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**AGENDA
WORK SESSION
OF THE PERRY CITY COUNCIL
February 4, 2019
5:00 P.M.**

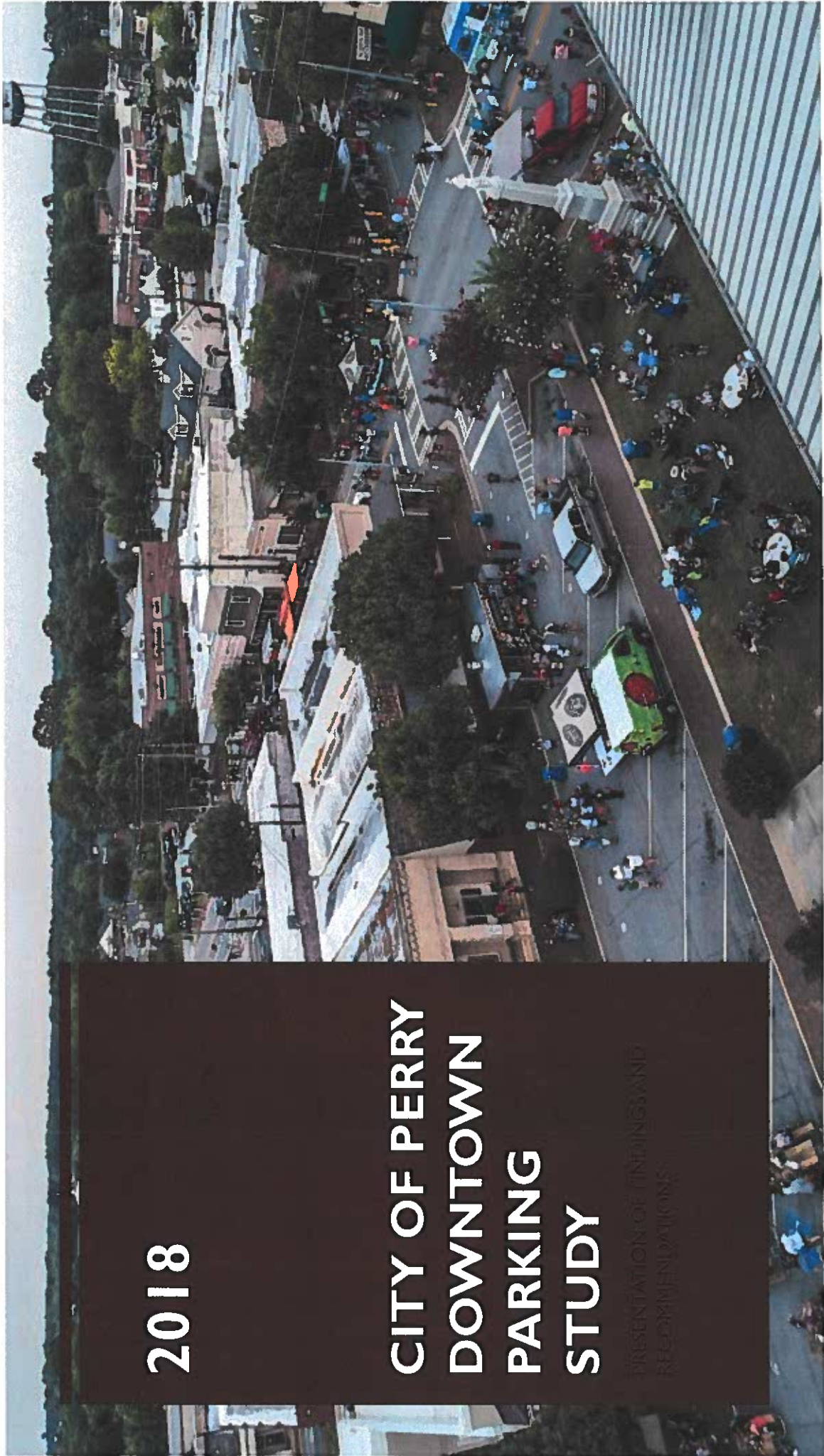
1. Call to Order: Mayor James E. Faircloth, Jr., Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.
 - 3a. Appearance(s):
 1. Presentation relative to Cambridge Drive sewer – Mr. B. Murph, Georgia Water & Environmental Services.
 2. Presentation of downtown parking study – Mr. G. Boike, Middle GA Regional Commission.
 - 3b. Community Development Department:
 1. Discussion of Legacy and Heritage Parks – Mr. C. McMurrian and Ms. A. Fitzner.
 - 3c. Office of City Manager:
 1. Discussion of water and wastewater capacity – Mr. L. Gilmour.
 - 3d. Public Works Department:
 1. Discussion options relative to well #1 – Mr. R. Bode, ESG Operations, Inc.
 2. Landfill leachate disposal proposal – Mr. D. Groselle, ESG Operations, Inc.
4. Other Business / Supplemental Agenda: Mayor James E. Faircloth, Jr.
 - 4a. Police Department
 1. Consider authorizing drug enforcement agent – Chief S. Lynn.

5. Council Member Items:
6. Department Head/Staff Items:
7. Adjourn.

2018

CITY OF PERRY DOWNTOWN PARKING STUDY

PRESENTATION OF FINDINGS AND
RECOMMENDATIONS



METHODOLOGY OVERVIEW

- Study focused on the downtown core area bounded by Commerce Street, Main Street, & Macon Road.
 - 1200 feet maximum from furthest parking space to center of study area.
 - For comparison: 800 feet from furthest parking spot to front door of Perry Walmart.
- MGRC conducted 48 on-site surveys (4 time slots / Monday-Saturday / two surveys per day & time).
- Survey was a snapshot in time: Is there an open spot right now where our car could park?
 - Controls for bad parking jobs, loading or unloading, maintenance work, etc.
- Sundays and evenings not measured due to lack of open businesses.
- Study focused on typical days, not major festivals or other events.

SUMMARY OF FINDINGS

Occupancy by Day (all spaces)	Percentage Occupied
Monday	34%
Tuesday	38%
Wednesday	38%
Thursday	37%
Friday	35%
Saturday	25%
Overall	34%

Occupancy by Time (all spaces)	Percentage Occupied
Early Morning	25%
Late Morning	42%
Early Afternoon	41%
Late Afternoon	29%
Overall	34%

- Under typical conditions, Late Morning & Early Afternoon (approx. 11am – 2pm) were busiest times downtown.
- Weekdays busier than weekends: Tuesday – Thursday especially.
- Overall peak occupancy only about 40% for entirety of downtown area

SUMMARY OF FINDINGS – PEAK AREAS

- Some areas had higher occupancy, especially near center of downtown: Ball Street @ Carroll Street.
- During peak hours (11am – 2pm), these blocks averaged 78-87 percent occupancy.
 - This translates to 1 or 2 open spaces per block.
- Federal Highway Administration recommends occupancy rates of 80-90 percent for effective parking and traffic management.
- So, Perry's inventory likely adequate both at peak times and in peak locations.



OVERFLOW SPACES – SPECIAL EVENTS

- MGRC staff examined the potential overflow parking needs for large events (such as the Perry Dogwood Festival or Food Truck Fridays).
- Based on estimate of 3,000 individuals coming for a single day and 2.6 persons per household, Perry could expect 1,154 additional vehicles in the downtown area in need of parking.
- MGRC staff looked at a 1/4 mile radius of parking spaces outside the original study area and found: 625 private off-street parking spaces; 325 additional public parking spaces.
 - Churches and Banks account for most of these private spaces and should be easy to work with outside of normal hours.
 - These spaces exclude the CVS and Walgreens, which are regularly open late.

SUMMARY OF FINDINGS – UNDERUTILIZED SPACES

- Some areas saw very low parking utilization at all times.
- Approximately 5 percent of non-handicap-accessible spaces were never occupied throughout the study.
- **So, Perry has room to grow—especially for land uses that operate during off-peak hours, but even for on-peak uses.**
- Further, some spaces may not be necessary.



POSSIBLE NEXT STEPS – PARKING MANAGEMENT

- Establish Focus Group of Business Owners
 - Education on options for parking; Feedback on issues and challenges
- Discuss Options for Improving Parking/Traffic Flow on Main Street
 - On-Street Parking is very underutilized; Roadway encourages high rates of speed
- Examine Efficiency along Carroll Street
 - Roadway is very wide, perhaps there are opportunities to re-angle parking more efficiently.
- Coordinate Street and Sidewalk Work with Contractors
- Develop Parking Overflow Management Plan

QUESTIONS / DISCUSSION

Contact for Follow Up:

Greg Boike, Middle Georgia Regional Commission
Director of Public Administration
478-751-6160 | gboike@mg-rc.org



Perry Parks Projects

Heritage Park and Legacy Park



Heritage Park



SCALE 1"=20'

2016.07.18

FINAL CONCEPT PLAN

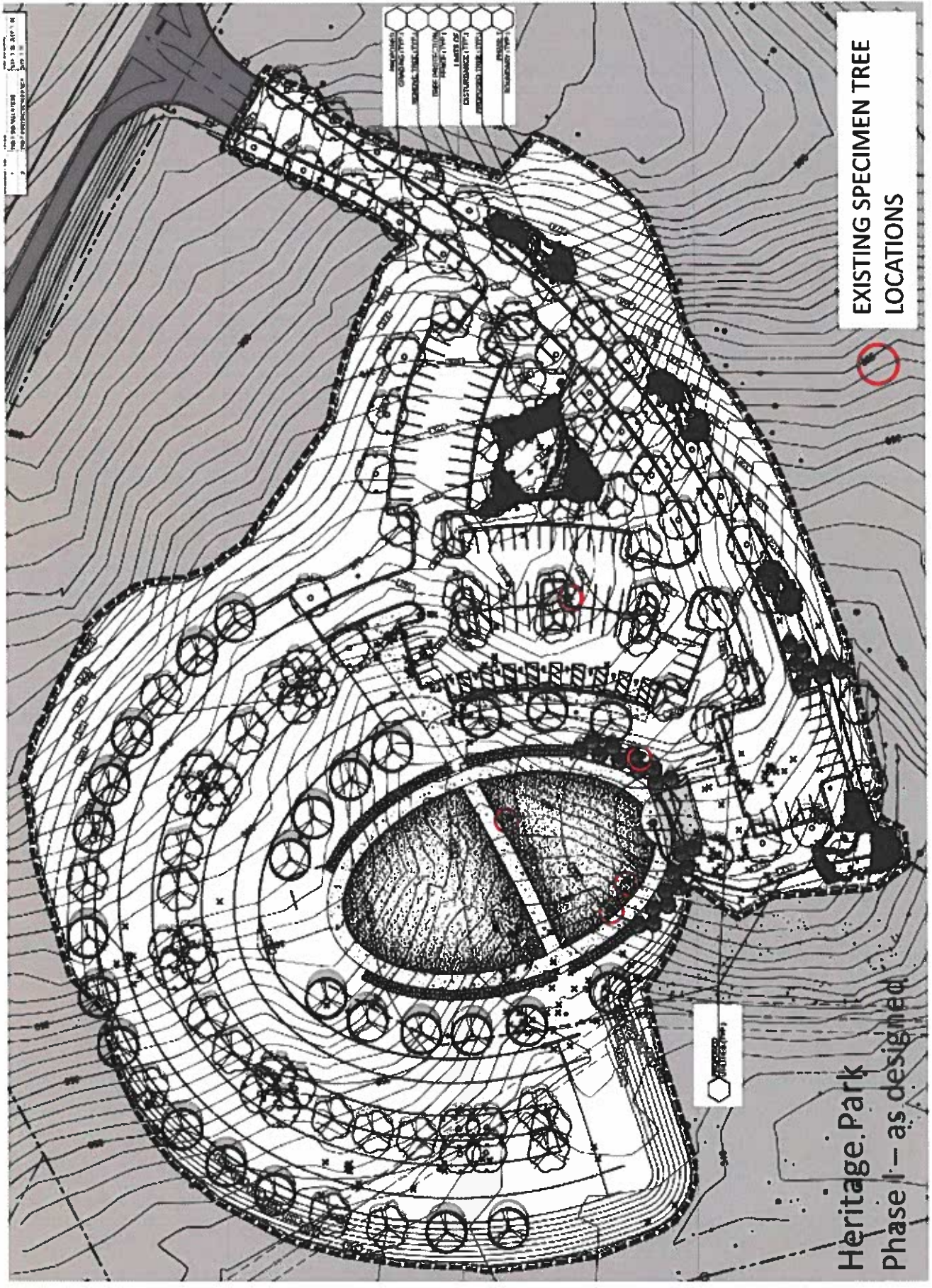
TSW



**Heritage Park
Existing Conditions**



Heritage Park
Proposed Concept



**EXISTING SPECIMEN TREE
LOCATIONS**

**Heritage Park
Phase I – as designed**



Heritage Park Existing Live Oaks



PROJECT: HERITAGE PARK
DATE: 10/15/10
SCALE: 1" = 40'

CONTOUR	12 FEET
CONTOUR	10 FEET
CONTOUR	8 FEET
CONTOUR	6 FEET
CONTOUR	4 FEET
CONTOUR	2 FEET
CONTOUR	0 FEET
CONTOUR	-2 FEET
CONTOUR	-4 FEET
CONTOUR	-6 FEET
CONTOUR	-8 FEET
CONTOUR	-10 FEET
CONTOUR	-12 FEET

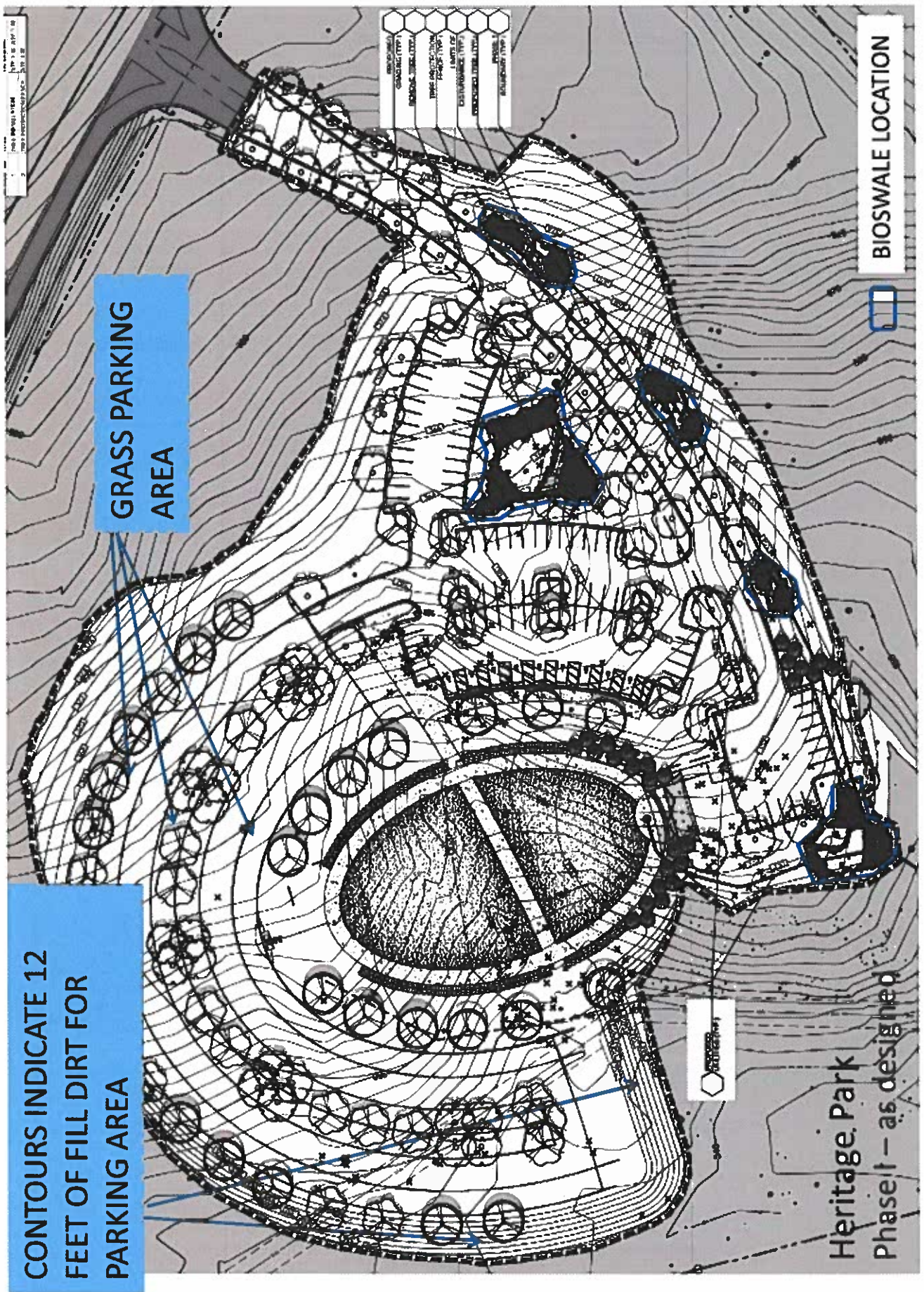
GRASS PARKING
AREA

CONTOURS INDICATE 12
FEET OF FILL DIRT FOR
PARKING AREA

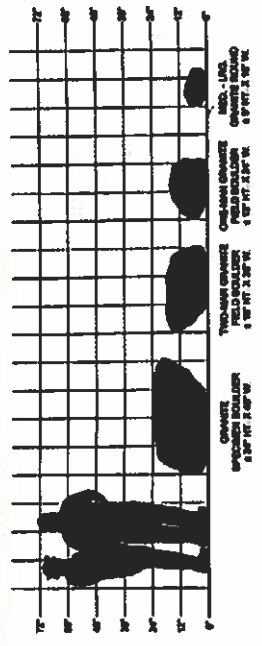
BIOSWALE LOCATION



Heritage Park
Phase I - as designed



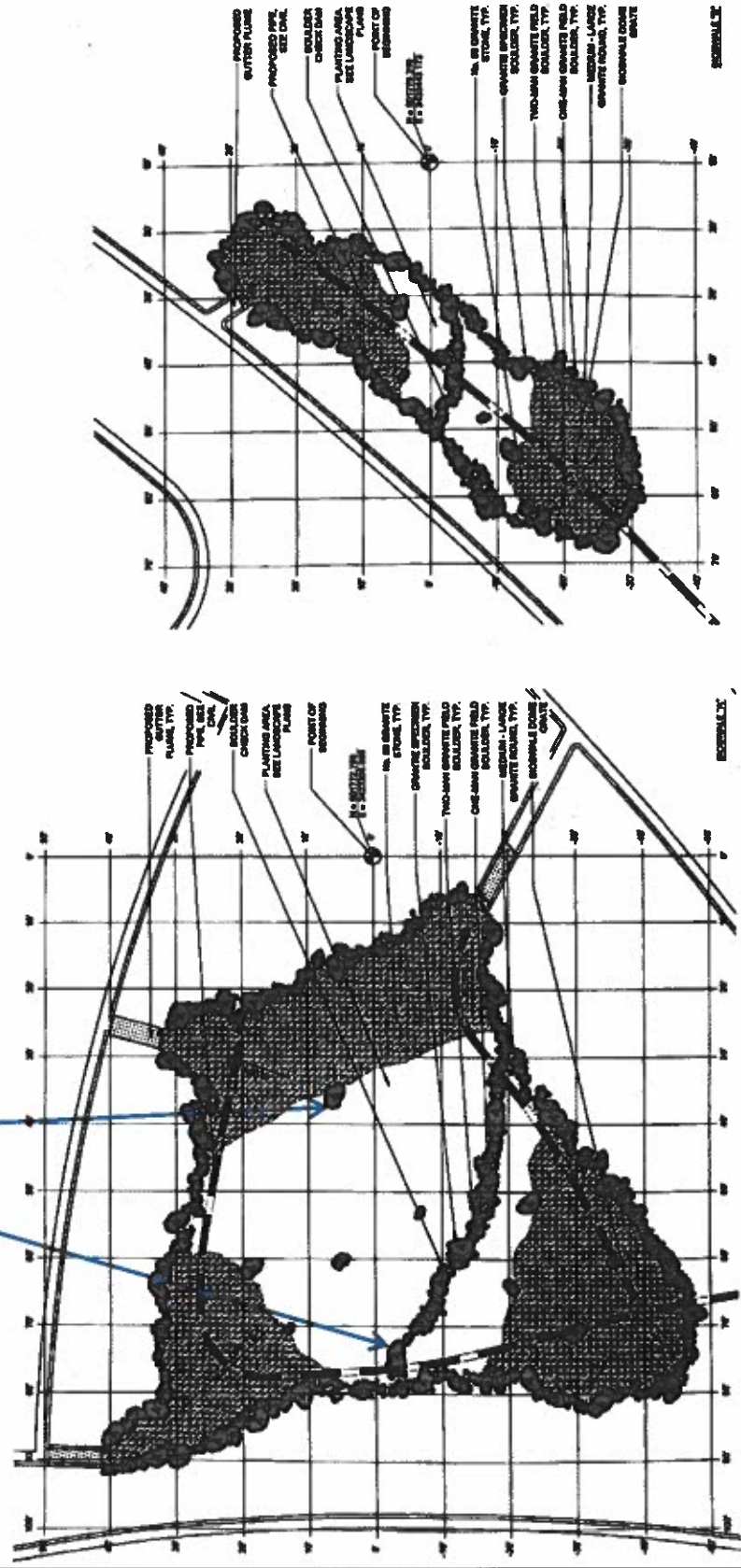
LARGE HAND PLACED BLOUDBERS INCREASE MATERIAL AND LABOR COST



LANDSCAPE SYMBOLS	STONE TYPE	APPROX. SIZE (DIAMETER)	WEIGHT
	NO. 88 GRANITE STONE	2\"/>	

NOTE: ALL STONES SHALL BE IRREGULARLY SHAPED AND UNWEIGHED IN SIZE. ONCE THE CONTRACTOR HAS SELECTED APPROXIMATE STONE SIZES UPON THE DESIGN PRESENTATION, THESE SHALL BE PROTOTYPED FOR CONSTRUCTION. THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE SAMPLES OF ALL SPECIFIED STONE TYPES. APPROXIMATE WEIGHTS AND QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. WEIGHTS AND QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR. WEIGHTS AND QUANTITIES SHOWN ON PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR.

BOULDER SIZING



GENERAL NOTE

GENERAL NOTE

CHANGES TO CONSIDER:

REVISE AMPHITHEATER
LOCATION TO SAVE SPECIMEN
LIVE OAKS AND OPTIMIZE
SUN/SHADE ORIENTATION

REVISE OR PHASE IN
AMPHITHEATER CIRCLULAR
VEHICULAR PARKING AREA TO
PASSIVE OUTDOOR SEATING
SPACE AND/ OR GRASS
OVERFLOW PARKING

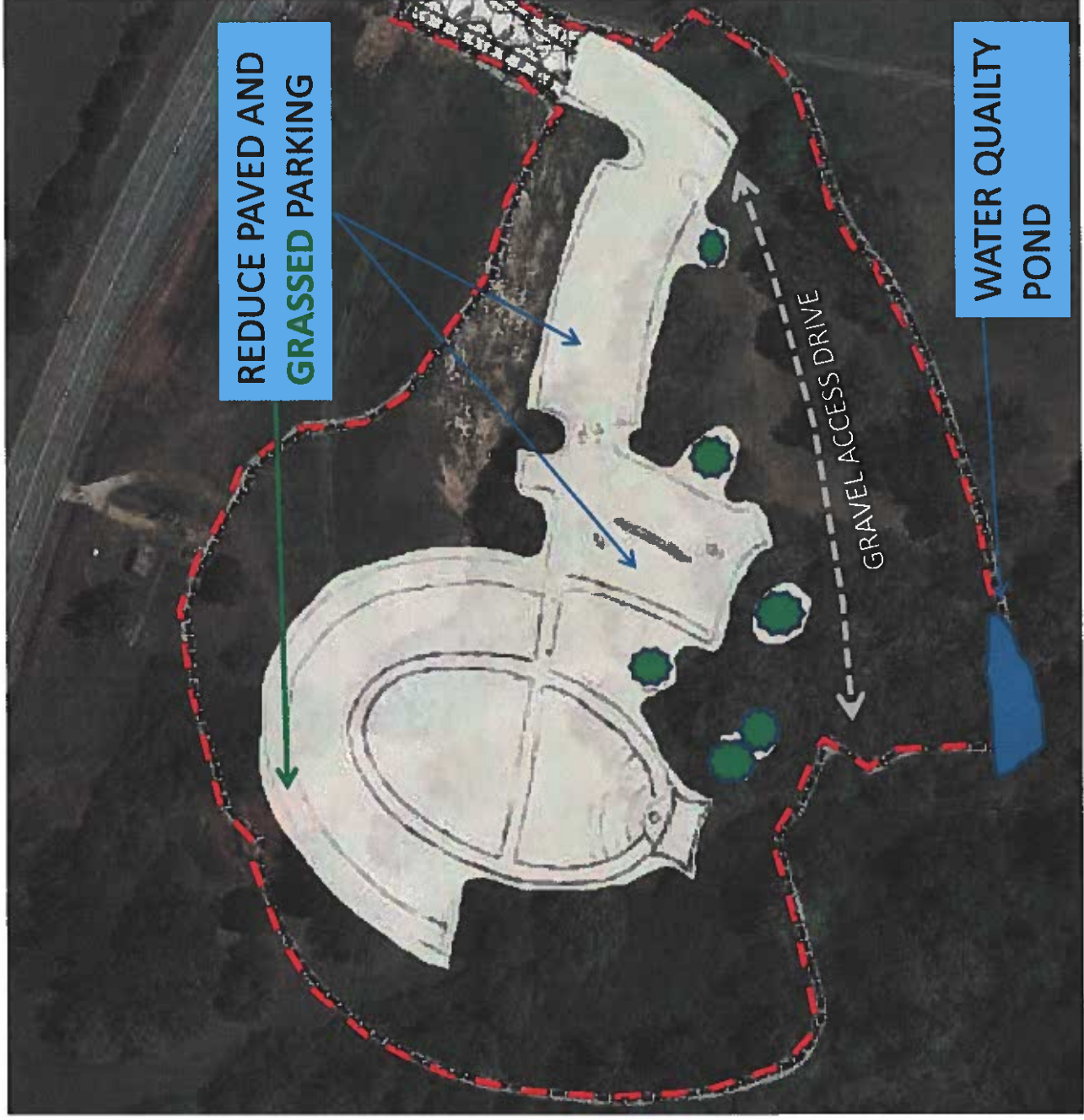
COST SAVINGS:

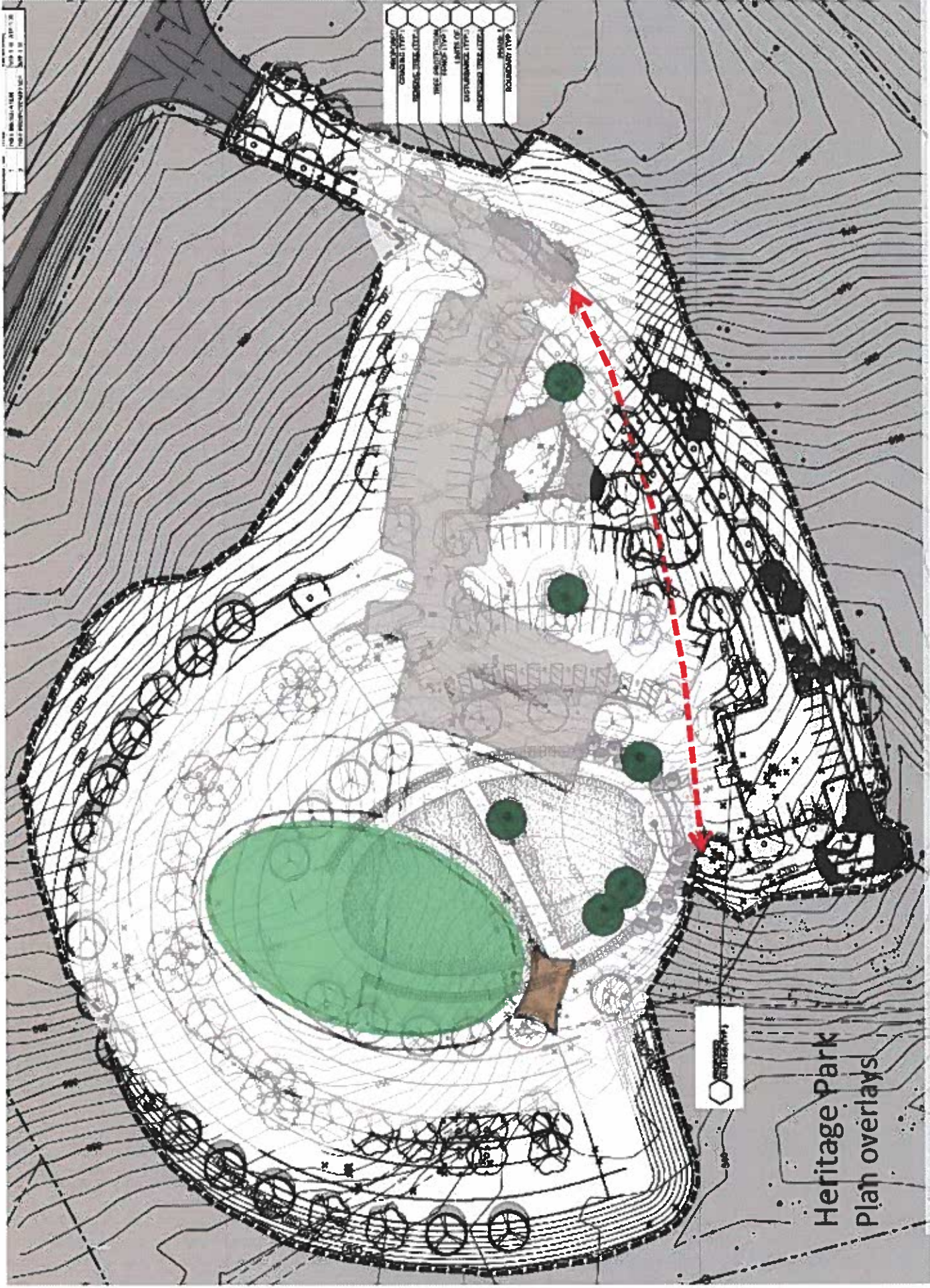
REDUCTION OF FILL DIRT FOR
PARKING AREA

REDUCTION OF PAVEMENT BY
REDUCING PAVED PARKING LOT
AREA AND REPLACING STAGE
/EMERGENCY ACCESS PAVING
WITH GRAVEL

REVISION OF BIO SWALE TO A
WATER QUALITY POND. ANNUAL
MAINTENANCE SAVINGS

**Heritage Park
Phase I - REDESIGN**

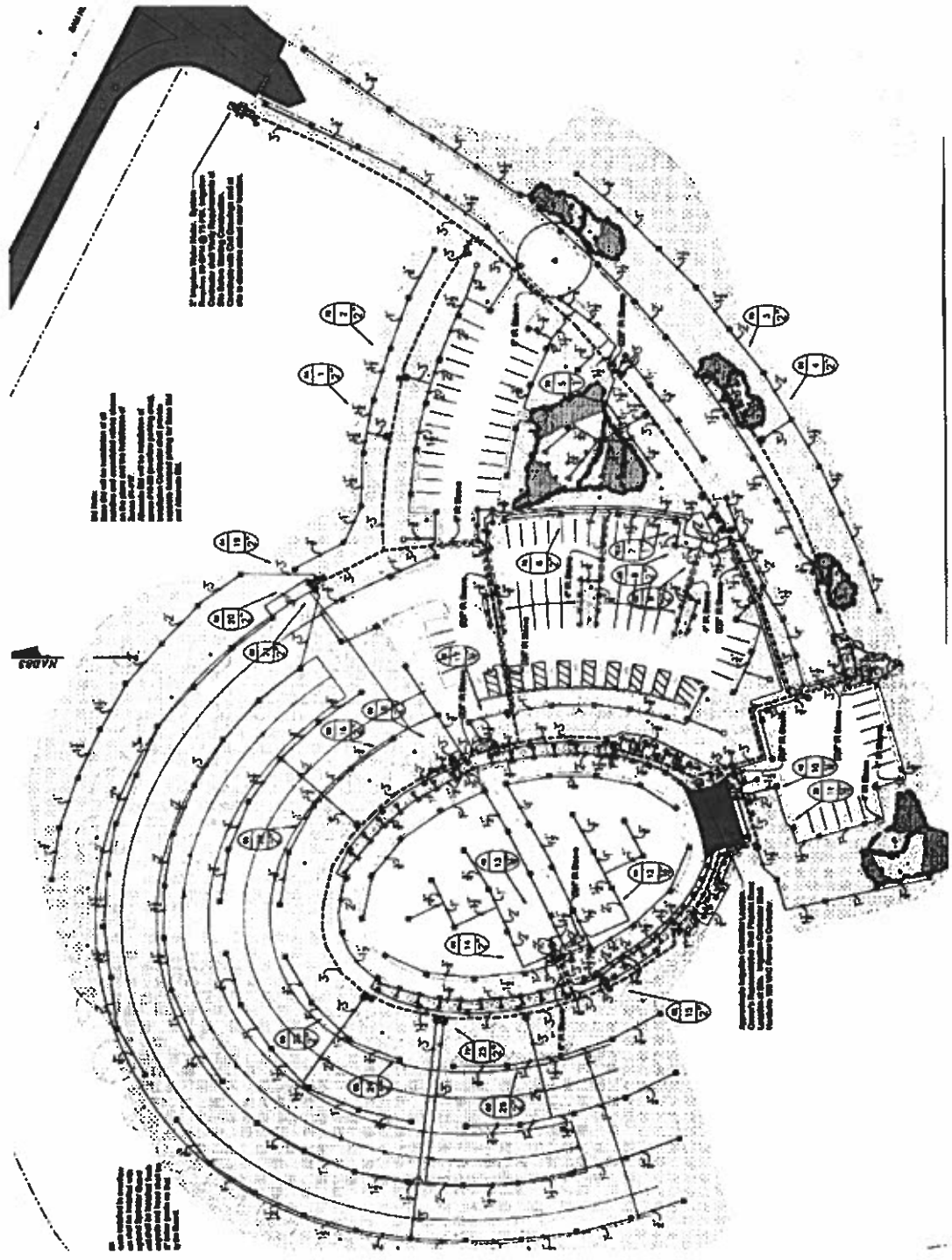




ARCHITECTURE	BOUNDARY TYPE
CONCRETE	CONCRETE
WOOD	WOOD
STEEL	STEEL
GLASS	GLASS
BRICK	BRICK
STONE	STONE
PLASTER	PLASTER
PAINT	PAINT
ROOF	ROOF
LANDSCAPE	LANDSCAPE
PLANTING	PLANTING
IRRIGATION	IRRIGATION
UTILITIES	UTILITIES
ROADS	ROADS
RAILROADS	RAILROADS
WATERWAYS	WATERWAYS
ADDITIONAL	ADDITIONAL



Heritage Park
Plan overlays



IRRIGATION PLAN PROJECT DESIGN IRRIGATION PLAN IS EXPANSIVE.

COST SAVINGS OPTIONS: REDUCE SIZE OF IRRIGATION IN CORRELATION WITH REDUCTION OF PARKING AREAS.

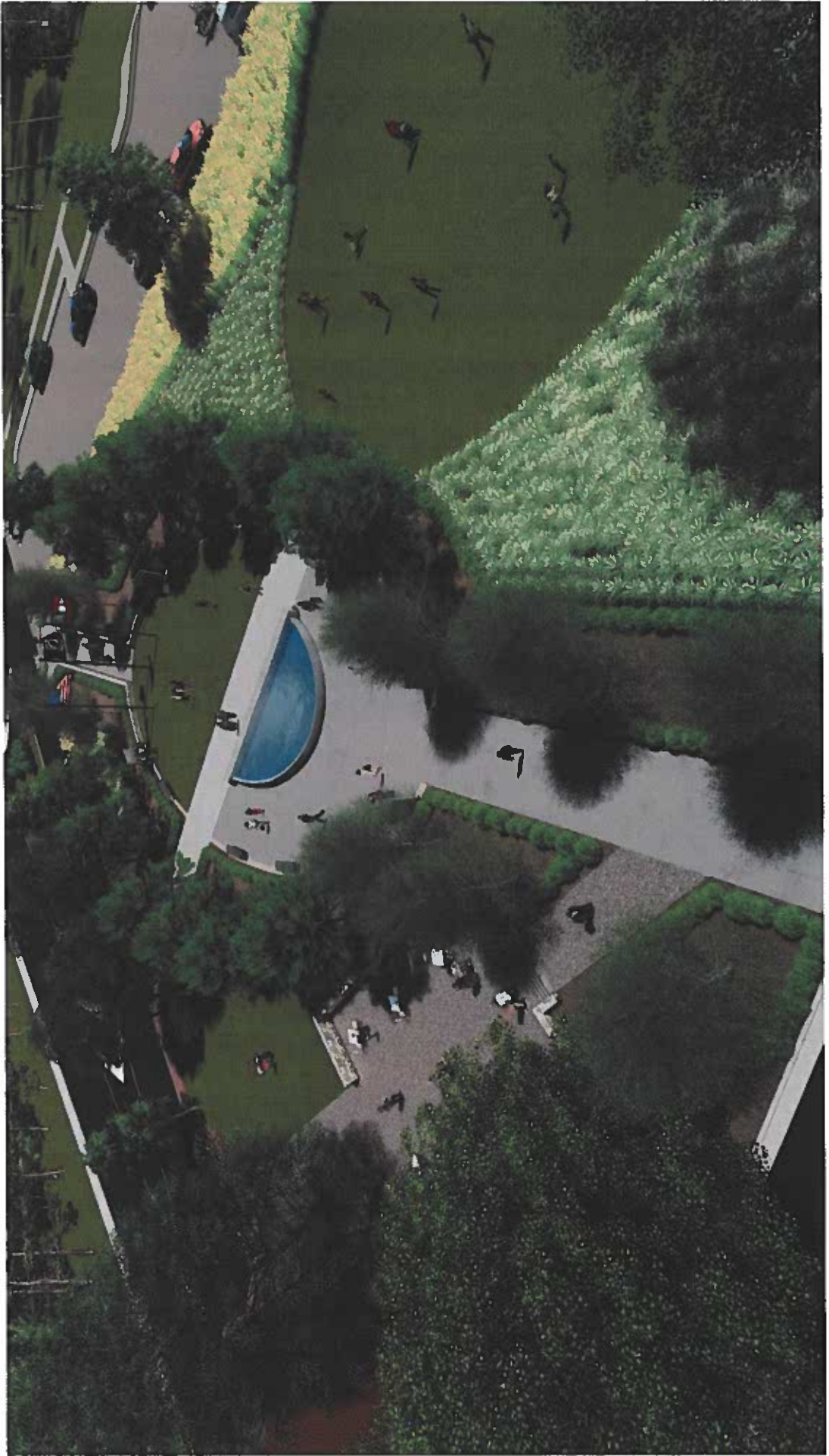
PHASE IN IRRIGATION AS NEEDED.

OMIT IRRIGATION PLAN CHOOSE TO ESTABLISH NATIVE SPECIES.

SOME IRRIGATION WILL BE REQUIRED FOR FLOWERS AND SHRUBS.

**Heritage Park
Phase I - IRRIGATION**

Legacy Park

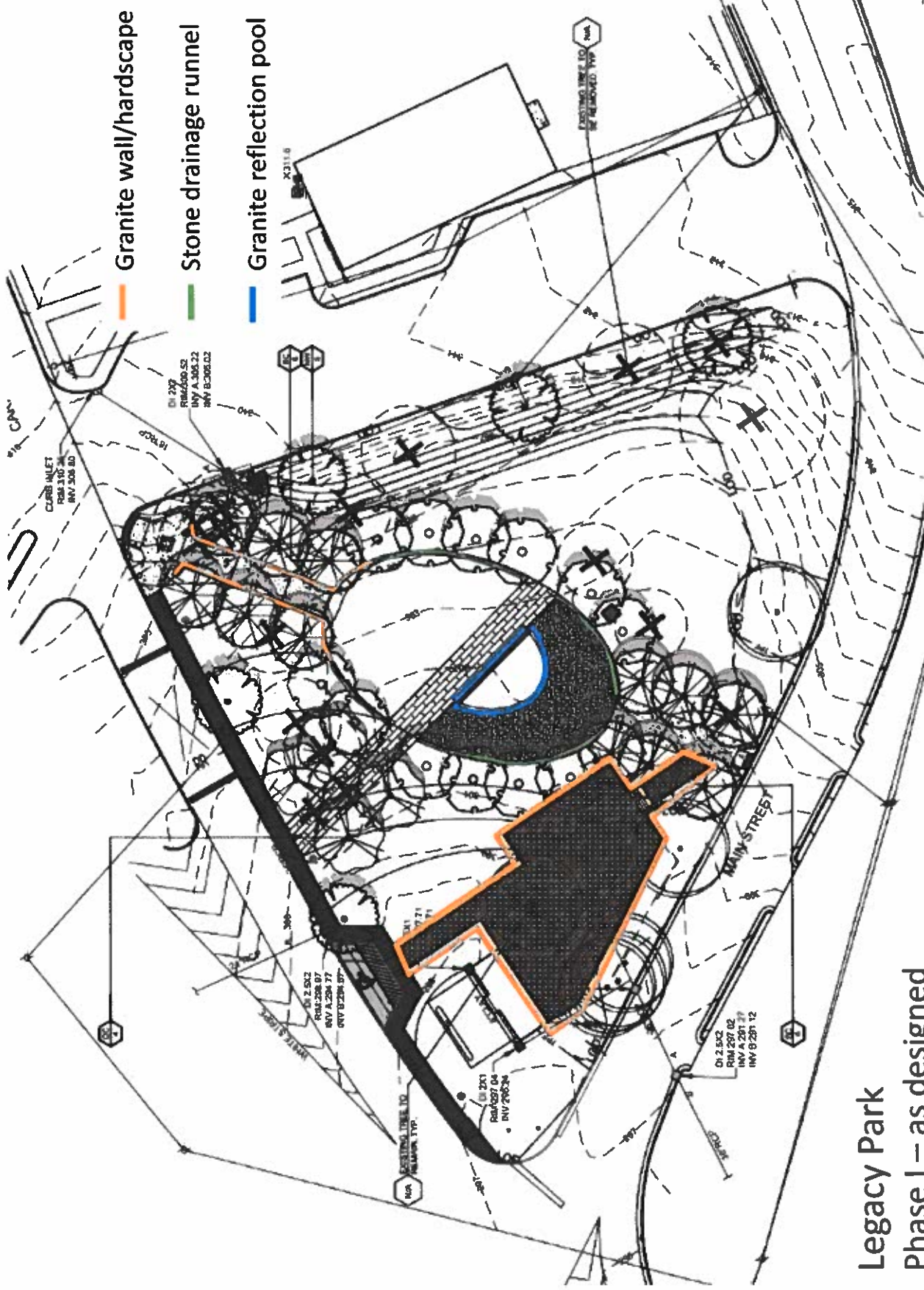




Legacy Park
Existing



Legacy Park
Proposed Concept



Legacy Park
Phase I – as designed

CHANGES TO CONSIDER:

ADD CONCRETE OR PAVERS WALKWAY TO CONNECT AND ENCOMPASS FLAGPOLE AREA

COST SAVINGS:

REPLACE CRUSHED GRANITE HARDSCAPE FOR CONCRETE OR PAVERS WITH DECORATIVE SCORE PATTERN

REMOVE DRAINAGE CHANNEL AND PIPE STORMWATER TO EXISTING INLET – FUTURE WATER QUALITY PLAN.

REVISE WALL DETAILS TO INCLUDE ALTERNATE FINISH AND WALL CAP, PARRISH TO PROVIDE ITEMIZED OPTIONS

RETAIN GRANITE MEMORIAL WALL SLABS, TO BE INCLUDED IN PHASE 2 SCOPE

SUBSTITUTE BISTRO TABLES FOR MORE ECONOMIC ALTERNATIVE

**Legacy Park
Phase I – proposed**



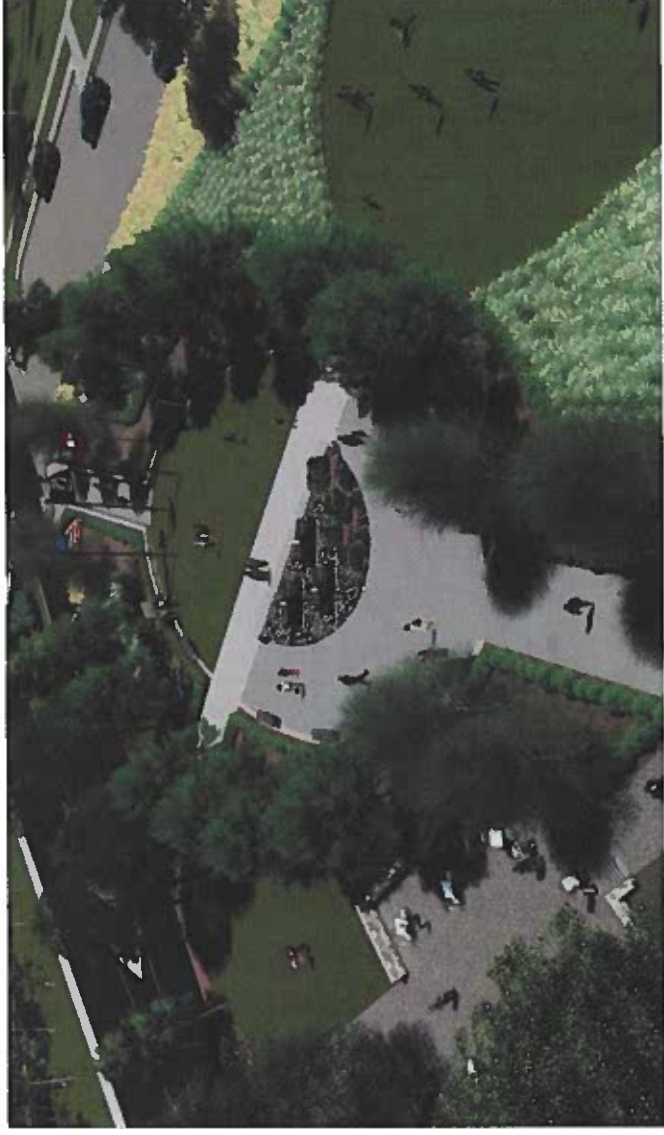
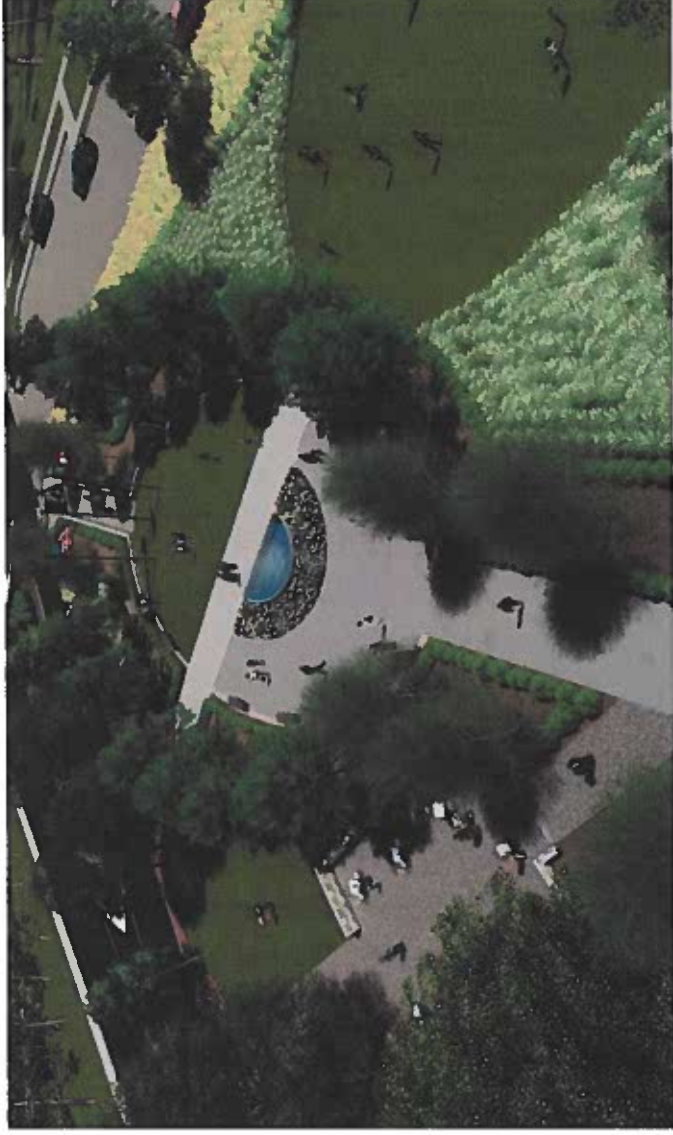
REFLECTION POOL
EXPECTED TO BE THE MOST
EXPENSIVE PARK FEATURE. TSW
PLAN'S CALLOUT A SOLID GRANITE
POOL. ESTIMATES COULD APPROACH
\$500,000

COST SAVINGS OPTIONS:
REVISE CONSTRUCTION TYPE:
-GUNITED WITH TILE
-MASONRY WITH VENEER & TILE

REDUCE SIZE

PRE-FABRICATED PRODUCT(S) IN A
STONE PATIO AREA AND PLANTING.

RELOCATE POOL IN PHASE 2



Legacy Park
Phase 1 – water feature

REFLECTION POOL COST SAVINGS:

REVISE CONSTRUCTION TYPE:

- GUNITITE WITH TILE
- MASONRY WITH VENEER & TILE

PRE-FABRICATED PRODUCT(S) IN A STONE PATIO AREA AND PLANTING

REDUCE SIZE

PHASE 2 CONSIDER RE-PURPOSING THE EXISTING CLEARWELL AT THE WATER PLANT AS A REFLECTING POOL

**Legacy Park
Phase I – water feature**



GUNITITE POOL SHELL WITH COLORED OR NATURAL STONE TILE



MASONRY POOL SHELL WITH TILE OR LINER



PRE-FABRICATED WATER FEATURE PRODUCTS



CHANGES:
UTILIZE EXISTING CLEAR WELL AT
OLD WATER PLANT AS A
REFLECTION POOL

COST SAVINGS:
OMIT UNDERGROUND SOCK
DRAINS IN PHASE 1.
TEMPORARILY DIRECT
STORMWATER TO EXISTING
STORM SYSTEM.

FINAL PHASE OF CONSTRUCTION
TO INCLUDE CONNECTION OF
LEGACY PARK STORMWATER TO
OLD WATER PLANT SQUARE
CLEARWELL (GREEN) UPON
CLOSURE OF MAIN STREET.

CLEARWELL CAN BE RE-PURPOSED
AS UNDERGROUND STORMWATER
DETENTION FOR FUTURE NEEDS
OF THE PARK.

Legacy Park Future Planning





01/29/2019

Mr. Ryan Bode
ESG Operations
100 Frank Satterfield Rd.
Perry, Ga 31069

Via Email: rbode@esginc.net

Dear Mr. Bode,

To date our progress to determine the cause of the sand production at well #1 is as follows. We have pulled the pump from the well and installed a temporary submersible test pump. This was to enable videoing the well while it was under load or pumping. Typically with a small perforation in the well casing or screen this procedure allows being able to see exactly where the structure failure is. In the case of well #1, the amount of sand being produced when the test pump was on completely flooded the view with nothing but sand moving up the well to the suction of the pump could be seen. The level of sand in the screen line was also measured with a sounding line and the screen section of the well was almost completely filled with sand. With the amount of sand being produced while pumping and performing a video along with the measured amount of sand back fill in the screen line, our assumption is the bottom of the well is open to allow sand to enter and no longer sealed. We would expect to find after the screen line is cleared out, that the bottom plate of the well has become either lose from the sump or as a result of the corrosive action of the ground water become compromised and lost its seal. Our suggestion at this point, would be to clean out the screen line, inspect the damage with a video of the bottom of the well and if the damage would allow, replace the plate with a cement seal. That should enable well #1 to return to service if the gravel pack has not been compromised. For purposes of comparison, our estimated cost to the City of Perry to mobe equipment required to perform this operation and install the cement seal is \$43,580.00 less any applicable tax. The ball park replacement cost to the City for well #1 along with the abandonment of old well #1 would be approximately \$300,000.00 to \$350,000.00.

Please note that work over jobs of this nature do come with some risk of success and there is no guarantee for length of service as a new well would have. However if successful, returning well #1 back to service at roughly 13% the cost of a new well installed would be worth the risk. We would add that this type of repair has been successfully done a number of times and those times it has become apparent that it would not be successful early in the operation, and operations were stopped and invoicing was reduced for work completed.

If you would like me to come up and speak to council regarding this repair, I can do that but, would ask for a little heads up time to adjust my schedule to allow that without being disruptive to other obligations I have made.

WATER RESOURCES

Mr. Bode I feel pretty good about the probability of success repairing well #1. I would add that I also know that if cleaning out the screen line wasn't going to happen and the repair was going to fail we would see that early in the project or I wouldn't be suggesting this course of action. Let me know if you need me to come up and explain this in detail and it will be no problem doing so. Thank you for allowing us work on this project and we wait direction for well #1.

Respectfully
Cliff Freeman

Cc: Troy Leeson

