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www.perry-ga.gov

July 20, 2020

WORK SESSION AGENDA
PERRY ARTS CENTER
1121 MACON ROAD, PERRY, GA 31069

5:00 PM

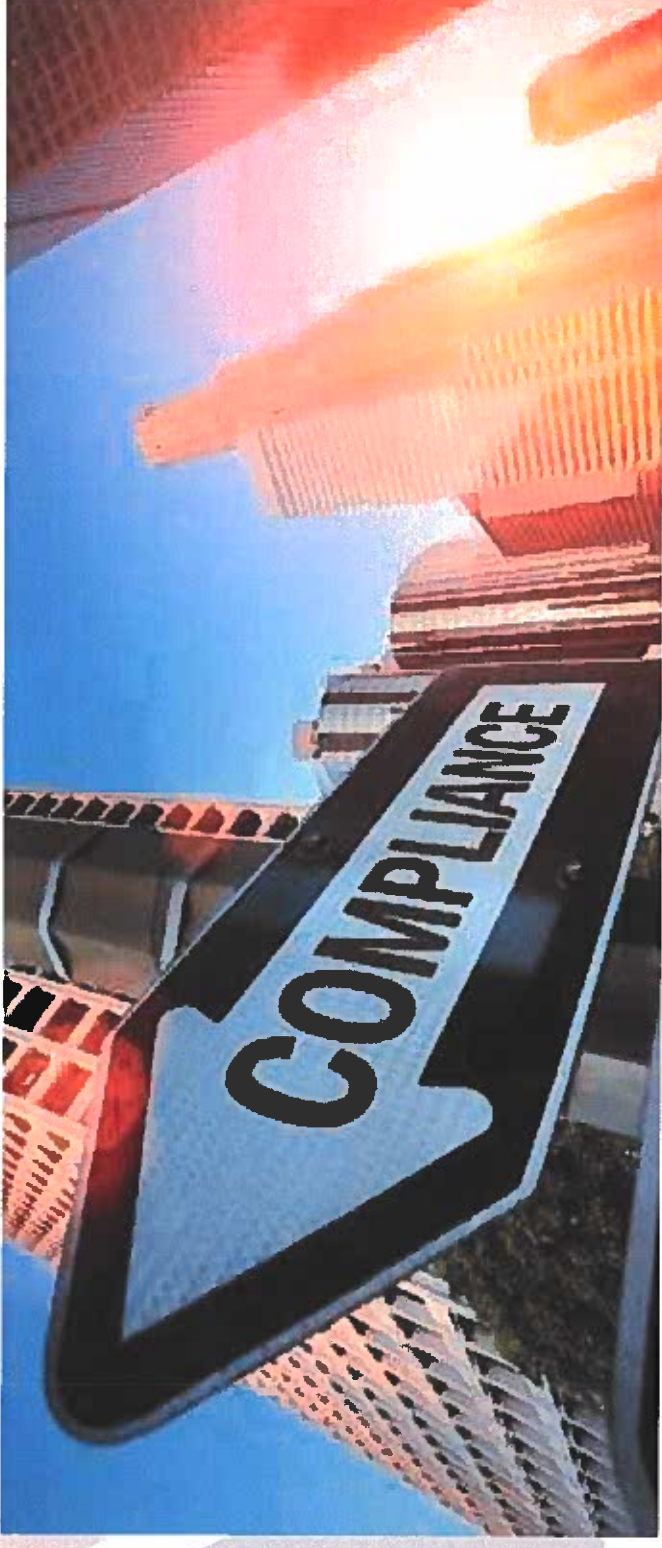
To join the meeting by Facebook: Use this URL - facebook.com/cityofperryga
This will allow you to view and hear the meeting.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Appearance(s):
 1. Presentation by Hargray relative to communication issues – Mr. Rich Knoll and Mr. Robert Holley.
 2. Discussion relative to lease agreement and request for a reduced rental rate for Classroom 1 at the Perry Arts Center – Ms. Susan Verrochi and Mr. Micah Goguen.
 - 3b. Office of the City Manager
 1. Short Term Rentals – Ms. A. Hardin.
 2. Discussion of fire code appendices – Mr. L. Gilmour.
 3. Main Street Downtown Business Gift Card Program – Ms. H. Bryant.
 - 3c. Department of Public Works
 1. Legacy Park Dedication Signage – Ms. A. Fitzner and Mr. B. Murph, GWES.
4. Council Member Items:
5. Department Head/Staff Items:
6. 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.

Economic Development Short Term Rentals

Purpose of Presentation is to address Short Term Rentals (STR)-also known as Airbnbs, HomeAway, VRBO and other STR booking sites and ensuring hotel/motel tax is appropriately captured.



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In December 2019, 14 unique STRs were identified in Perry. It's grown to 25 properties now.

Currently these are unregulated and not recognized in the city as in, no license or registration fees or collection of occupancy taxes. However, we know they are being utilized. Three owners have added a second property/listing. Combined, more than 1,000 reviews and all properties can accommodate 115 guests.

In May 2020, STR bookings increased nationally, compared to the same time last year. We did not see bookings increase for Perry hotels in May 2020 compared to May 2019.

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Search Add a location

Sign up Help

Perryise Cabin-near Georgia National Fairgrounds

2 reviews · Perry, Georgia, United States

Share Save



Show all photos

Entire cabin hosted by Natalie

8 guests · 2 bedrooms · 6 beds · 2 baths



\$150 / night

2 reviews



Entire home

You'll have the cabin to yourself.

Free cancellation until Jul 24

CHECK-IN	CHECK-OUT
08/07/2020	08/10/2020
guests	
1 guest	

to search

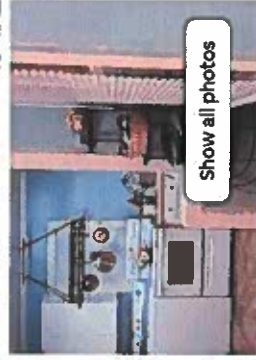


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Just Listed ~ ~ Angel Heart Inn

★ 4.73 (83) · Superhost · Perry, Georgia, United States

Share Save



Show all photos

Entire cottage hosted by Chris & Hinky

5 guests · 2 bedrooms · 2 beds · 1 bath



\$95 / night

★ 4.73 (83)

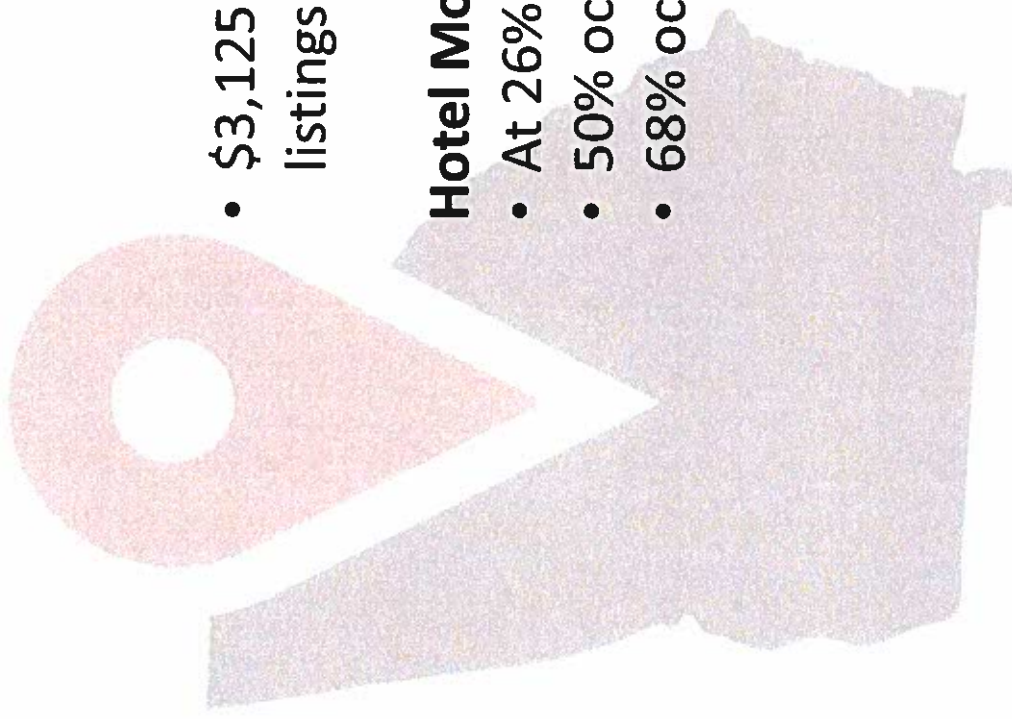
🏠 Entire home

You'll have the cottage to yourself.

📅 Self check-in

CHECK-IN 08/19/2020	CHECKOUT 08/23/2020
GUESTS 2 guests	

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City Revenue

- \$3,125 in registration fees (25 unique listings at \$125/annually)

Hotel Motel Tax Estimated revenues

- At 26% occupancy **\$15,120** annually
- 50% occupancy at **\$37,906** annually
- 68% occupancy **\$51,536** annually



Recommendations Are:

- Require every listing to obtain a STR registration with the city at \$125 annually
- Require Collection of Hotel Motel Tax Fees-paid for by the traveler of 8% (submitted by the owners monthly or quarterly)
- Modify/create ordinances for registration and compliance

Enter into an agreement with Host Compliance/Granicus for the following services:

- Address Identification
- Rental Activity Monitoring
- Compliance Monitoring
- 24/7 Hotline

Address Identification: While scanning each STR platform every 3 days, Host Compliance captures listing status, metadata and full-screen screenshots which are time-stamped and made available to our clients in real time.



ADD A LOCATION



Robins AFB, Perry Fairgrounds convenience

★ 5.0 (16) · Superhost · [Kathleen, Georgia, United States](#)



Show all photos

Private room in house hosted by Lisete

2 guests · 1 bedroom · 1 bed · 1 shared bath



\$39 / night

★ 5.0 (16)

CHECK-IN
09/16/2020

CHECKOUT
09/18/2020

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Address Identification: All data is made available in detailed data reports that can be customized to Perry's exact needs and easily downloaded into Excel/CSV format

Showing 1 to 50 of 507 entries

Work Comp	Parcel Number	Land Use Compliance Status	Map	Identification Status	First Activity	Permitted	Last Permitted	Multifamily Status	First Starting Date	Last Mailing Date	Address	Identifiable Unit Number	Owner Name	Listings	Last Documented	Region	Most Likely Jurisdiction	Map	Map Size	Name	Add/View Comment
2016/01/01	123456789	NCN - COMPLAINT	Yes	Street address identified	More than one year ago	Last 31: 60 days	Last 90: More than one year ago	Rental unit owner	N/A	N/A	Hayward, WI 54843 USA	N/A	Owner Name	Listings	N/A	N/A	Region: Lake town	Map	6	0	0
2016/01/01	123456789	CC - COMPLAINT	Yes	Street address identified	More than one year ago	Last 31: 60 days	Last 90: 365 days	Rental unit owner	N/A	N/A	Hayward, WI 54843 USA	N/A	Owner Name	Listings	N/A	N/A	Region: Lake town	Map	7	0	0
2016/01/01	123456789	COMPLAINT	Yes	Street address identified	Last 90: 20 days	Last 31: 60 days	Last 90: 60 days	Rental unit owner	N/A	N/A	Hayward, WI 54843 USA	N/A	Owner Name	Listings	N/A	N/A	Region: Lake town	Map	10	0	0

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Compliance Monitoring: Put Perry's compliance monitoring and outreach efforts on auto-pilot by automating the mailing of notices to non-compliant short-term rental operators

RIK'S CASE

1000 Peachtree Street, NE
Atlanta, GA 30309
Phone: 404.525.1234
www.ricks-case.com

Dear [Name],

On [Date], we received a report from [Name] that your property, [Address], is being used for short-term rental purposes. This is a violation of the Short-Term Rental Ordinance, which prohibits the use of residential property for short-term rental purposes.

We are providing you with this notice to inform you of the violation and to give you an opportunity to bring your property into compliance. You must stop using your property for short-term rental purposes immediately and must take steps to ensure that your property is not used for short-term rental purposes in the future.

If you do not bring your property into compliance by [Date], we will be required to take legal action against you, which may result in a court order requiring you to stop using your property for short-term rental purposes and/or a fine.

If you have any questions or need more information, please contact us at [Phone Number] or [Email Address].

Sincerely,
Rick's Case, Inc.

Short-Term Rental Ordinance - For Rent

1000 Peachtree Street, NE
Atlanta, GA 30309
Phone: 404.525.1234
www.ricks-case.com

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Compliance Monitoring: Automate the entire mailing and follow-up process and track the status and outcome of each letter in real-time


Permit compliance mailing sequence



Case No.	Case Name	Case Type	Case Status	Case Date	Case Location	Case Agency	Case Description	Case Address	Case City	Case State	Case Zip	Case Contact	Case Email	Case Phone	Case Fax	Case Notes	Case Attachments	Case Comments	Case Actions
10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000
10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000	10000000000000000000

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Rental Activity Audit Automation: Streamline the audit process by requesting all backup info through simple, interactive online forms



Short-term Rental Revenue Validation Form

Please report each listing advertising your short-term rental.

Listing Website	Reservations	Reservations
Listing Website: https://www.airbnb.com/rooms/12345	Reservations: https://www.airbnb.com/rooms/12345	Reservations: https://www.airbnb.com/rooms/12345
Listing Website: https://www.airbnb.com/rooms/12345	Reservations: https://www.airbnb.com/rooms/12345	Reservations: https://www.airbnb.com/rooms/12345

Please enter the taxable receipts for the listing on Airbnb at <https://www.airbnb.com/rooms/1838274> (Listing 1 / 2).

Access your Airbnb history at https://www.airbnb.com/my_reservations?tab=signature&target=blank. Taxable receipts INCLUDE, but are not limited to, nightly rents, weekly rents, standard cleaning fees, pet fees, internet charges, late check-out fees, extra person fees, and resort fees. Taxable receipts EXCLUDE refundable deposits and any additional fees included in a special package rate, such as ski passes, or other recreational activity or additional service subject to CA sales tax.

Calendar Quarter 1 2015	Calendar Quarter 2 2015	Calendar Quarter 3 2015
January 01 - March 31 \$0,000	April 01 - June 30 \$0,000	July 01 - September 30 \$0,000

Please enter the taxable receipts for Quarter 1 / 2015
Please enter the taxable receipts for Quarter 2 / 2015
Please enter the taxable receipts for Quarter 3 / 2015

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24/7 STR Hotline: Make it easy for neighbors to report, substantiate and resolve non-emergency STR related incidents in real-time

Step 1

Concerned neighbor calls 24/7 short-term rental hotline or reports incident online



Step 2

Complainant provides info on alleged incident and is asked to submit photos, videos or other proof of the alleged violation



Step 3

If property is registered, Host Compliance immediately calls host/emergency contact to seek resolution



Step 4

Problem solved or escalated – Complaints saved in database so serial offenders can be held accountable



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Benefits to using Host Compliance's services

- ✔ Ensures fair, continuous and consistent compliance monitoring and enforcement
- ✔ Frees up valuable staff time that can be focused on higher-value added activities
- ✔ Maximizes Perry's tax and permit fee collections
- ✔ **REVENUE POSITIVE** – in most cases, the additional registration fees alone pays for Host Compliance's services several times over
- ✔ **6 MONTH UNCONDITIONAL MONEY BACK GUARANTEE!**

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Questions?

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Residential Subdivision

IFC Appendix B & C

0-3600 sq.ft 1,000 gallons per min.
 3,601-4,800 1,750 gallons per min.
 4,801-6,200 *2,000 gallon per min.

1 0-4,800sqft

Actual Flow

500' 500' Perry

N/A

Fire code official may modify location & number based on site specific constraints.

The Fire code official is authorized to use NFPA 1142 wildland-urban interface code

Required fire hydrant flow

Min. fire hydrants required

Flow credit for hydrant

Avg. spacing between

Max distance to building

Allowances/alternatives

If no hydrants/ mains available

0-5000 sq.ft 1,000 gallons per min.
 5000-6,200 2,000 gallons per min.

NFPA 1

1 0-5,000sqft

1,000 GPM

N/A 500' Perry

>250' - < 500'

NONE

The developer is required to provide the needed fire flow under Section 18.4 even if it is impractical to extend or modify the water distribution system to provide fire hydrants

IFC Appendix B provides a more accurate reflection of water flow requirements based on square footage of structure and allows flow credit for each hydrant based on its actual flow and not have a distance cap like NFPA 1 does.

IFC Appendix B provides for fixed hydrant spacing which is more predictable for developers and builders when costing a project based on typical residential structures. NFPA 1 will require reduced spacing or more hydrants on larger residences and areas with inadequate water flows.

*IFC Appendix B provides the fire code official allowances and alternatives to modify location and number of hydrants, such that if larger homes were to be built and the hydrant at average spacing were capable of supplying the fire flow, no additional hydrants or reduced spacing would have to be required as in NFPA 1. Saving money for the developer on upfront development cost and the city with ongoing hydrant maintenance and upkeep costs.



Project A - Light Commercial

Fire flow area 4,324 sq.ft.

IFC Appendix B/C	V-B	NFPA 1
3,601-4,800 sq.ft 1,750 gallons per min.	Required fire hydrant flow	3,601-4,800 sq.ft 1,750 gallons per min.
1	Min. fire hydrants required	1
Actual Flow	Flow credit for hydrant	1,000 GPM
500' 300' Perry	Avg. Spacing between	N/A 300' Perry
N/A	Max distance to building	>250' - <500'
860 GPM (Fail)	Existing road hydrant flow test	860 GPM (Fail)
Fire code official may modify location & number based on site specific constraints.	Allowances/alternatives	NONE

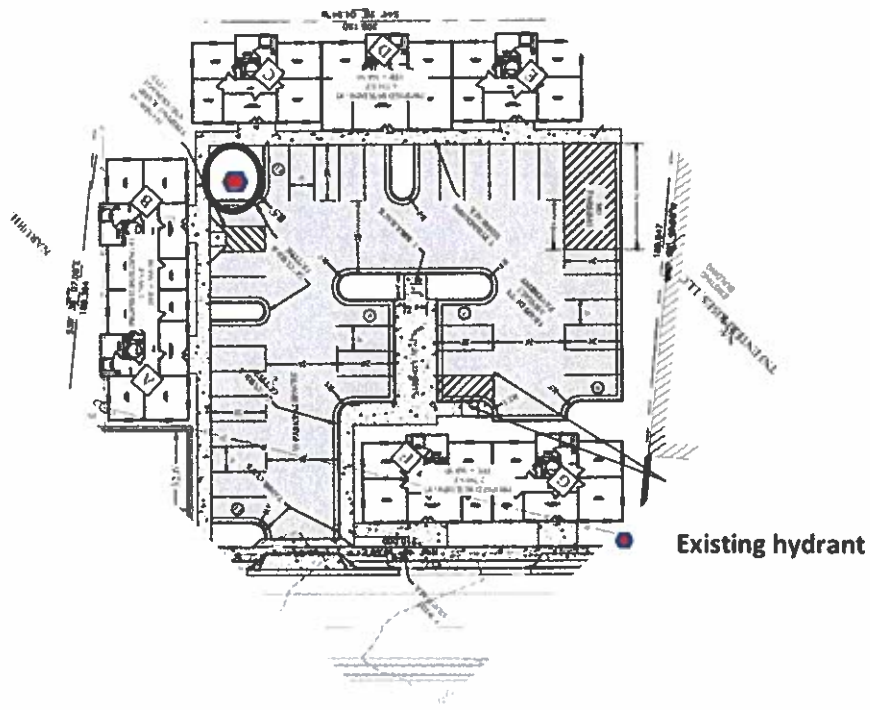
This project could not achieve the minimum required fire flow or meet the minimum distance around the building requirements of 400'.

When a water supply to a building is unable to meet its minimum fire flow requirement, additional means of fire protection are required. (fire sprinklers or other acceptable means of protection)

The project was faced with either providing fire sprinklers within each building to achieve a lower fire flow requirement but adding several thousands of dollars to each building or changing building materials adding additional costs to project.

With the provision in the IFC to allow modification, an additional fire hydrant was able to provide additional water flow to achieve 1,750 gallons per minute, the one additional hydrant also satisfied the distance requirement to water supply.

Additional hydrant required



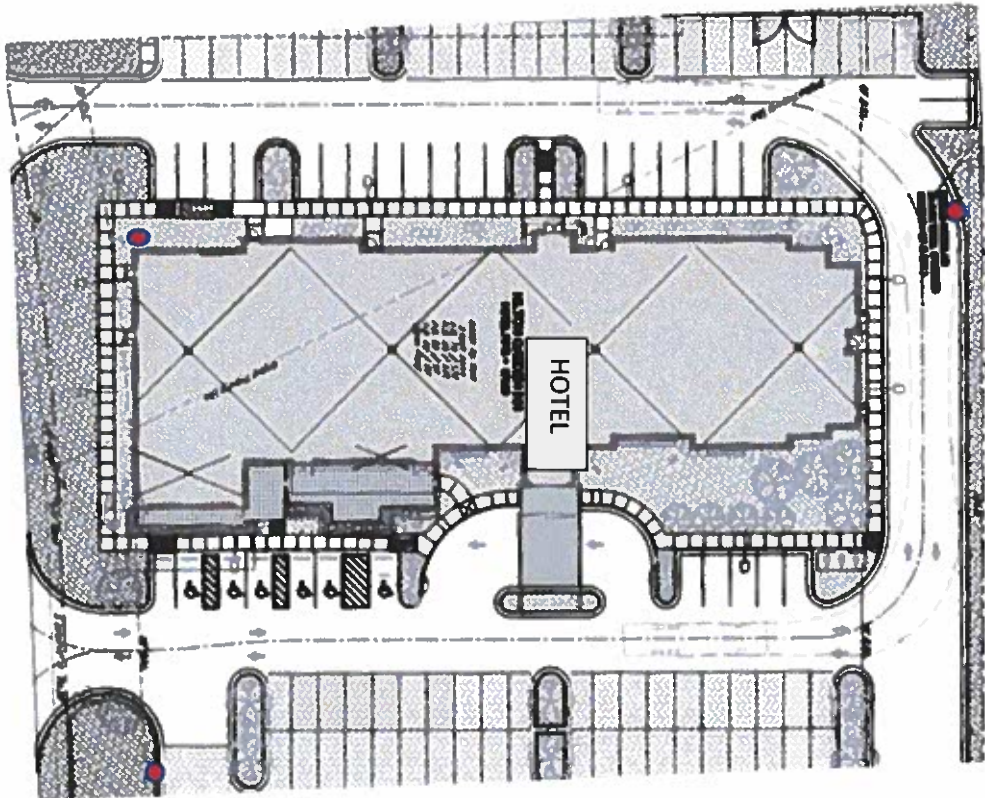
Project B - Hotel

Fire flow area 49,120sq.ft.

IFC Appendix B/C	II-A	NFPA 1
47,101-54,900sqft. 3,250 gallons per min.	Required fire hydrant flow	47,101-54,900sqft. 3,250 gallons per min
3	Min. fire hydrants required	4
Actual Flow	Flow credit for hydrant	1000 GPM
400' 300' Perry	Avg. spacing between	N/A 300' Perry
N/A	Max distance to building	>250' - < 500'
1,120 GPM	Existing road hydrant flow test	1,120 GPM
Fire code official may modify location & number based on site specific constraints	Allowances/alternatives	NONE

This project under NFPA 1 would require four fire hydrants costing the developer an additional \$5,000est. and the property owner with additional ongoing maintenance costs.

With the IFC methods contained in Appendices B/C, three hydrants will satisfy the minimum fire flow requirements.



Project C – Carroll St. Business Renovation

Fire flow area 23,600 sq.ft.

IFC Appendix B/C

3,250 gallons per min.

3 (only 2 available)

Actual

400' 300' Perry

N/A

B104.2 Area separation. Portions of buildings that are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

1,500 gallons per minute

1 (Carroll/Ball St)

III-B

Required fire flow

Min. fire hydrants required

Flow Credit for hydrant

Avg. spacing between

Max distance to building

Allowances/Alternatives

2hr firewall separations installed

Fire flow area re-calculated 1840 sq.ft.

New required fire flow

Min. fire hydrants required

NFPA 1

3,250 gallons per min

4 (only 2 available)

1,000

N/A 300' Perry

>250' - <500'

NONE

No change in requirements

“

“



This business was unable to comply with the required fire flow. By applying IFC Appendix B section B104.2 a fire wall was installed on each side wall and saved this project from having to install a fire sprinkler system at an approx.. cost of \$12,000. Other options such as adding additional fire hydrants or changing the construction type were not available.

Project – D Industrial expansion

Existing area 126,000 sq.ft

Added Fire flow area 128,700 sq.ft.

IFC Appendix B/C	I-A	NFPA 1
5,500 gallons per min.	Required fire flow	5,500 gallons per min.
6	Min. fire hydrants required	6
Actual	Flow credit for hydrant	1000
300' 300' Perry	Avg. spacing between	N/A
N/A	Max distance to building	> 250' - < 500' 300' Perry
	Allowances/alternatives	NONE

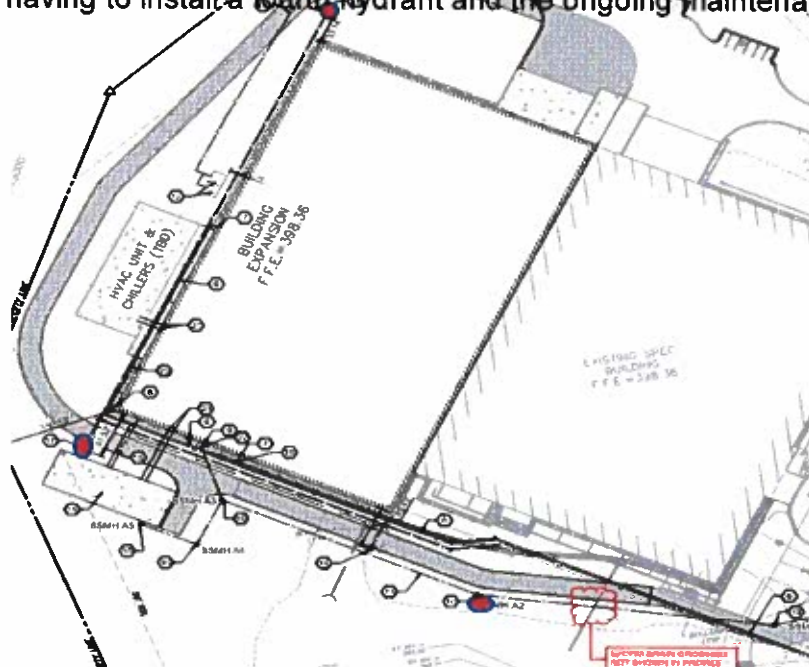
B104.2 Area separation. Portions of buildings that are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas.

2 hr firewall separation installed No change in Requirements

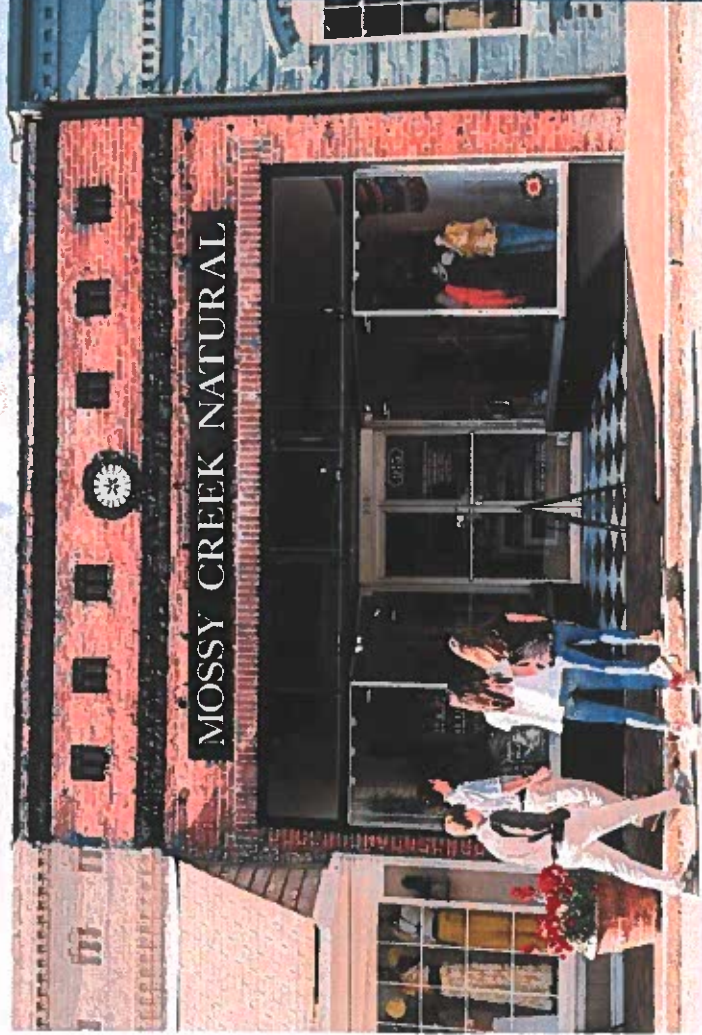
Fire flow area re-calculated 128,700 sq.ft.

3,750 gallons per min.	New Required fire flow
4	Min. fire hydrants required
1,266 GPM	Actual fire flow from hydrant test
3	Hydrants to achieve required fire flow

Utilizing IFC appendix B section 104.2 and the provision of "fire code official may modify location & number based on site specific constraints" this business was able to save an estimated. \$5,000 in upfront costs by not having to install a fourth hydrant and the ongoing maintenance costs.



GiftelTM
Keep Local Dollars Local



HISTORIC DOWNTOWN

Perry
•CHOOSE LOCAL•

There is truly something for everyone with a Community eGift Card! Custom branded for our community, this Card can only be used at our local shops and restaurants.

Support the small businesses that make your community unique.



SHOP DOWNTOWN PERRY



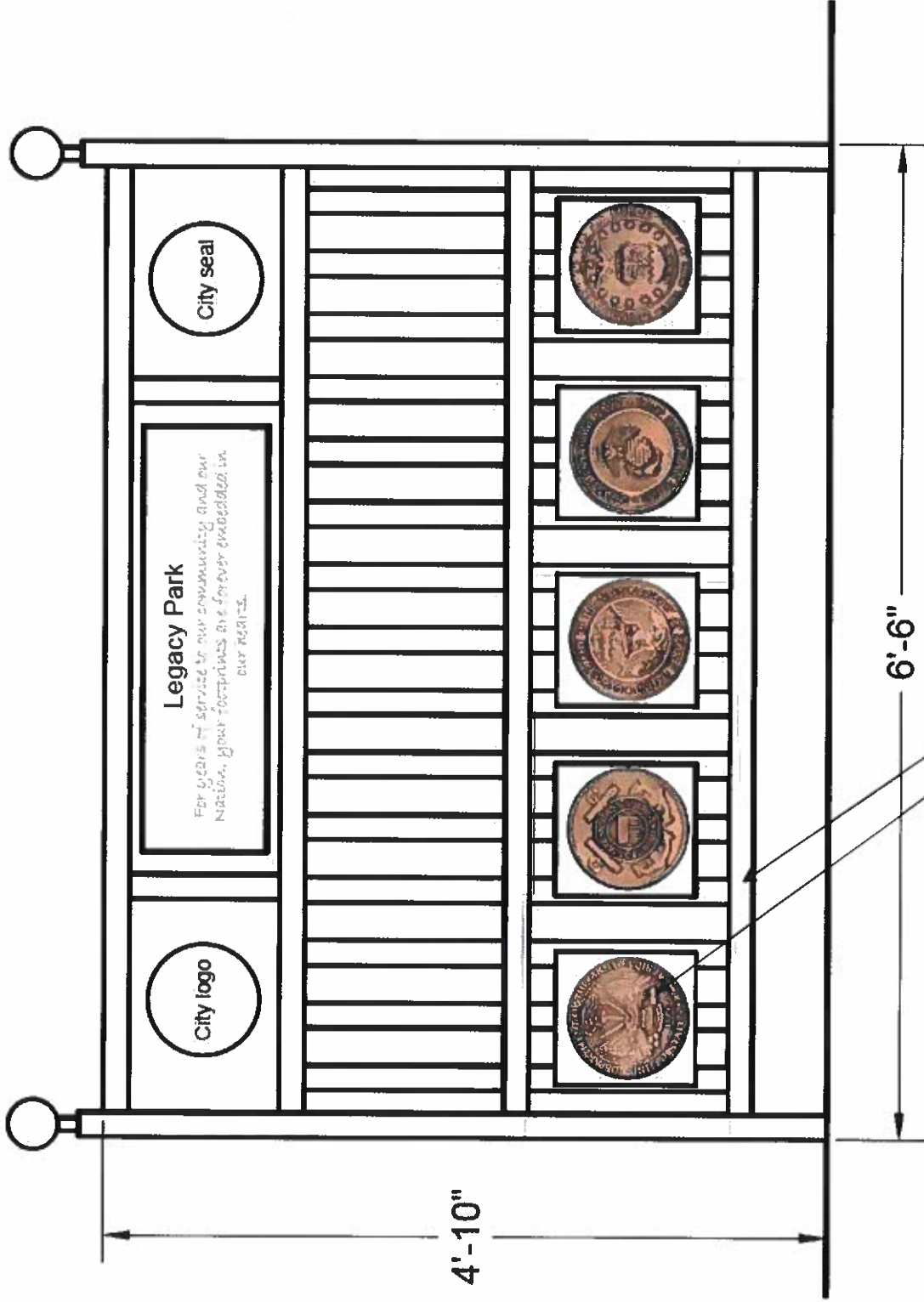
Connecting communities
to shop locally.

Legacy Park Dedication Signage



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Signage Concept



Wrought iron structure

Medallion (Army, Coast Guard, Navy, Marine Corps, Air Force)

Signage Location



Carroll Street

Main Street

Legacy Park Signage Location

Existing Conditions



Conceptual Proposed Design

