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AGENDA
WORK SESSION
OF THE PERRY CITY COUNCIL
August 14, 2017
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr.
2. Roll:
3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.
 - 3a. Pump station evaluation – Constantine Engineering
 - 3b. Authorize use of certain City sites for Perry Plein Air event September 7-9, 2017.
Mr. L. Gilmour
 - 3d. Consider adjustment to City policy regarding annexation of parcels N/E of State Route 127 – Mr. L. Gilmour
 - 3d. Consider painting a portion of the Worrall Center – Mr. L. Gilmour
 - 3e. Consider Woody Bio-Mass service proposal – Mr. L. Gilmour
 - 3e. Consider possible program for Middle Georgia Clean Air Coalition participation
– Mr. L. Gilmour
 - 3f. Hotel/Motel Incentive Plan – Mr. R. Smith
4. Council Member Items:
5. Department Head Items:
6. Adjourn.

Highway 41 North, Lemley, Bear Branch, and Parkway
Pump Station Evaluations
City of Perry, Georgia



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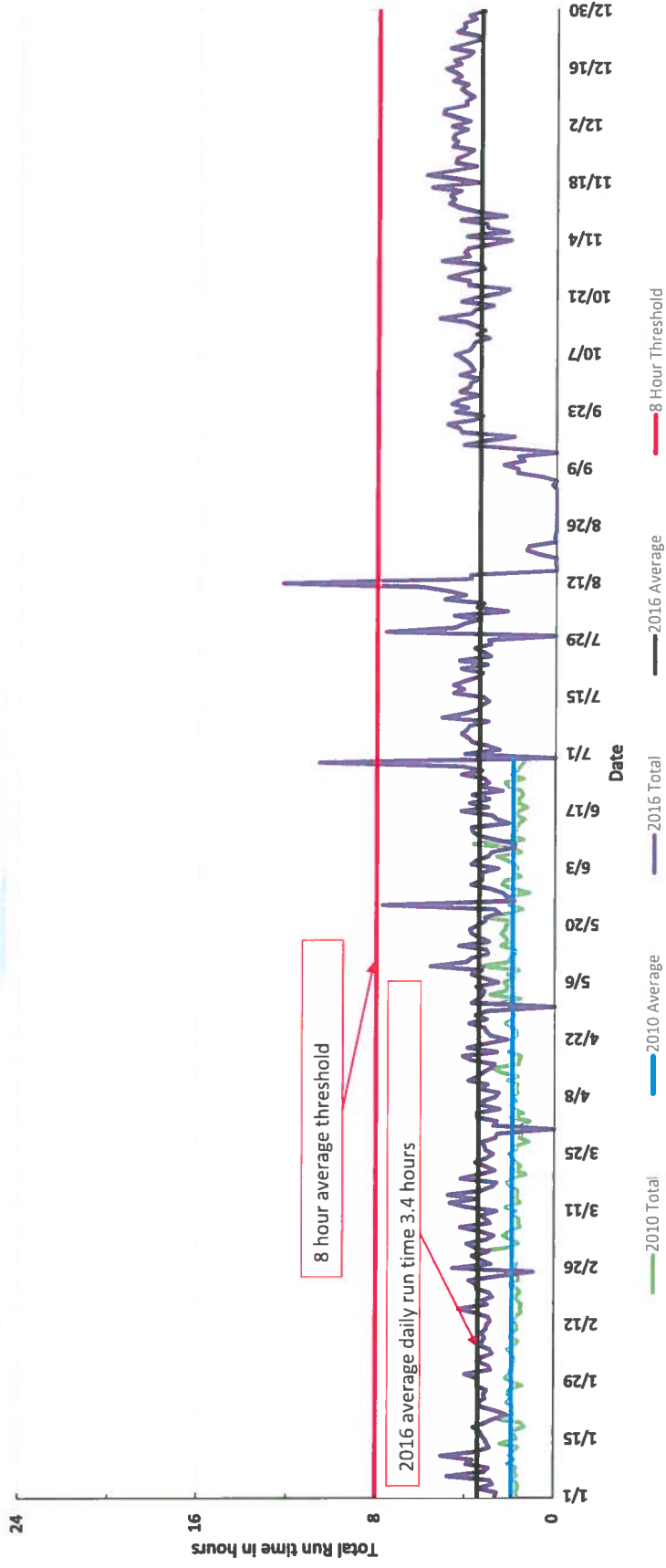
August 14, 2017



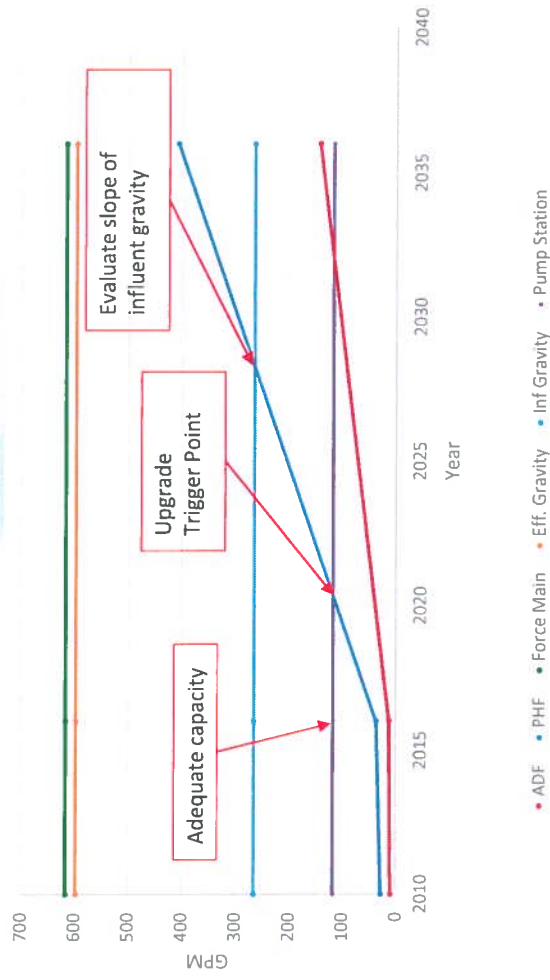
Agenda

1. Hwy 41 N
2. Lemley
3. Bear Branch
4. Parkway
5. Future Study Area
6. Summary and Cost

Highway 41 North 2010/2016 Comparison



Highway 41 North Projected Demand GPM



Highway 41 North Projected Demand ERU



Recommendations

Short-Term

- Continued study and chemical use to reduce corrosion

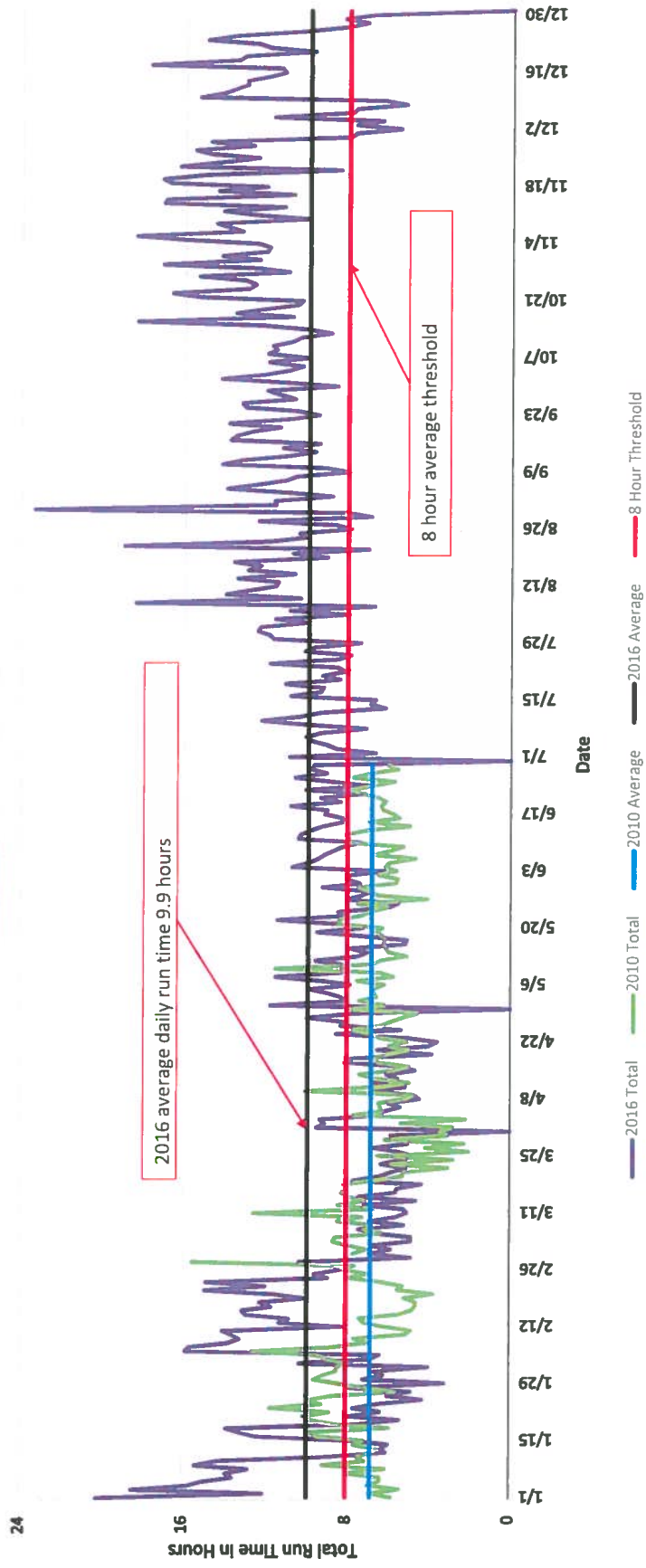
Mid-Term

- Install new 12" impellers on existing pumps
- Install new 30 HP motors
 - Electrical Service, starters, and control panel will need to be evaluated to finalize improvements

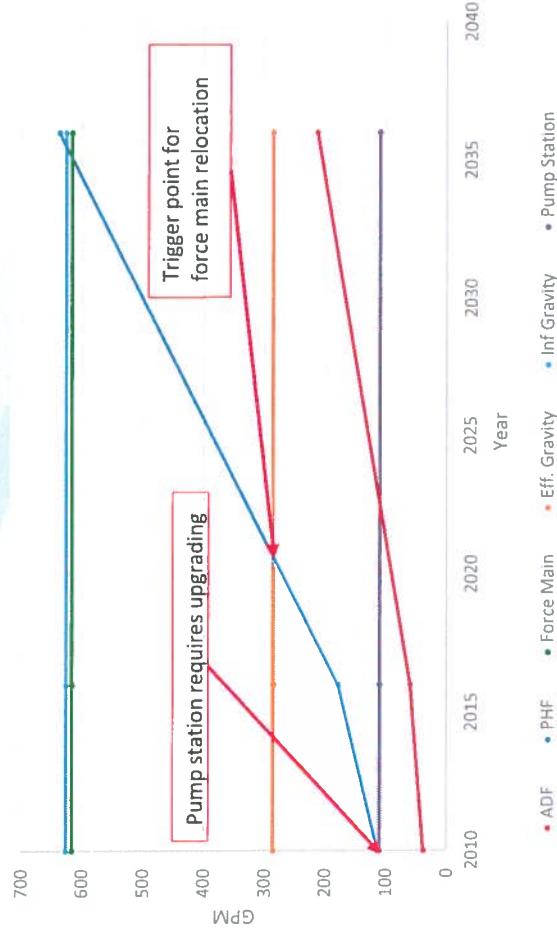
Buildout

- Convert pump station to a submersible with a capacity of 400 gpm.

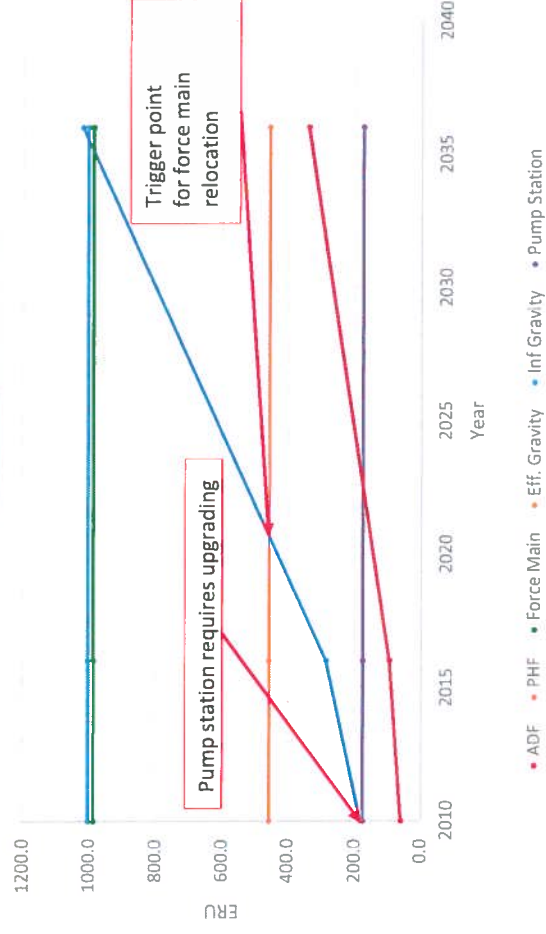
Lemley 2010/2016 Comparison



Lemley Projected Demand GPM



Lemley Projected Demand ERU



Recommendations

Short-Term

- Install new 7 1/8" impellers on existing pumps
- Install new 7.5 HP motors

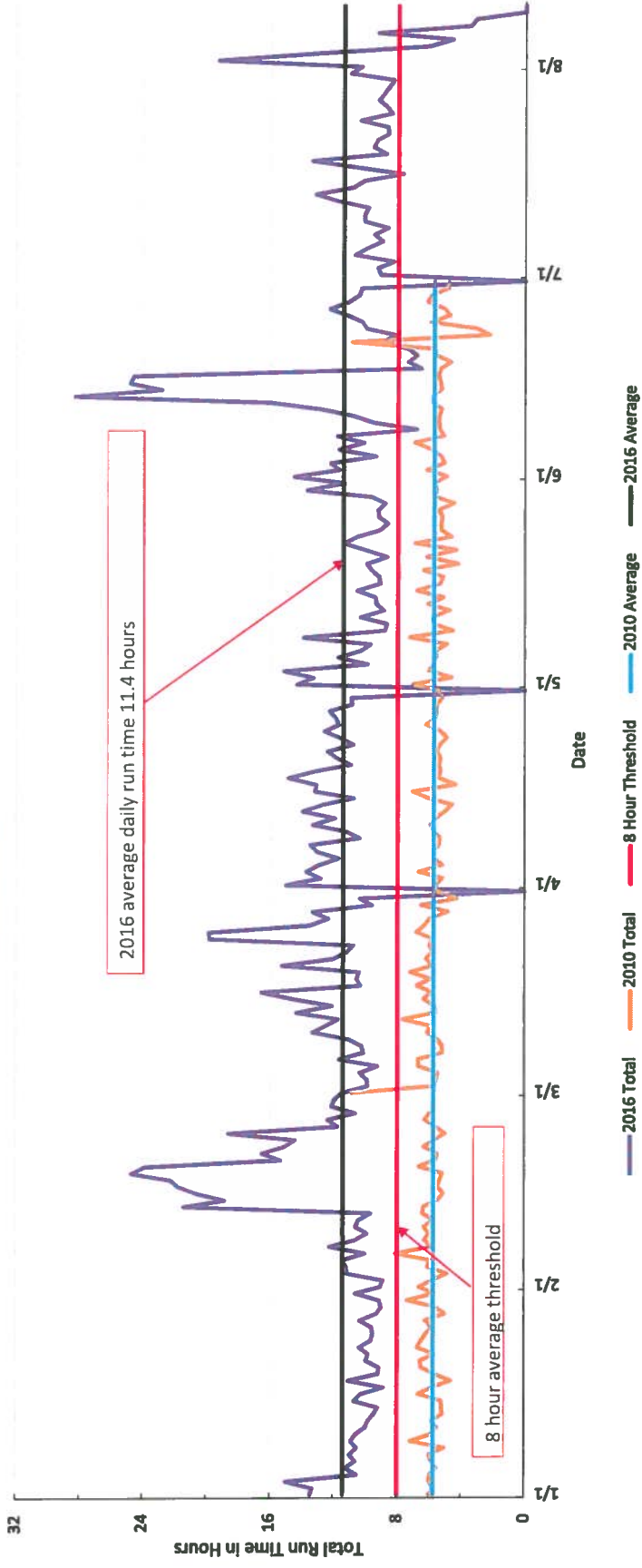
Mid-Term

- New 8" forcemain
- Upgrade pumps to a submersible

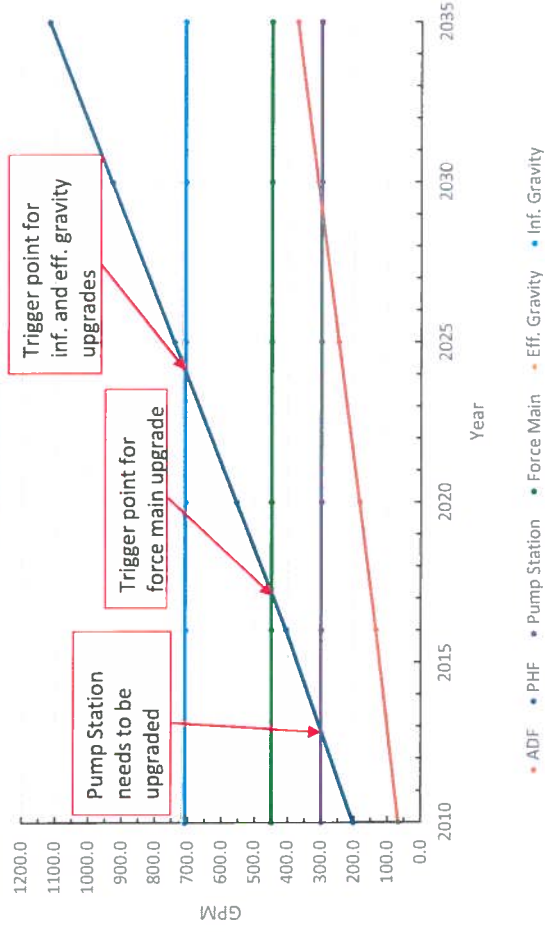
Buildout

- Evaluate west side of Perry trunk-main from Thompson Road to wastewater treatment plant.

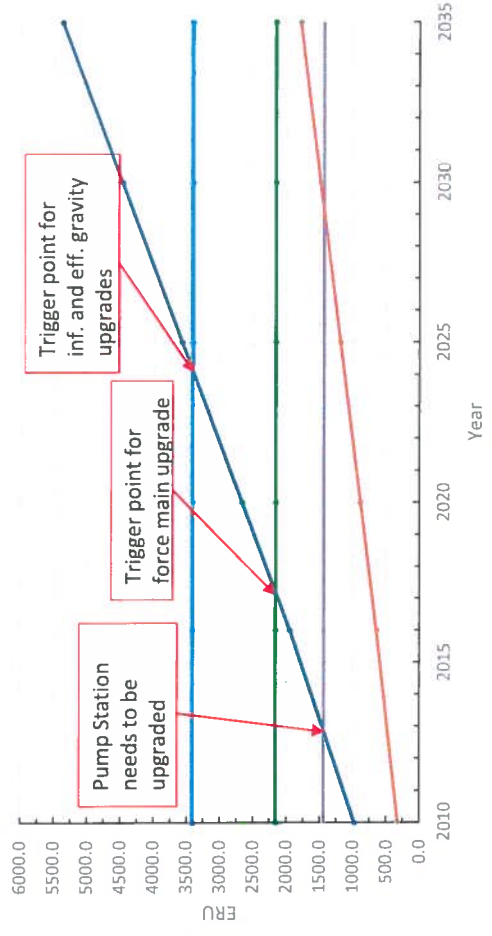
Bear Branch Comparison 2010/2016 Comparison



Bear Branch Projected Demand GPM



Bear Branch Projected Demand ERU



• ADF • PHF • Pump Station • Force Main • Eff. Gravity • Inf. Gravity



Recommendations

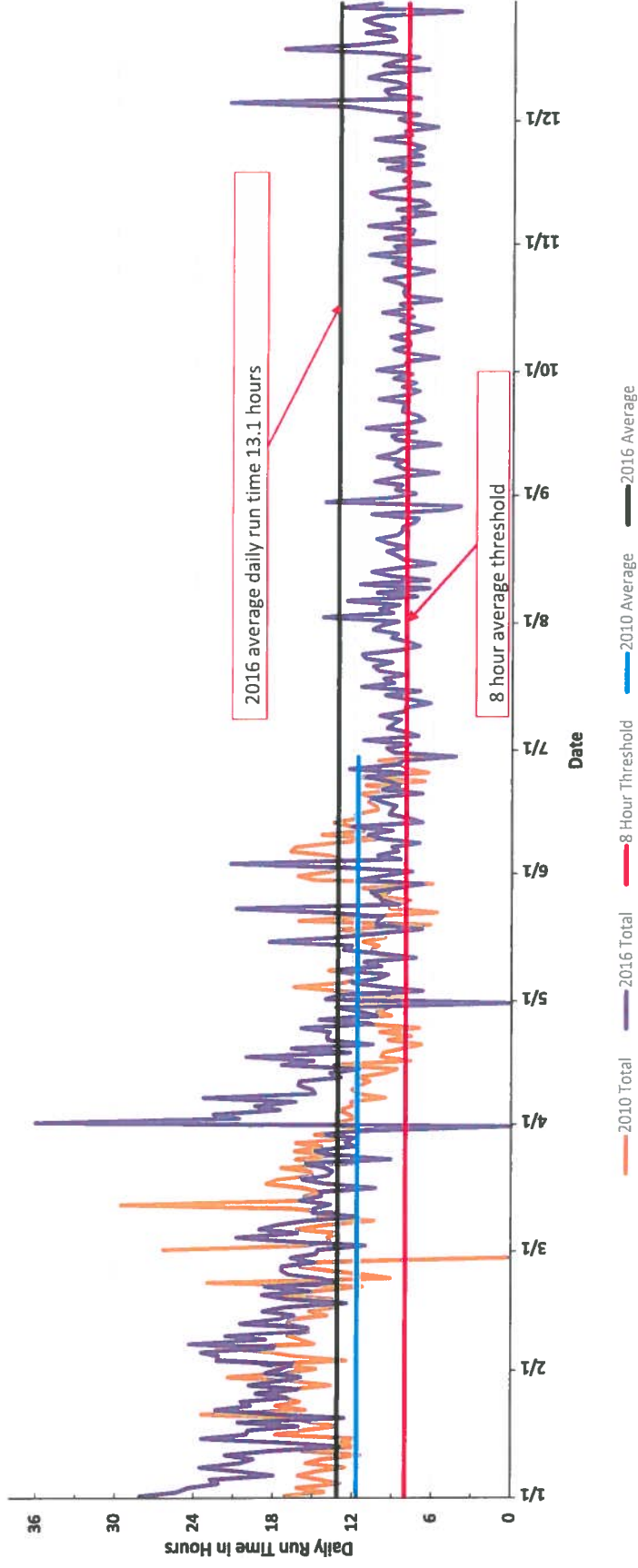
Short-Term

- Replace 6 “ forcemain with 12” forcemain
- Replace impellers on existing pumps
- Install new 30 HP motors

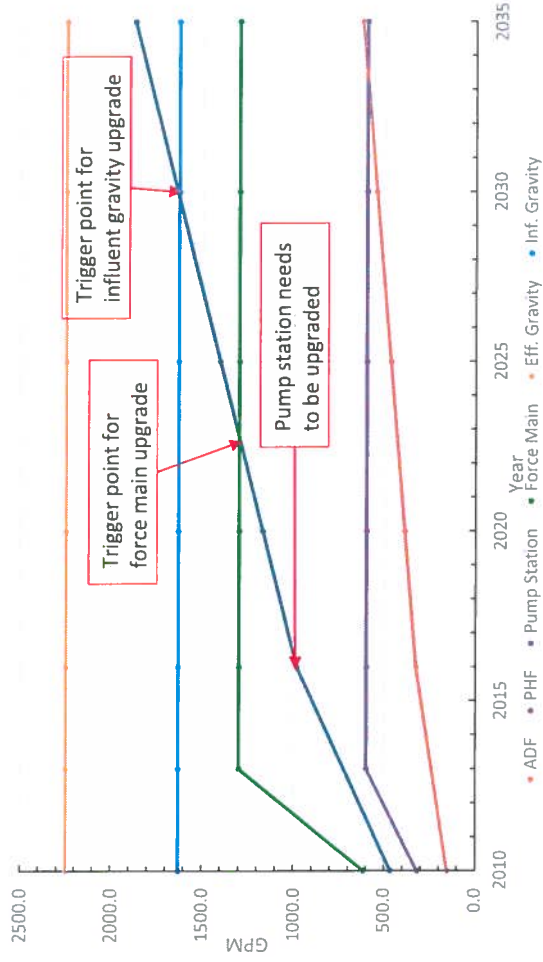
Mid-Term and Buildout

- Perform a complete capacity system evaluation from the Bear Branch pump station, through the Parkway pump station, to the wastewater treatment plant.

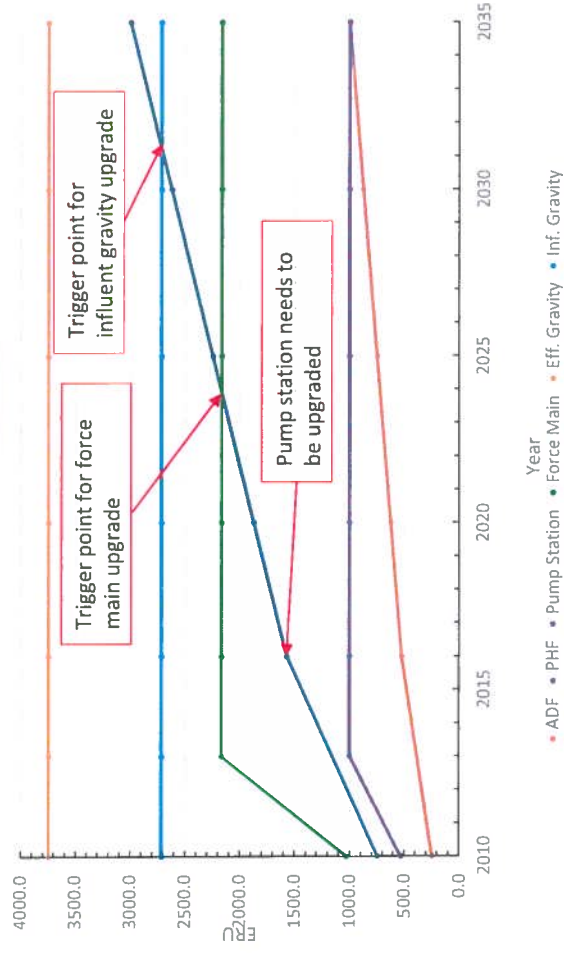
Parkway 2010/2016 Run Time Comparison



Parkway Projected Demand GPM



Parkway Projected Demand ERU



Parkway Pump Station Recommendations

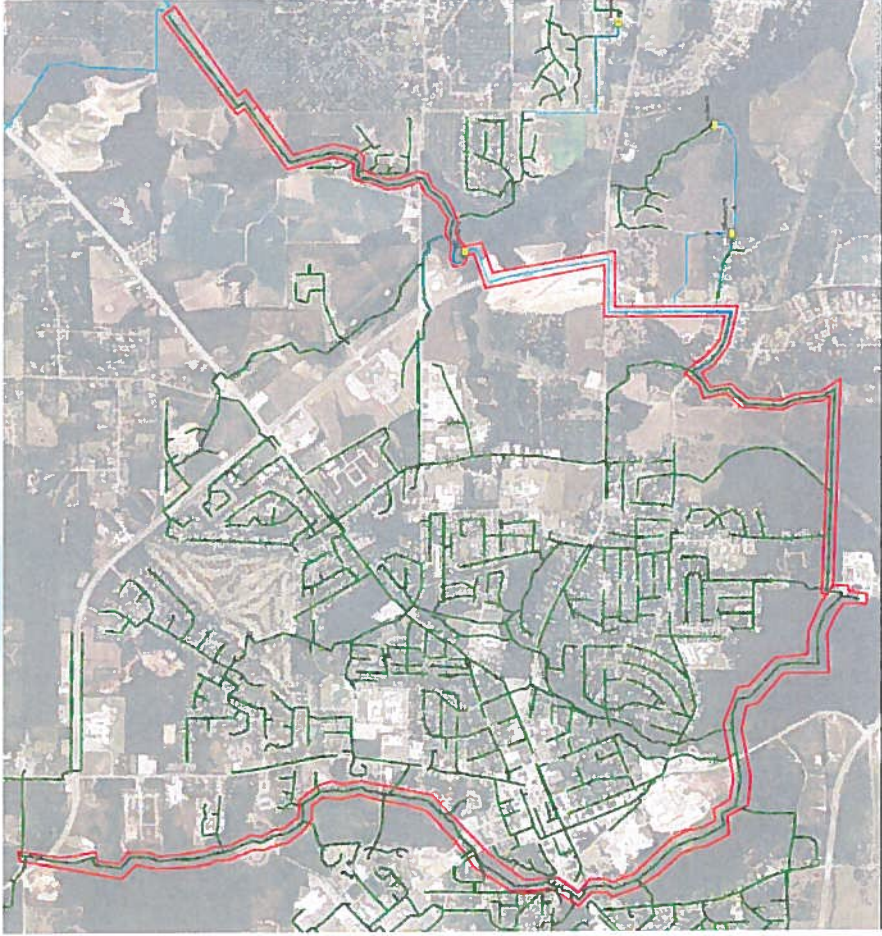
Short-Term

- Pump Station Upgrade to 85 HP submersible
- I&I reduction

Mid-Term and Buildout

- Forcemain upgrade
- Perform a complete capacity system evaluation from the Bear Branch pump station, through the Parkway pump station, to the wastewater treatment plant.

Overall Studies Needed



Summary of Upgrades

Pump Station	Highway 41 North	Lemley	Bear Branch	Parkway
Current Flow GPM	117	110	300	600
Short Term Improvements	*Continued study and chemical use to reduce corrosion *Replacement of suction legs if required	*Install new impellers with 7.5 HP Motors	*Upgrade force main to 12 inches * Install new impellers with 30 HP motors	*Upgrade station to Flygt submersible pump with 85 HP pumps
Proposed Flow GPM	N/A	290	700	1300
Additional ERU	135	185	491	530
Cost	\$0.00	\$30,000.00	\$734,000.00	\$595,000.00
Mid Term Improvements	*Install new impellers with 30 HP motors	*Upgrade force main to 8 inches *Install 640 GPM pumps	*Evaluate downstream gravity	*Evaluate downstream gravity to wastewater treatment plant
Proposed Flow GPM	310	640	N/A	N/A
Additional ERU	186	★ 583	N/A	N/A
Cost	\$55,000.00	\$573,000.00	\$0.00	\$0.00
Long Term Improvements	*Replace existing pumps with submersible pump	*Evaluate west side trunk main from Thompson Road to WWTP	N/A	N/A
Proposed Flow GPM	400	N/A	N/A	N/A
Additional ERU	150	N/A	N/A	N/A

★ The 583 ERU's are pump station capacity. See long term recommendations on trunk main capacity



July 27, 2017

There are four reasons that I do not recommend package plants:

- 1) The high degree of maintenance to keep the plant operating as designed
- 2) The short life span of the plant
- 3) The corrosion of the metal parts
- 4) The amount of finished water used in the normal daily operation of the plant

#1

Package Plants are set up to be operated by a PLC. The chemicals and moist environment tend to cause failures in the electronics.

#2

The life expectancy of a package plant is 25 years with proper maintenance. Conventional water plant run for 50 -75 years and longer with proper maintenance. WTP #1 was constructed in 1946.

#3

The source water in Perry has a low pH and is very aggressive. The exposed metal parts (including stainless steel) will corrode/oxidize and fail. The aircraft aluminum that was used in Hanceville AL is an improvement over the steel tanks but it was showing a good deal of oxidation. The source water in Hanceville AL has a high pH and hardness but oxidation was occurring on the aluminum.

#4

Conventional water plants use 1-3% process water for in plant use. The package plants use 5-10% process water. This will be a factor during droughts.

Over the past 25 years I have worked with 12 different package plant from 3 different manufacturers, either as a trouble shooter or regulator in the State of Georgia. I believe the best investment is a conventional water plant made from concrete.

Don North

108 FRANK SATTERFIELD RD PERRY, GA 31069 Phone #478-988-2777 Fax #478-988-2778

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Water Treatment Plant Evaluations City of Perry, Georgia



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August 14, 2017



Agenda

1. Cost Comparison
2. Plant Comparisons
3. Plant Advantages/Disadvantages

Cost Comparison

Preliminary Construction Cost Estimate
City of Perry WTP No. 3

Revised 8/7/2017

Item No.	Description	Unit	Est. Qty.	Package Treatment Plant		Cast in Place Concrete	
				Unit Price	Total	Unit Price	Total
1	Treatment Plant	LS	1	\$ 945,000	\$ 945,000	\$ 1,428,000	\$ 1,428,000
2	Process Building and Slab	LS	1	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
3	Aeration Towers	LS	1	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
4	Lime System/Chemical Bulk Storage	LS	1	\$ 166,000	\$ 166,000	\$ 166,000	\$ 166,000
5	High Service Pump Station	LS	1	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
6	Clearwell	LS	1	\$ 734,000	\$ 734,000	\$ 734,000	\$ 734,000
7	Generator	LS	1	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
8	SCADA	LS	1	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000
9	Electrical	LS	1	\$ 375,000	\$ 375,000	\$ 425,000	\$ 425,000
10	Site Development and Yard Piping	LS	1	\$ 300,000	\$ 300,000	\$ 350,000	\$ 350,000
11	Wells	LS	1	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
12	Offsite Waterline	LS	1	\$ 280,500	\$ 280,500	\$ 280,500	\$ 280,500
13	Mobilization and Bonds (2%)	LS	1	\$ 116,310	\$ 116,310	\$ 127,970	\$ 127,970
				Project Subtotal	\$ 5,931,810		\$ 6,526,470
				Land	N/A		N/A
				Contingency (10%)	\$ 593,190		\$ 652,530
				Engineering	\$ 975,000		\$ 1,025,000
				Total Project Cost	\$ 7,500,000		\$ 8,204,000



Plant Comparison

- 2 primary differences between package and concrete cast-in-place water treatment plants
 - One plant has marine grade aluminum tanks while the other has concrete tanks
 - One plant has a nozzle/plenum design while the other has a lateral design on the filter underdrain
- All remaining components are basically the same

Plant Advantages/Disadvantages

- Both plants have remote operation capability utilizing comparable electronic measuring devices
- Life expectancy of marine grade aluminum is comparable to concrete
 - Corrosivity of the water is minimal after aeration and pH adjustment
- Plant efficiencies are comparable to within 1% based on backwash rates
- The filter bottoms in the concrete tanks will have a 5-10 year additional life expectancy. 30 years compared to 40 years.
- Approximately \$700,000 in additional cost for concrete option

cyndi.houser

 James E. Worrall Center - Painting - 8-12-17.pdf
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Leisure Services Department

To: Mayor/Council Members

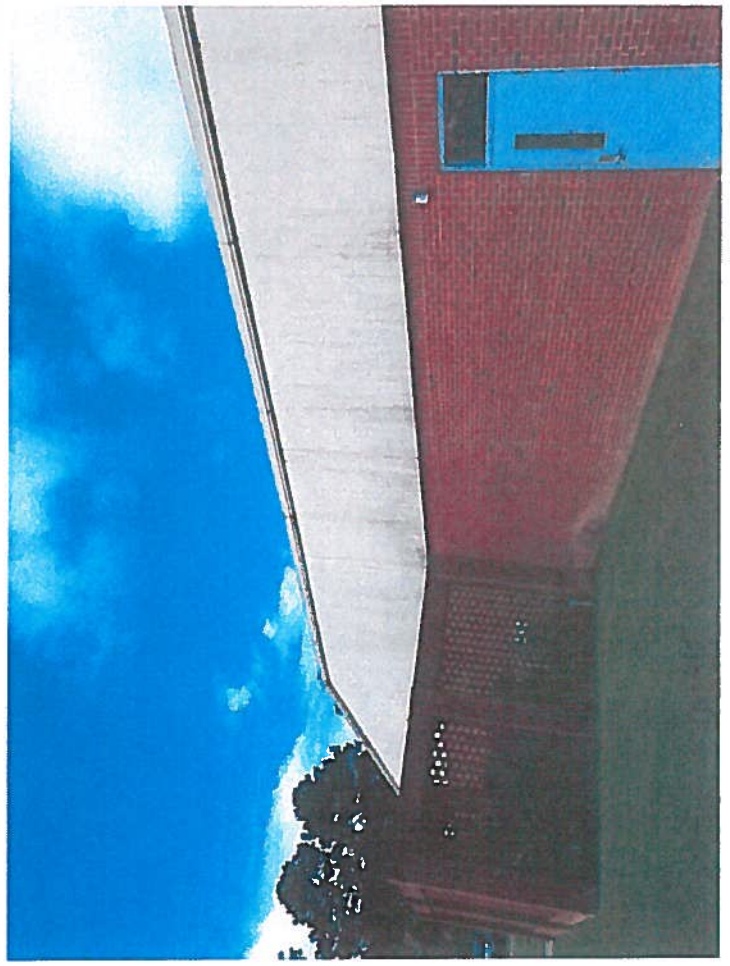
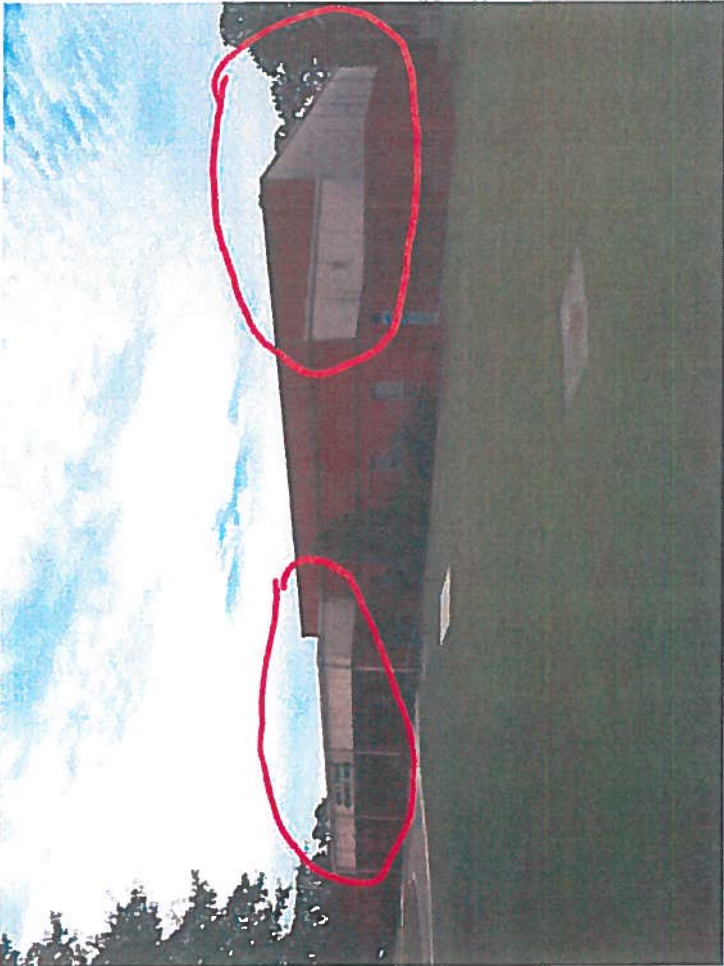
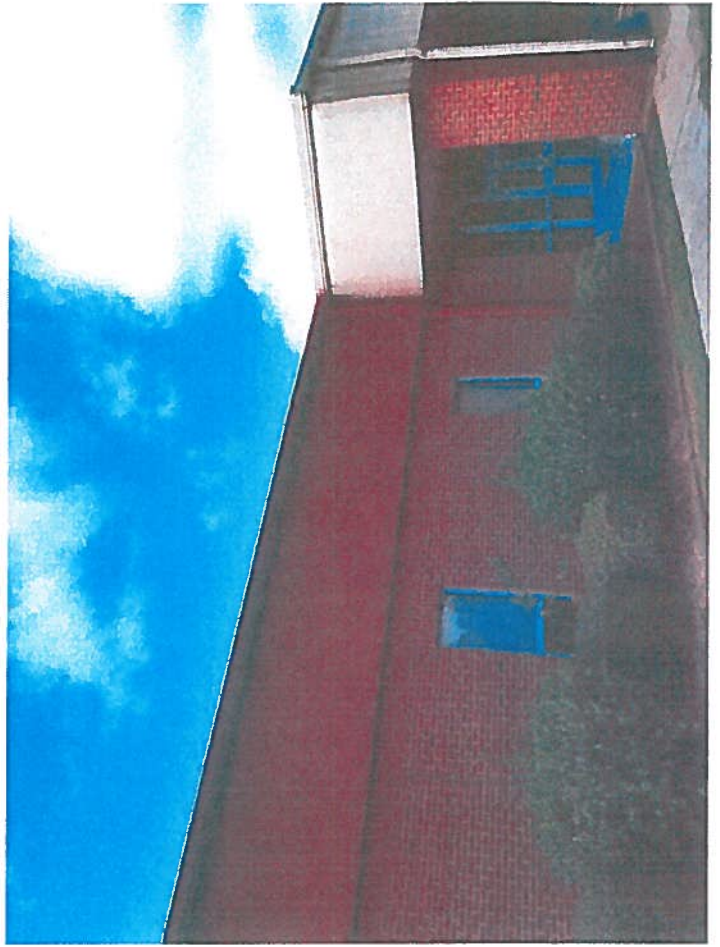
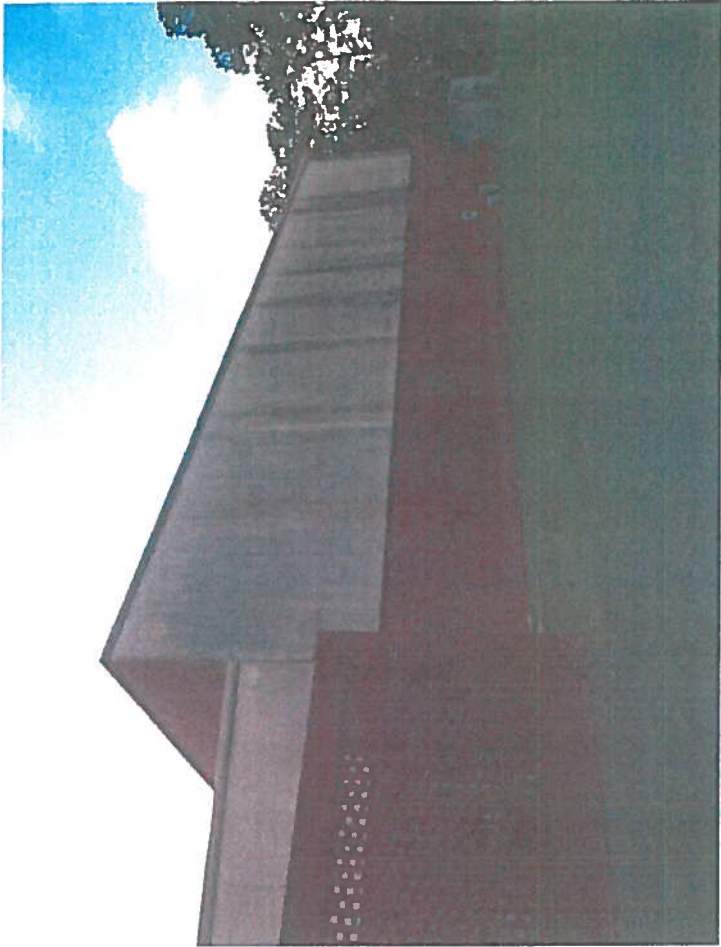
CC: Lee Gilmour, City Manager

From: Kevin Dye, Leisure Services Director 

Date: August 10, 2017

Re: Painting of James E. Worrall Community Center

The attached photographs are in reference to my request for painting the plastered sections of the James E. Worrall Center. As illustrated in the pictures the tan sections easily show mildew resulting from our natural environment. I would like to repaint these sections to match the contrasting brick colored sections. The darker color does not highlight the mildew and weathering process as prominently as the light tan. The middle section with the James E. Worrall lettering will remain tan to illustrate our facilities namesake. We will also repaint this small section periodically to maintain aesthetic appearance. Estimated cost for this project is approximately \$10,000 to \$15,000.

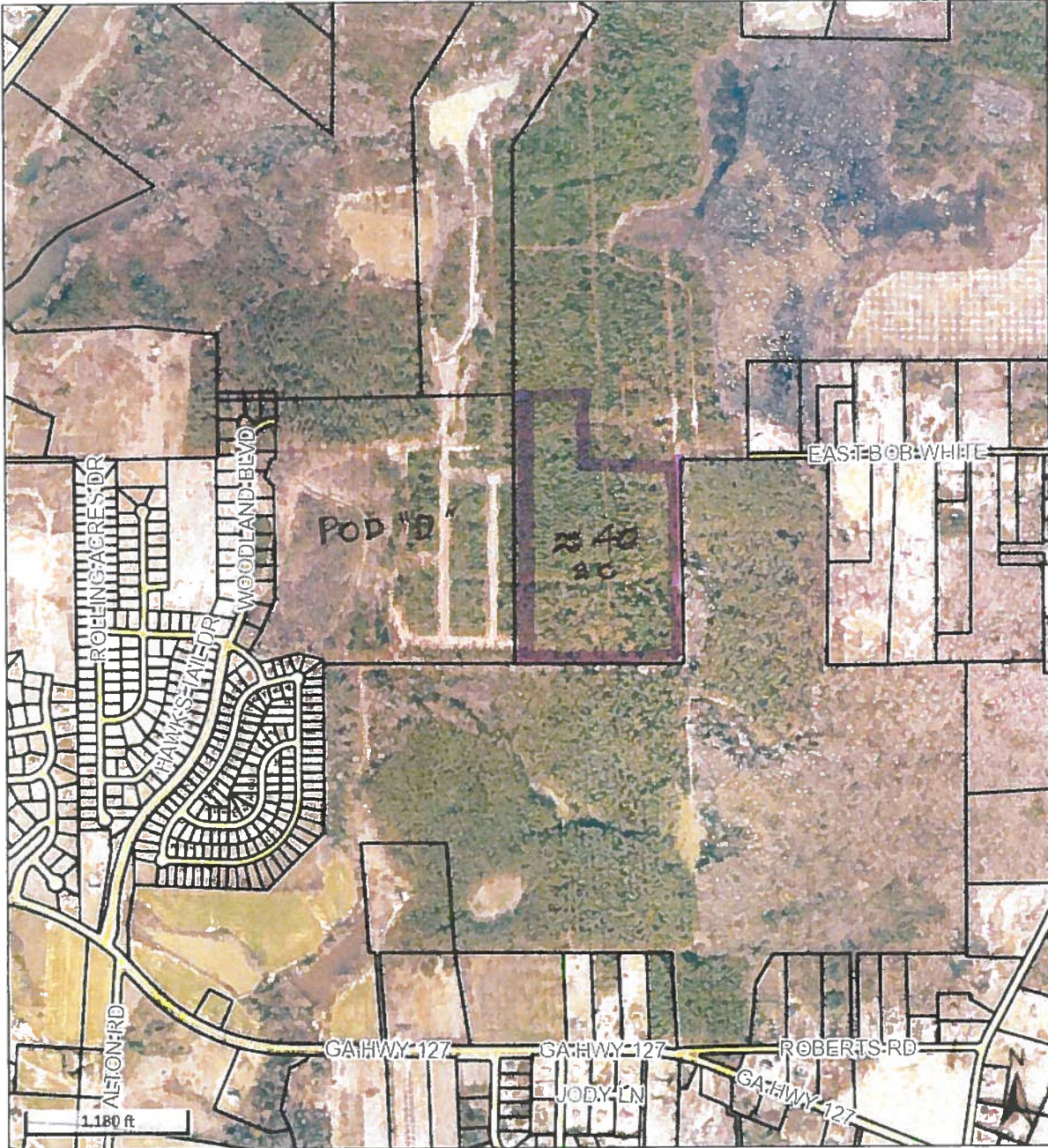


Overview



Legend

-  Parcels
-  Roads



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Department of Economic Development

To: Mayor and Council

CC: Lee Gilmour, City Manager

From: Robert D. Smith, Director

Date: August 11, 2017

Re: Hotel Development Incentives

The development of additional quality hotel rooms in Perry has long been considered a top community priority. As shown in both the *Joint Comprehensive Plan for Houston County and the Cities of Centerville, Perry, and Warner Robins* and the City's own *Strategic Plan and Implementation Program 2014 – 2024*, the Perry community has long sought additional hotel properties and rooms to provide for public and private interests in the City. These rooms will be added via the attraction and development of new hotel properties.

A *Hotel Market Assessment Study* was completed for the City in February 2017 with the goals of analyzing our hotel market and determining whether our market could sustain additional hotel room inventory. It was determined that our market was favorable for the addition of 80-100 quality hotel rooms and general brands and concepts were recommended to guide our attraction efforts. The study further recommends that the City explore the development and implementation of a targeted incentive package that works to make a hotel project, an approximate \$7 million investment, more financially feasible.

Like is found with industrial/manufacturing prospects, it is becoming more and more common for communities to offer targeted incentives for hotel development. The recommended incentive level is around 2% of the project cost with an understanding that the fiscal/economic impact (employment, property tax and hotel/motel tax revenues, etc.) of a quality hotel property in Perry will, over time, greatly exceed the public investment in said property. The City can achieve a reasonable return on any incentive investment while promoting the development a much-needed amenity in our city.

In exploring ways to induce hotel development in Perry staff has evaluated nearly all of the limited options available to us in working to develop a reasonable, equitable, and, perhaps most importantly, competitive incentive offering for hotel development. As a municipality the City is restricted in our ability to incentivize private development, most notably by uniform taxation requirements, Constitutional gratuities limitations, etc.

Staff has explored the following incentive avenues:



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- **Public Infrastructure Improvements (*Recommended*)**
The City will develop necessary public infrastructure improvements (water, sewer, gas, roads, etc.) in support of a qualified hotel project. Necessary improvements will be determined and recommended by the City Engineer and approved by Mayor and Council. No improvements will be made prior to the issuance of a building permit for the pertinent project.
- **Hotel/Motel Tax Rebate**
- **Property Tax Freeze and/or Abatement**
Property tax abatement incentives may be possible via bond-lease financing structures through the Houston County Development Authority.
- **Permit Fee Waiver (*Recommended*)**
The City will waive all local permitting fees associated with a qualified hotel project.
- **Expedited Review and Permitting (*Recommended*)**
The City will expedite the review and permitting processes associated with a qualified hotel project.
- **Utility Connection Fee Waiver (*Recommended*)**
The City will waive utility connection fees, or “tap fees”, associated with a qualified hotel project.
- **Negotiated Utility Rates**
The City will provide natural gas service at a negotiated discounted rate.
- **Provision of Land**
- **Bond Financing**
Bond financing may be offered in coordination with the Houston County Development Authority in support of qualified hotel projects.

Moving forward, staff is recommending the adoption of general incentive guidelines that can be utilized in attraction activities and in discussions with investors, hotel developers, hotel owners, hospitality industry persons, etc. These incentive guidelines have been developed around the above recommended incentive options with a focus on the recommendations found in the *Hotel Market Assessment Study*. The adopted incentive guidelines and incentives found therein are not guaranteed and each project will be evaluated independently with all decisions ultimately decided by Mayor and Council on a case-by-case basis.



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**City of Perry
Hotel Development Incentive Policy**

Generally

In order to promote the development of additional hotel properties/rooms in the City of Perry, the City, through the Department of Economic Development, can discuss with/offer any qualifying hotel project within the city limits any of the incentive options outlined in this policy if the proposed project adheres to the base criteria outlined in this policy. The value and level of incentives offered will be determined through a preliminary project evaluation taking into account all pertinent criteria as outlined below. Further, alternate means of evaluation for each project may be undertaken by the City at the discretion of staff and/or Mayor and Council. Each project will be evaluated independently with all decisions ultimately decided by Mayor and Council on a case-by-case basis.

Base Criteria

MINIMUM NUMBER OF ROOMS

In order to be eligible for incentives hotel projects must develop a minimum of seventy (70) rooms.

MINIMUM INVESTMENT

For new hotel development projects, the minimum level of investment to be considered for incentives is \$4,550,000.

JOB CREATION AND RETENTION

In order to be considered for incentives, new hotel development projects must hire a minimum 8 employees (FTE).

MINIMUM QUALITY STANDARDS

Hotel development projects must propose/maintain quality standards most commonly associated with limited service midscale to upper-midscale hotel properties. Section 6.3.1 of the *Hotel Market Assessment Study* outlines the general recommended guestroom amenities and Sections 6.4 and 6.5 outlines the recommended public amenities for hotel properties.

Examples of Required Guestroom Amenities:

- *Coffee Maker*
- *High-Definition Television*



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- *Wireless Internet Access*
- *Full-Length Mirror*

Examples of Required Public Space Amenities:

- *Fitness Center*
- *Meeting Room*
- *Business Center*

City of Perry staff will ultimately determine whether or not a proposed project meets the required quality standards.

Incentive Options

The following incentive options will be considered on a case-by-case for each project:

- **Permit Fee Waiver**
The City will waive all local permitting fees associated with a qualified hotel project.
- **Expedited Review and Permitting**
The City will expedite the review and permitting processes associated with a qualified hotel project.
- **Utility Connection Fee Waiver**
The City will waive utility connection fees, or “tap fees”, associated with a qualified hotel project.
- **Public Infrastructure Improvements**
The City will develop necessary public infrastructure improvements (water, sewer, gas, roads, etc.) in support of a qualified hotel project. Necessary improvements will be determined and recommended by the City Engineer and approved by Mayor and Council. No improvements will be made prior to the issuance of a building permit for the pertinent project.

The City will also work to provide incentives outside of the above offering scope on an as-needed basis.

Other

A general form will be completed and submitted to the Department of Economic Development to advise the City of an impending project and request for incentives. Once verified (developer must comply regarding requests for information pertaining to incentive criteria) and prior to the provision of any incentives an MOU will be entered into between the City and project developer.