



Where Georgia comes together.

AGENDA
REGULAR MEETING OF THE PERRY CITY COUNCIL
September 3, 2019
6:00 P.M.

1. Call to Order: Mayor Pro Tempore Willie King, Presiding Officer.
2. Roll.
3. Invocation and Pledge of Allegiance to the Flag: Mayor Pro Tempore Willie King
4. Introduction(s):
 - 4a. Introduction of new hires Matthew Calhoun and Jesse Quinones – Chief S. Lynn.
 - 4b. Presentation to Council – Mayor Pro Tempore King
5. Appointments to Boards/Commissions/Authorities: Mayor Pro Tempore Willie King
 - 5a. Appointment to Perry Public Arts Commission – Council Member Riley Hunt
6. Community Partner(s) Update(s):
7. Citizens with Input.
8. Public Hearing: Mayor Pro Tempore Willie King

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. 48-5-32.

- 8a. Public Hearing relative to the Opportunity Zone Application – Mr. G. Boike.
- 8b. Consider retaining of the operation 14.050 mills – Mr. L. Gilmour.
- 8c. Petition for Rezoning and Annexation Application No. ANNX-0057-2019. Applicant, Shane Calhoun requests the rezoning and annexation of property from RAG, Residential-Agricultural District (county) to R-1, Single-family Residential District (city). The property is located at 333 Langston Road, Tax Map No. 000550 006000 - Mr. B. Wood.

9. Review of Minutes: Mayor Pro Tempore Willie King
 - 9a. Council's Consideration – Minutes of the August 19, 2019 work session, August 20, 2019 pre council meeting and August 20, 2019 council meeting.
10. Old Business:
 - 10a. Ordinance(s) for Second Reading(s) and Adoption:
 1. **Second Reading** of an ordinance prohibiting riding or driving vehicles on sidewalks except for maintenance – Mr. L. Gilmour.
11. Any Other Old Business:
 - 11a. Mayor Pro Tempore Willie King
 - 11b. Council Members
 - 11c. City Manager Lee Gilmour
 - 11d. Assistant City Manager Robert Smith
 - 11e. City Attorney Brooke Newby
12. New Business: Mayor Pro Tempore Willie King
 - 12a. Matters referred from September 3, 2019 pre council meeting.
 - 12b. Ordinance(s) for First Reading(s) and Introduction:
 1. **First Reading** of an ordinance for the rezoning of property from RAG, Residential-Agricultural District (county) to R-1, Single-family Residential District (city). The property is located at 333 Langston Road, Tax Map No. 000550 006000 - Mr. B. Wood. *(No action required by Council)*
 2. **First Reading** of an ordinance for the annexation of property from RAG, Residential-Agricultural District (county) to R-1, Single-family Residential District (city). The property is located at 333 Langston Road, Tax Map No. 000550 006000 - Mr. B. Wood. *(No action required by Council)*
 - 12c. Resolution(s) for Introduction and Adoption:
 1. Resolution establishing the 2019 ad valorem millage rate for the City of Perry – Mr. L. Gilmour.
 2. Resolution appointing Joseph Prine and Michael Barber as the prosecuting attorneys for the Municipal Court of the City of Perry – Mr. L. Gilmour.
 3. Resolution accepting ownership and maintenance of right-of-way for

Lissa Street - Mr. B. Wood.

12d. Award of Bid(s):

1. Bid No. 2020-02 HVAC Retrofit Police Department – Mr. M. Worthington
2. Bid No. 2020-03 Police Department Ceiling Replacement – Mr. M. Worthington

12e. Proposed 2020 Events Calendar – Ms. A. Turpin.

12f. Perry Parkway Water and Sewer Extension Evaluation – Mr. C. McMurrian.

12g. Authorize an independent agreement for election machine and monitoring – Mr. L. Gilmour.

12h. Open enrollment option – Mr. L. Gilmour.

13. Council Members Items:

14. Department Heads/Staff Items.

15. General Public Items:

16. Mayor Pro Tempore Items:

17. Adjourn.

In accordance with the Americans with Disabilities Act, accommodations are available for those who are hearing impaired and/or in need of a wheelchair. The Perry City Council Agenda and supporting material for each item is available on-line through the City's website at www.perry-ga.gov.



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MEMORANDUM

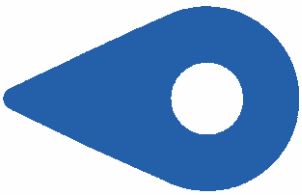
TO: Hon. Riley Hunt

FROM: Mr. Bill O’Neal, Chairman Perry Public Arts Commission

DATE: August 15, 2019

REFERENCE: Proposed nomination

The Public Arts Commission has been seeking a candidate to fill the vacancy created by the resignation of Gail Albrecht. We are recommending Ms. Vicki Andrews. Ms. Andrews is a retired art teacher and has been active in various community activities. The Commission is excited to fill this vacancy with someone who has a special interest in various arts.



2019 Opportunity Zone Public Hearing

CITY OF PERRY



So What is an Opportunity Zone (OZ)?

A redevelopment tool used by local governments to attract new business development fight poverty and remove blight.

A State Tax Incentive Program for New Businesses that provides up to \$3,500 in tax credits per new job.



State Requirements

Must create at least 2 new fulltime jobs in the designated opportunity zone area.
(full time means at least 35 hours/week)

The job must offer health insurance
(employer does not have to pay for it, just offer it)

Jobs must pay more than the lowest average county wage in the state (currently \$511/week or \$26,572/year)



No action is required by council, just the Mayor's signature on the application cover letter.



Questions?



City of Perry
Current Tax Digest and Five Year History of Levy

The Perry City Council does hereby announce that the City of Perry millage rate will be set at its Tuesday, September 3, 2019 meeting at 6:00 pm at City Hall. Pursuant to O.C.G.A. Sec. 48-5-32, as amended, the Council hereby publishes the following presentation for the current year's tax digest and proposed levy along with the tax digests and levies of the past five (5) years.

Tax Year	2014	2015	2016	2017	2018	2019
<u>Digest</u>						
Real/Personal	\$ 413,550,849	\$ 432,338,524	\$ 451,456,810	\$ 475,875,188	\$ 507,876,101	\$ 552,864,228
Motor Vehicle	26,222,130	18,932,690	14,753,270	11,211,480	8,862,230	7,595,300
Mobile Homes	705,150	799,720	679,220	703,584	684,436	596,252
Timber	36,058	13,590	-	36,033	20,343	55,973
Heavy Equipment	-	-	-	26,650	11,687	430
Gross Digest	\$ 440,515,187	\$ 452,084,524	\$ 466,889,300	\$ 487,852,885	\$ 517,454,792	\$ 561,112,183
Less Exemptions	(20,534,887)	(23,812,977)	(24,128,448)	(27,016,315)	(29,640,748)	(34,312,608)
Net M&O Digest	\$ 419,980,300	\$ 428,271,542	\$ 447,760,852	\$ 460,836,570	\$ 487,814,044	\$ 526,799,575
<u>Millage</u>						
Gross Millage	14.08	14.05	14.05	14.05	14.05	14.05
Rollback Millage	14.05	14.07	14.02	14.02	14.02	13.99
Proposed Millage Levy	14.08	14.05	14.05	14.05	14.05	14.05
<u>Levy Impact</u>						
Net Taxes Levied	\$ 5,900,717	\$ 6,025,772	\$ 6,220,778	\$ 6,474,745	\$ 6,863,786	\$ 7,401,534.03
Net Tax Increase	\$ 33,907	\$ 125,053	\$ 203,578	\$ 253,967	\$ 379,041	\$ 537,748.03
Net Tax% Increase	0.58%	2.12%	3.38%	4.08%	5.85%	7.83%

Total net value added by 2019 reassessment is \$7,154,313



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STAFF REPORT

August 7, 2019

CASE NUMBER: ANNX-0057-2019
APPLICANT: Shane Calhoun for Cal-Mar Homes
REQUEST: Annex and Rezone from RAG (county) to R-1 (City)
LOCATION: 333 Langston Road, Tax Map No. 000550 006000

ADJACENT ZONING/LANDUSES:

Subject Parcel: RAG, Residential-Agricultural District (county); single-family residence and farm land/undeveloped
North: R-1 and RAG (County); single-family residences
South: RAG (county); single-family residences
East: RAG (county); single-family residences and Langston Road Elementary School
West: R-2 (City); single-family residence on farm land/undeveloped

BACKGROUND INFORMATION: The applicant proposes to annex the subject property into the City of Perry. The property is 114.6 acres in area and contains an existing single-family residence. The applicant requests a city zoning classification of R-1, Single-family Residential District. This district requires a minimum lot area of 15,000 square feet. The property is intended to be developed as a single-family residential subdivision.

STANDARDS GOVERNING ZONE CHANGES:

1. *The suitability of the subject property for the zoned purposes.* The subject property does not have access to a public sanitary sewer system without annexing into the City of Perry. This limits the development of the property.
2. *The extent to which the property values of the subject property are diminished by the particular zoning restrictions.* City staff cannot determine the property value relative to the existing zoning. However, without access to a public sanitary sewer system and as currently zoned, the property is limited to a residential density of one unit per acre. With sanitary sewer and the requested zoning classification, allowable density increases to 2.9 units per acre.
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.* The current zoning of RAG limits the number of dwellings that could be developed on the property but also requires private septic tanks for each dwelling. Fewer dwellings results in less traffic on adjacent roads. However, the use of septic tanks creates negative environment impacts.
4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.* Langston Road is designated as an arterial street capable of handling additional traffic. The road connects US Highway 41 on the west to the five-lane GA Highway 127 on the east. Lake Joy Road located about 1/3 of a mile east of the subject property is being widened to three lanes north of Langston Road. Therefore, increased density should not negatively impact existing road capacity. Septic tanks leach into the ground impacting ground water which is used to supply the public water systems in the region.

5. *Whether the subject property has a reasonable economic use as currently zoned.* The subject property can be developed as a low-density residential development.
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 subject property has been in the Langston family for generations used as a single-family residence and farm.
7. *Whether the proposed rezoning will be a use that is suitable in view of the uses and development of adjacent and nearby property.* The properties along Langston Road and the surrounding area are developed as single-family residences on large lots, single-family residential subdivisions, Langston Road Elementary School, a religious institution existing and one under construction. The R-1 zoning classification allows similar uses.
8. *Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.* The proposed R-1 zoning classification should not adversely affect surrounding properties as it is limited to uses similar to those existing and allowed on surrounding properties.
9. *Whether the zoning proposal is in conformity with the policies and intent of the land use plan.* The subject property and surrounding area is identified as "Suburban Residential" in the 2017 Joint Comprehensive Plan. The R-1 zoning classification conforms to the intended land use pattern of the Plan.
10. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.* There should be little or no negative impact on existing streets in the area, as addressed under criterion #4. City sewer is located nearby and can be extended. Development of the property will require the developer to pay the cost to upgrade sewer capacity. The County provides water in the area. Existing school facilities should not be negatively impacted.
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.* Properties along the Langston Road corridor continue to develop as residential subdivisions to accommodate the increasing population of the county.

STAFF RECOMMENDATION: Staff recommends approval of the application to annex and rezone to R-1, Single-family Residential District.

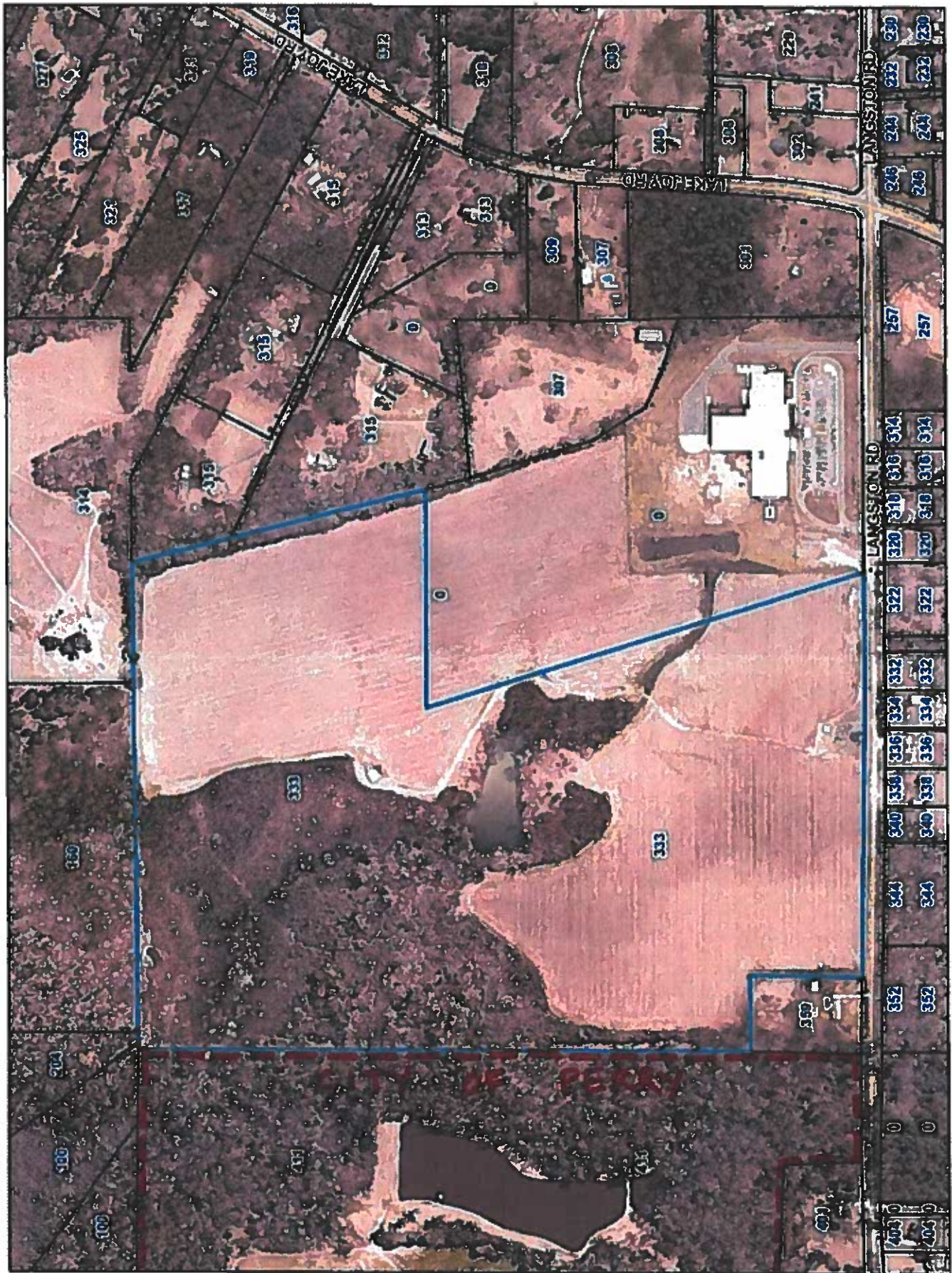
PLANNING COMMISSION RECOMMENDATION: Approval of the proposed annexation and rezoning presented.



Lawrence Clarrington, Vice-Chairperson

8/15/19

Date





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Application for Annexation
 Contact Community Development (478) 988-2720

Application # AnnX-
0057-2019

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Cal-Max Homes (Shane Calhoun)	Barbara Langston Majors, James Langston
*Title	President	Shirley Langston Hester
*Address	217 Tidwell Rd Benaise, Ga. 31005	201 Washington Pl Dr. Perry Ga
*Phone	478-256-1199	478-361-2231
*Email	Calhounelectricllc@gmail.com	

Property Information

*Street Address or Location	333 Langston rd.
*Tax Map #(s)	000550 006000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property and/or a proposed site plan; C. For Annexation, a survey must be tied to the Georgia Planes Coordinate System.

Request


*Current County Zoning District	RAG	*Proposed City Zoning District	R1
*Please describe the existing and proposed use of the property located behind Langston Elementary School. Proposal to annex in City and develop single family homes.			

Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
- Fees:
 - Residential - \$130.00 plus \$15.00/acre (maximum \$1,550.00)
 - Planned Development - \$150.00 plus \$15.00/acre (maximum \$2,700.00)
 - Commercial/Industrial - \$230.00 plus \$22.00/acre (maximum \$2,900.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 38-67A-3: Within the past two years, have you, the applicant, made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? Yes ___ No
 If yes, please complete and submit the attached Disclosure Form.

8. The applicant and property owner affirm that all information submitted with this application, including any/all supplemental information, is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

9. Signatures:

*Applicant 	*Date 6/13/19
*Property Owner/Authorized Agent Barbara Langston Mayor James Michael Langston Shirley Langston Hester Barbara R Langston	*Date 6-13-19

Standards for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
3. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
4. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
5. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
6. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

8/2018

For Office Use (receipt code 204.1)

date 8/7/19

Date received 7/8/19	Fee paid \$1550.00	Date deemed complete 7/8/19	Public Notice Sign by 7/26/19	Legal Ad to run 8/14	County Notification 7/9/19
Notice to Applicant 8/8/19	Routed to PC 8/8/19	Date of PC 8/12/19	Date of Public Hearing 9/3/19	Date of Council action 9/17/19	Notice of action

Exhibit A

Georgia, Houston Superior Court

SEP 03 2002
BOOK 2207 PAGE 344
Carys V Sullivan, Clerk

Georgia, Houston County
Real Estate Transfer Tax

SEP 03 2002

Paid \$ -0-
Carys V Sullivan
Clerk

Return:
Robert R. Lawson
Daniel. Lawson, Tuggle & Jerles, LLP
Post Office Box 89
Perry, Georgia 31069

WARRANTY DEED

STATE OF GEORGIA
COUNTY OF HOUSTON

THIS INSTRUMENT, Made the 30th day of August, in the year Two Thousand Two, between

MARY LIZZIE BATCHELOR LANGSTON

of the County of Houston and State of Georgia, as party of the first part, hereinafter called Grantor, and

SHIRLEY LANGSTON HESTER, BARBARA LANGSTON MAJORS,
WILLIAM JERRY LANGSTON and JAMES C. LANGSTON

of the County of Houston and State of Georgia, as party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H that: Grantor, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to wit:

All that tract or parcel of land situate, lying and being in Land Lot 107 of the Tenth Land District of Houston County, Georgia, comprising 164.93 acres more or less and being all of the real estate owned by W. C. Langston, Jr. at the time of his death and being bounded on the south by Langston Road and property of Marlin E. Maiden, Jr. and Bonita K. Maiden; bounded on the west by property of Larry B. Stevens, Sr.; on the north by property of Mildred Y. Stewart et al and property of Beverly E. Chester; and bounded on the east by property of Jerry E. Waters, property of Catherine P. Staines, property of Edwin M. Preston and Marie B. Preston, property of Dewitte M. Bramlett and Patricia Bramlett and property of Louis Schaefer.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **PER SIMPLE**.

AND THE SAID Grantor warrants and will forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

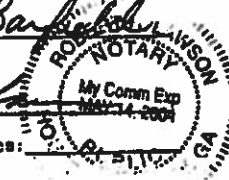
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Mary Lizzie Batchelor Langston
MARY LIZZIE BATCHELOR LANGSTON

Signed, sealed and delivered in the presence of:

Eldreda Barfield
Witness

Robert R. Lawson
Notary Public
My Commission Expires: 11/11/04



FILED
HOUSTON COUNTY
102 SEP -3 PM 12:59
CLERK SUPERIOR COURT

RECORDED
Carys V Sullivan, Clerk

SEP 03 2002



Houston County Commissioners

Serving All of Houston County

Office

200 Carl Vinson Parkway
Warner Robins, GA 31088
478-542-2115
FAX 478-923-5697
www.houstoncountvga.org

Commissioners

Tommy Stalnaker
Chairman

Thomas J. McMichael
Gail C. Robinson
Larry Thomson
H. Jay Walker, III

Staff

Barry Holland
Director of
Administration

K. Thomas Hall
County Attorney

August 12, 2019

Bryan Wood, Director
Community Development
P.O. Box 2030
Perry, GA 31069

RE: Property located at 333 Langston Road, Tax Parcel 000550 006000.

Dear Director Wood:

The Board of Commissioners met on August 6, 2019 and voted to concur with the above referenced annexation and re-zoning with the following stipulations.

1. A water capacity study, the cost of which shall be the responsibility of either the City of Perry or the developer, to verify that the County's water system can provide service to their existing customers while providing service to any additional customers.
2. If improvements to the water system are required as a result of the study the cost will be reimbursed by the City of Perry either on a lump sum basis or thru an appropriate fee structure.

If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Dawn Ramirez Wilkins".

Dawn Ramirez Wilkins
Administrative Assistant
Houston County Board of Commissioners

RECEIVED

AUG 13 2019

CITY OF PERRY

MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
August 19, 2019
5:00 P.M.

1. Call to Order: Mayor Pro Tempore Willie King, Presiding Officer, called to order the work session meeting held August 19, 2019 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Pro Tempore Willie King, Council Members Phyllis Bynum-Grace, William Jackson, and Robert Jones.

Elected Official(s) Absent: Council Member Riley Hunt

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, City Attorney Brooke Newby, and Recording Clerk Annie Warren.

City Departmental Staffing: Chief Steve Lynn – Police Department, Chief Lee Parker – Fire and Emergency Services Department, Mitchell Worthington – Assistant Finance Director, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Chad McMurrian – Lead Engineering Technician, Haley Myers – Main Street Coordinator, Ansley Fitzner – Landscape Manager, Ellen Palmer – Communications Manager, and Michael Paull – Fire Marshal.

Guests: Randall Walker, Gary Moulliet, Scott Haller and Curt Eckman

Press: Jada Dukes – Houston Home Journal

3. PUBLIC HEARING CALLED TO ORDER AT 5:01P.M. Mayor Pro Tempore King called to order a public hearing at 5:01 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 48-5-32.

3a. Consider retaining of the operation 14.050 mills. Administration explained the purpose of the public hearing is to take comments on council's proposal to maintain the property millage rate at 14.050 mills which is the current millage rate and has been for the last few years.

Public Input: Mayor Pro Tempore King called for any public input for or against the request.

For: None

Against: None

Public Hearing closed at 5:02 p.m. Mayor Pro Tempore King closed the Public Hearing at 6:17 pm.

4. Items of Review/Discussion: Mayor Pro Tempore Willie King

4a. Public Works Department

1. Proposed cost for Heritage and Legacy Parks: Mr. Haller of Parrish Construction Group presented to Council a general overlay and Guaranteed Maximum Price (GMP) relative to Heritage and Legacy Parks. Administration recommended Council enter into a contract with Parrish Construction Group for the Guaranteed Maximum Price; Council concurred with Administration's recommendation.

4b. Community Development Department

1. Main Street logo: Ms. Myers presented optional logos for downtown branding. Council provided input relative to the logos and Ms. Myers will bring supplementary options back to Council for consideration.

4c. Office of the City Manager

1. First Baptist Church crosswalk: Administration reviewed the request from First Baptist Church and recommended a crosswalk at Carroll Alley. Council concurred with Administration's recommendation to install a crosswalk at Carroll Alley and First Street.
2. Consider declaring certain portions of land surplus: Administration reported a request was received from the future owner of 1032 Cherokee Road inquiring if the City would be interested in selling a portion of the city park that abuts to the property to provide a larger lot for the house. Administration recommended Council authorize the sale of the squared off portion of the lot at the minimum price at what the City paid per acre and have it go out to bid. Council concurred with Administration's recommendation.

5. Council Member Items:
Council had no reports.

6. Department Head/Staff Items:

Mr. Gilmour reported a request was made to the city to annex property on Langston Road adjacent to the school relative to a new subdivision. Houston County Board of Commissioners is requesting a water capacity study to assess what the additional proposed homes would have on the impact of their water system. Also, if improvements of the water system are required, the city or developer would have to pay for the improvements. In the service agreement, it states this is an area where water is provided by the county. Mr. Gilmour recommended administratively the city get a determination about where the city can do some swap offs and extend the city water system to service some of the neighborhoods serviced by the county. Council

concurred with Mr. Gilmour's recommendation.

Mr. Smith and Ms. Newby had no reports.

Ms. King, Mr. Swan, Chief Lynn, Chief Parker, Mr. Worthington, Mr. Paull, and Ms. Myers had no reports.

Ms. Palmer reported Your City program will begin on September 5.

7. **Adjournment:** There being no further business to come before Council in the work session held August 19, 2019 Council Member Bynum-Grace motioned to adjourn the meeting at 5:34 p.m. Council Member Jackson seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
August 20, 2019
5:00 P.M.

1. Call to Order: Mayor Pro-Tempore Willie King, Presiding Officer, called to order the pre-council meeting held August 20, 2019 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Pro-Tempore Willie King, Council Members William Jackson, Robert Jones, and Phyllis Bynum-Grace.

Elected Official(s) Absent: Council Member Riley Hunt

City Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, City Attorney Brooke Newby, and Recording Clerks Annie Warren and Anji Holley.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Fire and Emergency Services Department, Brenda King – Director of Administration, Bryan Wood – Director of Community Development, Ashley Hardin - Economic Development Director, Sedrick Swan - Director of Leisure Services, Haley Myers - Main Street Coordinator, Mitchell Worthington – Assistant Director of Finance, Chad McMurrian –Lead Engineering Technician, and Tracy Hester – Chief Building Official.

Media: Jada Dukes – Houston Home Journal

Guests: Randall Walker and Gary Moulliet

3. Items of Review/Discussion: Mayor Pro-Tempore Willie King

3a. Discussion of August 20, 2019 council meeting agenda.

4a. Appointment to Perry Main Street Advisory Board. Ms. Haley Myers advised Council the Board is recommending the re-appointment of Mr. Bill Loudermilk to the Perry Main Street Advisory Board. Mr. Loudermilk represents Uptown Perry Partnership.

4a. Appointment to Perry Public Arts Commission – Council Member Riley Hunt; Mayor Pro Tempore King recommended tabling this item due to Council Member Hunt's absence.

7a. Consider retaining of the operation 14.050 mills. Mr. Gilmour advised there will be a public hearing regarding the millage rate remaining at 14.050 mills.

10b (1). First Reading of an ordinance prohibiting riding or driving vehicles

on sidewalks except for maintenance. Mr. Gilmour advised there are no issues at this time.

10c (1). Bid No. 2019-35 High Pressure Gas Main Extension:

Mr. Worthington recommended the low bid of \$734,207.50 by J & E Construction Management & Consulting Services, LLC for the high pressure gas main extension.

10c (2). Bid No. 2020-01 Demolition Services – New City Hall Site:

Mr. Worthington recommended the low bid of \$72,680.00, with an allowance for asbestos abatement at \$45,500.00 for a total of \$118,180.00 to Southern Equipment, LLC.

10c (3). Mowing bids for City Hall and Public Safety: Mr. Gilmour recommended low bid at \$7200.00 per year by Real Turf Solutions for mowing at City Hall and the Public Safety Building.

10d. Consider authorizing the position customer service trainee:

Mr. Gilmour recommended Council authorize a customer service trainee job classification and clarified this will not be a new position with the City of Perry.

10e. Consider establishing tax and license specialist series:

Mr. Gilmour recommended that Council authorize a tax and license specialist job classification and clarified this will not be a new position with the City of Perry.

10f (1). The City of Perry is hosting Oktoberfest on Saturday, October 19th, from 5 pm until 9 pm: Ms. Haley Myers announced that the 2nd Annual Oktoberfest will be held Saturday, October 19, 2019 from 5-9p.m. with road closures from 2:00 - 9:30p.m.

11a. Health and dental insurance renewal. Administration recommended that the City of Perry renew health and dental insurance option with costs remaining the same as the previous year.

4. Council Members Items:
Council had no reports.

5. Department Heads/Staff Items:
Ms. King, Mr. Swan, Mr. Wood, Mr. Worthington, Mr. McMurrian, and Ms. Myers had no reports.

Chief Lynn stated that the training trip to LaGrange, Georgia was successful.

Chief Parker announced that the new fire department mascot, Fire Pup, had arrived and would be at parades, etc.

Ms. Hardin advised that 435 new jobs were added with larger employers in Perry.

6. Adjournment:

There being no further business to come before Council in the pre-council meeting held August 20, 2019, Council Member Jackson motioned to adjourn the meeting at 5:20p.m. Council Member Jones seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
August 20, 2019
6:00 P.M.

1. **Call to Order:** Mayor Pro Tempore Willie King, Presiding Officer, called to order the regular meeting of the Perry City Council held August 20, 2019 at 6:00 p.m.

2. **Roll:**

Elected Officials Present: Mayor Pro-Tempore Willie King; Council Members William Jackson, Phyllis Bynum-Grace, and Robert Jones.

Elected Official(s) Absent: Council Member Riley Hunt

Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, City Attorney Brooke Newby, and Recording Clerk Anji Holley.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Sedrick Swan, Director of Leisure Services, Ashley Hardin – Economic Development Director, Mitchell Worthington - Assistant Director of Finance, Annie Warren – City Clerk and Haley Myers – Main Street Coordinator

Guest(s): Randall Walker, Gary Moulliet, Jimmy McLeod, Eugene Graham, and Robbin Jackson

Media: Jada Dukes - Houston Home Journal

3. **Invocation and Pledge of Allegiance to the Flag:**

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

4. **Appointments to Boards/Commissions/Authorities:** Mayor Pro Tempore Willie King

- 4a. **Appointment to Perry Main Street Advisory Board.** Ms. Myers advised Council that the Board recommends re-appointing Mr. Bill Loudermilk to the Main Street Advisory Board. Mr. Loudermilk represents Uptown Perry Partnership. Council Member Jackson motioned to re-appoint Mr. Loudermilk to the Perry Main Street Advisory Board. Council Member Jones seconded the motion and it carried unanimously.

- 4b. **Appointment to Perry Public Arts Commission:** Mayor Pro Tempore King entertained a motion to table this item due to Council Member Hunt's absence. Council Member Jones motioned to table this item; Council Member Bynum-Grace seconded the

motion and it carried unanimously.

5. Community Partner(s) Update(s): none
6. Citizens with Input. None
7. PUBLIC HEARING CALLED TO ORDER AT 6:01 P.M. Mayor Pro Tempore Willie King called to order a public hearing at 6:01p.m. To provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 48-5-32.
 - 7a. Administration advised that current operation is 14.050 mills and stated it is Council's intention is to retain operations at 14.050 mills.

Public Input: Mayor Pro Tempore King called for any public input for or against the request.

For: None

Against: None

Public Hearing closed at 6:03P.M. Mayor Pro Tempore King closed the public hearing at 6:03p.m.
8. Review of Minutes: Mayor Pro Tempore Willie King
 - 8a. Council's Consideration – Minutes of the August 5, 2019 work session, August 6, 2019 pre council meeting and August 6, 2019 council meeting. Council Member Jones motioned to accept the minutes as submitted; Council Member Bynum-Grace seconded the motion and it carried unanimously.
9. Old Business:
 - 9a. Mayor Pro Tempore Willie King - None
 - 9b. Council Members - None
 - 9c. City Manager Lee Gilmour - None
 - 9d. Assistant City Manager Robert Smith - None
 - 9e. City Attorney Brooke Newby - None
10. New Business: Mayor Pro Tempore Willie King
 - 10a. Matters referred from August 19, 2019 work session and August 20, 2019 pre council meeting. None
 - 10b. Ordinance(s) for First Reading(s) and Introduction:
 1. **First Reading** of an ordinance prohibiting riding or driving vehicles on sidewalks except for maintenance. Administration reported no issues were expressed at this time.

10c. Award of Bid(s):

1. Bid No. 2019-35 High Pressure Gas Main Extension

Mr. Worthington recommended the low bid of \$734,207.50 by J&E Construction Management & Consulting Services, LLC for a high pressure gas main extension. Council Member Jones motioned to accept the low bid of J&E Construction Management & Consulting Services, LLC in the amount of \$734,207.50; Council Member Jackson seconded the motion and carried it unanimously.

2. Bid No. 2020-01 Demolition Services – New City Hall Site

Mr. Worthington recommended the low bid of \$72,680.00, with an allowance for asbestos abatement of \$45,500.00, for a total of \$118,180.00 to Southern Equipment, LLC. Council Member Jackson motioned to accept the low bid of 72,680.00, with an allowance for asbestos abatement of \$45,500.00, for a total of \$118,180.00 to Southern Equipment, LLC; Council Member Jones seconded the motion and carried it unanimously.

3. Mowing bids for City Hall and Public Safety

Mr. Gilmour recommended the low bid of \$7,200.00 per year by Real Turf Solutions for the mowing of City Hall and the Public Safety Building. Council Member Jackson motioned to accept the low bid of \$7,200.00 per year by Real Turf Solutions for the mowing of City Hall and the Public Safety Building; Council Member Jones seconded the motion and carried it unanimously.

10d. Consider authorizing the position customer service trainee.

Mr. Gilmour recommended Council authorize a customer service trainee job classification and clarified that this will not be a new position with the City of Perry. Council Member Jackson motioned to authorize the classification; Council Member Jones seconded the motion and carried it unanimously.

10e. Consider establishing tax and license specialist series.

Mr. Gilmour recommended that Council authorize a tax and license specialist series job classification and clarified that this will not be a new position with the City of Perry. Council Member Jackson motioned to authorize the classification; Council Member Jones seconded the motion and carried it unanimously.

10g. Special Events Application(s):

1. The City of Perry is hosting Oktoberfest on Saturday, October 19th, from 5 pm until 9 pm. Ms. Myers reviewed the request for the 2nd Annual Oktoberfest that will be held Saturday, October 19, 2019 from 5-9p.m. with road closures from 2-9:30p.m. Council Member Jones motioned to

authorize the event; Council Member Jackson seconded the motion and carried it unanimously.

11. Other Business / Supplemental Agenda: Mayor Pro Tempore Willie King
 - 11a. Administration recommended that the City of Perry renew Health and Dental insurance option 1 with costs remaining the same as the previous year.

Council member Jackson motioned to authorize renewal; Council Member Jones seconded the motion and carried it unanimously.
12. Council Members Items:
Council had no reports
13. Department Heads/Staff Items:
Ms. Newby, Mr. Gilmour, and Mr. Smith had no items to report.

Ms. Ashley Hardin advised that 435 new jobs were added with larger employers in Perry.

Chief Parker, Chief Lynn, Mr. Swan, Mr. Wood, Ms. King, Mr. Worthington, and Ms. Myers had no items to report.
14. General Public Items:
Mr. Robbin Jackson asked if the elections notices had been mailed to all registered voters. Mr. Gilmour advised that the noticed had not been mailed.
15. Mayor Pro Tempore Items:
Mayor Pro Tempore King announced that a GMA District 6 meeting will be held September 26, 2019.
16. Adjournment: There being no further business to come before Council in the regular council meeting held August 20, 2019, Council Member Jackson motioned to adjourn the meeting at 6:17p.m. Council Member Jones seconded the motion and it carried unanimously.

ORDINANCE

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Perry code is amended as follows:

1.

By amending Section 18-1. Definitions as follows:

Sec. 18-1. Definitions.

In addition to all other definitions, the following apply to this chapter:

Freight curb loading zone means a space adjacent to a curb for the exclusive use of vehicles during the loading or unloading of freight or passengers.

Sidewalk means any area or way set aside or open to the general public for purposes of pedestrian traffic, whether paved or not, including any public walking trails.

Traffic division means the traffic division of the police department of the city, or in the event a traffic division is not established, then such term whenever used herein shall refer to the police department of the city.

2.

By adding a new Section 18-19 as follows:

Sec. 18-19. Riding or driving on sidewalks prohibited.

It shall be unlawful for any person to ride, drive, propel or cause to be propelled any vehicle on a sidewalk, except as necessary for the maintenance of the sidewalk. This section shall not prevent a vehicle from crossing a sidewalk over a permanently constructed driveway.

SO ENACTED this _____ day of _____, 2019.

CITY OF PERRY, GEORGIA

By: _____
Willie King – Mayor Pro Tempore

ATTEST: _____
Annie Warren – City Clerk

1st Reading: _____

2nd Reading: _____

ORDINANCE

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

WHEREAS, proper application to annex property to the City of Perry, Georgia has been made by Cal-Mar Homes (Shane Calhoun) on behalf of Barbara Langston Majors, James Langston, and Shirley Langston Hester, the owners of the land hereinafter described on Exhibit "A" attached hereto and made a part of this Ordinance by reference thereto; and

NOW THEREFORE, pursuant to the act of the General Assembly of the State of Georgia 1962, Page 119; 1969, Page 504 the following described properties are annexed to the City of Perry and the precinct boundary is changed accordingly.

This annexation shall become effective for ad valorem tax purposes on December 31, 2019 and for all other purposes shall become effective on October 1st, 2019.

SO ENACTED this 17th day of September, 2019.

CITY OF PERRY, GEORGIA

**BY: _____
WILLIE KING, MAYOR PRO TEMPORE**

**ATTEST: _____
ANNIE WARREN, CITY CLERK**

**1st Reading: September 3, 2019
2nd Reading: September 17, 2019**

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 107 of the Tenth Land District of Houston County, Georgia, comprising 153.174 as shown on that plat of survey for James Langston, Jerry Langston, Shirley Hester and Barbara Majors, dated July 21, 2006, and recorded in Plat Book 67, Page 111, Clerk's Office, Houston Superior Court.

LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 107 of the 10th Land District, Houston County, Georgia and being known and designated as Tract 1, containing 18.57 acres, as is more particularly shown on a plat of survey prepared by Shawn Bean, Georgia Registered Land Surveyor No. 3331, dated August 17, 2018, filed of record November 2, 2018 and recorded in Plat Book 80, Page 182, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.

ALSO LESS AND EXCEPT: All that tract or parcel of land, lying and being in Land Lot 107 of the 10th Land District of Houston County, Georgia, being more particularly described as that 17.60 acre tract more particularly known as Tract "A" and that 2.40 acre tract more particularly known as Tract "B", as shown on a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated 06/25/2007, and recorded in Plat Book 69, Page 17, Clerk's Office, Houston County Superior Court. Said plat and the recorded copy thereof are made a part of this description by reference thereto.

Said 114.6 acre tract is also known as Houston County Map and Parcel Number 000550 006000 with an address of 333 Langston Road according to the current street numbering system in Houston County, Georgia.

**A RESOLUTION
ESTABLISHING THE 2019
AD VALOREM MILLAGE RATE
FOR THE CITY OF PERRY**

WHEREAS, the City has complied with the provisions of O.C.G.A. 48-5-32, as amended, relative to advertising the millage rate history and proposed rate increase; and

WHEREAS, the Council has held the required three (3) public hearings to advise of its intention to retain the current millage rate; and

WHEREAS, the Council has adopted the FY 2020 Operating Budget in Ordinance No. 2019-11;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PERRY, that the ad valorem millage rate for the City's maintenance and operations for Fiscal Year 2020/tax year 2019 is established at 14.050 mills.

SO RESOLVED, this ____ day of September 2019.

CITY OF PERRY

By: _____
WILLIE J. KING, MAYOR PRO TEMPORE

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

A RESOLUTION

BE IT RESOLVED by the Mayor and Council of the City of Perry as follows:

That Joseph Prine and Michael Barber are hereby appointed as the prosecuting attorneys of the Municipal Court for the City of Perry, Georgia;

That the prosecuting attorneys for the Municipal Court of the City of Perry, Georgia shall serve at the pleasure of the Mayor and Council;

That the appointment of Joseph Prine and Michael Barber as prosecuting attorneys for the Municipal Court of the City of Perry, Georgia is hereby confirmed and;

That within 30 days of the date of this Resolution, the Municipal Court clerk shall notify the Prosecuting Attorney's council of the State of Georgia of this appointment as required under Georgia law.

SO RESOLVED, this _____ day of September 2019.

CITY OF PERRY

By: _____
WILLIE J. KING, MAYOR PRO TEMPORE

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

*Resolution No. 2019-
Adopted: September 3, 2019*

**A RESOLUTION
ACCEPTING OWNERSHIP AND MAINTENANCE
OF RIGHT-OF-WAY FOR LISSA STREET**

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 is by resolution of the Council; and

WHEREAS, Lissa Street runs roughly east-west connecting Wespark Drive and Perry Parkway; and

WHEREAS, the Department of Community Development has inspected the street improvements and right-of way for Lissa Street, and determined that it meets or exceeds minimum City standards;

NOW, THEREFORE THE COUNCIL OF THE CITY OF PERRY HEREBY RESOVLES that the street right-of-way for Lissa Street is accepted for maintenance and operation by the City.

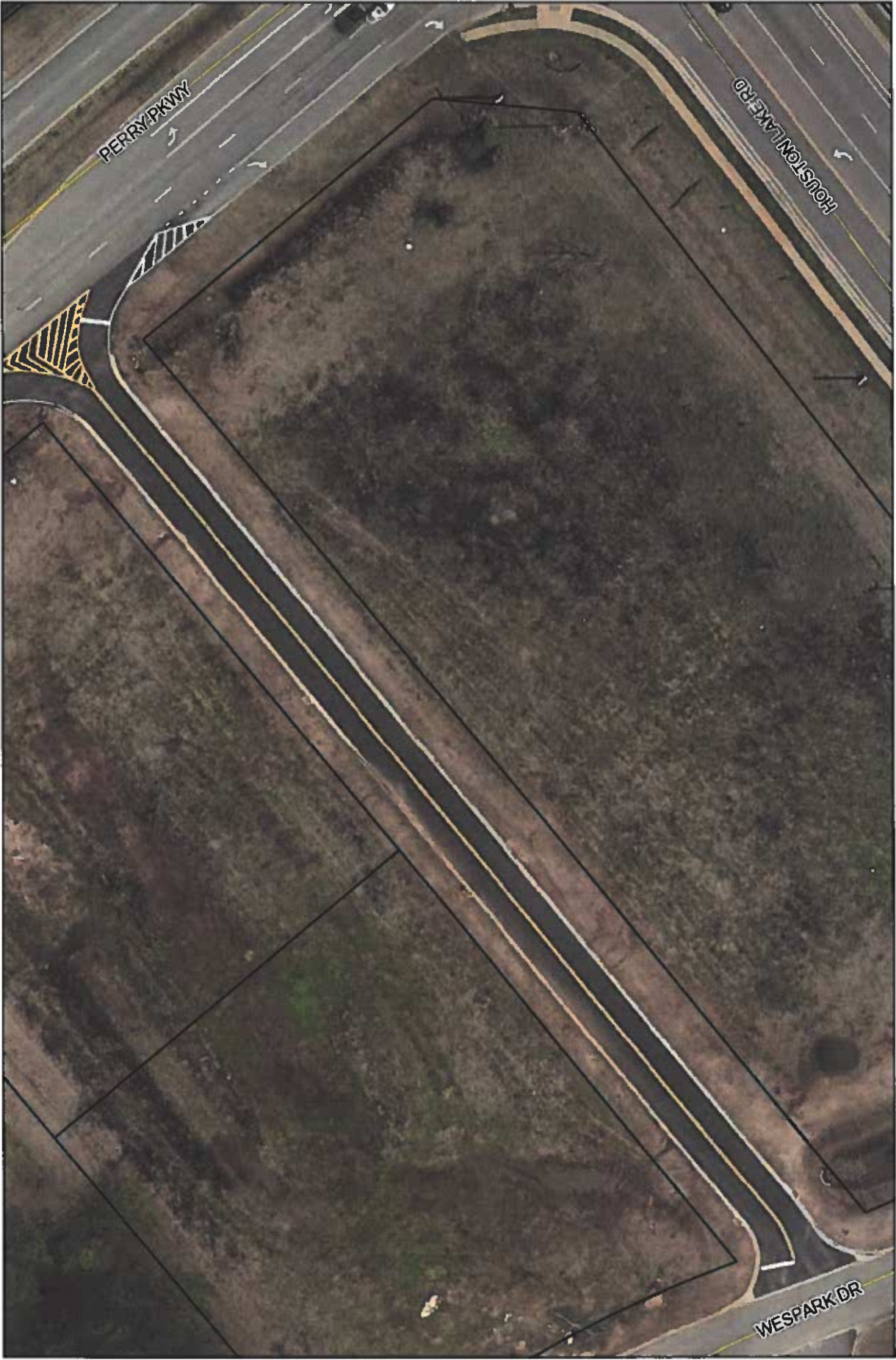
So resolved this 3rd day of September, 2019.

CITY OF PERRY:

BY: _____
Willie King, Mayor Pro Tempore

ATTEST: _____
Annie Warren, City Clerk

(CITY SEAL)



Lissa Street

Bid Submittal Summary Sheet

Bid Title/Number:	<u>2020-02 HVAC Retrofit</u> <u>Police Department</u>
M&CC Meeting Date:	<u>9/3/2019</u>
Funding Source:	<u>SPLOST - 2018 FUND</u>
Budgeted Expense?	<u>No</u>


of Vendors Contacted: 8

Responsive Bidders:	Bid Amount
Air Conditioning Specialists, Inc.	\$ 123,445.00
Buzzell Plumbing Heating & Air	\$ 141,342.00
McWright LLC	\$ 176,200.00


Posting Sources:

Houston Home Journal	
City of Perry's Website:	www.perry-ga.gov
GA Procurement Registry:	https://ssl.doas.state.ga.us/PRSapp/

Department Recommendation:

Vendor:	<u>Air Conditioning Specialists, Inc.</u>
Amount:	<u>\$ 123,445.00</u>
Department:	<u>Public Works</u>
Department Representative:	<u>Benia Davis, Building Maintenance Mgr</u>
Signature:	

Purchasing Agent Recommendation:

Vendor:	<u>Air Conditioning Specialists, Inc.</u>
Amount:	<u>\$ 123,445.00</u>
Purchasing Agent:	<u>Mitchell Worthington, Asst. Finance Dir.</u>
Signature:	

Bid Submittal Summary Sheet

Bid Title/Number: 2020-03 Police Department Ceiling Replacement
Police Department

M&CC Meeting Date: 9/3/2019

Funding Source: SPLOST - 2018 FUND

Budgeted Expense? No

of Vendors Contacted: 29

Responsive Bidders:	Bid Amount
Clean & Restore LLC dba Service Master of Middle GA	\$ 47,112.24
McWright LLC	\$ 65,197.00
Colossal Ventures LLC	\$ 70,995.60
JW Shuttlesworth, LLC	\$ 94,100.00

Posting Sources:

Houston Home Journal

City of Perry's Website: www.perry-ga.gov

GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>


Department Recommendation:

Vendor: Clean & Restore LLC dba Service Master of Middle GA

Amount: \$ 47,112.24

Department: Public Works

Department Representative: Renia Davis, Building Maintenance Mgr

Signature: 

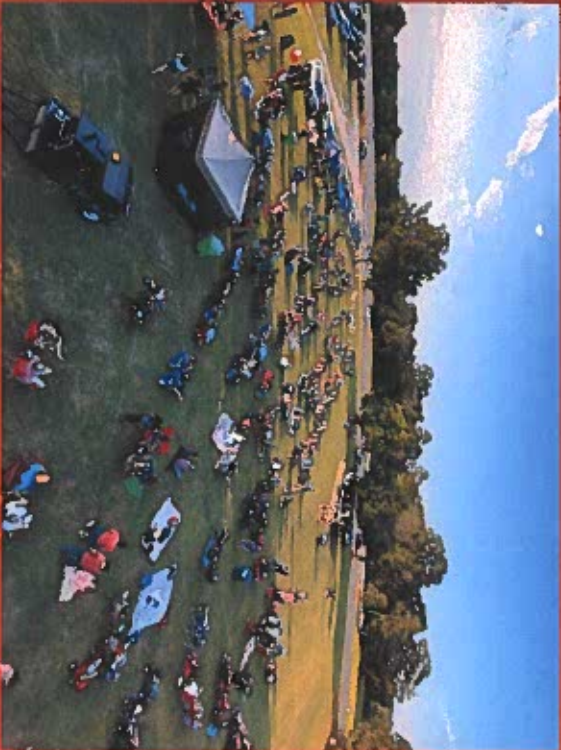
Purchasing Agent Recommendation:

Vendor: Clean & Restore LLC dba Service Master of Middle GA

Amount: \$ 47,112.24

Purchasing Agent: Mitchell Worthington, Asst. Finance Dir.

Signature: 



2020 Special Events

AS PROPOSED BY ANYA TURPIN, SPECIAL EVENTS COORDINATOR
AUGUST 27, 2019



Where Georgia comes together.

WHERE GEORGIA

CITY OF PERRY SPECIAL EVENTS
2020 CALENDAR



MARCH
21 PERRY INTERNATIONAL FESTIVAL

APRIL

3 FOOD TRUCK FRIDAY
4 SPECIAL NEEDS COMMUNITY EGG HUNT
18 THE DOGWOOD DERRBY
25 YOGA IN THE PARK

JULY

10 FOOD TRUCK FRIDAY
17 PERRY PRESENTS
25 YOGA IN THE PARK
25 SUMMER AT THE SPLASH PAD

OCTOBER

17 OKTOBERFEST
24 YOGA IN THE PARK
31 SWEETS & TREATS

MAY
2 ART IN THE PARK & CHALK WALK
8 FOOD TRUCK FRIDAY
30 YOGA IN THE PARK

MAY

12 FOOD TRUCK FRIDAY
19 PERRY PRESENTS
27 YOGA IN THE PARK
27 THE PERRY WATER BATTLE

JUNE

11 FOOD TRUCK FRIDAY
19 PERRY MUSIC FESTIVAL
26 YOGA IN THE PARK

AUGUST

14 FOOD TRUCK FRIDAY
21 PERRY PRESENTS
29 YOGA IN THE PARK

SEPTEMBER

5 HOLIDAY ON CARROLL
31 THE PERRY BUZZARD DROP

NOVEMBER

7 GEORGIA VS S. CAROLINA TAILGATE
28 SMALL BUSINESS SATURDAY

DECEMBER

 @CITYOFPERRYGA



New Events in 2020

City of Perry International Festival
City of Perry Art in the Park & Chalk Walk

Modified Events in 2020

City of Perry Dogwood Derby

Continuing Events in 2020

Food Truck Friday Series
Special Needs Community Egg Hunt
Yoga in the Park Series
Perry Presents Series
The Perry Water Battle
Summer at the Splash Pad
Perry Music Festival
Oktoberfest
Sweets & Treats (Mainstreet Initiative)
Community Tailgate Party
Small Business Saturday (Mainstreet Initiative)
Holiday on Carroll
Perry Buzzard Drop



1ST

FEST

2020

INTERNATIONAL

THE CITY OF PERRY'S



Where Georgia comes together.

FREE!

MARCH 21ST



INSPIRATION SOURCE: Bowling Green International Festival
 2007 Kentucky Tourism Top Ten Event
 2003 Kentucky Tourism Top Ten Event



Celebrate with us as
 quilt, come together
 in party with dance,
 song, food, and art! With
 representation from
 numerous countries, we
 invite you to discover the
 diversity that makes
 Middleburg and so
 wonderful!



A Community Comes Together!
Regional Schools, Colleges, Churches, Temples, Clubs & Organizations
Combination of Volunteer & Professional Performers, Artists & Vendors

Art in the Park & Chalk Walk

Enjoy observing live artists demonstrate creating their masterpieces in real time in the great outdoors. Paired with live music, food vendors, a free family arts area and more, this event will delight the senses and inspire the artist within you!



VIA COLORADO

THE STREET PAINTING FESTIVAL



Potential Locations:
DeWitt & Campbell
Hessinger Park
Pawnee

WHERE GEORGIA COMES TOGETHER

CITY OF PERRY SPECIAL EVENTS
2020 CALENDAR



MARCH
21 PERRY INTERNATIONAL FESTIVAL

APRIL

3 FOOD TRUCK FRIDAY
4 SPECIAL NEEDS COMMUNITY EGGS/HUNT
18 THE DOGWOOD DERBY
25 YOGA IN THE PARK

MAY

2 ART IN THE PARK & CHALK WALK
8 FOOD TRUCK FRIDAY
30 YOGA IN THE PARK

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NOVEMBER

7 GEORGIA VS S. CAROLINA TAILGATE
28 SMALL BUSINESS SATURDAY

DECEMBER

5 HOLIDAY ON CARROLL
31 THE PERRY BUZZARD DROP



@CITYOFPERRYGA



Potential Conflicts:

- Magnolia Soap Box Race (April 10, 2020)
- Easter (April 12, 2020)
- Graduation (May 27 & 28, 2020)
- Chamber of Commerce 4th Annual Friends of the Georgia National Fall Festival (October 11, 2020)
- Other

Suggestions:

- Date Changes
- Event Revisions
- Location Revisions
- Other



Thank You For Your Time!

Nastasha "Anyia" Edgeley-Turpin
Special Events Coordinator
1211 Washington Street
Perry, GA 31069
Phone: 478-988-2755
Mobile: 478-954-5758
Email: anya.turpin@perry-ga.gov



1222 Main Street
Perry, GA 31069
www.gwesllc.com

GWES, LLC

TECHNICAL MEMO

To: Chad McMurrian

From: Burke Murph, PE

Date: August 14, 2019

Project No. 033.25.1.19

Reference: Perry Parkway Water and Sewer Extension Evaluation

Background:

The City of Perry has retained the services of GWES, LLC to study improvements needed to provide water and sewer service to several parcels of land on Perry Parkway between Washington Place Drive and Sugarloaf Parkway. These parcels are located on the northwest and northeast quadrants of Perry Parkway and Houston Lake Road intersection. Refer to Figure 1 and Table 1 below for the parcels evaluated as part of this study.

Due to their desirable location, these parcels of land have a high potential for development. In an effort to support this development, the City wishes to identify water and sewer improvements needed to provide service to these parcels as they are selected for development.



Figure 1 – Perry Pkwy Water & Sewer Evaluation Parcels



GWES, LLC

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Perry, GA 31069
www.gwesllc.com

Table 1 - Parcels in Study Area		
Parcel Study Designation	Parcel Tax ID Number	Parcel Area (Acres)
A	0P41A0 160000	2.0
B	0P41A0 232000	2.21
C	0P41A0 161000	4.67
D	0P41A0 021000	1.38
E	0P41A0 02C000	2.0
F	0P41A0 002000	18.76
G	0P41A0 130000	2.57
H	0P41A0 117000	1.71
I	0P41A0 126000	2.38
J	0P41A0 163000	23.07
K	0P0520 02A000	5.43

Water and sewer facilities are presently available around the perimeter of these parcels, but short extensions will be needed to provide each service. This study will attempt to identify options for providing the required services along with associated budget costs. In addition, any negative impacts to surrounding areas will be discussed along with potential secondary improvements to mitigate these impacts.

These initial observations are presented to the City for comment and consideration.

Objectives:

1. To review upgrades needed to provide water and sanitary sewer service to the parcels identified in Figure 1.
2. To identify options and budget construction costs for these improvements.
3. To evaluate potential impacts to surrounding area.



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Existing Conditions:

The existing conditions for the water and sewer systems within the study area are discussed in detail in the following sections. The existing conditions information was gathered from the City of Perry's GIS system and Georgia Department of Transportation (GDOT). Both Perry Parkway and Houston Lake Road are controlled by GDOT. Attempts were made to field verify to the extent possible, but GWES provides no guarantee about the accuracy of the information obtained from the GIS system or GDOT plans.

Sanitary Sewer:

The existing sewer system in this area consists of a few 8" collector gravity sewer mains and a 10" trunk gravity sewer main that conveys wastewater to the Parkway Lift Station, which is located near the intersection of Kings Chapel Road and Perry Parkway. The existing gravity sewer mains are adequately sized to serve the existing service area with excess capacity available for future growth.

The existing sewer system for the study area is shown in Figure 2.

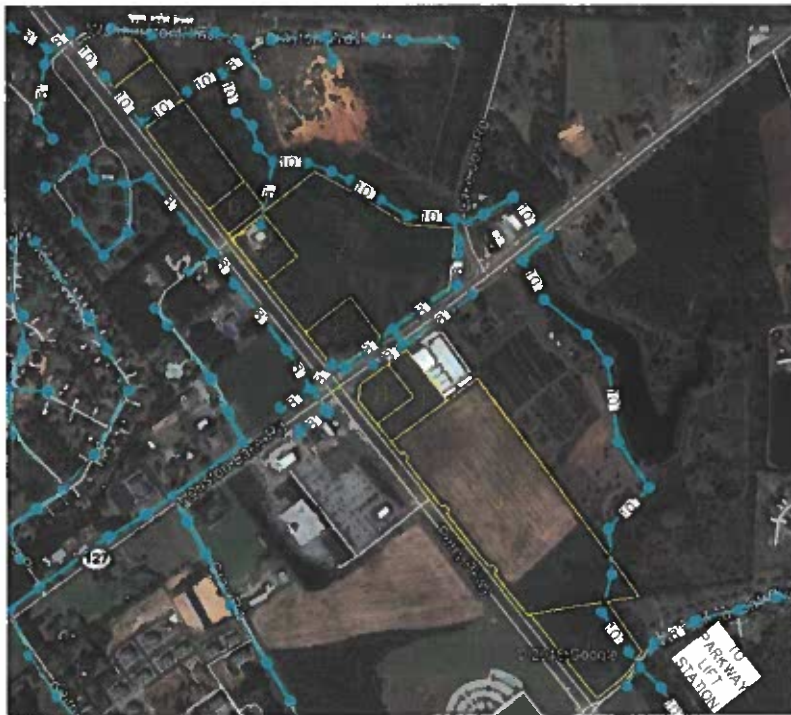


Figure 2 – Existing Sanitary Sewer System in Study Area



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Drinking Water:

The existing water system in this area consists of a 12" water main on the southwest side of Perry Parkway and an 8" water main on the northwest side of Houston Lake Road. The closest elevated tank to this area is located on US Highway 41 just north of Perry Parkway. With a 12" water main supplying the study area and connected to an elevated tank just 1.6 miles away from the study area, water supply is not an issue. The existing system has ample excess capacity for the anticipated development in the project area.

The existing water system for the study area is shown in Figure 3.



Figure 3 – Existing Water System in Study Area

Recommended Improvements:

Both Perry Parkway and Houston Lake Road are state roadways, meaning that their rights-of-way are controlled by GDOT. Any extensions within the right-of-way for either road will require a GDOT utility encroachment permit for installation and maintenance. GWES did reach out to GDOT to confirm that they



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Perry, GA 31069
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would consider permitting a parallel utility installation within the right-of-way, but there are no guarantees that permits will be granted. In the event that utility encroachment permits are unattainable for any reason, the City must be prepared to secure easements for installation of the proposed extensions.

Sanitary Sewer:

Fortunately, the trunk gravity sewer system is in place for serving the study parcels and only minor extensions are needed to ensure complete service. The paragraphs below discuss in detail the extensions needed on a parcel-by-parcel basis. The costs associated with all extensions are discussed in the Engineer's Opinion of Probable Cost Section below. A summary of the recommended sanitary sewer improvements is outlined in Table 2 and on Figure 4 – Recommended Sewer Improvements.

Table 2 – Summary of Recommended Sanitary Sewer Improvements	
Parcel Study Designation	Recommended Sanitary Sewer Improvements
A	New Sewer Tap on Existing 10" Gravity Sewer Main
B	New Sewer Tap on Existing 10" Gravity Sewer Main
C	Extend 600 LF 8" Gravity Sewer Main
D	Extend 200 LF 8" Gravity Sewer Main (from Parcel C)
E	New Sewer Tap on Existing 8" Sewer Main
F	New Sewer Tap on Existing 8" Sewer Main on Houston Lake Road or Lake Joy Road
G	New Sewer Tap on Existing 8" Sewer Main on Houston Lake Road
H	Extend 8" Sewer Main Stub-out from Houston Lake Rd
I	Extend 8" Sewer Main Stub-out from Houston Lake Rd
J	Extend 1,600 LF 8" Gravity Sewer Main from NE property corner of property around perimeter
K	New Sewer Tap on Existing 10" Sewer Main



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Perry, GA 31069
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Figure 4 – Recommended Sewer Improvements

- **Parcels A and B**
An onsite evaluation revealed that Parcels A and B have a 10" sewer main (approximately 10'-15' deep) running along the property line fronting Perry Parkway. USGS Topographic Maps indicate that these parcels slope toward the existing 10" sewer main; therefore, these parcels should be served by simply connecting to the existing gravity sewer main.
- **Parcel C**
Parcel C is a slightly larger tract that may be developed as one parcel or split into two or more commercial parcels. The parcel is sloped gently away from Perry Parkway north toward the rear property line. There are multiple options for this providing sewer service to this property. The existing 10" gravity sewer is currently available within a relatively close distance on three sides of the property.



GWES, LLC

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After reviewing the possible service strategies and the benefits and drawbacks of each, GWES recommends that the City extend an 8" gravity sewer main along the frontage of the property (in the right-of-way) and connect to the existing 10" sewer main. The benefit of this option over other possibilities is that no easements are required, only a GDOT encroachment permit for installation of the sewer main in their right-of-way. GWES reached out to GDOT and confirmed that Perry Parkway is not a limited access roadway in this location and that GDOT may be willing to permit a utility installation parallel in the right-of-way.

This option will require extension of approximately 600 L.F. of 8" gravity sewer main and connection to the existing manhole at the south corner of Parcel B. While the parcel slopes away from Perry Parkway as previously mentioned, the depth of the existing gravity sewer main is sufficient to allow the property to be served south toward the right-of-way.

- **Parcel D**

Parcel D is a smaller 1.38 acre parcel that is likely to be developed as a single commercial tract. There are multiple available options for serving this property also, but after a thorough review of the options, GWES recommends that the City extend an 8" gravity sewer main from the above recommended sewer extension for Parcel C. Once again, the biggest benefit of this option is that no easements are required.

This option will require extension of approximately 200 L.F. of 8" gravity sewer main in addition to the sewer extension required to serve Parcel C. The extension will require an encroachment permit from GDOT for installation of the proposed gravity sewer main in the right-of-way. GWES recommends that the encroachment permits for Parcels C and D be combined into one application to GDOT.

- **Parcel E**

An onsite evaluation revealed that Parcel E is currently a Papa John's Pizza Restaurant and is already served with an 8" gravity sewer main extending from the existing 10" gravity sewer main into the rear of the property. This manhole is deep enough to serve the entirety of Parcel E in the event that additional development occurs. Additional development on this property should be served by simply connecting to this existing gravity sewer main.

- **Parcel F**

Parcel F is a large tract with frontage on both Perry Parkway and Houston Lake Road. This property slopes gently away from Perry Parkway toward a



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creek that runs along the rear property line. Because this lot slopes away from Perry Parkway, the property should be served by installing an 8" gravity sewer line from Houston Lake Road into the interior of the property. This option is proposed rather than connection to the existing 10" gravity sewer main because connection to the 10" may require easements and jurisdictional waters permitting. It should be noted that the Parcel F property owner will be required to grant the City an easement for construction and maintenance of any gravity sewer lines that are stubbed to the interior of the property.

- **Parcel G**

Parcel G is a smaller tract, located on the northwest corner of Perry Parkway and Houston Lake Road intersection. An onsite evaluation revealed that Parcel G has an existing 8" gravity sewer main (approximately 11'-12' deep) running along the property line fronting Houston Lake Road. Parcel G should be served by simply installing a new sewer tap on the existing 8" gravity sewer main on Houston Lake Road.

- **Parcels H and I**

Parcels H and I are located at the northeast corner of Perry Parkway and Houston Lake Road intersection. An onsite evaluation revealed the existence of an existing 8" gravity sewer main running in the southernmost travel lane of Houston Lake Road. The existing gravity sewer main is approximately 8'-10' deep.

Parcels H and I should be served by installing an 8" gravity sewer main stub-out and manhole from one of the existing manholes in Houston Lake Road. This will limit the construction that must take place within the pavement and ensure that any future sewer services can be installed without additional work in Houston Lake Road.

- **Parcel J**

Parcel J is a large tract that slopes toward the northeast corner of the property boundary. An existing 10" gravity sewer main runs through the northeast corner of the property in an easement. To ensure service to the entirety of the property, this parcel should be served by extending an 8" gravity sewer main from the existing 10" around the perimeter of the property. This route will require an easement from the Parcel J property owner, but since the availability of sewer will increase the value of the property, the owner will likely welcome the easement and sewer extension.



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- **Parcel K**

An onsite evaluation revealed that Parcel K has an existing 10" gravity sewer main (approximately 8' deep) running along the back property line in an easement. USGS Topographic Maps indicate that this parcel slopes toward the existing 10" gravity sewer main at the rear of the property; therefore, this parcel should be served by simply connecting to the existing gravity sewer main. In fact, the utility plan for Parkway Plaza (a planned development on Parcel K) shows exactly that.

Drinking Water:

As was the case with the sanitary sewer, the major elements for providing water service to the study area are already in place. The water main has already been stubbed out to the northeast side of the Perry Parkway at multiple locations within the study area. The existing system will just require minor extensions to make drinking water and fire protection available to all parcels.

The paragraphs below discuss in detail the extensions needed to complete the water service within the study area. The costs associated with all extensions are discussed in the Engineer's Opinion of Probable Cost Section below. A summary of the recommended water system improvements is outlined below in Table 3 and shown in Figure 5 – Recommended Water Improvements.

Table 3 – Summary of Recommended Water System Improvements	
Parcel Study Designation	Recommended Sanitary Sewer Improvements
A,B,C,D	Loop 8" Water Main from Washington Place Drive to existing 8" dead-end on Parcel E
E	Connect to 8" Existing Water Main on Perry Parkway
F	Connect to 8" Existing Water Main on Perry Parkway
G	Connect to 8" Existing Water Main on Perry Parkway
H,I	Extend 8" Water Main from Existing 8" Stub-out
J	Loop 8" Water Main from Sugarloaf Pkwy to existing 8" stub-out across N. Perry Pkwy
K	New Water Tap on Existing 8" Water Main on Sugarloaf Pkwy



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Figure 5 – Recommended Water Improvements

- **Parcels A, B, C and D**

An evaluation of the City's GIS maps revealed an existing 8" dead-end water main on the northeast side of Perry Parkway that starts at Houston Lake Road and stops at Parcel E (Papa John's). While Parcels A, B, C, and D could be served by boring a water service across the Perry Parkway from the existing 12" water main, this would provide only drinking water with no fire protection.

To adequately serve these properties with fire protection, GWES recommends extending from the existing dead-end water main in front of Parcels A, B, C, and D and connecting to the existing 8" water main on Washington Place Drive. This extension will eliminate an existing dead-end and provide an 8" water main loop that should be capable of providing all drinking water and fire protection needs for these parcels. This



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extension can be installed in the right-of-way with no easement acquisition required.

- **Parcels E, F, and G**

An evaluation of the City's GIS maps revealed an existing 8" water main that begins at Houston Lake Road and dead-ends at Parcel E (Papa John's). Since Parcels E, F, and G all have access to this existing water main, they should be served by making connection to the existing water main.

- **Parcels H and I**

An evaluation of the City's GIS maps revealed an existing 8" water main is stubbed across to the northeast side of the Perry Parkway from the area around Publix. While Parcels H and I could be served by boring a water service line across the Perry Parkway or Houston Lake Road, this isn't recommended because it provides no fire protection. Parcels H and I can most easily be served with drinking water and fire protection by extending an 8" water main from the existing stub-out toward Houston Lake Road. This extension can be installed in the right-of-way with no easement acquisition required.

- **Parcel J**

An evaluation of the City's GIS maps revealed an existing 8" water main is stubbed across to the northeast side of the Perry Parkway in front of Parcel J from the area around Publix. To adequately serve Parcel J with drinking water and fire protection, GWES recommends extending from the existing 8" water main stub-out, along the right-of-way in front of Parcels J and K and connecting to the existing 8" water main on Sugarloaf Parkway. This extension will provide an 8" water main loop that should be capable of providing all drinking water and fire protection needs. This extension can be run in the right-of-way with no easement acquisition required.

- **Parcel K**

Parcel K is located at the intersection of Perry Parkway and Sugarloaf Parkway. An existing 8" water main provides service on Sugarloaf Parkway, so Parcel K can be served from Sugarloaf Parkway or from the new water main that is looped to serve Parcel J (described above) if it is available when Parcel K is developed.



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Engineer's Opinion of Probable Cost:

The Engineer's Opinion of Probable Cost has been prepared for the recommended improvements based on engineer's recent experience with similar construction projects. Please note that these costs represent the Engineer's best judgement as a design professional and are supplied only for preliminary budgeting purposes. Cost of labor and materials, competitive bidding and market conditions may vary in this volatile financial era.

The Engineer's Opinion of Probable Cost for the sewer and water extensions are outlined below in Table 4. The costs do not include contingencies for engineering, surveying, permitting, easement acquisition, and associated legal fees.

Table 4 – Engineer's Opinion of Probable Cost	
Sanitary Sewer Extensions	
Parcel A	\$6,000
Parcel B	\$6,000
Parcel C	\$55,000
Parcel D	\$19,000*
Parcel E	\$6,000
Parcel F	\$6,000
Parcel G	\$6,000
Parcels H and I	\$23,000
Parcel J	\$130,000
Parcel K	\$6,000
Sanitary Sewer Extensions Subtotal:	\$263,000
Drinking Water Extensions	
Parcels A,B,C, and D	\$105,000
Parcel E	\$3,000
Parcel F	\$3,000
Parcel G	\$3,000
Parcels H and I	\$50,000
Parcel J	\$120,000
Parcel K	\$3,000
Drinking Water Extensions Subtotal:	\$287,000
Overall Cost:	\$550,000

*Cost given for Parcel D is only accurate if Parcel C sewer line is in place. If Parcel C sewer line has not yet been constructed, then the sewer extension cost for Parcel D will be the combination of estimated amounts for Parcels C and D.



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Analysis of Downstream Sewer Adverse Impacts:

The development of this area of Perry Parkway will directly impact all sewer service areas downstream due to increased flows. The areas that should be evaluated are the 10" trunk sewer main, the Parkway Lift Station, force main, and the gravity sewer main that conveys wastewater to the Frank Satterfield Water Pollution Control Plant (WPCP).

The 10" trunk sewer main that serves the study area upsizes to a 12" gravity sewer main as it approaches the Parkway Lift Station. This gravity sewer line was studied by GWES as part of the Bear Branch Pump Station evaluation in 2018. The evaluation revealed a bottleneck in the sewer flow as it approaches the Parkway Lift Station. The effluent from the Bear Branch Lift Station joins into the 12" trunk sewer line just before it enters the Parkway Lift Station. The Bear Branch flow enters through an 18" gravity sewer line, but the 12" trunk sewer size is maintained after this flow is added, which creates a significant bottleneck in the flow. This bottleneck will be exacerbated by any additional flow from the study area, so the City should consider addressing this bottleneck immediately to ensure adequate capacity.

The Parkway Lift Station basin was evaluated by Constantine Engineering (Constantine) in June of 2017. At the time of the evaluation, the Parkway Lift Station was already operating well above the 8-hour average that Constantine set as the threshold for concern. Constantine recommended a pump upgrade at the Parkway Lift Station to increase the station capacity to 1,300 GPM. According to Constantine's evaluation, this pump upgrade would provide adequate capacity for development of 530 equivalent residential units (ERUs) within the Parkway Lift Station basin.

It should be noted that as the flows increase, the discharge force main must be evaluated because 1,300 GPM is the maximum capacity of the force main. As property develops and flows increase, the gravity sewer main between the force main discharge and the WPCP should be evaluated for capacity issues as well.

For the immediate future, the only downstream impacts that should be of major concern to the City are the capacity of the pumps in the Parkway lift station and the bottleneck in the existing trunk sewer main. As the properties along the Perry Parkway begin to develop, the City must pursue the pump upgrades detailed in Constantine's 2017 report to ensure adequate capacity to those and future developments. Additionally, the City should pursue the upgrades recommended in the Bear Branch Evaluation with respect to the trunk sewer main bottleneck. GWES recommends that the City pursue these upgrades



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immediately to ensure adequate service to the potential development area evaluated in this study.

INDEPENDENT CONTRACTOR AGREEMENT

THIS AGREEMENT made and entered into effective as of the _____ day of _____ 2019, by and between the **CITY OF PERRY, GEORGIA**, a Municipal Corporation organized and existing under the laws of the State of Georgia, hereinafter referred to as “City”; **ANDY HOLLAND and CINDY GORDY**, as individual residents of Houston County, Georgia, hereinafter referred to as “Contractors”.

WITNESSETH

WHEREAS, City is a municipal corporation organized and existing under the laws of the State of Georgia; and

WHEREAS, the parties hereto desire to enter into an agreement for City’s engagement of Contractors, as Independent Contractors, on the terms and conditions hereinafter set forth;

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1.

City shall always during the term of the Agreement maintain Contractors as Independent Contractors. If for any reason hereafter the services of Contractors by City are terminated or suspended, this Agreement shall terminate contemporaneously therewith.

2.

The term of this contract shall begin with the commencement date herein stipulated and continue until November 6, 2019 or when the services of Contractors are completed whichever is earlier. The “Commencement Date” shall be September 1, 2019.

3.

City shall pay to Contractors One Thousand Five Hundred Seventy-Five dollars (\$1,575.00) per day (eight hours) or a prorata amount of the daily rate based on the number of hours worked for each day under this contract.

4.

It is contemplated by the parties hereto that Contractors shall be engaged to perform the following work:

Logic and Accuracy Testing (L&A): Database is loaded into the Global Election Management System (GEMS), memory cards created and all TS Units and OS Units and Encoders (if applicable) are tested; optional Express Poll Testing will only be conducted if Contractors are also performing TS and OS testing (additional charges will apply, Thirty-five Dollars, \$35.00 for each Express Poll Testing); the Contractors will only be available by phone on Election Day.

5.

Notwithstanding anything to the contrary herein, the relationship contemplated by the parties hereto to be created by this Agreement shall be one of an Independent Contractor.

6.

This Agreement may be terminated by either Party upon Fifteen days written notice to the other party.

7.

Following any such notice of termination hereof, Contractors shall fully cooperate with City in all matters relating to the winding up of Contractor's pending work on behalf of City.

8.

The waiver by either party of a breach or violation of any provision of the Agreement shall not operate as or be construed to be a waiver of any subsequent breach hereof.

9.

Any and all notice or other communications provided for herein shall be given in writing personally or by registered or certified mail, which shall be addressed in the case of City to its principal office at P. O. Box 2030, Perry, Georgia 31069, and in the case of Contractors to 206 Skyway Drive, Warner Robins, Georgia 31088, or to such other address as may be designated from time to time by either party to the other party. If such notice be mailed, the date of mailing shall constitute the date such notice or other communication is given.

10.

This Agreement shall inure to the benefit of and be binding upon the parties, their heirs, representatives, successors and assigns.

11.

This Agreement shall be interpreted, construed, and governed according to the laws of the State of Georgia.

12.

This Agreement contains the entire agreement between the parties hereto relating to the matters provided herein, and no representation or warranty not expressly contained or incorporated by reference herein shall be binding on any party hereto. This Agreement shall not

be modified or amended in any manner except by an instrument in writing signed by the parties or their respective successors in interest.

13.

The provisions of the Agreement are severable and the invalidity of one or more of the provisions herein shall not have any effect upon the validity or enforcement of any other provision.

14.

This Agreement may be executed simultaneously in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same agreement.

15.

The City does hereby agree to indemnify and hold the Contractors harmless from all loss, obligations or liabilities whatsoever regarding their work on the Global Election Management System (GEMS), memory cards created and all TS Units and OS Units and Encoders (if applicable) that were tested by the Contractors if the equipment is not properly secured until the use for early voting or election day or the equipment is damaged or compromised by City staff or voters. The obligation to indemnify the Seller shall be deemed to include any attorney fees and expenses of 'litigation' reasonably incurred by the Seller in defense of any claim or action brought against the Seller for which the Purchaser has agreed to indemnify the Seller pursuant to this paragraph.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal effective as of the day and year first above written.

CITY OF PERRY, GEORGIA

By: _____
Mayor

Attest: _____
City Clerk

INDEPENDENT CONTRACTORS:

Andy Holland

Cindy Gordy



Where Georgia comes together.
OFFICE OF THE CITY MANAGER

TO: Council
FROM: Lee Gilmour – City Manager
DATE: August 23, 2019
RE: Open Enrollment Option

One of the continued requests from employees is can the City offer health insurance where there is a reduced rate or elimination of the monthly rate. The rate is the employee's contribution. Our third party administrator is offering an option for this renewal period. The primary points are outlined as follows:

<u>Item</u>	<u>Current</u>	<u>Option</u>
Employee premium/per pay period	\$ 88.50	\$-
Family premium/per pay period	\$ 221.50	\$ 100.00 month
Deductible		
Person	\$ 500.00	\$2,500.00
Family	\$1,000.00	\$5,000.00
Office Co-pay	70% *	-
Prescription only	Same	Same

*after meeting deductible

The Administration recommends Council approve offering the option.