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**AGENDA  
WORK SESSION  
OF THE PERRY CITY COUNCIL  
December 16, 2019  
5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
  - 3a. Department of Economic Development
    1. Tree Removal and Replacement Request-1028 and 1030 Ball Street – Ms. A. Hardin.
  - 3b. Office of the City Manager
    1. Consider request for additional payment for 2019 LMIG contractor – Mr. L. Gilmour.
    2. Consider adjustments to conditions for rentals at the Perry Arts Center – Mr. L. Gilmour.
    3. Establish a moratorium on the permitting of conservation subdivisions / land use – Mr. L. Gilmour.
4. Council Member Items:
5. Department Head/Staff Items:
6. Adjourn.



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Department of Economic Development

To: Mayor Randall Walker  
CC: Lee Gilmour  
From: Economic Development Dept. Ashley Hardin  
Date: 12/12/2019  
Re: Tree Removal & Replacement Request

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### **Tree Removal & Replacement Request 1028 & 1030 Ball St.**

To Lee Gilmour,

The city's Economic Development Department has been approached by a downtown property owner, John Corson, and a new business prospect, Evan Acres, requesting the removal of an oak tree located in front of 1028 & 1030 Ball St. in Downtown Perry.

Evan Acres, is the owner of The Casserole Shop & Bakery in Macon. The Economic Development Department first began discussions with the company in February 2019 to open a second location in Perry. John Corson is the owner of the Ball Street property. Evan Acres hopes to sign a lease agreement soon and has an anticipated opening date of The Casserole Shop & Bakery in Perry on March 1, 2020.

To summarize, they are both requesting the removal of the oak tree due the following:

- The size, which blocks the exterior façade making it difficult or impossible to paint and make exterior façade improvements
- The size, which hinders visibility for signage and physical placement for signage
- Concerns of safety regarding its proximity to power lines
- Concerns pedestrian safety due to warped brick near the tree

City staff has closely reviewed this situation. Chad McMurrian determined the tree is in the city right of way. Ansley Fitzner said because it's a shade tree that will continue growing larger. She said she is okay with it being removed because the way Georgia Power contractors trim it, eventually it will die. John Corson has asked that a crepe myrtle tree be planted in its place to align the other trees and maintain a uniform streetscape on Ball Street.

Mayor and Council,

I am the owner of 1030 and 1028 Ball Street. My father and I have owned this property since 2012 and have operated a fitness gym in the building during that time period. The fitness gym is no longer in business and we have renovated the building in preparation for commercial leasing. I am writing this letter to express my concern regarding the oak tree that is directly in front of my property. This tree has grown quite large and is blocking the majority of my exterior façade from the street. Exterior signs at the top of my facade are not feasible because of the blockage from the tree. In addition, the tree branches are covering existing cable and power lines and create a hazard in the event of high wind or winter storms. This oak tree is the only other oak tree on the West side of Ball Street, all other trees are smaller Crape Myrtle varieties.

I have received strong interest from a valuable tenant who is interested in leasing my space at 1030 Ball St., but he is concerned that the tree will impede visibility to his business and prevent erection of a sign on the façade of the building. I am asking the council to consider removing this tree and replacing it with a similar Crape Myrtle tree that has been used along the rest of Ball Street. I am also planning on renovating the exterior of my building as part of the proposed agreement with said tenant.

I appreciate your time and consideration, feel free to contact me with any questions at any time.

Thank you,

John Corson  
478-227-8080



Appetizers • Entrees • Desserts  
Cakes • Donuts • Coffee

December 10, 2019

Mayor and Council,

Thank you for your time and the opportunity to be heard. My name is Evan Acres. I am the owner and operator of The Casserole Shop in north Macon. My business has been in existence for over 26 years serving the local community with high quality comfort food. Our focus is to develop flourishing communities and a thriving human experience through the avenue of shared home cooked meals.

I have asked Ashley Hardin to speak on my behalf at tonights meeting. My interest and focus is that of the tree blocking the 1030 Ball Street property, affecting potential sign visibility along with the brick walkway entering the facility. The tree, while attractive, no longer serves the purpose of its original placement and is currently deterring my desire to proceed with a lease agreement. As a retail store, traffic and customer experience are of prime importance. The removal of this tree and the communicated renovation plans by that of the property owner will add to the attraction, not only for my business, but to the entire downtown Perry presence.

In addition, I ask that this tree be removed prior to the potential opening of my business to allow for the needed renovation.

With true appreciation, thank you for your time and consideration.

Sincerely,

Evan Acres  
(678)833-6000  
[owner@thecasseroleshop.com](mailto:owner@thecasseroleshop.com)



# Perry

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*for business!*

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# Tree Removal and Replacement Request-1028 & 1030 Ball St.



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# Request by John Corson (Property owner) and Eric Acres (future tenant)



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# Visual When Trimmed



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# Request to Replace with Crepe Myrtles to align with Ball Street streetscape



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**Thank You!**

**Perry**

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Ashley E. Hardin

Economic Development Director

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**Albany Office**

2615 Jim Davis Road  
Albany, GA 31721  
Tel: (229) 883-8011  
Fax: (229) 436-4925

***West Region***

**Macon Office**

2500 Gray Highway  
Macon, GA 31211  
Tel: (478) 743-0593  
Fax: (478) 746-0733

November 15, 2019

City of Perry  
1211 Washington Street  
Perry, Georgia 31069  
Attn: Mr. Lee Gilmore, City Manager

RE: 2019 Local Maintenance and Improvement Grant  
Resurfacing and Repairs 3.1 miles

Dear Mr. Gilmore,

Reeves Construction Company was low bidder on the Joint 2019 LMIG project which included 31.13 miles of resurfacing and repairs to various city streets and county roads in Byron, Centerville, Hawkinsville, Perry, Warner Robins, Dooley, Houston and Pulaski Counties. As a part of this bid package there were 9 streets in the City of Perry, one of which was Northside Road from Park Avenue to the Dead End.

After the bid, Reeves Construction Company entered into a contract with the City of Perry for 3.1 miles of resurfacing and repairs, which included 9 individual locations. Change Order #1 was presented along with the contract and it deleted the work on Northside Road and added work at the Fire Station on Commodore Drive. The Contract value was changed from \$361,799.10 to \$295,120.50.

On September 17<sup>th</sup>, we contacted Mr. Brad Cavender with the City of Perry and informed him that we were ready to start on the City of Perry work and that we would begin on the following day. On September 18<sup>th</sup> we moved in and performed the resurfacing on Springdale Avenue and on September 19<sup>th</sup> we mistakenly resurfaced the Northside Road location which had been deleted from the original Joint bid package by the Contract and Change Order #1.

The mistake of performing the work on Northside Road was caused by the field crew working off of the original joint bid information and not the final Contract and Change Order. The mistake is completely ours and we fully take all responsibility.

We humbly and respectfully ask that the City of Perry evaluate their position and see if there is any way that the work could be paid for. Based on the actual quantities placed and the contract unit prices the value of the work performed on Northside Road is \$82,149.22.

We appreciate any consideration given by the City and would look forward to an opportunity to discuss in a face to face meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Hammond", written in a cursive style.

Robert F. (Jay) Hammond  
West Region Construction Manager