Public Works		
Support Services		\$ 144,600
Department of Public Works		<u>1,135,800</u>
	Category Total	\$ 1,280,400
Debt Service		
Principal		\$ 94,200
Interest		<u>2,300</u>
	Category Total	\$ 96,500
Depreciation		\$ 53,300
	Category Total	\$ 53,300
	Expenditure Total	\$ 1,430,200
Other Financing		
Transfers		\$ 25,200
Depreciation		<u>53,300</u>
	Other Financing Total	\$ 78,500
Annual Gain/(Loss)		\$ (41,800)
Unrestricted Cash		
Beginning		\$ 335,700
Ending		\$ 293,900

Stormwater Utility District Revenue Fund		
Revenues		
Charge for Services		\$ 384,800
	Revenue Total	\$ 384,800
Expenditures		
Public Works		
Support Services		\$ 115,100
Department of Public Works		<u>262,500</u>
	Category Total	\$ 377,600
Capital		
Fixed Assets		\$ 325,000
	Category Total	\$ 325,000
Debt Service		
Principal		\$ 6,100
	Category Total	\$ 6,100
Depreciation		\$ 27,600
	Category Total	\$ 27,600
	Expenditure Total	\$ 736,300



Other Financing	
Transfer	\$ 3,800
Lease	325,000
Depreciation	<u>27,600</u>
Other Financing Total	\$ 356,400
Annual Gain/(Loss)	\$ 4,900
Unrestricted Cash	
Beginning	\$ 116,200
Ending	\$ 121,100

Section IV The budget for the Perry Area Convention and Visitors Bureau Authority as shown in Exhibit A is approved and hereby made a part of this ordinance.

Section V The positions funded and adopted in the FY 18 Operating Budget for the City listed in attached Exhibit B are hereby made a part of this ordinance.

Section VI The City of Perry Personnel Management System FY 18 Job (Position) Classification Schedule as provided in attached Exhibit C is adopted and hereby made a part of this ordinance.

Section VII All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section VII Should any part or parts of this ordinance be declared unenforceable, the remaining part or parts shall retain full effect of the law.

Section IX This ordinance is hereby adopted with the effective date of July 1, 2017.

SO ORDAINED THIS \_\_\_\_\_ DAY OF JUNE 2017.

CITY OF PERRY

By: \_\_\_\_\_  
JAMES E. FAIRCLOTH, JR., MAYOR

City Seal

Attest: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK

Exhibit A

FY 2018 Operating Budget

Perry Area Convention and Visitors Bureau Authority

Revenues	
Intergovernmental	\$351,600
Investment	100
Other Charge for Services	<u>12,500</u>
Revenue Total	\$364,200
Expenditures	
General Government	
Personnel	\$139,800
General Administration	<u>243,400</u>
Expenditure Total	\$383,200
Annual Gain/(Loss)	\$(19,000)
Fund Balance	
Beginning	\$425,800
Ending	\$406,800

Exhibit B

City of Perry

FY 18 Position Listing

General Fund

General Government

Office of the City Council

Mayor Pro Tempore (E) 1

Council Member (E) 5

Office Total 6

Office of the Mayor

Mayor (E) 1

Office Total 1

Office of the City Manager

Operations

City Manager (A) 1

Executive Secretary 1

Sub-Total 2

Personnel

Personnel Manager 1

Sub-Total 1

Office Total 3

Office of the City Clerk

City Clerk (A) 1

Office Total 1

Department of Administration

Administrator

Director of Administration (A) 1

Sub-Total 1

Accounting

Accountant 1

Senior Accounting Technician 1

Accounting Technician 1

Sub-Total 3

Taxes/Licenses

Accounting Technician 1

Sub-Total 1

Purchasing		
Accounting Technician		<u>1</u>
	Sub-Total	1
Vehicle Maintenance		
Vehicle Maintenance Manager		1
Chief Mechanic		1
Mechanic I		<u>1</u>
	Sub-Total	3
	Department Total	9
Perry Municipal Court System		
Municipal Court		
Municipal Court Judge (A)		1
Chief Municipal Court Clerk		1
Municipal Court Clerk		<u>1</u>
	Office Total	3
Department of Community Development		
Administration		
Director of Community Development (A)		1
Administrative Assistant		<u>1</u>
	Sub-Total	2
Engineering		
Lead Engineering Technician		<u>1</u>
	Sub-Total	1
Building Inspection		
Chief Building Official		1
Building Inspector II		<u>1</u>
	Sub-Total	2
Code Enforcement – Administration		
Code Compliance Specialist		<u>1</u>
	Sub-Total	1
	Department Total	6
	Category Total	29
Public Safety		
Perry Police Department		
Administration		
Police Chief (A)		1
Executive Secretary		1
Administrative Secretary (PT)		<u>1</u>
	Sub-Total	3
Police Certification		
Police Corporal		<u>1</u>
	Sub-Total	1
Criminal Investigation Division		
Police Captain		1
Administrative Secretary		1



Police Lieutenant	1
Detective Sergeant III	1
Detective Sergeant I	2
Detective Sergeant Trainee	1
Property/Evidence Technician I	1
Police Officer I (PT)	<u>1</u>
Sub-Total	9
Patrol	
Police Major	1
Police Lieutenant	4
Police Sergeant	5
Police Corporal	3
Police Officer III	2
Police Officer II	5
Police Officer I	8
Police Officer Trainee	<u>2</u>
Sub-Total	30
Part Time Police Officer	
Police Officer I (PT)	<u>3</u>
Sub-Total	3
Records Management	
Property Evidence Tech (PT)	<u>1</u>
Sub-Total	1
Auxiliary Services	
Police Sergeant	1
Custodian (PT)	<u>1</u>
Sub-Total	2
Animal Control	
Senior Animal Control Officer	<u>1</u>
Sub-Total	1
Animal Control Facility	
Animal Control Officer	<u>1</u>
Sub-Total	1
School Programs	
Police Officer II	<u>1</u>
Sub-Total	1
School Crossing Guards	
School Crossing Guard(s)	<u>2</u>
Sub-Total	2
Community Service	
Police Captain	1
Police Logistics Technician (PT)	<u>1</u>
Sub-Total	2
Department Total	56

Perry Fire and Emergency Services

Administration

Fire Chief/Director of Emergency Services (A) 1  
Executive Secretary 1

Sub-Total 2

Fire Headquarters

Fire Captain 1  
Fire Lieutenant 3  
Fire Sergeant 3  
Firefighter II 4  
Firefighter I 7

Sub-Total 18

Fire Marshal

Fire Marshal 1

Sub-Total 1

Department Total 21

Category Total 77

Public Works

Department of Public Works (A)

Administration

Director of Public Works 1  
Executive Secretary 1

Sub-Total 2

Customer Service

Customer Service Manager 1  
Customer Service Technician II 2  
Customer Service Technician I 1

Sub-Total 4

Street Maintenance

Street Maintenance Supervisor 1  
Street Maintenance Crew Leader 1  
Equipment Operator III 1  
Senior Equipment Operator 1

Sub-Total 4

Building Maintenance

Building and Grounds Maintenance  
Supervisor 1  
Building Maintenance Technician III 1  
Building Maintenance Technician I 1

Sub-Total 3

Custodial Services

Senior Custodian 1

Sub-Total 1

	Department Total	14
	Category Total	14
Recreation/Leisure		
Department of Leisure Services		
Administration		
	Director of Leisure Services (A)	<u>1</u>
	Sub-Total	1
Leisure Operations		
	Leisure Services Supervisor	<u>1</u>
	Sub-Total	1
Athletic Operations		
	Athletic Programs Supervisor	1
	Recreation Specialist II	<u>1</u>
	Sub-Total	2
Facilities Maintenance		
	Recreation Facilities Supervisor	1
	Recreation Technician I	<u>2</u>
	Sub-Total	3
Creekwood Pool		
	Senior Lifeguard (S)	1
	Lifeguard (S)	<u>3</u>
	Sub-Total	4
Youth Camps		
	Lead Camp Counselor (S)	1
	Camp Counselor (S)	2
	Camp Counselor Assistant (S)	<u>1</u>
	Sub-Total	4
Cemeteries		
	Equipment Operator I – Cemetery	<u>2</u>
	Sub-Total	2
	Department Total	17
	Category Total	17
Housing/Economic Development		
Economic Development		
	Economic Development Director (A)	<u>1</u>
	Sub-Total	1
Social Media		
	Digital Communications Manager	<u>1</u>
	Sub-Total	1
	Department Total	2
	Category Total	2
	Fund Total	139

Fire Protection Utility Fund		
Perry Fire and Emergency Services Department		
Fire Headquarters		
Fire Battalion Chief		3
Firefighter II		1
Firefighter I		<u>5</u>
	Sub-Total	9
Davis Fire Station		
Fire Captain		2
Fire Lieutenant		3
Fire Support		3
Firefighter I		<u>4</u>
	Sub-Total	12
Part-Time Firefighter I (PT)		<u>20</u>
	Sub-Total	20
	Department Total	41
	Fund Total	41

Hotel/Motel Tax Special Revenue Fund		
Public Works		
Department of Public Works		
Downtown District		
Equipment Operator I		<u>1</u>
	Sub-Total	1
	Department Total	1

Recreation/Leisure		
Department of Leisure Services		
Landscaping Management		
Landscape Manager		<u>1</u>
	Sub-Total	1
	Department Total	1

Department of Economic Development		
Classic Main Street		
Main Street Coordinator		<u>1</u>
	Sub-Total	1
	Department Total	1
	Fund Total	3

Solid Waste System Revenue Fund		
Department of Public Works		
Yard/Bulk		



	Solid Waste Operations Supervisor	1
	Solid Waste Operator III	2
	Solid Waste Operator II	1
	Solid Waste Operator I	2
	Equipment Operator I	<u>1</u>
	Sub-Total	7
Litter Program		
	Laborer I	<u>2</u>
	Sub-Total	2
	Department Total	9
	Fund Total	9
Stormwater Utility Service Revenue Fund		
Stormwater Management		
	Stormwater Operations Supervisor	1
	Equipment Operator II	2
	Equipment Operator I	<u>2</u>
	Sub -Total	5
	Fund Total	5
	Grand Total	197

- (E) Elected position
- (A) Appointed position
- (PT) Part Time position
- (S) Seasonal

Exhibit C

CITY OF PERRY PERSONNEL MANAGEMENT SYSTEM  
FY 18 JOB (POSITION) CLASSIFICATION SCHEDULE

Position Description	Pay Range	
<b>General Administrative</b>		
Accountant	\$42,800	- \$65,000
Accounting Technician	32,000	- 48,700
Senior Accounting Technician	37,000	- 58,500
Administrative Assistant	39,600	- 58,000
Administrative Secretary	31,600	- 50,500
Senior Administrative Secretary	36,600	- 55,500
Lead Engineering Technician	61,700	- 87,600
Building Inspector Trainee	39,400	- 54,200
Building Inspector I	44,200	- 59,200
Building Inspector II	50,400	- 65,200
Senior Building Inspector	52,400	- 72,200
Chief Building Official	63,600	- 90,500
Code Compliance Specialist I	34,600	- 52,600
Code Compliance Specialist II	39,600	- 57,600
Community Planner I	44,800	- 67,600
Community Planner II	53,800	- 76,600
Senior Community Planner	63,800	- 84,600
Digital Communications Manager	45,800	- 69,800
Economic Development Technician	40,800	- 58,600
Executive Secretary	36,600	- 56,600
Landscaper Manager	47,000	- 69,800
Leisure Services Supervisor	45,800	- 69,800
Main Street Coordinator	42,400	- 62,600
Municipal Court Trainee	32,000	- 49,400
Municipal Court Clerk I	37,200	- 54,400
Municipal Court Clerk II	43,200	- 60,400
Chief Municipal Court Clerk	45,800	- 69,800
Personnel Technician	32,600	- 45,500
Personnel Analyst	43,300	- 54,700
Personnel Analyst II	49,700	- 62,700
Personnel Manager	47,000	- 69,700
Planning Technician	44,200	- 57,200
Planning Technician II	50,400	- 65,200
Recreation Aide	29,500	- 50,600
Athletic Programs Supervisor	45,800	- 69,000
Recreation Technician Supervisor	45,800	- 69,900
Recreation Technician I	26,000	- 40,300
Recreation Technician II	31,300	- 45,300
Recreation Specialist I	35,200	- 58,600
Recreation Specialist II	40,200	- 63,600
Senior Recreation Specialist	52,200	- 70,500
Secretary	27,700	- 42,000

**Public Safety**

Animal Control Officer I	29,600	-	42,000
Animal Control Officer II	33,400	-	45,800
Senior Animal Control Officer	37,200	-	55,300
Detective Trainee	34,400	-	53,600
Detective Sergeant I	46,400	-	59,600
Detective Sergeant II	43,600	-	64,500
Detective Sergeant III	46,700	-	69,400
Senior Detective Sergeant	52,700	-	75,400
Police Logistics Technician	36,600	-	55,500
Police Officer Trainee (Non-certified)	32,000	-	50,300
Police Officer I	37,200	-	55,300
Police Officer II	41,400	-	61,800
Police Officer III	45,700	-	68,400
Senior Police Officer	51,700	-	74,400
Police Corporal	39,900	-	60,300
Police Corporal II	43,900	-	65,300
Police Corporal III	47,900	-	70,400
Senior Police Corporal	53,900	-	76,400
Police Sergeant	45,700	-	68,400
Police Sergeant II	48,600	-	72,900
Police Sergeant III	51,600	-	77,500
Senior Police Sergeant	60,700	-	83,400
Police Lieutenant	51,600	-	77,500
Police Lieutenant II	59,600	-	85,500
Senior Police Lieutenant	63,900	-	89,900
Police Captain	57,900	-	83,900
Lead Police Captain	68,800	-	98,400
Senior Police Captain	74,800	-	106,400
Police Major	68,800	-	98,400
Lead Police Major	79,700	-	108,800
Senior Police Major	85,700	-	114,800
Property and Evidence Technician I	34,600	-	49,800
Property and Evidence Technician II	37,500	-	52,800
Senior Property and Evidence Technician	43,700	-	58,800
Firefighter Recruit	29,400	-	41,300
Firefighter I	31,400	-	43,300
Firefighter II	35,400	-	47,300
Firefighter III	38,900	-	55,000
Senior Firefighter	42,900	-	59,000
Firefighter/EMT I	34,900	-	53,000
Firefighter/EMT II	38,900	-	55,000
Firefighter/EMT III	43,200	-	61,300
Senior Firefighter/EMT	47,200	-	65,000
Fire Sergeant	38,900	-	57,000
Senior Fire Sergeant	51,600	-	69,200
Fire Lieutenant	47,600	-	65,200
Fire Captain	49,000	-	69,000
Fire Marshal	52,000	-	80,600
Fire Battalion Chief	52,000	-	80,600

**Public Works**

Building Custodian I	21,500	-	32,600
Building Custodian II	24,200	-	35,400
Building Custodian III	26,800	-	44,400
Senior Building Custodian	31,200	-	49,500
Building and Grounds Maintenance Technician I	27,600	-	42,300
Building and Grounds Maintenance Technician II	28,600	-	43,300
Building and Grounds Maintenance Technician III	34,600	-	47,100
Senior Building and Grounds Maintenance Technician	39,400	-	49,900
Building and Grounds Maintenance Supervisor	45,800	-	69,000
Building and Grounds Maintenance Manager	47,000	-	69,800
Customer Service Technician I	28,700	-	43,500
Customer Service Technician II	31,700	-	46,500
Customer Service Technician III	32,700	-	49,500
Senior Customer Service Technician	39,700	-	54,500
Customer Service Manager	47,000	-	69,000
Equipment Operator - Cemetery I	25,800	-	40,500
Equipment Operator - Cemetery II	28,800	-	43,500
Equipment Operator - Cemetery III	31,800	-	46,500
Senior Equipment Operator - Cemetery	34,800	-	49,500
Equipment Operator I	27,000	-	40,400
Equipment Operator II	31,000	-	49,000
Equipment Operator III	33,000	-	46,000
Senior Equipment Operator	39,000	-	52,400
Laborer I	23,100	-	36,100
Stormwater Inspector Trainee	27,000	-	40,400
Stormwater Inspector I	31,000	-	44,000
Stormwater Inspector II	33,000	-	46,300
Senior Stormwater Inspector	39,000	-	52,000
Stormwater Operations Supervisor	45,800	-	69,000
Street Maintenance Crew Leader	39,400	-	54,500
Street Maintenance Supervisor	45,800	-	69,000
Street Maintenance Manager	47,000	-	69,800
Solid Waste Operator I	23,600	-	37,000
Solid Waste Operator II	33,400	-	55,000
Solid Waste Operator III	35,300	-	57,000
Senior Solid Waste Operator	40,300	-	62,000
Solid Waste Operations Supervisor	45,800	-	69,000
Solid Waste Manager	47,000	-	69,800
Mechanic I	31,400	-	48,300
Mechanic II	35,300	-	50,400
Mechanic III	40,500	-	55,400
Chief Mechanic	45,800	-	69,000
Vehicle Maintenance Manager	47,000	-	69,800

### Non-System Job (Positions) Classification

Chief of Police	82,200	-	120,200
City Clerk	62,900	-	93,200
City Manager	125,800	-	157,300
Council Member	6,600	-	6,600
Director of Administration	78,000	-	112,800
Director of Community Development	71,000	-	100,500
Director of Leisure Services	65,900	-	97,300
Director of Public Works	71,900	-	104,900
Economic Development Director	62,400	-	97,400
Fire Chief/Director of Emergency Services	80,000	-	111,100
Lifeguard	7.60/hr	-	11.30/hr
Mayor	12,000	-	12,000
Mayor Pro-Tempore	7,200	-	7,200
Municipal Court Judge	24,800	-	30,100
Recreation Aide Assistant	8.20/hr	-	11.25/hr
Recreation Sport Official	11.60/game	-	17.30/game
Senior Lifeguard	9.75/hr	-	12.10/hr
Scorekeeper	9.50/hr	-	9.50/hr
School Crossing Guard	8.20/hr	-	10.40/hr
Camp Counselor Assistant	7.90/hr	-	10.20/hr
Camp Counselor	8.40/hr	-	10.75/hr
Lead Camp Counselor	9.20/hr	-	12.00/hr

**A RESOLUTION  
ESTABLISHING THE  
CITY OF PERRY  
ANIMAL RETENTION POLICY**

**WHEREAS**, the retention of animals that are the responsibility of the City needs to be clarified;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES** that the City's policy for retention of animals is as follows:

1. Each animal coming to the City's care by City staff pick up or donation will be assessed by a veterinarian relative to its adoptability health. Animals with major medical issues will be euthanized.
2. Animals will be retained in the City's care for ten (10) calendar days.
3. Animals suitable for adoption at the end of ten (10) days can be donated to FOPAS or any other group interested in adopting. Any animal not accepted for adoption will be subject to euthanizing depending on available space.
4. The City will not handle any adoptions.
5. When in City care, each animal will be given basic medical and care support.
6. The City will act as a go-between for any spay/neutering grants, programs, etc. if advantageous to the adoption process. The City shall not fund any adoption costs.
7. The City shall not transport any animals for adoption purposes.
8. Animals donated to any group/person shall no longer be the responsibility of the City.
9. No animals shall be transported or given for transport for adoption during the ten (10) day City custody period.

**SO RESOLVED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2017.

CITY OF PERRY

By: \_\_\_\_\_  
JAMES E. FAIRCLOTH, JR., MAYOR

City Seal

Attest: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK






**Where Georgia comes together.**

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

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

**FROM:** Christine Sewell – Administrative Assistant 

**DATE:** June 14, 2017

**RE:** Subdivision Acceptance

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

Legacy Park Phase 2 portion of Section 1 and all of Section 2

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 McMurrin, Lead Engineering Technician

**DATE:** June 13, 2017

**SUBJECT:** Final Acceptance of Subdivision – Perry City Council  
Legacy Park Phase 2 portion of Section 1 and all of Section 2

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.

**Legacy Park Phase 2 portion of Section 1 and all of Section 2**

CITY OF PERRY:

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

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

(CITY SEAL)



Where Georgia comes together.

## Memorandum

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To: Mayor Faircloth and City Council Members  
Through: Lee Gilmour, City Manager  
From: Bryan Wood, Director of Community Development *POW*  
Date: June 13, 2017  
Re: Contract for Engineering Services – Development Plans Review

As you may be aware, the City was recently using three entities to review engineering-related aspects of proposed developments:

- Georgia Water & Environmental Services reviewed storm water-related items
- Integrated Science & Engineering reviewed civil engineering items (water/sewer/gas lines, roads)
- USDA-Natural Resources Conservation Service (NRCS) reviewed soil erosion and sediment control measures

The City requested proposals from area engineering firms to combine these reviews with one company, subject to a one-year contract. We learned that NRCS will not allow us to contract out the soil erosion and sediment control reviews to private firms.

We received one proposal to combine the civil and storm water reviews from Georgia Water & Environmental Services (Burke Murph). This firm is qualified to conduct the types of reviews requested.

The proposed fee schedule is based on an hourly rate for each type of review. Not all projects require both civil and storm water reviews. Based on projected time required to review a typical project, the total fee per project is in line with average invoices over the past two years.

Staff recommends accepting the proposed bid from Georgia Water & Environmental Services to begin July 1, 2017.

The City will continue to use NRCS for erosion and sediment control reviews.



## GEORGIA WATER & ENVIRONMENTAL SERVICES

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

June 9, 2017

Mr. Bryan Wood  
Director of Community Development  
City of Perry  
1211 Washington Street  
Perry, GA 31069

**Re: City of Perry Development Plan Review Engineering Proposal for Services**

Dear Mr. Wood,

Please accept this letter as Georgia Water & Environmental Services, LLC. (GWES) proposal for engineering services for the Development Plan Review Project for the City of Perry (City), Georgia. We thank you for the opportunity to assist the City with this important project.

Per discussions in proposal review session on May 30<sup>th</sup>, please refer to the following information:

### **COMPANY CONTACT**

Georgia Water & Environmental Services, LLC.  
1222 Main Street  
Perry, GA 31069  
Contact: Burke B Murph III, PE, MBA  
Managing Partner  
478.235.0307  
[burke@georgiawaterservices.com](mailto:burke@georgiawaterservices.com)

### **STATEMENT OF SCOPE UNDERSTANDING**

GWES understands the scope of the subject project is to provide engineering services related to development plan review of stormwater, water, and wastewater infrastructure improvements for the City of Perry. In addition, GWES accepts responsibility for preparation and submission of Georgia EPD water

system distribution application(s) for proposed developments on behalf of the City. It is assumed the City will assist in supplying required data for inclusion with each application based upon water system capacities, pipe sizes, pressures, etc.

GWES acknowledges the City is moving forward with an electronic development plan review program and free access will be supplied to GWES for subject plan review.

#### **STATEMENT OF FEE SCHEDULE AGREEMENT**

GWES understands that the proposed fee schedule may be included into the City's contract agreement. It is understood the proposed fee schedule is non-negotiable for the duration of the contract for a period of one year with the option for a multi-year extension if requested by the City.

#### **REQUIREMENT ACKNOWLEDGEMENT**

GWES acknowledges that the company is qualified to meet all requirements of the City's contract agreement.

#### **QUALIFICATIONS**

GWES is qualified by the State of Georgia to provide professional engineering services. Our certification number is PEF006783. The project manager, Burke Murph, is certified by the State of Georgia as a registered professional engineer with license number PE03189.

#### **REVIEW SCHEDULE**

GWES proposes a ten (10) business day turnaround on all development plan reviews for the City of Perry. Circumstances associated with multiple simultaneous reviews may exceed this turnaround period, but GWES will notify the City if this issue arises before the initial period ends.

#### **FEE STRUCTURE**

GWES proposes the below fee structure for the duration of the contract agreement based upon the following assumptions:

1. Development plans and reports will be made available in electronic (pdf) format.
2. Each development plan review (initial, second, third, etc.) is applicable to associated fees.
3. No fee adjustments apply as long as the scope of work stays within the services discussed in this proposal.
4. Hourly rates are approximate; therefore, actual hours may differ (less or more) from our estimates shown in table below.



Review Task	Employee	Hourly Rate	Approx. Hours To Complete Review
Quality Control	Project Manager	\$145.00	2
Water/Sewer	Project Engineer	\$85.00	3
Stormwater	Project Engineer	\$85.00	4
Roads, Paving, C&G	Project Engineer	\$85.00	1
Gas	Project Engineer	\$85.00	1
<b>Total</b>			<b>11</b>

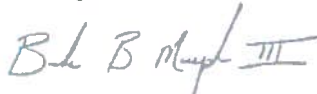
**CONFLICT OF INTEREST**

GWES does not anticipate a conflict of interest with development projects within the City; however, we will notify the City in writing prior to commencement of any project, which may be a conflict of interest in regards to development plan review.

We greatly appreciate the opportunity to provide this proposal. If the City approves of this proposal, we may provide our professional services agreement for the work. If you have any questions, please contact me.

With Highest Regards,

Georgia Water & Environmental Services, LLC.



Burke B. Murph III, PE, MBA  
 Managing Partner  
 478.235.0307  
[burke@georgiawaterservices.com](mailto:burke@georgiawaterservices.com)

Attachments: Certificate of Insurance  
 E-Verify Document



Where Georgia comes together.

Department of Community Development

TO: Lee Gilmour, City Manager

FROM: Chad McMurrian, Lead Engineering Technician 

DATE: June 15, 2017

SUBJECT: City of Perry - Main Street water main improvements project

The contractor for our Main Street improvement project has uncovered three (3) very old water valves, at the south east corner of Main Street and Jernigan Street (attached diagram of location). These valves appear to have been installed in the early 1930's.

#### Option (A)

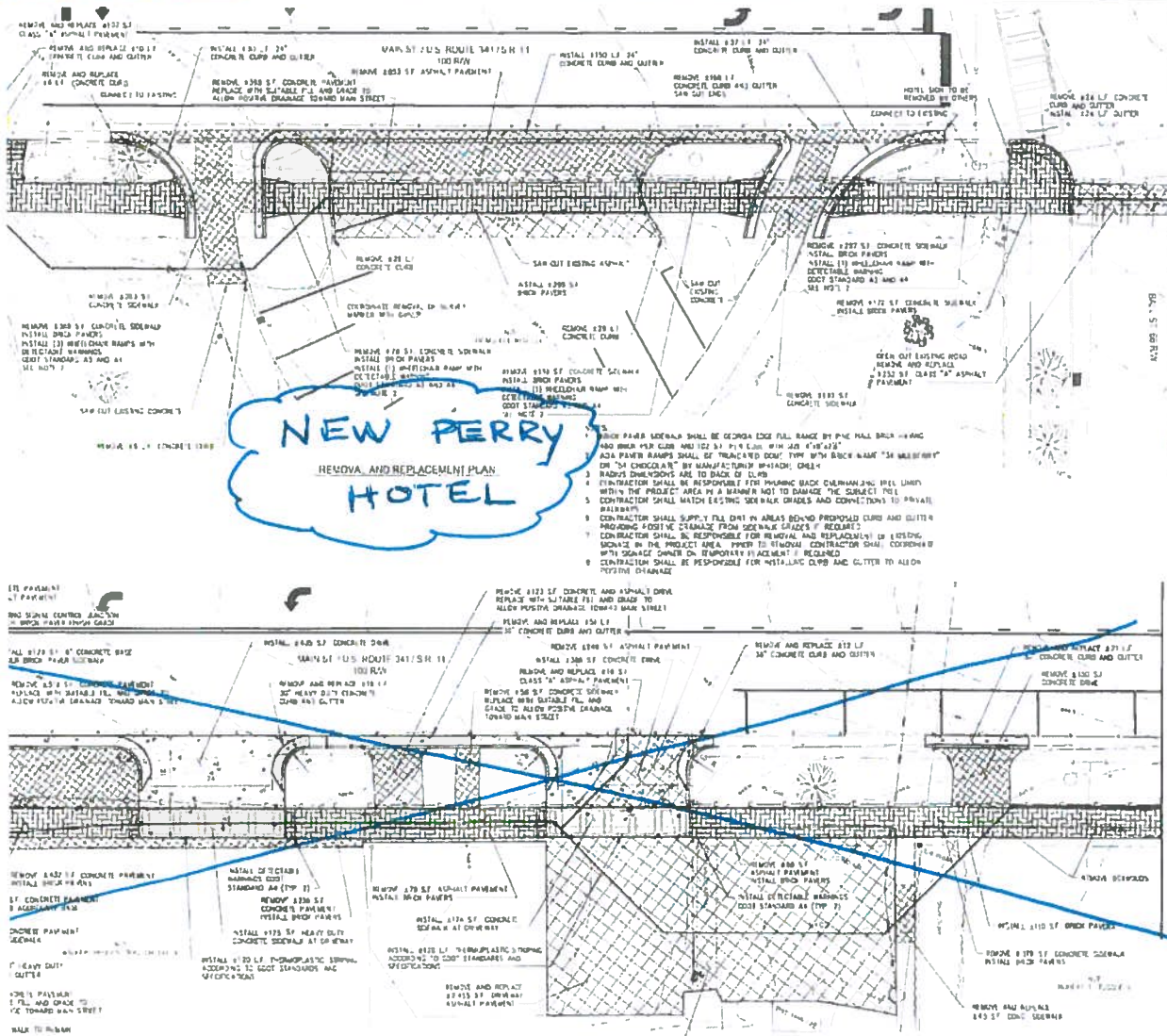
- Continue as planned - leaving the existing valves in place and installation bypass piping with new valves for isolation.
- This plan does not call for the removal of existing old valves from Main Street.
- These old valves have a potential to fail causing a major leak and disruption of service.
- To repair in an emergency will require excavation with line stops as discussed in Option B.

#### Option (B)

- Change work directive to remove old existing valves with installation of new valves and piping as planned in Option (A).
- Removal of these 3 old valves will require 3 line stops (Hydrostop).
- Line stops are costly, however, are required because proper isolation valves were not installed with the original piping in the 1930's.

Due to the condition, type, and age of existing valves council may want to consider a scheduled removal now, in lieu of a potentially more costly emergency situation in the future.

AIN ST



**NEW PERRY HOTEL**  
 REMOVA AND REPLACEMENT PLAN

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR BIDDING
2	11/10/14	REVISIONS
3	12/15/14	ISSUED FOR PERMITS
4	01/15/15	ISSUED FOR CONSTRUCTION
5	02/15/15	ISSUED FOR CONSTRUCTION



**GEORGIA WATER & ENVIRONMENTAL SERVICES, L.L.C.**

**MAIN STREET 12" WATER MAIN AND SIDEWALK IMPROVEMENTS**  
 THE CITY OF PERRY

PROJECT NO.	58881-4
DATE	08/14
APPROVED BY	[Signature]
DRAWN BY	ALC/ELC

REMOVAL AND REPLACEMENT PLAN

SCALE: 1" = 12'-0"

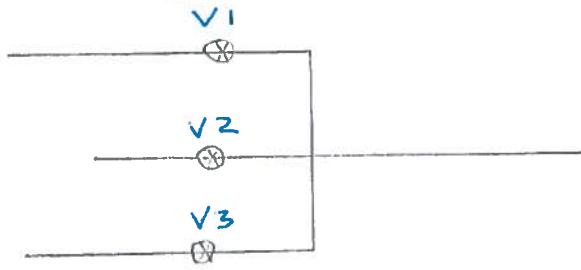
PLAN NO. **C-2**

DATE: 2/15/15



BID SET

Existing Conditions



V1 - VALVE HAS MINOR WATER LEAK

V2 - 10 inch VALVE REVERSE THREAD (LEFT HAND TURN)

V3 - RIGHT HAND - NO LEAK

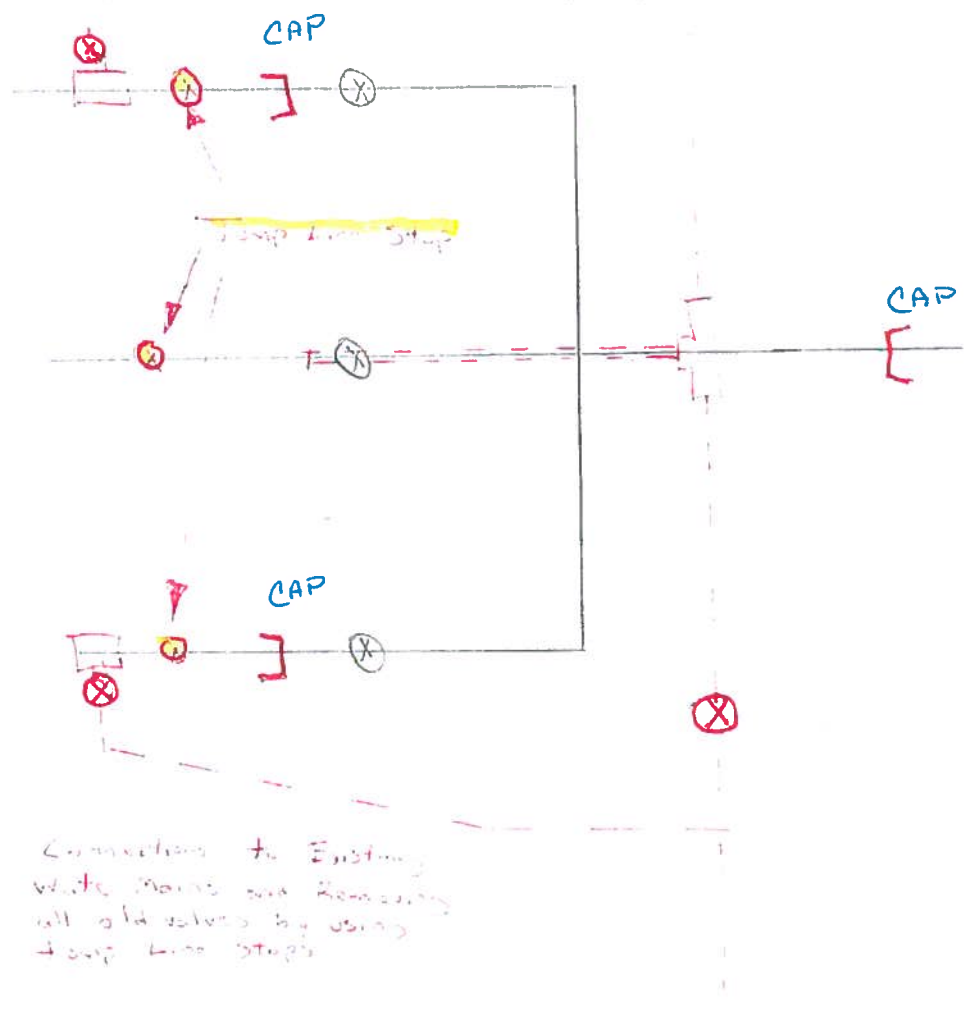
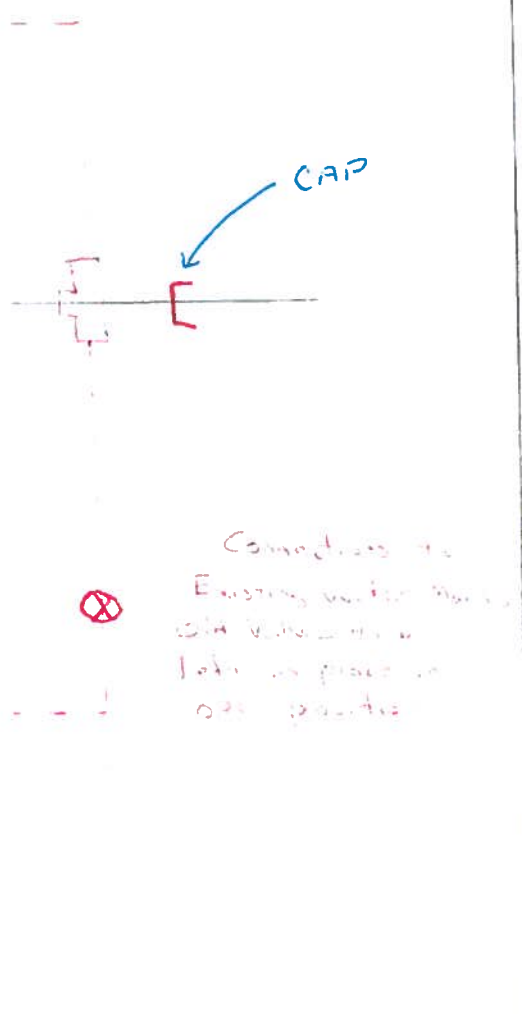
AS PLANNED

ALL NEW VALVES IN RED

Option (B)

Removal of old valves

Install NEW valves AS PLANNED



Connections to Existing water Main and Removing all old valves by using Loop Line Stops