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December 15, 2020

COUNCIL AGENDA

6:00 PM

PERRY ARTS CENTER

1121 MACON ROAD, PERRY, GA 31069

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**To join the meeting by Facebook:** Use this URL - [facebook.com/cityofperryga](https://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. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s)/ Presentation(s):
  - 4a. Proposal for the 2021 Special Events Calendar – Ms. A. Turpin.
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Review of Minutes: Mayor Randall Walker
  - 7a. Council’s Consideration – Minutes of the November 17, 2020 pre council meeting, and November 17, 2020 council meeting, December 1, 2020 pre council meeting, and December 1, 2020 council meeting.
8. Old Business: Mayor Randall Walker
  - 8a. Ordinance(s) for Second Reading(s) and Adoption:
    1. **Second Reading** of an ordinance to amend the Downtown Development District Overlay Boundaries – Mr. B. Wood.
    2. **Second Reading** of an ordinance to amend Section 4-3 (D), Standards for Specific Uses (TEXT-179-2020) to require RV Parks by special exception and to revise standards for RV Parks – Mr. B. Wood.
    3. **Second Reading** of an ordinance for the rezoning (RZNE-168-2020) of a property from C-2 to C-1. The property is located on Perry Parkway; Tax Map No. 0P41A0 180000 – Mr. B. Wood.
9. Any Other Old Business:
  - 9a. Mayor Randall Walker

- 9b. Council Members
  - 9c. City Attorney Brooke Newby
  - 9d. City Manager Lee Gilmour
  - 9e. Assistant City Manager Robert Smith
10. New Business: Mayor Randall Walker
- 10a. Matters referred from December 14, 2020 work session and December 15, 2020 pre council meeting.
  - 10b. Ordinance(s) for First Reading(s) and Introduction:
    - 1. **First Reading** of an ordinance amending the FY 2020 Operating Budget – Mr. L. Gilmour. *(No action required by Council)*
  - 10c. Resolution(s) for Consideration and Adoption:
    - 1. Resolution to amend the fee schedule to provide for solid waste price increases – Mr. L. Gilmour.
    - 2. Resolution declaring certain vehicles and equipment surplus – Ms. B. King.
  - 10d. Award of Bid(s):
    - 1. Public Safety Facility Emergency Power Upgrade – Chief L. Parker.
    - 2. Bid No. 2021-10 Hampton Court Water & Sewer Extension – Mr. M. Worthington.
    - 3. Bid No. 2021-11 Tucker Road Culvert Replacement commendation – Mr. M. Worthington.
    - 4. Bid No. 2021-12 Inert Waste Transfer Station Phase 1A – Mr. M. Worthington.
11. Council Members Items:
12. Department Heads/Staff Items.
13. General Public Items:
14. Mayor Items:
15. 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](http://www.perry-ga.gov).



# 2021 Special Events

AS PROPOSED BY ANYA TURPIN, SPECIAL EVENTS MANAGER

DECEMBER 15, 2020



# 2021

## CITY OF PERRY SPECIAL EVENTS

<b>JANUARY</b>  	<b>FEBRUARY</b>  	<b>MARCH</b> PERRY HEALTH FAIR SATURDAY, MARCH 6 WORKOUT IN THE PARK SATURDAY, MARCH 27
<b>APRIL</b> FOOD TRUCK FRIDAY FRIDAY, APRIL 2 DOGWOOD DERBY SATURDAY, APRIL 10 WORKOUT IN THE PARK FRIDAY, APRIL 24	<b>MAY</b> ART IN THE PARK SATURDAY, MAY 1 FOOD TRUCK FRIDAY FRIDAY, MAY 14 WORKOUT IN THE PARK SATURDAY, MAY 29	<b>JUNE</b> NATIONAL TRAILS DAY SATURDAY, JUNE 5 FOOD TRUCK FRIDAY FRIDAY, JUNE 11 PERRY PRESENTS FRIDAY, JUNE 18 WORKOUT IN THE PARK SATURDAY, JUNE 26
<b>JULY</b> FOOD TRUCK FRIDAY FRIDAY, JULY 9 PERRY PRESENTS FRIDAY, JULY 16 WORKOUT IN THE PARK SATURDAY, JULY 31	<b>AUGUST</b> FOOD TRUCK FRIDAY FRIDAY, AUGUST 14 PERRY PRESENTS FRIDAY, AUGUST 21 WORKOUT IN THE PARK SATURDAY, AUGUST 28	<b>SEPTEMBER</b> FOOD TRUCK FRIDAY FRIDAY, SEPTEMBER 10 PERRY MUSIC FESTIVAL SATURDAY, SEPTEMBER 18 WORKOUT IN THE PARK SATURDAY, SEPTEMBER 25
<b>OCTOBER</b> TREATS ON THE TRAIL SATURDAY, OCTOBER 2 OKTOBERFEST SATURDAY, OCTOBER 23 WORKOUT IN THE PARK SATURDAY, OCTOBER 30	<b>NOVEMBER</b> INTERNATIONAL FESTIVAL SATURDAY, NOVEMBER 6 WORKOUT IN THE PARK SATURDAY, NOVEMBER 27	<b>DECEMBER</b> BUZZARD DROP FRIDAY, DECEMBER 31

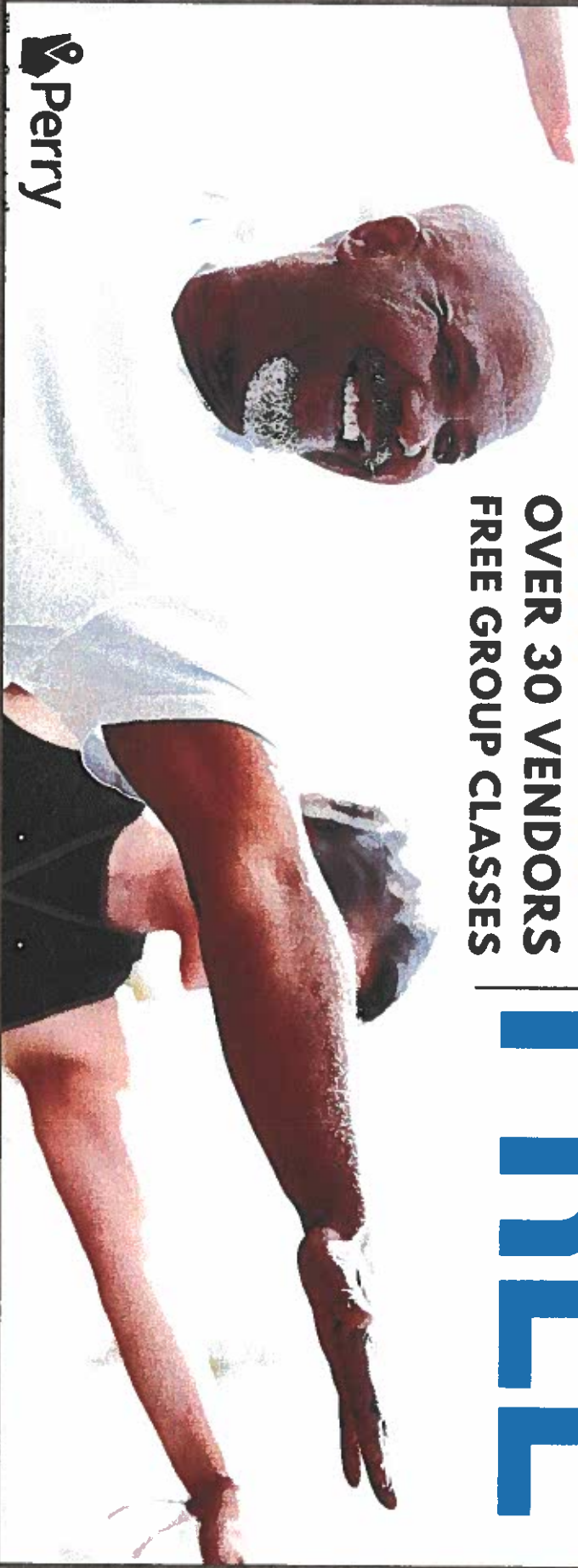
#WHEREGEORGIACOMESTOGETHER

### New Events in 2021

The City of Perry's Open Air Health Fair  
 National Trails Day  
 Treats on the Trail

### Events Intended to Launch in 2020

The Dogwood Derby  
 Art in the Park  
 The Perry International Festival  
 Modified Events  
 Workout in the Park  
 Continuing Events in 2021  
 Food Truck Friday Series  
 Perry Presents Series  
 Perry Music Festival  
 Oktoberfest  
 Perry Buzzard Drop



THE CITY OF PERRY'S  
**OPEN AIR**   
**HEALTH FAIR**  
OVER 30 VENDORS  
FREE GROUP CLASSES

**FREE**

 Perry



THE CITY OF PERRY'S  
**OPEN AIR**



# HEALTH FAIR

OVER 30 VENDORS  
FREE GROUP CLASSES

- COMPLEMENTARY SERVICES
- FREE TESTS + SCREENINGS
- OUTDOOR RECREATION
- DIETARY EXPERTS
- LOCAL HEALTHCARE PROVIDERS
- HEALTHY FOOD VENDORS
- OODR PRIZES + GIVEAWAYS



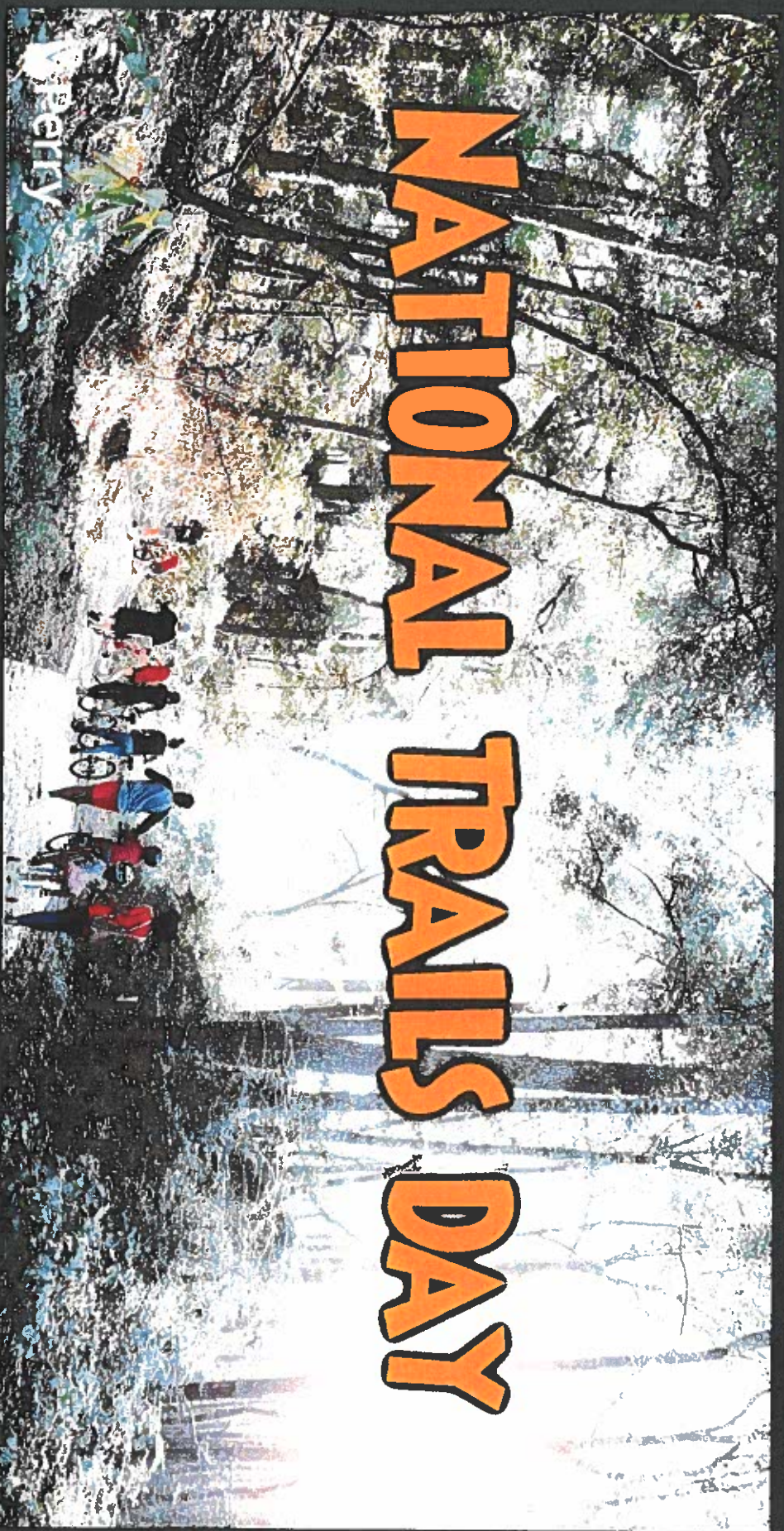
**SATURDAY 6<sup>TH</sup>**  
**MAR 21 2021**  
**10-AM - 2-PM** • FREE

**HERITAGE OAKS PARK**  
**2021 SAM NUUN BOULEVARD**





# NATIONAL TRAILS DAY



Peery







A group of five diverse people, including a woman with a large afro, a man with glasses, a woman with grey hair, a man with sunglasses, and a man with a beard, are smiling and cheering. They are wearing various casual clothing like jackets and t-shirts. The background is a blurred green golf course.

**Perry**  
Where Georgia comes together.

*Workout*  
in the Park  
at Heritage Oaks Park







**TREATS ON THE TRAIL**

**FREE! FAMILY FRIENDLY!**



Where Georgia comes together.  
**Perry**



10.02.21 | 4-6 PM

# FREE



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478-954-5758  
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## TREATS ON THE TRAIL

**INAUGURAL**  
A UNIQUE FALL THEMED HIKE OFFERING FAMILY FRIENDLY FUN & PLENTY OF TREATS! PATH IS APPROXIMATELY 1 MILE IN LENGTH. COMFORTABLE COSTUMES ARE ENCOURAGED!

**ROTARY CENTENNIAL PARK | PERRY, GEORGIA**

**PARTICIPATE BY HOSTING A FREE BOOTH FOR YOUR BUSINESS. NON-PROFIT OR GROUP!**





# 2021

## CITY OF PERRY SPECIAL EVENTS

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Food Truck Friday Series

Perry Presents Series

Perry Music Festival

Oktoberfest

Perry Buzzard Drop

**MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
November 17, 2020  
5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held November 17, 2020 at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker, Mayor Pro-Tempore Willie King, Council Members Phyllis Bynum-Grace, Riley Hunt, Joy Peterson, Robert Jones, and Darryl Albritton.

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

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Assistant City Manager, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Ansley Fitzner – Public Works Superintendent, and Tabitha Clark – Digital Communications Administrator.

Media: Kendra Holmes – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of November 17, 2020 council meeting agenda.

8a. RZNE-154-2020. Applicant, David Story, requests the rezoning of property from R-3, Multi-Family Residential District, to R-Ag, Residential-Agricultural District. The property is located at 96 Hay Road; Tax Map No. 0P0340 057000.. Mr. Wood advised this is a request to rezone the property from R-3 to R-Ag located at 96 Hay Road. Staff and the Planning Commission recommends approval of the change as requested.

8b. ANNX-156-2020. Applicant, William Edmond Smith, III, requests the rezoning and annexation of property from R-1 (County) to R-3 (City). The property is located on the East side of Talton Road; Tax Map No. 001050 100000. Mr. Wood advised this is a request to rezone and annex property from R-1 (County) to R-3 (City). Staff and the Planning Commission recommends approval of the annexation with the condition that multi-family usage will not be developed on the property.

8c. ANNX-157-2020. Applicant, William Edmond Smith, Jr., requests the rezoning and annexation of property from R-1 (County) to R-3 (City). The



property is located on the Southeast corner of SR 127 and Talton Road; Tax Map No. 001050 089000. Mr. Wood advised this is a request to rezone and annex the property from R-1 (County) to R-3 (City). Staff and the Planning Commission recommends approval of the request with the following conditions: Multi-family uses shall not be developed on the property; A 35' wide buffer with landscaping that meets requirements of LMO Sec. 6-3.5((DX1(c) shall be provided along the east property boundary; and residential lots adjacent to the east property boundary shall be a minimum of 12,000 square feet in area.

8d. RZNE-148-2020. Applicant, City of Perry, requests to modify the boundary of the Downtown Development Overlay District. The property is located in downtown Perry; Tax Map No. Multiple Parcels (See parcels in file) – Mr. B. Wood. Mr. Wood advised the applicant is requesting that the Downtown Development Overlay District be modified due to anticipated future development. Mr. Gilmour suggested Council consider removing a portion by Macon Road and Sunset Avenue because they do not share the same kind of characteristics as downtown Perry. Staff and the Planning Commission recommends approval of the proposed change in the boundary of the Downtown Development Overlay District, as proposed.

12a. (2) Approve moratorium on the permitting of self-storage facilities. Mr. Gilmour recommends issuing a moratorium on the permitting of self-storage facilities until conditions are outlined.

12b. (8) First Reading of an ordinance amending FY – 2021 Operating Budget. Mr. Gilmour recommends an ordinance amending the FY – 2021 Operating Budget.

12c. (2) Resolution accepting the donation of stormwater management area from Boardwalk Storage-Kathleen, LLC. Ms. Newby recommends adoption of the resolution as presented subject to receipt of an executed Quit Claim Deed of Release from First Carolina Bank.

12c. (4) Resolution amending position classification plan. Mr. Gilmour recommends amending position classification plan as presented.

12d. (1) Bid No. 2021-08 Knuckleboom Loader. Mr. Worthington recommends awarding the bid to Middle GA Freightliner in the amount of \$149,920.00.

12d. (2) Bid No. 2021-14 Tucker Road Water Treatment Facility Landscape Maintenance. Mr. Worthington recommends awarding the bid to Dixie Lawn & Landscaping, Inc. in the amount of \$16,680.00, pending Real Turf Solutions local vendor preference clause.

12d. (3) Bid No. 2021-15 Downtown Railing Project. Mr. Worthington recommends awarding the bid to Weldcraft Iron-Works, Inc. in the amount of \$14,250.00.

4. Council Member Items:

Council Members Bynum-Grace, Jones, Hunt, Peterson, Albritton and Mayor Pro-Tempore King had no reports.

Mr. Gilmour had no report.

Mr. Smith advised the City has received two special events applications pertaining to specific holiday functions. Perry Ministerial Association submitted an application for Christmas at the Crossroads to be held on December 6<sup>th</sup> from 6:00 p.m. until 7:00 p.m. They are expecting approximately 300 people to be in attendance. Mr. Smith stated this is an official downtown event and they are requesting basic support just like we have provided in the past. Ms. Jody Daly, Bodega Brew, submitted an application with other downtown merchants requesting to host a block party/New Years Eve celebration on December 31<sup>st</sup> from 7:00 p.m. until 12:00 a.m. Alcoholic beverages will be sold at downtown restaurants and they are expecting approximately 1,000 people to be in attendance. Ms. Newby advised the Governor's current order prohibits more than 50 people can be in attendance if they are unable to social distance.

A brief discussion was held regarding social distancing issues. Mayor Walker recommended raising the issue again at the end of the regular council meeting this date, due to time constraints.

Department Heads/Staff had no reports.

6. Adjournment: There being no further business to come before Council in the pre council meeting held November 17, 2020, Council Member Bynum-Grace motioned to adjourn the meeting at 6:01 p.m. Council Member Jones seconded the motion and it carried unanimously.



**MINUTES  
COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
November 17, 2020  
6:05 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the council meeting held November 17, 2020 at 6:05 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker, Mayor Pro-Tempore Willie King, Council Members Phyllis Bynum-Grace, Riley Hunt, Joy Peterson, Robert Jones, and Darryl Albritton.

City Staff: City Manager Lee Gilmour, City Attorney Brooke Newby, and Recording Clerk Janet Duffin.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Robert Smith – Assistant City Manager, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Ansley Fitzner – Public Works Superintendent, Ashley Hardin - Economic Development Administrator, Tabitha Clark – Digital Communications Administrator, Maria Herrera – Executive Secretary, Anji Holley – Executive Secretary, Mirian Arrington – Chief Court Clerk, and Corporal Jacob Laster – Perry Police Department.

Guest(s): Representative Shaw Blackmon, Robbin Jackson, David Story, Chad Bryant, and Mark White.

Media: Kendra Holmes – Houston Home Journal

3. Invocation and Pledge of Allegiance:

Mayor Pro Tempore King rendered the invocation and Council Member Albritton led the pledge of allegiance to the flag.

4. Recognitions(s)/Presentation(s):

- 4a. Presentation of 2019-2020 Champion of Georgia Cities Award to Representative Shaw Blackmon – Mayor Walker.

Mayor Walker presented Representative Blackmon with the 2019-2020 Champion of Cities Award and thanked him for everything he does for the City of Perry.

- 4b. United Way Recognition: Lulu Herrera, Anji Holley and Mirian Arrington – Mayor Walker.

Mayor Walker recognized Ms. Herrera, Ms. Holley and Ms. Arrington for their hard work relative to the City of Perry's United Way Campaign.

- 4c. Introduction of new Fire Marshal, Darryl Kitchens – Chief L. Parker.

Chief Parker introduced new Fire Marshal Darryl Kitchens and congratulated him on his new position.

- 4d. Introduction of new firefighters Brandon Maddox and Vince Walls – Chief L. Parker.

Chief Parker introduced Brandon Maddox and Vince Walls and welcomed them to the City of Perry Fire Department.

- 4e. Recognition of an award from the Governor's Office of Highway Safety in the Governor's Challenge for 2019-2020 - Chief S. Lynn.

Chief Lynn introduced Cpl. Jacob Laster who spearheads the Governor's Office of Highway Safety initiative for the department. Cpl. Laster explained what the award stood for and how it was achieved by the Perry Police Department's officers.

5. Appointment(s):

- 5a. Appointment of Mr. Chris Kinnas to Downtown Development Authority - Council Member Joy Peterson.

Council Member Peterson recommended the appointment of Mr. Kinnas to the Downtown Development Authority Board. Council Member Bynum-Grace motioned to accept the appointment of Mr. Kinnas; Mayor Pro Tempore King seconded the motion and it carried unanimously.

6. Community Partner(s) Update(s):

None

7. Citizens with Input:

Mr. Robbin Jackson, 1521 Sunshine Avenue, Perry, Georgia

Mr. Jackson expressed his gratitude to Mayor and Council for getting with the Houston County Board of Education to get the grass cut. Mr. Jackson asked Mr. Gilmour what amount is set aside for the Police Department in the City's budget. Mr. Gilmour advised the Police Department receives \$4.8 million per year which is 15% of the annual budget. Mr. Jackson asked that Council consider placing a statue in honor of John A. Lewis next to the Confederate statue that is currently downtown at the old courthouse. Mr. Jackson stated he is not asking for removal of the current statue, rather asking that recognition be given to Mr. Lewis.



8. **PUBLIC HEARING CALLED TO ORDER AT 6:30 P.M.** Mayor Walker called to order a public hearing at 6:30 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

**8a. RZNE-154-2020.** Applicant, David Story, requests the rezoning of property from R-3, Multi-Family Residential District, to R-Ag, Residential-Agricultural District. The property is located at 96 Hay Road; Tax Map No. 0P0340 057000 – Mr. B. Wood.

**Staff Report:** Mr. Wood advised this is a request to rezone the property from R-3 to R-Ag located at 96 Hay Road. Staff and the Planning Commission recommends approval of the change as requested.

**Public Input:** Mayor Walker called for any public input for or opposed to the proposal.

**For:** David Story, 96 Hay Road, spoke in favor of the application and advised he acted immediately upon Mr. Wood's request.

**Opposed:** None

**8b. ANNX-156-2020.** Applicant, William Edmond Smith, III, requests the rezoning and annexation of property from R-1 (County) to R-3 (City). The property is located on the East side of Talton Road; Tax Map No. 001050 100000 – Mr. B. Wood.

**Staff Report:** Mr. Wood advised this is a request to rezone and annex property from R-1 (County) to R-3 (City). Staff and the Planning Commission recommends approval of the annexation with the condition that multi-family usage will not be developed on the property.

**Public Input:** Mayor Walker called for any public input for or opposed to the application.

**For:** Mr. Chad Bryant, 906 Ball Street, advised multi-family usage will not be developed on the property.

**Against:** Mr. Mark White, 2628 Hwy. 127, expressed his concern about his property value, traffic issues, and runoff that may cause flooding on his property. Mr. White asked that if a runoff occurs, who would he go to in order to enlist help.

**8c. ANNX-157-2020.** Applicant, William Edmond Smith, Jr., requests the rezoning and annexation of property from R-1 (County) to R-3 (City). The property is located on the Southeast corner of SR 127 and Talton Road; Tax Map No. 001050 089000 – Mr. B. Wood.





**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**December 1, 2020**  
**6:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held December 1, 2020 at 6:00 p.m.

2. Roll.

Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Willie King and Council Members Phyllis Bynum–Grace, Darryl Albritton, Joy Peterson, Riley Hunt and Robert Jones.

Elected Official Absent: none

City Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, and Recording Clerk Joni Ary.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Fire Marshal Darryl Kitchens – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin– Economic Development Administrator, and Tabitha Clark – Communications Administrator.

Guest(s): Sandy Kusuda – Perry Lions Club, Don Carter, Storage Masters, Delaney Crosby, Ramsey Allen, and Geneva Sengenberger.

Media: Tyler Meister - Houston Home Journal

3. Invocation and Pledge of Allegiance to the Flag:

Council Member Jones rendered the invocation and Mayor Pro Tempore King led the pledge of allegiance to the flag.

4. Recognition(s)/ Presentation(s):

- 4a. Presentation of the Fire Safety poster contest. Chief Parker presented to Mayor and Council the two honorable mentions, runner up and winner of the poster contest. The contest was “safety in the kitchen”.
  - Honorable Mention – Sanian Browne – Morningside Elementary was not able to attend the meeting.
  - Honorable Mention – Delaney Crosby – The Westfield School – Mayor Walker presented her with a Certificate of Achievement award.
  - Runner Up – Ramsey Allen – Tucker Elementary – Mayor Walker presented

her with a Certificate of Achievement award.

- Winner – Geneva Sengenberger – Langston Road Elementary – Mayor Walker presented her with a Certificate of Achievement award.

Chief Parker stated that the winner will have a pizza party with her class and can ride the Fire Truck either to school or from school. All participants will have their Art displayed at the Worrall Facility.

- 4b. Peaches to the Beaches Application. Ms. Sandy Kususda, Perry Lions Club stated the Peaches to the Beaches is scheduled for March 12<sup>th</sup> – 13<sup>th</sup>, 2021. They are requesting City assistance. City Manager Lee Gilmour stated the administration recommendation is to approve to go ahead with the event subject to the Governor of Georgia not extending the existing executive order for COVID restrictions. The City will send a letter outlining what City services can be offered if the executive order is extended to Lion's Club and will be notifying them closer to the event of any changes. Council concurred to proceed with approving the application subject to the stipulations if the Governor of Georgia extends executive order for COVID restrictions.
5. Appointments: None.
6. Community Partner(s) Update(s): None.
7. Citizens with Input. None.
8. PUBLIC HEARING CALLED TO ORDER AT 6:15 p.m.: Mayor Randall Walker called to order a public hearing at 6:15 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-36-22.
- 8a. RZNE-168-2020. Applicant, Tom Ward/Storage Masters Inc., request the rezoning from C-2, General Commercial District, to C-1 Highway Commercial District. The property is located at Perry Parkway; Tax Map No. 0P041A0 180000.

Staff Report: Mr. Wood reviewed the request for rezoning property located at Perry Parkway from C-2, General Commercial District, to C-1, Highway Commercial District. Staff recommended approval of the zoning change with the following conditions – 1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment uses, vehicle sales and service uses, recreational vehicle parks, campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and 2. The property shall be developed substantially in compliance with the rezoning site plan scheme 1 prepared by Carter Engineering group dated 10/16/2020.

Public Input: Mayor Walker called for any public input for or against the petition.



For: Mr. Don Carter stated he was there to answer any questions. Council Member Hunt asked the sizes of the units, Mr. Carter stated they will be a variety of sizes. Council Member Jones asked how many units will be on site. Mr. Carter stated he did not have that number yet.

Against: None

- 8b. TEXT-179-2020. Applicant, The City of Perry requests the Text Amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks.

Staff Report: Mr. Wood reviewed the request to revise the Text amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks. Staff recommends approval of the text amendment.

Public Input: Mayor Walker called for any public input for or against the petition.

For: None.

Against: None

Public Hearing Closed at 6:30 p.m. Mayor Walker closed the hearing at 6:30 p.m.

9. Review of Minutes: Mayor Randall Walker

- 9a. Council's Consideration – Minutes of the November 16, 2020 work session. The minutes for Council's November 17, 2020 pre council meeting, and November 17, 2020 council meeting will be available for review on the next Council agenda scheduled for December 15, 2020.

Council Member Bynum-Grace motioned to accept the minutes for the November 16, 2020 work session as submitted; Council Member Jones seconded the motion and it carried unanimously.

10. Old Business: Mayor Randall Walker

- 10a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance for the rezoning of the property from R-3, Multi-Family Residential District, to R-Ag, Residential-Agricultural District. The property is located at 96 Hay Road: Tax Map No. 0P0340 057000 - Mr. B. Wood.

Adopted Ordinance No. 2020-28 for rezoning of the property from R-3, Multi-Family Residential District, to R-Ag, Residential-Agricultural District. Council Member Jones motioned to adopt the ordinance as

submitted; Council Member Bynum-Grace seconded the motion and it carried unanimously. (Ordinance 2020-28 has been entered into the City's official book of record.)

2. **Second Reading** of an ordinance for the rezoning of the property from R-1 (County) to R-3 (City). The property is located on the East side of Talton Road; Tax Map No. 001050 100000 – Mr. B. Wood

Adopted Ordinance No. 2020-29 ordinance for the rezoning of the property from R-1 (County) to R-3 (City). This property is located on the East side of Talton Road. Mayor Pro-Tempore King motioned to adopt the ordinance as submitted; Council Member Jones seconded the motion and it carried unanimously. (Ordinance 2020-29 has been entered into the City's official book of record.)

3. **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located on the East side of Talton Road; Tax Map No. 001050 100000 – Mr. B. Wood.

Adopted Ordinance No. 2020-30 annexation of the property to the City of Perry. Council Member Albritton motioned to adopt the ordinance as submitted; Council Member Jones seconded the motion and it carried unanimously. (Ordinance 2020-30 has been entered into the City's official book of record.)

4. **Second Reading** of an ordinance for the rezoning of the property from R-1 (County) to R-3 (City). The property is located on the Southeast corner of SR 127 and Talton Road; Tax Map No. 001050 089000 – Mr. B. Wood.

Adopted Ordinance No. 2020-31 to the rezoning of the property from R-1 (County) to R-3 (City). The property is located on the Southeast corner of SR 127 and Talton Road. Council Member Jones motioned to adopt the ordinance as submitted; Council Member Albritton seconded the motion and it carried unanimously. (Ordinance 2020-31 has been entered into the City's official book of record.)

5. **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located on the Southeast corner of SR 127 and Talton Road; Tax Map No. 001050 089000 – Mr. B. Wood.

Adopted Ordinance No. 2020-32 to of an ordinance for the annexation of property to the City of Perry. The property is located on the Southeast corner of SR 127 and Talton Road. Council Member Hunt motioned to adopt the ordinance as submitted; Council Member Jones seconded the motion and it carried unanimously. (Ordinance 2020-32 has been entered into the City's official book of record.)

6. **Second Reading** of an ordinance to amend Section 3-11 – General



Regulations to Alcohol Licenses to provide for a public hearing before Council for new locations – Mr. L. Gilmour.

Adopted Ordinance No. 2020-33 to amend Section 3-11 – General Regulations to Alcohol Licenses to provide for a public hearing before Council for new locations. Council Member Jones motioned to adopt the ordinance as submitted; Council Member Bynum-Grace seconded the motion and it carried unanimously. (Ordinance 2020-33 has been entered into the City's official book of record.)

7. **Second Reading** of an ordinance amending FY 2021 Operating Budget. Mr. Gilmour.

Adopted Ordinance No. 2020-34 to amend FY 2021 Operating Budget. Council Member Albritton motioned to adopt the ordinance as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously. (Ordinance 2020-34 has been entered into the City's official book of record.)

11. Any Other Old Business:

- 11a. Mayor Randall Walker - none
- 11b. Council Members - none
- 11c. City Attorney Brooke Newby – was absent from the meeting.
- 11d. City Manager Lee Gilmour - none
- 11e. Assistant City Manager Robert Smith - none

12. New Business: Mayor Randall Walker

12a. Matters referred from December 1, 2020 pre council meeting. None.

12b. Ordinance(s) for First Reading(s) and Introduction:

- 1. **First Reading** of an ordinance to amend the Downtown Development District Overlay Boundaries – Mr. B. Wood. (No action required by Council).
- 2. **First Reading** of an ordinance to amend Section 4-3 (D), Standards for Specific Uses (TEXT-179-2020) to require RV Parks by special exception and to revise standards for RV Parks – Mr. B. Wood. (No action required by Council).
- 3. **First Reading** of an ordinance for the rezoning (RZNE-168-2020) of a property from C-2 to C-1. The property is located on Perry Parkway; Tax Map No. 0P41A0 180000 – Mr. B. Wood. (No action required by Council).

12c. Resolution(s) for Consideration and Adoption:





Mr. Worthington presented for Council's consideration an award of bid for two (2) Utility Terrain Vehicles. Staff recommends awarding the bid to low bidder Lasseter Tractor in the amount of \$46,000.00. Council Member Albritton motioned to award the bid to low bidder Lasseter Tractor in the amount of \$46,000.00; Council Member Jones seconded the motion and it carried unanimously.

13. Council Members Items:

Council had no reports.

14. Department Heads/Staff Items.

Mr. Gilmour and Mr. Smith had no reports.

Ms. King, Mr. Worthington, Mr. Wood, Chief Lynn, Chief Parker, Mr. Swan, Ms. Fitzner, and Ms. Hardin had no reports.

Ms. Clark stated that the City is holding a Light Hunt online and has had over 3,000 website views. The promotional video for Ball Street Holiday Lights has had over 39,000 views. Next week on Tuesday the City will be showcasing all Perry has to offer to the National Engaging Local Government Leaders.

15. General Public Items: None.

16. Mayor Items:

- December 14, 2020, Work session
- December 15, 2020, Pre council and Council

17. Adjournment: There being no further business to come before Council in the council meeting held December 1, 2020, Council Member Jones motioned to adjourn the meeting at 6:56 p.m. Mayor Pro Tempore King seconded the motion and it carried unanimously.

**MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
December 1, 2020  
5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held December 1, 2020, at 5:00 p.m.

2. Roll:

Elected Officials Present: Mayor Randall Walker, Mayor Pro Tempore Willie King, and Council Members Joy Peterson, Robert Jones, Darryl Albritton, Phyllis Bynum-Grace, and Riley Hunt.

Elected Official Absent: none

City Staff: City Manager Lee Gilmour, Assistant City Manager Robert Smith, and Recording Clerk Joni Ary.

Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Fire Marshal Darryl Kitchens – Fire and Emergency Services Department, Bryan Wood – Director of Community Development, Brenda King – Director of Administration, Mitchell Worthington – Director of Finance, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, and Tabitha Clark – Communications Administrator.

Media: Tyler Meister – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker

- 3a. Discussion of December 1, 2020 council meeting agenda.

4b. Peaches to the Beaches Application. City Manager Lee Gilmour stated the administration recommendation is to approve to go ahead with the event subject to the Governor of Georgia not extending the existing executive order for COVID restrictions.

8a. RZNE-168-2020. Applicant, Tom Ward/Storage Masters Inc., request the rezoning from C-2, General Commercial District, to C-1 Highway Commercial District. The property is located at Perry Parkway; Tax Map No. 0P041A0 180000. Mr. Wood reviewed the request for rezoning property located at Perry Parkway from C-2, General Commercial District, to C-1, Highway Commercial District. Staff recommended approval of the zoning change with the following conditions – 1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment

uses, vehicle sales and service uses, recreational vehicle parks, campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and 2. The property shall be developed substantially in compliance with the rezoning site plan scheme 1 prepared by Carter Engineering group dated 10/16/2020.

**8b. TEXT-179-2020.** Applicant, The City of Perry requests the Text Amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks. Mr. Wood reviewed the request to revise the Text amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks. Staff recommends approval of the text amendment. Council Member Peterson wanted to verify that nothing permanent can be attached to RV. Mr. Wood stated that was correct.

**12b. (1) First Reading of an ordinance to amend the Downtown Development District Overlay Boundaries.** Mr. Wood stated this was taken to the DDA Board and they voted in concurrence with the changes.

**12c. (2) Resolution Accepting Ownership and Maintenance of Rights-of-Way and Certain Infrastructure in the Cottages at Houston Lake Subdivision.** Mr. Wood stated that this would not include the gas line.

**12d. Bid No. 2021-07 -Utility Terrain Vehicles (2).** Mr. Worthington stated these vehicles will be used in the downtown area by the Public Works Department.

**3b. Follow Up information.**

- **Follow up relative to Waffle House restaurant entrance.** Mayor Walker gave an update relative to the Waffle House restaurant entrance, spoke to their corporate office about concerns. Waffle House corporate stated their doors are specifically installed due to their kitchen area being an open area to meet Health Department standards. Waffle House corporate stated they would look at ways on improving their entrance. Chief Parker stated he spoke with the City and County EMS and they have a gurney that can fold and move in and out of the buildings. Council Member Peterson thanked everyone for following up.
- **Follow up relative to Perry Middle School Traffic.** Chief Lynn followed up on the Perry Middle School traffic, and due to a wreck that occurred on the day of the complaint was what made traffic back up. Chief Lynn stated he would monitor the traffic at the Perry Middle School and make sure vehicles are not blocking intersections/streets.

**3c. Future of proposed uses for the Perry Art Center building.** Mr. Gilmour reviewed with Council the proposed uses for the Perry Art Center building. The following are the proposed uses:

- Shift to an events center as a primary designation
- City Council and Municipal Court use the facility for the next two (2) years.



- Metal storage building be removed when Stanley Furniture building is demolished.
  - Entire block City-owned- planned for parking, children's park, and other events center.
  - Art shows/events are given priority in renting the facility.
  - Continue plans to upgrade audio/visual technology and a new efficient HVAC system.
  - Interior space not used by the court to be used by special events planning, building maintenance, and storage support.
- Council concurred to proceed with proposed uses as outlined.

4. Council Member Items:

Mayor Pro Tempore King, Jones, Bynum-Grace, Peterson, and Albritton had no reports.

Council Member Hunt stated that the Stop line on Keith Drive at Main Street is too far back and you cannot see to make a turn.

Mr. Gilmour and Mr. Smith had no reports.

5. Adjournment: There being no further business to come before Council in the pre council meeting held on December 1, 2020, Council Member Jones motioned to adjourned at 5:51 p.m.; Council Member Peterson seconded the motion and it carried unanimously.

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING THE CODE OF THE CITY OF PERRY, APPENDIX A, THE LAND MANAGEMENT ORDINANCE, AMENDING SECTION 1-4 RELATING TO THE DOWNTOWN DEVELOPMENT OVERLAY DISTRICT BOUNDARIES**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the City of Perry is amended as follows:**

1.

By amending Section 1-4.- Official zoning district map, to add subsection 1-4.6. as follows:

**1-4.6. *Downtown Development Overlay District Boundaries.*** The Boundaries of the Downtown Development District shall be identical to the boundaries of the geographical area as depicted in Exhibit "A" attached hereto dated November 2020, a copy of said exhibit to be attached to and replace the exhibit on the resolution activating the Downtown Development Authority of the City of Perry which Resolution was adopted by the Mayor and Council on the 17<sup>th</sup> Day of November, 1981. Said exhibit is incorporated into said Resolution, as may be hereafter amended by reference.

The portion of said property designated as "Proposed Downtown Development District Parcels" on Exhibit "A" shall be considered an overlay district and as such an overlay district shall consist of the zoning, land use and regulatory controls in effect for said property as of December 15, 2020.

**SO ENACTED this 15<sup>th</sup> day of December, 2020.**

**CITY OF PERRY, GEORGIA**

By: \_\_\_\_\_  
Randall Walker, Mayor

Attest: \_\_\_\_\_  
Annie Warren, City Clerk

1<sup>st</sup> Reading: December 1, 2020



2<sup>nd</sup> Reading: December 15, 2020

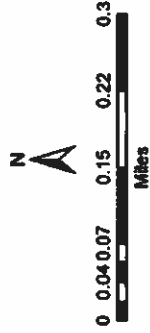
# Perry Downtown Boundary



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## Legend

-  Current Downtown Development District
-  Proposed Downtown Development District Parcels

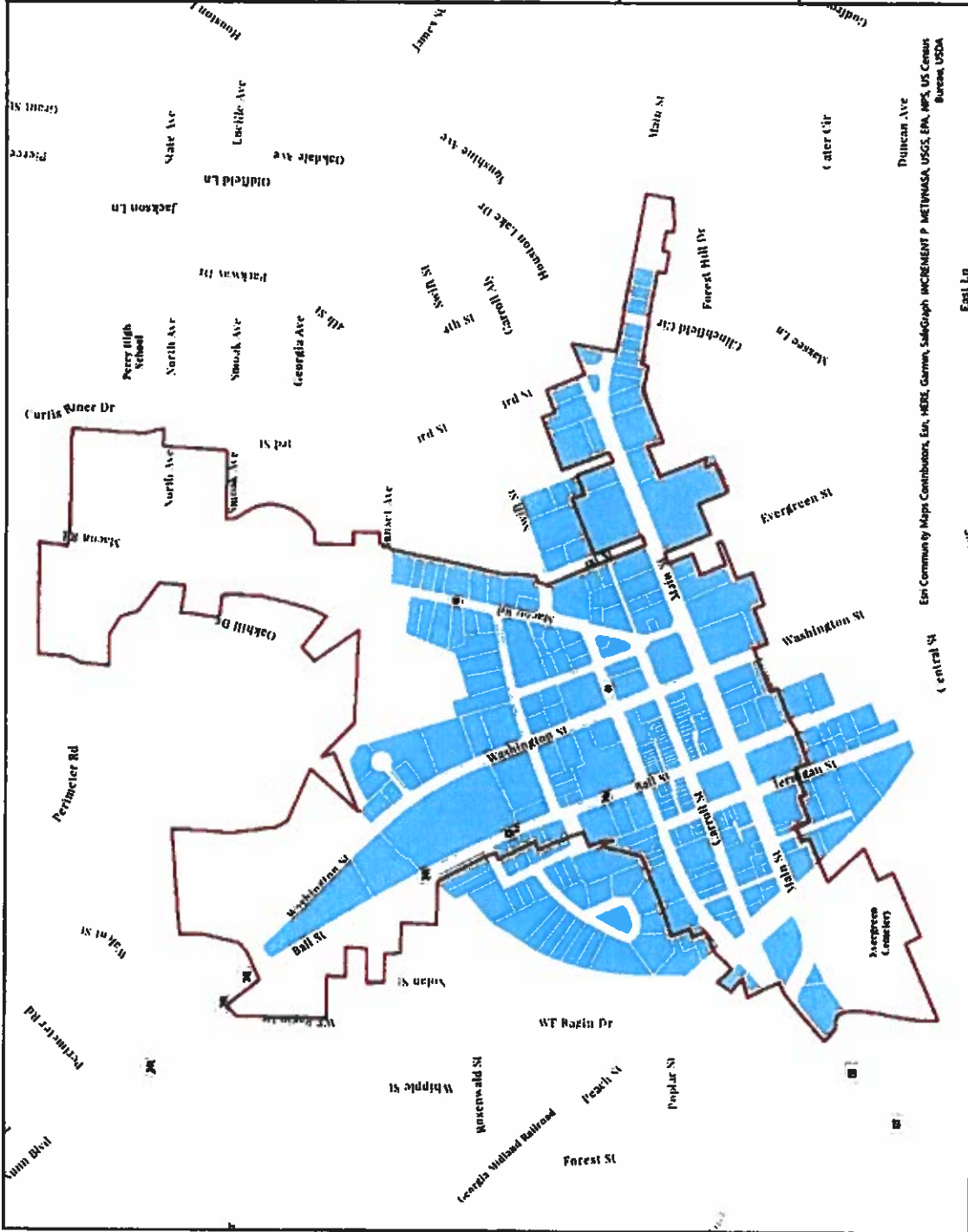


Middle Georgia Regional Commission  
TECHNOLOGY SERVICES

Middle Georgia Regional Commission  
175 Emory Highway Suite C  
Macon, Georgia 31217  
(478) 751-6160  
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https://middlegeorgiaregional.com

This map was prepared by the Middle Georgia Regional Commission pursuant to a contract with the City of Perry. The information contained on this map is intended for informational purposes only. It is not intended to be used for legal or financial purposes. The City of Perry and the Middle Georgia Regional Commission assume no liability for any errors or omissions in this map. The information contained on this map is intended for informational purposes only. It is not intended to be used for legal or financial purposes. The City of Perry and the Middle Georgia Regional Commission assume no liability for any errors or omissions in this map.

Please contact the Middle Georgia Regional Commission for more information.  
Middle Georgia Regional Commission



US  
Exhibit "A"



**AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING APPENDIX A, LAND MANAGEMENT ORDINANCE, OF THE CODE OF THE CITY OF PERRY, ARTICLE 4, USE REGULATIONS; AMENDING SECTIONS 4-1.2, TABLE OF USES AND 4-3.3, COMMERCIAL USES, REVISING SUBSECTION (D) RELATIVE TO STANDARDS FOR A RECREATIONAL VEHICLE PARK; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the Code of the City of Perry is amended as follows:**

**1.**

By amending the use type of a campground and a recreational vehicle park listed in **Table 4-1-1: Table of Uses of Section 4-1.2 of the Land Management Ordinance** to a special exception use, said Table to be amended as shown in Exhibit "A" attached hereto and incorporated herein by reference.

**2.**

By deleting subsection (D) of Section 4-3.3 in its entirety and replacing it to read as follows:

**Sec. 4-3. Standards for specific uses.**

**4-3.3. Commercial uses.**

**(D) Recreational vehicle park.** This use is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to weeks. All recreational vehicle (RV) parks within the City of Perry shall be governed by the following regulations:

**1. Minimum Area for Recreational Vehicle (RV) Parks and rental spaces.**

**a. Minimum Park Area.** The minimum size of an RV park shall be three (3) acres.

**b. Rental Space Size.** Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office and similar RV park needs.

**c. Rental Pads.** A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for water, sewer and electricity. Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the administrator to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the administrator, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty percent (20%) of the total number of spaces in the RV park.

**2. Setback Requirements.** Each rental space shall meet the following setback requirements:

- a. Fifty (50) feet when abutting a State or Federal highway or designated major arterial;
  - b. Twenty-five (25) feet when abutting a public right-of-way other than (a) above;
  - c. Twenty-five (25) feet when abutting any property line other than (a) or (b) above;
  - d. There shall be a minimum distance of ten (10) feet provided between RV units parked side by side;
  - e. There shall be a minimum distance of ten (10) feet between RV units parked end to end;
  - f. There shall be a minimum distance of twenty (20) feet between any RV space and any building.
3. **Streets.** Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with asphalt or concrete, the design of which shall be approved by the administrator, to maintain proper drainage. All interior roadways shall be at least twenty-three (23) feet in width for two-way traffic, and at least twelve (12) feet in width for one-way traffic. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six (6) percent. Access into the park from a public street shall meet the same design standards as those of the public street, for a distance of forty (40) feet from the property line into the development. All roadways and walkways within the park shall be adequately lighted at night, to provide safe access.
4. **Frontage.** All rental spaces shall have a minimum frontage of twenty (20) feet along an interior roadway.
5. **Sanitary facilities.** Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum state Health Department standards.
6. **Sanitary disposal stations.** Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.
- a. Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
  - b. The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the RV park water supply system.
  - c. Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."
  - d. Sanitary stations shall be approved by the county health department.
7. **Utilities.** All utilities shall be placed underground.
- a. **Water supply.** Every RV park shall connect to a public water system. Each rental space equipped with sewer and electrical hookups shall also be equipped with two water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one water outlet. Water supply shall be installed in compliance with City of Perry specifications. Fire hydrants shall meet minimum standards adopted by the City of Perry.
  - b. **Sanitary sewer.** A minimum of eighty percent (80%) of all rental spaces shall be equipped with a hookup to a public sewage system and installed in compliance with City of Perry specifications.
  - c. **Electricity.** A minimum of eighty percent (80%) of all rental spaces shall be equipped with an electrical outlet supplying at least 110 volts, or 110/220 volts, installed in accordance with applicable state electrical codes.
8. **Refuse disposal.** The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and

nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be provided at the rate of at least one thirty (30) gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.

9. Landscaping. Landscaping, screening and buffering shall comply with the provisions of Section 6-3 and 6-4 of this chapter. In addition to buildings located on the site, rental pads shall be removed from the overall site area for the calculation of tree unit density. Rental pads shall not count toward interior parking lot landscaping.
10. Open space. Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretaker's or manager's residence, or any area required for setbacks as set forth in Subsection (D)(2) of these regulations.
11. Structural Additions. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.
12. Storage Sheds. No storage sheds shall be allowed within an RV rental space.
13. Fires. Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.
14. Tents. Tents shall be permitted, and their number shall be limited to one tent per rental space. Areas for group tent camping may be established, with the following provisions:
  - a. The area set aside for such group use is not a part of any designated open space;
  - b. An adequate number of parking spaces is provided;
  - c. The area is served by one or more water outlets; and
  - d. The area is located no further than three hundred (300) feet from a service building.
15. Registration of Occupants. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.
16. Additional Standards for Special Exception. In addition to the standards for granting a special exception, the applicant requesting special exception for an RV park shall demonstrate conformance with, and the Planning Commission and the City Council shall find:
  - a. That the site is in conformance with sound planning principles and the land use plan for that area, as set forth in the comprehensive plan;
  - b. That the site has an acceptable relationship to the major thoroughfare plan of the City, and is accessible to recreational vehicles without causing disruption to residential areas; and
  - c. That the proposed recreational vehicle park will not overload utility and drainage facilities.

3.

**BE IT FURTHER ORDAINED** that all ordinances and Code sections, or parts thereof, in conflict with the foregoing are expressly repealed; and that should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of this governing authority.

**SO ENACTED** this 15<sup>th</sup> day of December, 2020.



**CITY OF PERRY, GEORGIA**

By: \_\_\_\_\_  
**Randall Walker, Mayor**

Attest: \_\_\_\_\_  
**Annie Warren, City Clerk**

1<sup>st</sup> Reading: December 1, 2020

2<sup>nd</sup> Reading: December 15, 2020

4-1.2. *Table of uses.*  
(Next Page)

















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## **STAFF REPORT**

From the Department of Community Development  
November 9, 2020

**CASE NUMBER:** TEXT-179-2020  
**APPLICANT:** The City of Perry  
**REQUEST:** Text Amendment to require recreational vehicle (RV) parks by special exception and to revise standards for RV parks

**STAFF ANALYSIS:** Following a recent application to rezone property on Perry Parkway to C-1 to allow a new RV park, City Council placed a moratorium on other new RV parks in order to consider modifications to City standards.

Staff has reviewed standards for RV parks from several Georgia communities and others around the country. Staff believes RV parks and campgrounds should be allowed only by special exception in C-1, Highway Commercial zoning districts. This will allow the Planning Commission and City Council to ensure that such uses are appropriately located and will have minimal impact on surrounding uses and community facilities.

Staff also recommends modifying Section 4-3.3(D) to provide additional design standards for RV parks. These minimum standards address rental lot size, setbacks, street size, sanitary facilities and utilities, refuse disposal, landscaping, open space, structural additions, storage sheds, fires, and tents. The minimum lot area for RV parks will remain as three acres. A requirement for the park owners to maintain a registration of park occupants and additional standards for evaluating a special exception are also included.

**STAFF RECOMMENDATION:** Staff recommends approval of the proposed text amendment.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the text amendment.

  
Eric Z. Edwards, Chairman, Planning Commission

11/13/20

Date

4-1.2. *Table of uses.*  
(Next Page)

















## Sec. 4-3. Standards for specific uses.

### 4-3.3. Commercial uses.

- ~~(D) Recreational vehicle park. In any district where recreational vehicle parks are permitted, the applicant shall submit a layout of the park subject to the following conditions:~~
- ~~(1) No recreational vehicle park shall be located except with direct access to a County, State or Federal Highway, with a minimum lot width of not less than fifty (50) feet for portion used for entrance and exit. No entrance or exit shall be through a residential district, or shall require movement of traffic from the park through a residential district.~~
  - ~~(2) The minimum lot area per park shall be three (3) acres.~~
  - ~~(3) Spaces in recreational vehicle parks may be used by recreational vehicles provided they meet any additional laws and ordinances of the Council.~~
  - ~~(4) Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a trailer park are permitted as accessory uses in any district in which trailer parks are allowed provided:
    - ~~(a) Such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.~~
    - ~~(b) Such establishments shall be restricted in their use to occupants of the park.~~
    - ~~(c) Such establishments shall present no visible evidence of their commercial character which would attract customers other than occupants of the park.~~~~
  - ~~(5) No space shall be so located that any park intended for occupancy for sleeping purposes shall be within fifty (50) feet of the right-of-way line of any freeway, expressway, or collector street, or within twenty-five (25) feet of the right-of-way of any minor street.~~
  - ~~(6) In addition to meeting the above requirements, the travel trailer park site plan shall be accompanied by a certificate of approval of the Houston County Health Department.~~

(D) Recreational vehicle park. This use is intended to provide commercial rental parking spaces and sites for recreational vehicles (RVs), including motor homes, travel trailers, pick-up campers and tent trailers; to provide goods and services customarily needed by occupants of the park; and to assure reasonable standards for the development of facilities for the occupancy of recreational vehicles on a temporary basis, ranging from short overnight stops to longer destination-type stays of several days to weeks. All recreational vehicle (RV) parks within the City of Perry shall be governed by the following regulations:

1. Minimum Area for Recreational Vehicle (RV) Parks and rental spaces.
  - a. Minimum Park Area. The minimum size of an RV park shall be three (3) acres.
  - b. Rental Space Size. Minimum rental space size for those spaces having utility hookups shall be one thousand five hundred (1,500) square feet. Minimum rental space size for those spaces not having hookups shall be nine hundred (900) square feet. Minimum rental space size shall not include any area required for access roads, off-street parking, service buildings, recreation areas, office and similar RV park needs.
  - c. Rental Pads. A minimum of eighty percent (80%) of all spaces shall be equipped with a surfaced area of not less than ten (10) feet by forty (40) feet, containing hookups for water, sewer and electricity. Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the administrator to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surfaced area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surfaced area, intended for occupancy by recreational vehicles not having self-contained toilet, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the administrator, of not less than ten (10) feet by twenty-five (25) feet for RV unit parking and a hookup for water. Spaces equipped with such a gravel pad shall not exceed twenty percent (20%) of the total number of spaces in the RV park.
2. Setback Requirements. Each rental space shall meet the following setback requirements:
  - a. Fifty (50) feet when abutting a State or Federal highway or designated major arterial;
  - b. Twenty-five (25) feet when abutting a public right-of-way other than a above;

- c. Twenty-five (25) feet when abutting any property line other than a or b above;
  - d. There shall be a minimum distance of ten (10) feet provided between RV units parked side by side;
  - e. There shall be a minimum distance of ten (10) feet between RV units parked end to end;
  - f. There shall be a minimum distance of twenty (20) feet between any RV space and any building.
3. Streets. Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with asphalt or concrete, the design of which shall be approved by the administrator, to maintain proper drainage. All interior roadways shall be at least twenty-three (23) feet in width for two-way traffic, and at least twelve (12) feet in width for one-way traffic. A forty-five (45) foot turning radius shall be required on all curves, to allow access by emergency vehicles. Any bridges within the development shall have a capacity of at least sixteen (16) tons, to allow access by emergency vehicles. Road grades shall not exceed six (6) percent. Access into the park from a public street shall meet the same design standards as those of the public street, for a distance of forty (40) feet from the property line into the development. All roadways and walkways within the park shall be adequately lighted at night, to provide safe access.
4. Frontage. All rental spaces shall have a minimum frontage of twenty (20) feet along an interior roadway.
5. Sanitary facilities. Every RV park shall be provided with one or more service buildings equipped with flush toilets, lavatories, showers and laundry facilities meeting minimum state Health Department standards.
6. Sanitary disposal stations. Every RV park shall contain at least one sanitary disposal station for the sole purpose of removing and disposing of wastes from holding tanks in a clean, efficient and convenient manner.
- a. Each sanitary station shall consist of a drainage basin constructed of impervious material, containing a disposal hatch and self-closing cover, and related washing facilities.
  - b. The disposal hatch of sanitary station units shall be connected to the sewage disposal system. Related facilities required to wash holding tanks and the general area of the sanitary station shall be connected to the RV park water supply system.
  - c. Each sanitary station shall have a sign posted stating "Danger—Not to be used for drinking or domestic purposes."
  - d. Sanitary stations shall be approved by the county health department.
7. Utilities. All utilities shall be placed underground.
- a. Water supply. Every RV park shall connect to a public water system. Each rental space equipped with sewer and electrical hookups shall also be equipped with two water outlets, to provide connection for the RV and a garden hose. All other rental spaces shall be equipped with one water outlet. Water supply shall be installed in compliance with City of Perry specifications. Fire hydrants shall meet minimum standards adopted by the City of Perry.
  - b. Sanitary sewer. A minimum of eighty percent (80%) of all rental spaces shall be equipped with a hookup to a public sewage system and installed in compliance with City of Perry specifications.
  - c. Electricity. A minimum of eighty percent (80%) of all rental spaces shall be equipped with an electrical outlet supplying at least 110 volts, or 110/220 volts, installed in accordance with applicable state electrical codes.
8. Refuse disposal. The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tight-fitting lids. Such containers shall be provided at the rate of at least one thirty (30) gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in centralized storage facilities. Adequate refuse collection and removal shall be the responsibility of the park owner.
9. Landscaping. Landscaping, screening and buffering shall comply with the provisions of Section 6-3 and 6-4 of this chapter. In addition to buildings located on the site, rental pads shall be removed from the overall site area for the calculation of tree unit density. Rental pads shall not count toward interior parking lot landscaping.
10. Open space. Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park, and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include

any area designated as a roadway, RV rental space, storage area, swimming pool, yard area surrounding the caretakers or manager's residence, or any area required for setbacks as set forth in Subsection (D)(2) of these regulations.

11. Structural Additions. Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.
12. Storage Sheds. No storage sheds shall be allowed within an RV rental space.
13. Fires. Fires shall be made only in stoves and other equipment intended for such purposes and placed in safe and convenient locations, where they will not constitute fire hazards to vegetation, undergrowth, trees and RVs. No open fires are allowed.
14. Tents. Tents shall be permitted, and their number shall be limited to one tent per rental space. Areas for group tent camping may be established, with the following provisions:
  - a. The area set aside for such group use is not a part of any designated open space;
  - b. An adequate number of parking spaces is provided;
  - c. The area is served by one or more water outlets; and
  - d. The area is located no further than three hundred (300) feet from a service building.
15. Registration of Occupants. It shall be the responsibility of the owner or manager of the RV park to keep a current record of the names and addresses of the owners and/or occupants of each RV space, the make, model, year and license number of each RV and motor vehicle by which it is towed, the state, territory or country issuing such licenses, and the arrival and departure dates of each occupant. This record must be made available for inspection to all appropriate agencies whose duties necessitate acquisition.
16. Additional Standards for Special Exception. In addition to the standards for granting a special exception, the applicant requesting special exception for an RV park shall demonstrate conformance with, and the Planning Commission and the City Council shall find:
  - a. That the site is in conformance with sound planning principles and the land use plan for that area, as set forth in the comprehensive plan;
  - b. That the site has an acceptable relationship to the major thoroughfare plan of the City, and is accessible to recreational vehicles without causing disruption to residential areas; and
  - c. That the proposed recreational vehicle park will not overload utility and drainage facilities.

THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS that the Land Management Ordinance of the Code of the City of Perry is amended as follows:



Where Georgia comes together.

## **STAFF REPORT**

November 6, 2020

**CASE NUMBER:** RZNE-168-2020  
**APPLICANT:** Tom Ward/Storage Masters, Inc.  
**REQUEST:** Rezone from C-2, General Commercial District, to C-1, Highway Commercial District  
**LOCATION:** Perry Parkway; Tax Map No. 0P41A0 180000

### **ADJACENT ZONING/LANDUSES:**

**Subject Parcel:** C-2, General Commercial District; undeveloped  
**North:** RAG, Residential-Agriculture District (County); Single-family residence  
**South:** R-1, Single-family Residential District; undeveloped along Perry Parkway, single-family residential behind  
**East:** R-3, Multi-family Residential District; undeveloped  
**West:** C-2; City greenspace

**BACKGROUND INFORMATION:** The applicant is requesting the C-1 zoning classification in order to develop a self-storage facility, which can only be permitted in such district. A preliminary site plan presented with the application identifies a 37,800 square foot climate controlled building as the forward-most building, set back approximately 190 feet from the street. Buildings with individually accessed units would be located beside and behind the main building, with outdoor boat and RV storage located behind these buildings. A 1.39 acre outparcel is proposed along Perry Parkway. No plans or proposed uses were provided for this outparcel.

The current owner of the subject property obtained a permit from GDOT about two years ago to install a right-in-right-out curb-cut with deceleration lane to the property. The preliminary site plan show access to the existing site and the proposed outparcel from this existing curb-cut.

Approximately 7.5 acres at the rear of the 16.77 lot is not proposed for development with the exception of any connections to or improvements required to the existing stormwater pond on the property.

Any portion of the proposed buildings which will be visible from Perry Parkway will be required to comply with the City's architectural design standards. The plan calls for a 25-foot wide planted buffer between the developed portion of the subject property and the residentially-zoned property to the east.

### **STANDARDS GOVERNING ZONE CHANGES:**

- 1. The suitability of the subject property for the zoned purposes.** The subject property appears to be suitable for development of uses allowed by the current C-2 zoning.
- 2. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.** Property values are not diminished by the current zoning.



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. There is no destruction of property value.**
4. **The relative gain to the public as compared to the hardship imposed upon the individual property owner. There does not appear there is any substantial impact to the public whether the property is zoned C-2 or C-1.**
5. **Whether the subject property has a reasonable economic use as currently zoned. The property has a reasonable economic use as currently zoned.**
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 never been developed.**
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 use and site layout of the proposed zoning appears to have limited or no impact on surrounding properties.**
8. **Whether the proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property. The proposed use of the property should not adversely affect existing uses or the usability of nearby properties, based on the proposed layout of the site, and the City's development standards.**
9. **Whether the zoning proposal is in conformity with the policies and intent of the land use plan. The subject property is identified as a "Gateway Corridor" character area in the 2017 Joint Comprehensive Plan Update. This character area encourages mixed-use developments, clustering of high-density developments around major intersections, accommodating big box retail in a way to complement surrounding areas, and providing landscaping along the roadways. The proposed site layout provides substantial building setbacks and area for front yard landscaping.**
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. Because of the limited wastewater generated by the proposed use and the lack of public sewer system in the area, the applicant requests approval for the use of an individual septic system. Otherwise, the proposed use should not cause substantive impacts to community facilities.**
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. The development of residential subdivisions in the surrounding area provides a market for the proposed use.**

**STAFF RECOMMENDATION:** Staff recommends approval of the zoning change with the following conditions:

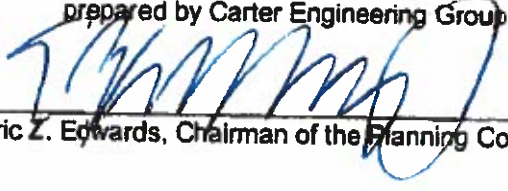
1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment uses, vehicle sales and services uses, recreational vehicle parks, campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and
2. The property shall be developed substantially in compliance with the Rezoning Site Plan Scheme 1, prepared by Carter Engineering Group, dated 10/16/2020.

**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the zoning change with the following conditions:

1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment uses, vehicle sales and services uses, recreational vehicle parks,

campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and

2. The property shall be developed substantially in compliance with the Rezoning Site Plan Scheme 1, prepared by Carter Engineering Group, dated 10/16/2020.



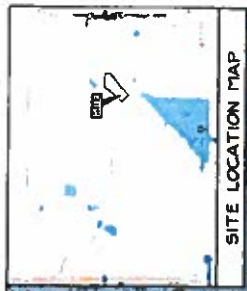
Eric Z. Edwards, Chairman of the Planning Commission

11/13/20

Date







**SITE LOCATION MAP**

NOW OR FORMERLY  
JOSEPH LYNN BACON,  
JR.  
PARCEL: 0000000000  
ZONED P040

NOW OR FORMERLY  
PARKWAY FARMS LLC  
PARCEL: 004140 100000  
DB 7350, PG 116  
PB 16, PG 45  
ZONED C2

NOW OR FORMERLY  
MICHAEL E. REYNOLDS  
PARCEL: 0000000000  
ZONED P040

**PROJECT INFORMATION**  
 PROJECT: [Blank]  
 PREPARED BY: [Blank]  
 PROPERTY GROUP: [Blank]  
 ADDRESS: [Blank]  
 AREA: [Blank]  
 EXISTING ZONING: [Blank]  
 COUNTY: [Blank]  
 CITY: [Blank]  
 DATE: [Blank]

DATE	10/15/2023
PROJECT	10/15/2023
SCALE	1" = 100'
PROJECT NO.	10/15/2023
DATE	10/15/2023
PROJECT	10/15/2023
SCALE	1" = 100'
PROJECT NO.	10/15/2023

NOW OR FORMERLY  
OZZAW INVESTMENTS LLC  
PARCEL: 004140 200000  
DB 5500, PG 337  
PB 16, PG 60  
ZONED C2

GRAVEL  
PARKING

CLIMATE  
CONTROLLED  
STORAGE  
37,000 S.F.

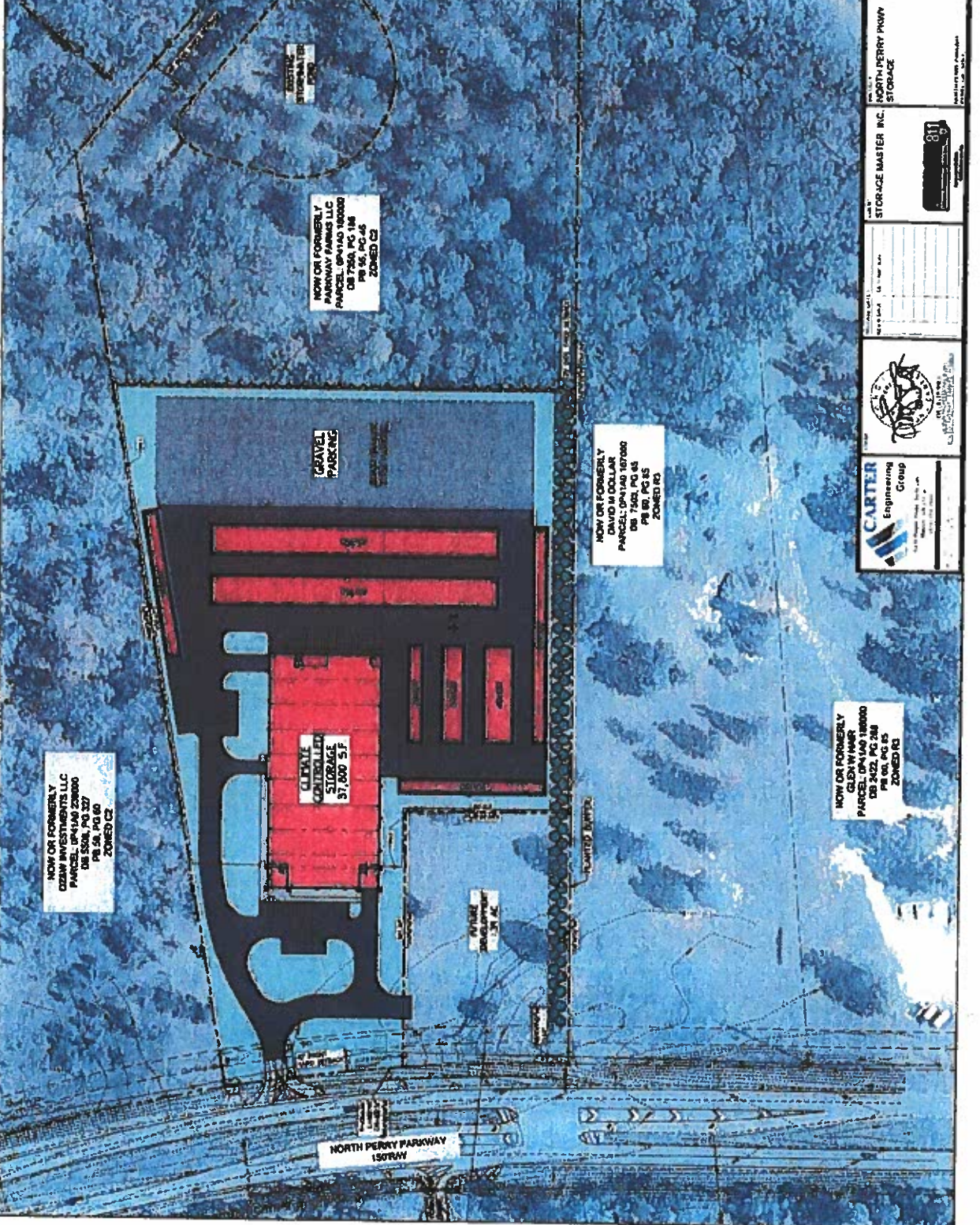
NOW OR FORMERLY  
DAVID M. COLLIER  
PARCEL: 004140 100000  
DB 7350, PG 116  
PB 16, PG 45  
ZONED C2

NOW OR FORMERLY  
GLENN W. WALKER  
PARCEL: 004140 100000  
DB 7350, PG 116  
PB 16, PG 45  
ZONED C2

**CARTER**  
Engineering Group

**STORAGE MASTER INC.**

**NORTH PERRY HWY STORAGE**



C1.1





Where Georgia comes together.

**Application for Rezoning**  
Contact Community Development (478) 988-2720

Application # RZNE 0168-  
2020

Applicant/Owner Information

*Indicates Required Field		Applicant	Property Owner
*Name	Tom Ward/Storage Masters, Inc.	Charles Ayers/Parkway Farms, LLC	
*Title	President		
*Address	5402 New Forsyth Rd., Suite A, Macon, GA 31210	1444 Sam Nunn Pkwy., Perry, GA 31069	
*Phone	478-474-1180	478-988-2380	
*Email	tward194@yahoo.com	Charles.Ayers@TheStorageCenter.com	

Property Information

*Street Address or Location	Perry Parkway
*Tax Map #(s)	0P 41A0 180000
*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 Zoning District	C-2	*Proposed Zoning District	C-1
*Please describe the existing and proposed use of the property Existing property use is undeveloped parcel. Proposed use is self-service storage			



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 - \$137.00 plus \$16.00/acre (maximum \$1,850.00)
  - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
  - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the application meets the tests for granting the rezoning). 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
- Rezoning 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.
- An application for rezoning affecting the same parcel shall not be submitted more often than once every six months.
- 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 36-67A-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.



9. 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.

10. Signatures:

*Applicant		*Date	10/16/20
*Property Owner/Authorized Agent		*Date	10/16/2020

**Standards for Granting a Rezoning**

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?
2. Describe the existing land uses and zoning classifications of surrounding properties.
3. Describe the suitability of the subject property for use as currently zoned.
4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.
5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.
6. Describe the relative gain to the public compared to any hardship imposed on the property owner.
7. Describe how the subject property has no reasonable economic use as currently zoned.
8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?
9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.
10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.
11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.
12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.
13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

Revised 7/17/20

For Office Use (receipt code 204.1)

Date received	Fee paid	Date deemed complete	Public Notice Sign	Legal Ad	County Notification
Notice to Applicant	Routed to PC	Date of PC	Date of Public Hearing	Date of Council action	Notice of action

**Standards for Granting a  
Rezoning**

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

***The proposed land use by the applicant requires rezoning to C-1 to allow Self-Service Storage as a permitted use with no other public or private restrictions on development.***

2. Describe the existing land uses and zoning classifications of surrounding properties.

***Adjacent land uses to the north and south are undeveloped tracts. Adjacent zoning classifications include Commercial and Multi-Family Residential properties immediately adjacent with Single-Family Residential developments in the vicinity of the project parcel.***

3. Describe the suitability of the subject property for use as currently zoned.

***The current C-2 Zoning classification is suitable for a variety of commercial uses; however, many adjacent similarly zoned properties currently remain undeveloped. The applicant has identified a market need that requires rezoning to C-1 to allow for Self-Service Storage as a permitted use.***

4. Describe the extent to which the value of the subject property is diminished by the current zoning designation.

***The value of the property is not diminished by the current zoning classification, but also can be enhanced by rezoning to allow for development on a vacant parcel with a service need that has been identified in the area.***

5. Describe the extent to which the diminished property value promotes health, safety, morals, and general welfare of the public.

***The proposed use of the property will provide a service that is of benefit to the neighboring area, increases tax revenues and generates no adverse effect on the general public.***

6. Describe the relative gain to the public compared to any hardship imposed on the property owner.

***The advantage to the public is in providing a service that there is a need for in the nearby area on a parcel that has not attracted other development use.***

7. Describe how the subject property has no reasonable economic use as currently zoned.

***The subject property does have reasonable economic value as currently zoned, but the value can also be increased through rezoning and allowing a development that provides a service to the neighboring residential and commercial uses.***

8. How long has the subject property been vacant as currently zoned, considering development in the vicinity?

***The subject property has been vacant for many years as primarily residential uses have expanded on nearby properties with limited development on adjacent commercially zoned parcels.***

9. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.

***The proposed C-1 Permitted Use of Self-Service Storage is a complimentary service to the surrounding residential and commercial land users.***

10. Describe why the proposed zoning district will not adversely impact the use of surrounding properties.

***Rezoning from C-2 to a similar C-1 classification is not a significant change in zoning but is necessary for allowing Self-Service Storage as a permitted use. No adverse impact should be expected to surrounding properties by rezoning to this comparable zoning classification.***

11. Describe how the proposed zoning district is consistent with the Comprehensive Plan.

***The proposed C-1 rezoning of the property is consistent with the Comprehensive Plan by continuing to provide for similar commercial type developments.***

12. Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.

***The proposed Self-Service Storage is a low-impact land use that does not impose excessive burdens on public infrastructure with minimal utility service needs (water, sewer, electrical, etc.) being required, and negligible traffic impact expected as no peak periods of use are typically generated by this type of development.***

13. Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.

***The current and projected residential and commercial land uses in the vicinity can be expected to continue and expand over time justifying the identified market need for Self-Service Storage facilities in this area.***







**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from City of Perry C-2, General Commercial District to City of Perry C-1, Highway Commercial District, and the city's zoning map is amended accordingly relative to property of PARKWAY FARMS, LLC, described as follows:

**Tract 19:**

**All that tract or parcel of land situate, lying and being in Land Lot 84 of the 10<sup>th</sup> Land District in Houston County, Georgia and being known and designated as Tract 19, containing 16.770 acres, as is shown on a plat of survey prepared by Richard L. Jones, Georgia Registered Land Surveyor, dated March 10, 2000, and recorded in Plat Book 55, Page 145, 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.**

**Tax Map Parcel No. 0P41A0 180000**

**Said property is rezoned subject to the following conditions:**

- 1. Development of the property, including the outparcel, shall not include uses with the outdoor display of merchandise, outdoor entertainment uses, vehicle sales and services uses, recreational vehicle parks, campgrounds, industrial services uses, manufacturing and production uses, or warehouse and freight movement uses; and**
- 2. The property shall be developed substantially in compliance with the Rezoning Site Plan Scheme 1, prepared by Carter Engineering Group, dated 10/16/2020.**

SO ENACTED this 15<sup>th</sup> day of December, 2020.

**CITY OF PERRY, GEORGIA**

BY: \_\_\_\_\_  
RANDALL WALKER, Mayor

ATTEST: \_\_\_\_\_  
ANNIE WARREN, City Clerk

1st Reading: December 1, 2020  
2nd Reading: December 15, 2020



**AN ORDINACE  
TO AMEND THE FY-2020  
OPERATING BUDGET**

**WHEREAS**, the Council adopted an Operating Budget for FY-2020; and

**WHEREAS**, there is a need to amend the budget:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY  
HEREBY ORDAINS** that the FY-2020 Operating Budget is amended as follows:

Section I The General Fund revenue and expenditure appropriations are:

Revenue	From	To
Taxes	\$ 11,139,400	\$ 11,242,400
Licenses / Permits	629,900	750,200
Intergovernmental	56,000	482,900
Administration Svc Charges	1,479,200	-
Charges for Services	2,785,900	4,051,800
Fine / Forfeitures	604,500	735,500
Investment	45,600	47,800
Contribution / Donations	30,100	80,600
Other Charges for Services	<u>309,600</u>	<u>794,000</u>
Revenue Total	\$ 17,079,600	\$ 18,185,200

Expenditures

GENERAL GOVERNMENT

Office of the City Council	\$ 109,900	\$ 141,900
Office of the City Mayor	24,900	14,400
Police Education	37,800	12,300
Office of the City Manager	1,318,600	1,177,400
Office of the City Clerk	124,800	121,800
Office of Elections	17,900	33,100
Office of the City Attorney	109,900	137,300
Information Technology	166,000	181,900
Employee Health Benefits	2,582,600	2,743,100
Office of the City Auditor	44,300	42,900
Municipal Court of the City of Perry	504,200	589,900
Department of Administration	537,600	536,000
Finance Department	<u>513,100</u>	<u>586,800</u>
Category Total	\$ 6,091,600	\$ 6,318,800

PUBLIC SAFETY

Perry Police Department	\$ 4,403,300	\$ 4,780,200
Secret Service	8,400	18,800
Bullet Proof Vest	2,400	-
FEMA Grant	-	180,000
Fire Tax Grant	-	6,400
Perry Fire and Emergency Services Department	1,455,300	1,333,700
Houston County E-911	169,500	166,200
COVID-19	<u>-</u>	<u>21,300</u>
Category Total	\$ 6,038,900	\$ 6,503,600

PUBLIC WORKS

Department of Public Works	\$	2,298,000	\$	2,451,700
Tree Board		9,800		11,900
City Arbor Program		400		500
Category Total	\$	<u>2,308,200</u>	\$	<u>2,464,100</u>

HEALTH / WELFARE

Senior / Disabled Utility Assistance	\$	99,700	\$	99,500
Perry Volunteer Outreach		-		4,200
Category Total	\$	<u>99,700</u>	\$	<u>103,700</u>

RECREATION / LEISURE

Department of Leisure Services	\$	625,800	\$	674,300
Perry Public Arts Commission		8,300		400
Perry Arts Commission Restricted Account		-		23,300
Recreation Restricted Account		1,200		2,500
Youth Program Subsidies		6,000		4,400
Category Total	\$	<u>641,300</u>	\$	<u>704,900</u>

HOUSING / ECONOMIC DEVELOPMENT

Buzzard Drop Event	\$	5,000	\$	9,500
Perry Music Festival		11,600		11,300
UGA Tailgate		-		1,000
Food Truck Friday		-		2,000
Oktoberfest		-		1,500
Perry Presents		-		800
Department of Community Development		990,200		986,000
Perry Housing Team		3,000		3,300
CDBG 2017		700		26,100
Houston County Land Bank		4,000		6,000
CHIP 2019		200		1,400
CDBG 2019		500		1,400
CHIP 2020		-		300
CDBG 2020		-		300
Brownfield Grant		26,200		79,300
Planning Commission		6,500		5,900
Economic Development Office		-		215,900
Houston County Campus		58,400		58,400
Perry Area Chamber of Commerce		4,800		6,400
Middle Georgia Clean Air Coalition		3,500		3,500
21 <sup>st</sup> Century Partnership		10,400		10,400
City Partners Assistance		7,000		4,100
Special Events Office		-		72,400
Georgia National Fairgrounds		58,900		54,700
Downtown Development Authority for the City of Perry		9,600		13,600
Downtown Development Restricted Account		-		62,400
Main Street Program		87,300		85,000
Main Street Restricted Account		-		11,800

Perry-Houston County Airport Authority		44,600		44,400
Category Total	\$	1,332,300	\$	1,778,600

CAPITAL

Fixed Assets	\$	708,800	\$	525,500
Category Total	\$	708,800	\$	525,500

DEBT SERVICE

Principal	\$	870,800	\$	961,000
Interest		264,000		424,000
Paying Agent Fees		-		4,600
Category Total	\$	1,134,800	\$	1,389,600

Expenditure Total	\$	18,355,600	\$	19,788,800
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Other Financing				
Transfers	\$	1,117,000	\$	974,100
Lease Proceeds		484,500		407,000
Sale of Assets		-		15,700
Other Financing Total	\$	1,601,500	\$	1,396,800

Prior year restricted accounts	\$	224,300	\$	653,000
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Annual Gain / (Loss)	\$	549,800	\$	445,700
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Fund Balance				
Beginning	\$	3,836,200	\$	4,444,300
Ending	\$	4,161,700	\$	4,237,500

Section 2 The special revenue funds revenue and expenditure appropriations are:

CONFISCATED ASSETS  
SPECIAL REVENUE FUND

Revenues				
Fines / Forfeitures	\$	14,700	\$	26,900
Investment		100		200
Revenue Total	\$	14,800	\$	27,100

Expenditures				
Public Safety				
Perry Police Department	\$	7,400	\$	48,100
Expenditures Total	\$	7,400	\$	48,100

Annual Gain / (Loss)	\$	7,400	\$	(21,000)
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Fund Balance				
Beginning	\$	196,300	\$	196,500
Ending	\$	203,700	\$	175,500

2017 CDBG  
SPECIAL REVENUE FUND

Revenues				
Intergovernmental	\$	95,200	\$	153,800

Revenue Total	\$	95,200	\$	153,800
Expenditures				
Housing / Economic Development				
Sandhill Project	\$	<u>95,200</u>	\$	<u>153,800</u>
Expenditures Total	\$	95,200	\$	153,800
Annual Gain / (Loss)	\$	-	\$	-
Fund Balance				
Beginning	\$	-	\$	-
Ending	\$	-	\$	-

2019 CDBG  
SPECIAL REVENUE FUND

Revenue	\$	<u>-</u>	\$	<u>128,400</u>
Revenue Total	\$	-	\$	128,400
Expenditures				
Housing Rehab				
Expenditures Total	\$	<u>-</u>	\$	<u>128,400</u>
Annual Gain / (Loss)	\$	-	\$	-
Fund Balance				
Beginning	\$	-	\$	-
Ending	\$	-	\$	-

2019 CHIP  
SPECIAL REVENUE FUND

Revenue				
Intergovernmental	\$	<u>-</u>	\$	<u>225,800</u>
Revenue Total	\$	-	\$	225,800
Expenditures				
Housing/Economic Development				
Housing Rehab	\$	<u>-</u>	\$	<u>216,800</u>
Expenditures Total	\$	-	\$	216,800
Other Financing				
Transfer				
Other Financing Total	\$	<u>-</u>	\$	<u>100</u>
Annual Gain/(Loss)	\$	-	\$	9,100
Fund Balance				
Beginning	\$	-	\$	-
Ending	\$	-	\$	9,100

MUNICIPAL COURT TECHNOLOGY  
SPECIAL REVENUE FUND

Revenue				
Charge for Services	\$	-	\$	<u>104,600</u>
Revenue Total	\$	-	\$	104,600
Expenditures				

GENERAL GOVERNMENT

Perry Municipal Court	\$	_____	-	\$	77,200
Category Total	\$	_____	-	\$	77,200

PUBLIC SAFETY

Perry Police Department	\$	_____	-	\$	18,800
Category Total	\$	_____	-	\$	18,800
Expenditures Total	\$	_____	-	\$	96,000
Other Finances					
Transfer	\$	_____	-	\$	75,700
Other Financing Total	\$	_____	-	\$	75,700
Annual Gain/(Loss)	\$	_____	-	\$	84,300
Fund Balance					
Beginning	\$	_____	-	\$	-
Ending	\$	_____	-	\$	84,300

FIRE PROTECTION UTILITY DISTRICT  
SPECIAL REVENUE FUND

Revenue					
Licenses / Permits	\$	6,700	\$	6,300	
Charge for Services		2,086,300		2,240,300	
Investment		600		500	
Revenue Total	\$	2,093,600	\$	2,247,100	

Expenditures

PUBLIC SAFETY

Support Services	\$	138,800	\$	138,400
Perry Fire and Emergency				
Services Department		2,081,700		2,110,000
Category Total	\$	2,219,700	\$	2,248,400

DEBT SERVICE

Principal	\$	89,700	\$	89,700
Interest		20,700		20,700
Category Total	\$	110,400	\$	110,400
Expenditure Total	\$	2,330,100	\$	2,358,800
Other Financing				
Senior / Disabled Assistance	\$	40,800	\$	40,100
Other Financing Total	\$	40,800	\$	40,100
Annual Gain / (Loss)	\$	(195,700)	\$	(71,600)
Fund Balance				
Beginning	\$	430,800	\$	431,500
Ending	\$	235,100	\$	359,900



HOTEL / MOTEL TAX  
SPECIAL REVENUE FUND

Revenue			
Taxes	\$	929,400	\$ 895,600
Investment		<u>100</u>	<u>100</u>
Revenue Total	\$	929,500	\$ 895,700
Expenditures			
Housing / Economic Development			
General Purpose			
Support Services	\$	<u>31,800</u>	<u>9,700</u>
Group Total	\$	31,800	\$ 9,700
Tourism Promotion			
Support Service	\$	-	\$ 9,700
Perry Area Convention and Visitors Bureau Authority	\$	374,300	\$ 341,700
Perry Area Chamber of Commerce		14,000	14,000
Christmas Decorations		10,300	7,500
Perry Area Historical Society		<u>-</u>	<u>11,000</u>
Category Total	\$	398,300	\$ 383,900
Tourism Development			
Independence Day Event	\$	15,000	\$ 15,000
Direction Signs		27,400	-
Buzzard Drop Event		4,600	600
Perry Music Festival		3,800	5,000
UGA Tailgate		5,900	2,400
Food Truck Friday		21,700	12,300
Oktoberfest		13,200	8,800
International Festival		8,700	3,600
Dogwood Festival		8,000	3,000
Special Events Support		8,000	11,000
Downtown Kiosk		3,100	3,100
Perry Area Historical Society		10,000	-
May Artist Event		-	2,900
Holiday on Carroll		-	600
Mustache & BBQ		-	100
Support Services		<u>-</u>	<u>3,200</u>
Group Total	\$	139,800	\$ 71,600
Expenditure Total	\$	569,900	\$ 474,900
Other Financing			
Transfer	\$	<u>(367,400)</u>	<u>(402,700)</u>
Other Finance Total	\$	(367,400)	\$ (402,700)
Prior Year Restricted	\$	7,400	\$ -
Annual Gain / (Loss)	\$	(400)	\$ 18,100
Fund Balance			
Beginning	\$	53,200	\$ 52,300
Ending	\$	45,400	\$ 70,400

Section 3 The construction funds revenue and expenditure appropriations are:

SPOST 18  
CONSTRUCTION FUND

Revenues			
Intergovernmental	\$	487,100	\$ 1,491,300
Investment		<u>100</u>	<u>300</u>
Revenue Total	\$	487,200	\$ 1,491,600
Expenditures			
CAPITAL			
Public Safety Group	\$	75,300	\$ 215,200
Streets / Sidewalks		300	235,700
Recreation		-	382,600
Water / Sewer		-	<u>300</u>
Expenditures Total	\$	<u>75,600</u>	\$ <u>833,800</u>
Other Financing			
Transfer	\$	-	\$ <u>33,700</u>
Other Financing Total	\$	-	\$ 33,700
Annual Gain / (Loss)	\$	411,600	\$ 691,500
Fund Balance			
Beginning	\$	222,000	\$ 222,700
Ending	\$	633,600	\$ 914,200

GENERAL CAPITAL PROJECTS  
CONSTRUCTION FUND

Expenditures			
CAPITAL			
Streets	\$	9,400	\$ -
Buildings		166,500	242,600
Transfer Station		10,900	37,500
Recreation		<u>3,700</u>	<u>-</u>
Expenditure Total	\$	<u>186,800</u>	\$ <u>280,100</u>
Other Financing			
Transfer	\$	<u>207,300</u>	\$ <u>418,100</u>
Other Financing Total	\$	207,300	\$ 418,100
Annual Gain / (Loss)	\$	20,600	\$ 138,000
Fund Balance			
Beginning	\$	700	\$ (2,800)
Ending	\$	21,300	\$ 135,200

PERRY PUBLIC FACILITIES AUTHORITY  
CONSTRUCTION FUND

Expenditures			
Buildings	\$	125,900	\$ 600
Water / Sewer		27,000	99,200
Gas		800	586,900
Parks		<u>58,300</u>	<u>2,047,100</u>

Expenditures Total	\$	212,000	\$	2,733,800
Other Financing				
PPFA	\$	<u>212,000</u>	\$	<u>2,733,800</u>
Other Financing Total	\$	212,000	\$	2,733,800
Annual Gain / (Loss)	\$	-	\$	-
Fund Balance				
Beginning	\$	-	\$	-
Ending	\$	-	\$	-

LOCAL MAINTENANCE / IMPROVEMENT GRANT  
CONSTRUCTION FUND  
CAPITAL

Revenue				
Intergovernmental	\$	-	\$	259,500
Investment		<u>100</u>		<u>100</u>
Revenue Total	\$	100	\$	254,600
Expenditures				
2019 LMIG Resurfacing	\$	-	\$	11,700
2020 LMIG Resurfacing		<u>-</u>		<u>205,000</u>
Expenditure Total	\$	-	\$	216,700
Other Financing				
Transfer	\$	<u>-</u>	\$	<u>22,800</u>
Other Financing Total	\$	-	\$	22,800
Annual Gain / (Loss)	\$	100	\$	60,700
Fund Balance				
Beginning	\$	219,800	\$	220,000
Ending	\$	219,900	\$	280,700

GEFA LOAN  
CONSTRUCTION FUND

Expenditures				
				CAPITAL
Tucker Road Water Treatment Facility	\$	<u>1,227,800</u>	\$	<u>7,328,300</u>
Expenditures Total	\$	1,227,800	\$	7,328,300
Other Financing				
GAFA Loan	\$	<u>1,227,800</u>	\$	<u>7,328,300</u>
Other Financing Total	\$	1,227,800	\$	7,328,300
Annual Gain / (Loss)	\$	-	\$	-
Fund Balance				
Beginning	\$	<u>-</u>	\$	<u>-</u>
Ending	\$	-	\$	-

Section 4 The proprietary funds revenue and expenditure appropriations are:

WATER AND SEWERAGE SYSTEM  
PROPERTY FUND

Revenue			
Charge for Services	\$	7,722,000	\$ 8,302,800
Investment		32,600	35,400
Other Charge for Services		<u>3,300</u>	<u>18,500</u>
Revenue Total	\$	<u>7,757,900</u>	\$ <u>8,356,700</u>
Expenditures			
PUBLIC WORKS			
Support Services	\$	520,600	\$ 555,800
Administration		14,800	21,400
Water Provision		1,274,800	1,219,400
Wastewater Treatment		1,670,100	1,672,900
Distribution / Collection		1,190,200	1,481,100
Utility Inspection		29,000	34,100
Capital Planning		17,300	108,100
Meters		<u>738,900</u>	<u>1,196,200</u>
Category Total	\$	<u>5,455,700</u>	\$ <u>6,289,000</u>
CAPITAL			
Fixed Assets	\$	<u>128,000</u>	\$ <u>124,500</u>
Category Total	\$	<u>128,000</u>	\$ <u>124,500</u>
DEBT SERVICE			
Principal	\$	674,500	\$ 810,200
Interest		<u>386,500</u>	<u>254,300</u>
Category Total	\$	<u>1,061,000</u>	\$ <u>1,064,500</u>
DEPRECIATION			
Depreciation	\$	<u>1,573,400</u>	\$ <u>1,576,800</u>
Category Total	\$	<u>1,573,400</u>	\$ <u>1,576,800</u>
Expenditure Total	\$	8,218,100	\$ 9,054,800
Other Financing			
Transfers	\$	(358,900)	\$ (236,100)
Sewer / Disabled		9,100	8,800
Leases		65,700	19,500
Depreciation		<u>1,573,400</u>	<u>-</u>
Other Financing Total	\$	<u>1,289,300</u>	\$ <u>(208,300)</u>
Prior Year Restricted	\$	-	\$ 108,000
Annual Gain / (Loss)	\$	829,100	\$ (798,400)
Cash Balance			
Beginning	\$	2,005,100	\$ 3,354,300
Ending	\$	2,834,200	\$ 4,024,700

NATURAL GAS SYSTEM  
PROPRIETARY FUND

Revenues			
Charge for Services	\$	4,981,700	\$ 4,541,700
Investment		7,000	9,500
Other Revenue		<u>166,100</u>	<u>3,900</u>
Revenue Total	\$	5,154,800	\$ 4,555,100

Expenditures

PUBLIC WORKS

Support Services	\$	208,600	\$ 275,900
Franchise Fee		151,800	145,800
Rebate		300	200
Public Awareness		1,200	4,100
Operations		483,700	523,000
Supply		2,464,900	1,852,700
Jointly Owned Natural Gas		1,113,100	1,151,000
Gas Main Ext		7,400	28,600
DDA Incentive Program		-	<u>1,500</u>
Category Total	\$	<u>4,431,000</u>	\$ 3,982,800

DEBT SERVICE

Principal	\$	83,000	\$ 13,100
Interest		<u>137,900</u>	<u>1,000</u>
Category Total	\$	220,900	\$ 14,100

DEPRECIATION

Depreciation	\$	<u>85,400</u>	\$ <u>86,300</u>
Category Total	\$	85,400	\$ 86,300

Expenditures Total	\$	4,737,300	\$ 4,083,200
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Other Financing

Transfers	\$	(607,300)	\$ (833,200)
Senior Disabled Assistance		4,900	4,900
Lease		-	19,500
Depreciation		<u>85,400</u>	<u>-</u>
Other Financing Total	\$	<u>(517,000)</u>	\$ (808,800)

Annual Gain / (Loss)	\$	(99,500)	\$ (336,900)
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Cash

Beginning	\$	1,567,700	\$ 1,591,600
Ending	\$	1,468,200	\$ 1,341,000

SOLID WASTE SYSTEM  
PROPRIETARY FUND

Revenue			
Charge for Services	\$	2,107,808	\$ 2,113,300
Investment		<u>300</u>	<u>300</u>
Revenue Total	\$	2,108,100	\$ 2,113,600



Expenditures			
		PUBLIC WORKS	
Support Services	\$	175,100	\$ 161,700
Department of Public Works		<u>1,794,700</u>	<u>2,013,900</u>
Category Total	\$	1,969,800	\$ 2,175,600
		CAPITAL	
Fixed Assets	\$	<u>130,000</u>	-
Category Total	\$	130,000	-
		DEBT SERVICE	
Principal	\$	13,100	\$ 13,100
Interest	\$	<u>1,100</u>	<u>1,400</u>
Category Total	\$	14,200	\$ 14,500
		DEPRECIATION	
Depreciation	\$	<u>61,300</u>	<u>61,300</u>
Category Total	\$	61,200	61,200
Expenditures Total	\$	2,175,300	\$ 2,251,400
Other Financing			
Senior / Disabled Assistance	\$	36,600	\$ 36,500
Lease		130,000	149,600
Depreciation		<u>61,300</u>	-
Other Financing Total	\$	<u>227,900</u>	<u>186,100</u>
Annual Gain / (Loss)	\$	160,700	\$ 110,300
Cash			
Beginning	\$	407,800	\$ 319,600
Ending	\$	568,500	\$ 429,200

STORMWATER UTILITY SYSTEM  
PROPRIETARY FUND

Revenue			
Charge for Services	\$	<u>751,600</u>	\$ <u>748,100</u>
Revenue Total	\$	751,600	\$ 748,100

Expenditures			
		PUBLIC WORKS	
Support Services	\$	111,500	\$ 116,100
Department of Public Works		328,400	306,500
Department of Community Development		91,800	96,400
System Engineering		7,300	-
Stormwater Line Imps		-	70,200
Inverness Drive Imps.		-	26,400
Permitting		<u>-</u>	<u>16,500</u>
Category Total	\$	<u>539,000</u>	<u>632,100</u>

DEBT SERVICE

Principal	\$	63,500	\$	63,500
Interest		7,600		6,000
Category Total	\$	71,100	\$	69,500

DEPRECIATION

Depreciation	\$	87,200	\$	88,100
Category Total	\$	87,200	\$	88,100

Expenditures Total	\$	697,300	\$	759,900
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Other Financing				
Senior / Disabled Assistance	\$	8,200	\$	8,100
Depreciation		87,200		-
Other Financing Total	\$	95,400	\$	8,100

Annual Gain / (Loss)	\$	149,700	\$	(33,500)
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Cash				
Beginning	\$	119,500	\$	20,900
Ending	\$	269,600	\$	75,500

GEFA  
REVOLVING LOAN  
PROPRIETARY FUND

Revenue				
Charge for Services	\$	-	\$	1,100
Investment		-		100
Revenue Total	\$	-	\$	1,200

Expenditures  
HOUSING /ECONOMIC DEVELOPMENT

Administration	\$	-	\$	1,200
Category Total		-		1,200

Expenditure Total	\$	-	\$	1,200
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Other Financing				
Loan Repayment	\$	-	\$	11,900
Other Financing Total	\$	-	\$	11,900

Cash				
Beginning	\$	28,800	\$	48,600
Ending	\$	28,800	\$	60,500

Section 5 All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Section 6 Should any part or parts of this ordinance be declared unenforceable the remaining part or parts shall retain the full effect law.

Section 7 This ordinance is hereby effective June 30, 2020.

SO ORDAINED THIS \_\_\_\_ DAY OF DECEMBER 2020

CITY OF PERRY

By: \_\_\_\_\_  
RANDALL WALKER, MAYOR

City Seal

Attest: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK



**Where Georgia comes together.**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor / Council  
**FROM:** Lee Gilmour, City Manager  
**DATE:** December 9, 2020  
**REFERENCE:** Amending fee schedule

Each calendar year the City's agreement with Advanced Disposal provides Advance Disposal to increase its rates by the consumer price increase for the year. The City has been advised of Advanced Disposal's intent to increase its costs by 1.2% effective January 1, 2021.

The Administration recommends the Council amend the City's fee schedule for sanitation costs to cover this increase.

**cc:** Ms. A. Fitzner  
Ms. V. Sanders

**A RESOLUTION TO AMEND  
THE CITY OF PERRY  
FEE SCHEDULE**

**WHEREAS**, the Council establishes fees for the services it provided; and

**WHEREAS**, the contract with Advanced Disposal provides for an annual fee increase for its services based on the Gross National Product; and

**WHEREAS**, the Council adjusts its solid waste collection fees based on this increase:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES** that the City of Perry Fee Schedule is amended as follows:

Section 1: B. Charges for Services 4. Sanitation is amended as follow:

	From	To
a. Tire disposal fee		
1. Car (16" and smaller)	\$ 7.50/each	\$ 7.60/each
2. Truck tire	9.55/each	9.70/each
3. Tractor/equipment	11.75/each	12.00/each
b. Totter Service		
1. First totter	\$ 24.00/billing	\$ 24.40/billing
2. Each extra totter	7.00/billing	7.10/billing
c. Container Services		
1. Base fee	\$ 2.50/billing	\$ 2.55/billing
2. Containers		
2 cubic yard	\$ 6.28/pull	\$ 6.50/pull
4 cubic yard	12.00/pull	12.25/pull
6 cubic yard	17.80/pull	18.25/pull
8 cubic yard	23.64/pull	24.00/pull
3. Bulk pick-up	\$ 12.88/pull	\$ 13.10/pull
4. Roll on/off container plus disposal costs	162.40/pull	165.00/pull
5. Recycling totter	\$ 1.18/each billing	\$ 1.20/each billing
8 Cubic yard	58.00/each billing	59.00/each billing
65 gallon cost	15.50/each billing	15.75/each billing
d. Late fee ten percent (10.00%) amount at due		
e. Extra services		
1. Totter customer		
a. Yard debris/leaves bagged credit	\$ 3.25/pick-up	\$ 3.50/pick-up



b. Special services \$ 200/load \$ 205/load  
contractor yard tree service debris;  
excessive bulk items

2. Container customers

a. Yard debris/leaves \$ 116.00/each \$ 118.00/each  
pick-up pick-up  
b. Bulk collection  
1) 1-10 items 139.00/each 170.00/each  
pick-up pick-up  
2) 11+ items \$ 283.00/each \$ 290.00/each

3) City schedule bulk customers. Contract prices.

4) Activation fees

1. Residential \$ 46.00/each \$ 47.00/each  
location location  
2. Non-residential 67.00/each 68.00/each  
location location

SO RESOLVED THIS \_\_\_\_\_ DAY OF DECEMBER 2020

CITY OF PERRY

By:

\_\_\_\_\_  
RANDALL WALKER, MAYOR

City Seal

Attest:

\_\_\_\_\_  
ANNIE WARREN, CITY CLERK

Resolution No. \_\_\_\_\_

Adopted \_\_\_\_\_

**A RESOLUTION  
DECLARING CERTAIN VEHICLES AND EQUIPMENT SURPLUS**

**WHEREAS**, the Department of Administration – Vehicle Maintenance Division is recommending certain vehicles be declared surplus; and

**WHEREAS**, the Department is requesting authorization to proceed with disposal of said vehicles.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES** that

Section 1 The following vehicles are declared surplus and shall be disposed of per City process:

<u>Vehicle #</u>	<u>Description</u>	<u>Department</u>	<u>Condition</u>
1614	2011 Freightliner	Solid Waste	Poor

**SO RESOLVED**, this \_\_\_\_\_ day of December 2020.

CITY OF PERRY

By: \_\_\_\_\_  
RANDALL WALKER, MAYOR

City Seal

Attest: \_\_\_\_\_  
ANNIE WARREN, CITY CLERK

At this time, I would recommend that vehicle number 1614, A 2011 freightliner currently dead lined in solid waste, be deemed surplus. The following are a list of reasons for this recommendation.

1. 112,375.2 mileage
2. The Tower assembly has a very worn slewing ring (second one) and is at a point of being unsafe due to the boom possibly falling off during use. Cost of this repair would exceed \$6000 if repairs are made in house.
3. The hydraulic system is extremely poor condition, and has been repaired many times over the last nine years.
4. The cab is in poor condition, needing door hinges and parts of the plastic dash replaced
5. Air system (brakes) is week and must repeatedly be repaired.
6. Computer system is operating in safe mode and must be repaired almost weekly.
7. All boom cylinders and weldments are in very bad shape, and have been replaced and/or repaired many times.
8. The dump body has been bent and repaired from landfill damage, that the rear doors will not close properly.
9. All boom controls need replacing due to wear.

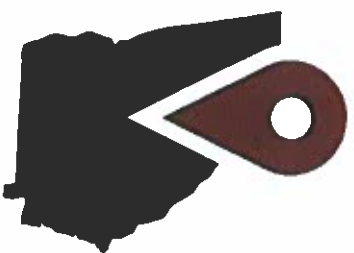
Overall condition of this truck is very poor, and would not be cost effective to return to a safe working condition.

Please contact me for more info if needed.

Bob Taylor  
988-2882

Public Safety Facility  
Emergency Power  
Upgrade

December 15, 2020  
Mayor & City  
Council Meeting

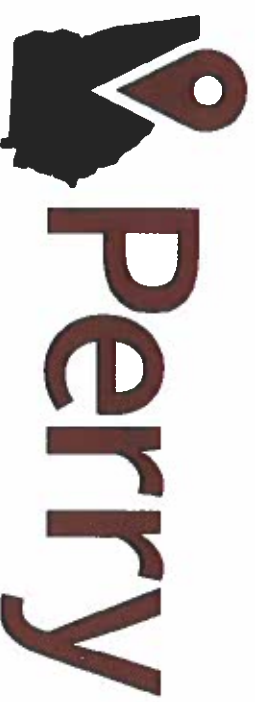


# Perry

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## Current System Capabilities

- “Hodge-podge” system with no design
- Two small generators
- Operates five outlets & minimal lighting
- 325 gallon LP tank

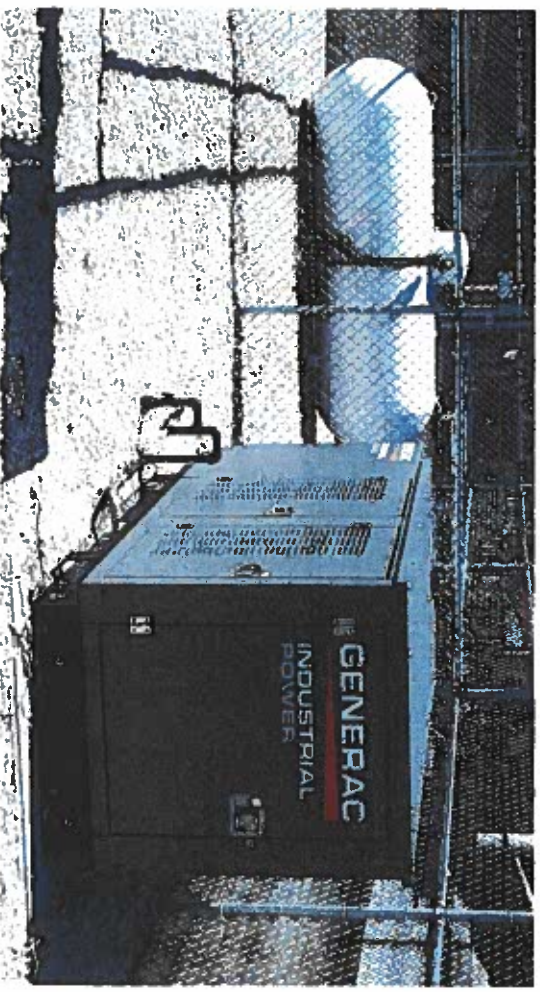


**Where Georgia comes together.**



## Proposed Upgrades

- One 130 KW Generac Generator
  - Capable of powering entire facility
  - "As-if" power were still on
  - Professionally designed
- New 1,000 gallon LP tank
  - Includes guaranteed response contract



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## Recommendation & Proposed Budget

- Staff Recommendation
  - Purchase from Anderson Power Services
  - Currently hold contract with Houston County BOC
- Funding:
  - 2018 SPLOST
- Proposed Budget

Generator (Anderson Power):	\$ 51,498.10
Electrical Work (Schaffer Electric):	\$ 4,990.00
1,000 Gallon LP Tank (AmeriGas):	\$ 3,189.24
<b>TOTAL:</b>	<b>\$ 59,677.34</b>



**Where Georgia comes together.**

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2021-10 Hampton Court Water  
& Sewer Extension

**M&CC Meeting Date:** 12/15/2020

**Funding Source:** Water & Sewer Fund

**Budgeted Expense?** No

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Pyles Plumbing & Utility Contractors, Inc	\$ 87,080.00
LeClay Construction, Inc	\$ 93,800.00
LaKay Enterprises, Inc	\$ 95,726.50
Sam Hall & Sons, Inc	\$ 129,690.00
T.W. Brown Contracting, LLC	\$ 133,805.00

**Posting Sources:**

City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)

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

**Department Recommendation:**

Vendor: Pyles Plumbing & Utility Contractors, Inc

Amount: \$ 87,080.00

Department: Community Development


Department Representative: Chad McMurrian, Engineering Svcs Mgr

**Purchasing Agent Recommendation:**

Vendor: Pyles Plumbing & Utility Contractors, Inc

Amount: \$ 87,080.00

Purchasing Agent: Mitchell Worthington, Finance Director

Signature: 



**GWES**

**Perry - Brunswick**

P.O. Box 2055 / 733 Carroll Street  
Perry, Georgia 31069  
(478) 235-0307 www.gwesllc.com

December 10, 2020

Mr. Chad McMurrin  
Lead Engineering Technician  
City of Perry  
PO Box 2030  
Perry, GA 31069

**RE: Hampton Court Water & Sewer Extension  
Recommendation of Contract Award  
GWES Project No. 033.38.1.20**

Mr. McMurrin,

This letter shall serve as our Recommendation of Award of the contract for construction of the referenced project.

During advertisement of the project, bid solicitation included invitations to eighteen (18) contractors as well as inclusion on the Georgia Procurement Registry. A non-mandatory pre-bid meeting, held on November 18, 2020, was attended by six (6) contractors. Five (5) contractors were plan holders for the project.

After the advertisement period, sealed bids were received until 10:00 a.m., Thursday, December 3, 2020, at Perry City Hall and thereafter publicly opened, read, and recorded. Responsive bids were submitted by five (5) contractors. We have examined the submitted bids and determined that Pyles Plumbing & Utility Contractors, Inc. (Pyles) is the low responsive bidder. Please refer to the attached Official Bid Tabulation for the project bid specifics.

In due diligence, GWES performed an evaluation of the completeness of the bids and on the contractor's capability to perform the work. Based on the Qualifications of Bidders, surety check in Treasury Circular 570, and previous work experience with the City, GWES finds no apparent reason to believe that Pyles cannot complete the work satisfactorily within the 45-day project schedule. We therefore recommend that this project be awarded to Pyles for the bid amount of \$87,080.00.

Supporting documentation is included for your review and records. Upon the City's approval, we will prepare the contracts for execution. If you have any questions or require additional information, please contact us.

Respectfully,

A handwritten signature in black ink that reads "Burke B. Murph III". The signature is written in a cursive style with a horizontal line at the end.

Burke B. Murph III, PE, MBA

Principal

478.235.0307

[burke.murph@gwesllc.com](mailto:burke.murph@gwesllc.com)

Attachments: Official Bid Tab



**BID TABULATION**  
 PROJECT NAME: Hampton Court Water and Sewer Extension  
 CLIENT NAME: City of Perry  
 PROJECT NO.: 033.38.1.20  
 DATE: Thursday, December 3, 2020 @ 10:00 a.m.

Item No.	Description	Quantity	Unit	Lafayette Enterprises, Inc		LeClay Construction, Inc		Pines Plumbing & Utility Contractors, Inc		Sam Hill and Sons, Inc		Item Total	Unit Price	Item Total	Unit Price	Item Total
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total					
<b>A. Storm Drainage Installation</b>																
1	1. Mobilization/Demobilization															
a.	Mobilization and Demobilization	1	LS	\$3,000.00	\$3,000.00	\$4,000.00	\$4,000.00	\$1,000.00	\$1,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$3,500.00	\$3,500.00	\$10,000.00	\$3,500.00
b.	Trench Control	1	LS	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00	\$500.00	\$500.00	\$2,800.00	\$2,800.00	\$2,800.00	\$7,500.00	\$7,500.00	\$2,800.00	\$7,500.00
<b>B. Erosion and Sedimentation Control</b>																
2	2. Erosion and Sedimentation Control															
a.	1" Type "NS" Silt Fence (S&I NS)	250	LF	\$5.00	\$1,250.00	\$5.00	\$1,250.00	\$1.00	\$250.00	\$250.00	\$250.00	\$1,250.00	\$3.50	\$875.00	\$1,250.00	\$3,500.00
b.	Construction Exit (Co)	2	EA	\$1,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$1,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00	\$2,000.00	\$4,000.00
c.	Curb Inlet Sediment Trap (S&I-P)	6	EA	\$300.00	\$1,800.00	\$1,800.00	\$1,800.00	\$100.00	\$600.00	\$600.00	\$600.00	\$1,200.00	\$200.00	\$1,200.00	\$600.00	\$1,200.00
d.	Temporary Mulching (Dx1)	0.3	AC	\$450.00	\$135.00	\$3,200.00	\$960.00	\$0.00	\$0.00	\$4,500.00	\$4,500.00	\$1,350.00	\$400.00	\$400.00	\$1,350.00	\$400.00
e.	Temporary Seeding (Dx2)	0.3	AC	\$1,500.00	\$450.00	\$1,500.00	\$450.00	\$0.00	\$0.00	\$3,250.00	\$3,250.00	\$975.00	\$290.00	\$290.00	\$975.00	\$290.00
f.	Permanent Seeding (Dx3)	0.3	AC	\$1,500.00	\$450.00	\$1,500.00	\$450.00	\$0.00	\$0.00	\$3,250.00	\$3,250.00	\$975.00	\$290.00	\$290.00	\$975.00	\$290.00
<b>C. Gravity Sewer Infrastructure</b>																
3	3. Gravity Sewer Infrastructure															
a.	6" SDR-26 PVC Gravity Sewer (8'-6" Cut)	80	LF	\$48.00	\$3,840.00	\$40.00	\$3,200.00	\$102.50	\$8,200.00	\$8,200.00	\$8,200.00	\$65.00	\$5,200.00	\$5,200.00	\$8,200.00	\$65.00
b.	Manhole Ring and Cover	1	EA	\$547.00	\$547.00	\$525.00	\$525.00	\$500.00	\$500.00	\$625.00	\$625.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
c.	4" Dia. Manhole Construction	7	VF	\$440.00	\$3,080.00	\$270.00	\$1,890.00	\$400.00	\$2,800.00	\$475.00	\$3,325.00	\$2,800.00	\$750.00	\$750.00	\$3,325.00	\$750.00
d.	Rebuild Manhole Invert	1	EA	\$1,800.00	\$1,800.00	\$2,200.00	\$2,200.00	\$500.00	\$500.00	\$960.00	\$960.00	\$500.00	\$500.00	\$500.00	\$960.00	\$500.00
e.	Connect Sewer Pipe to Existing Manhole	1	EA	\$2,800.00	\$2,800.00	\$2,100.00	\$2,100.00	\$1,000.00	\$1,000.00	\$8,750.00	\$8,750.00	\$8,750.00	\$750.00	\$750.00	\$8,750.00	\$750.00
<b>D. Water Distribution Infrastructure</b>																
4	4. Water Distribution Infrastructure															
a.	6" C-900, DR 19 PVC Water Main	660	LF	\$28.00	\$18,480.00	\$21.50	\$14,190.00	\$33.25	\$21,945.00	\$21,945.00	\$21,945.00	\$19,440.00	\$19,440.00	\$21,945.00	\$19,440.00	\$21,945.00
b.	6" R.J. D.I.P. Water Main	60	LF	\$70.00	\$4,200.00	\$33.00	\$1,980.00	\$40.00	\$2,400.00	\$90.00	\$5,400.00	\$5,400.00	\$50.00	\$3,000.00	\$5,400.00	\$50.00
c.	4" R.J. D.I.P. Water Service	60	LF	\$64.00	\$3,840.00	\$40.00	\$2,400.00	\$40.00	\$2,400.00	\$60.00	\$3,600.00	\$3,600.00	\$40.00	\$2,400.00	\$3,600.00	\$40.00
d.	1" HDPE Water Line	80	LF	\$12.50	\$1,000.00	\$5.00	\$400.00	\$5.00	\$400.00	\$20.00	\$1,600.00	\$1,600.00	\$10.00	\$800.00	\$1,600.00	\$10.00
e.	6" D.I.P. Hydrant Lead	10	LF	\$78.00	\$780.00	\$30.00	\$300.00	\$30.00	\$300.00	\$40.00	\$400.00	\$400.00	\$50.00	\$500.00	\$400.00	\$50.00
f.	3-Way Fire Hydrant	2	EA	\$3,100.00	\$6,200.00	\$3,600.00	\$7,200.00	\$3,000.00	\$6,000.00	\$8,200.00	\$16,400.00	\$8,200.00	\$4,100.00	\$8,200.00	\$4,100.00	\$8,200.00
g.	6" Gate Valve with Box	4	EA	\$1,420.00	\$5,680.00	\$8,600.00	\$34,400.00	\$1,400.00	\$5,600.00	\$6,000.00	\$24,000.00	\$6,000.00	\$24,000.00	\$15,000.00	\$24,000.00	\$15,000.00
h.	6" Gate Valve with Box	2	EA	\$1,078.00	\$2,156.00	\$1,600.00	\$3,200.00	\$1,600.00	\$3,200.00	\$1,900.00	\$3,800.00	\$3,800.00	\$2,000.00	\$4,000.00	\$3,800.00	\$2,000.00
i.	4" Gate Valve with Box	1	EA	\$950.00	\$950.00	\$750.00	\$750.00	\$800.00	\$800.00	\$1,600.00	\$1,600.00	\$1,600.00	\$2,000.00	\$2,000.00	\$1,600.00	\$2,000.00
j.	6" 2" Telescoping Sleeve with Valve and Box	1	EA	\$3,300.00	\$3,300.00	\$3,680.00	\$3,680.00	\$700.00	\$700.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,000.00
k.	Double Iron Fittings	650	LBS	\$5.35	\$3,477.50	\$6.00	\$3,900.00	\$5.00	\$3,250.00	\$3,975.00	\$3,975.00	\$3,975.00	\$3,500.00	\$3,500.00	\$3,975.00	\$3,500.00
l.	Connection to Existing Water Main	1	EA	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$3,500.00	\$3,500.00	\$3,500.00	\$50.00	\$50.00	\$3,500.00	\$50.00
m.	1" Water Tee (including service saddle, corporation stop, curb stop, cap, and meter)	1	EA	\$680.00	\$680.00	\$500.00	\$500.00	\$750.00	\$750.00	\$1,250.00	\$1,250.00	\$1,250.00	\$3,500.00	\$3,500.00	\$1,250.00	\$3,500.00
n.	1" x 1/2" x 1/2" Steel Casing	40	LF	\$88.00	\$3,520.00	\$90.00	\$3,600.00	\$100.00	\$4,000.00	\$60.00	\$2,400.00	\$2,400.00	\$65.00	\$2,600.00	\$2,600.00	\$65.00
o.	1" x 1/2" x 1/2" Steel Casing	40	LF	\$77.00	\$3,080.00	\$78.00	\$3,120.00	\$100.00	\$4,000.00	\$50.00	\$2,000.00	\$2,000.00	\$50.00	\$2,000.00	\$2,000.00	\$50.00
p.	Asphalt Removal and Concrete Patch	65	SF	\$45.00	\$2,925.00	\$107.00	\$6,955.00	\$50.00	\$3,250.00	\$140.00	\$9,100.00	\$9,100.00	\$250.00	\$16,250.00	\$9,100.00	\$250.00
q.	Curb and Gutter Removal and Replacement	50	LF	\$30.00	\$1,500.00	\$25.00	\$1,250.00	\$20.00	\$1,000.00	\$50.00	\$2,500.00	\$2,500.00	\$50.00	\$2,500.00	\$2,500.00	\$50.00
<b>E. Miscellaneous</b>																
5	5. Miscellaneous															
a.	Owner's Allowance	N/A	N/A	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
<b>TOTAL BASED BID</b>				<b>\$95,726.50</b>	<b>\$93,800.00</b>	<b>\$87,080.00</b>	<b>\$129,690.00</b>	<b>\$133,805.00</b>								



*B. B. Murphy III*  
 Burke B. Murphy III, PE  
 GWES, LLC



**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2021-11 Tucker Road  
Culvert Replacement

**M&CC Meeting Date:** 12/15/2020

**Funding Source:** 2018 SPLOST Fund

**Budgeted Expense?** Yes

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
LeClay Construction, Inc	\$ 91,710.00
LaKay Enterprises, Inc	\$ 127,947.00
McLeRoy Equipment LLC	\$ 146,494.00
Sam Hall & Sons, Inc	\$ 170,840.00
Griffin Grading & Concrete, LLC	\$ 200,545.76
McCoy Grading, Inc	\$ 205,163.70


**Posting Sources:**

City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)  
GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>

**Department Recommendation:**

Vendor:	LeClay Construction, Inc
Amount:	\$ 91,710.00
Department:	Community Development
Department Representative:	Chad McMurrian, Engineering Svcs Mgr

**Purchasing Agent Recommendation:**

Vendor:	LeClay Construction, Inc
Amount:	\$ 91,710.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



# GWES

**Perry - Brunswick**

P.O. Box 2055 / 733 Carroll Street

Perry, Georgia 31069

(478) 235-0307 [www.gwesllc.com](http://www.gwesllc.com)

December 10, 2020

Mr. Chad McMurrian  
Lead Engineering Technician  
City of Perry  
PO Box 2030  
Perry, GA 31069

**RE: Tucker Road Culvert Replacement  
Recommendation of Contract Award  
GWES Project No. 033.36.3.20**

Mr. McMurrian,

This letter shall serve as our Recommendation of Award of the contract for construction of the referenced project.

During advertisement of the project, bid solicitation included invitations to eighteen (18) contractors as well as inclusion on the Georgia Procurement Registry. A non-mandatory pre-bid meeting, held on November 18, 2020, was attended by seven (7) contractors. Nine (9) contractors were plan holders for the project.

After the advertisement period, sealed bids were received until 2:00 p.m., Thursday, December 3, 2020, at Perry City Hall and thereafter publicly opened, read, and recorded. Responsive bids were submitted by six (6) contractors. We have examined the submitted bids and determined that LeClay Construction, Inc. (LeClay) is the low responsive bidder. Please refer to the attached Official Bid Tabulation for the project bid specifics.

In due diligence, GWES performed an evaluation of the completeness of the bids and on the contractor's capability to perform the work. Based on the Qualifications of Bidders, surety check in Treasury Circular 570, and previous work experience with the City, GWES finds no apparent reason to believe that LeClay cannot complete the work satisfactorily within the 60-day project schedule. We therefore recommend that this project be awarded to LeClay for the bid amount of \$91,710.00.

Supporting documentation is included for your review and records. Upon the City's approval, we will prepare the contracts for execution. If you have any questions or require additional information, please contact us.



**BID TABULATION**  
**PROJECT NAME:** Tucker Road Culvert Replacement  
**CLIENT NAME:** CITY OF PERRY  
**PROJECT NO.:** 833.36.1.20  
**DATE:** Thursday, December 3, 2020 @ 2:09 p.m.

Item No.	Description	Quantity	Unit	Griffin Grading & Concrete, LLC		Lafayette Enterprises, Inc.		Lafayette Construction, Inc.		McCrory Grading, Inc.		McCrory Equipment LLC		Barn Hill and Sons, Inc.	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	1. Mobilization and Demobilization	1	LS	\$10,000.00	\$10,000.00	\$8,000.00	\$8,000.00	\$4,000.00	\$4,000.00	\$14,000.00	\$14,000.00	\$6,000.00	\$6,000.00	\$15,500.00	\$15,500.00
2	2. Erosion and Sedimentation Control	0.1	AC	\$2,000.00	\$200.00	\$4,500.00	\$450.00	\$10,000.00	\$1,000.00	\$14,500.00	\$1,450.00	\$5,000.00	\$500.00	\$2,250.00	\$225.00
3	3. Demolition and Replacement	150	LF	\$4.00	\$600.00	\$10.00	\$1,500.00	\$5.00	\$750.00	\$17.15	\$2,572.50	\$5.50	\$825.00	\$10.00	\$1,500.00
4	4. Grading and Drainage Improvements	2	EA	\$2,000.00	\$4,000.00	\$1,000.00	\$2,000.00	\$4,000.00	\$8,000.00	\$2,468.00	\$4,936.00	\$600.00	\$1,200.00	\$960.00	\$1,920.00
5	5. Allowance	0.1	AC	\$10,000.00	\$1,000.00	\$1,000.00	\$100.00	\$3,000.00	\$300.00	\$2,900.00	\$290.00	\$3,000.00	\$300.00	\$6,000.00	\$600.00
6	6. Custom Cast-in-Place Concrete Outlet Headwall, Wingwall, and Parapet	1	EA	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$29,000.00	\$29,000.00	\$27,500.00	\$27,500.00
7	7. Custom Cast-in-Place Concrete Outlet Headwall, Wingwall, and Parapet	1	EA	\$15,000.00	\$15,000.00	\$10,000.00	\$10,000.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00	\$29,000.00	\$29,000.00	\$27,500.00	\$27,500.00
8	8. 24" HDPE Storm Pipe	2	LF	\$4,000.00	\$8,000.00	\$2,000.00	\$4,000.00	\$1,750.00	\$3,500.00	\$4,662.00	\$9,324.00	\$4,500.00	\$9,000.00	\$4,000.00	\$8,000.00
9	9. 24" HDPE Storm Pipe	2	LF	\$4,000.00	\$8,000.00	\$2,000.00	\$4,000.00	\$1,750.00	\$3,500.00	\$4,662.00	\$9,324.00	\$4,500.00	\$9,000.00	\$4,000.00	\$8,000.00
10	10. 42" Class III RSP Storm Piping	60	LF	\$115.33	\$6,919.80	\$58.00	\$3,480.00	\$150.00	\$9,000.00	\$300.00	\$18,000.00	\$154.00	\$9,240.00	\$47,500.00	\$47,500.00
11	11. Grading Complete	1	LS	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$5,500.00	\$5,500.00	\$44,000.00	\$44,000.00	\$25,000.00	\$25,000.00	\$17,500.00	\$17,500.00
12	12. Owner's Allowance	N/A	N/A	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
<b>TOTAL BASED BID</b>				<b>\$200,845.76</b>	<b>\$127,947.00</b>	<b>\$81,710.00</b>	<b>\$205,163.70</b>	<b>\$148,494.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>	<b>\$170,840.00</b>

*B. B. May*  
 Burke B. May II PE  
 GWES, LLC

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
 No. 12518  
 B. B. May II PE  
 GWES, LLC

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2021-12 Inert Waste Transfer Station  
Phase 1A

**M&CC Meeting Date:** 12/15/2020

**Funding Source:** General Capital Projects Fund

**Budgeted Expense?** No

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Sam Hall & Sons, Inc	\$ 272,000.00
Griffin Grading & Concrete, LLC	\$ 272,828.67
Murphy Clearing & Grading, Inc	\$ 276,125.00
LaKay Enterprises, Inc	\$ 281,600.00
McLeRoy Equipment LLC	\$ 285,000.00
McCoy Grading, Inc	\$ 292,700.00
International Waste Services, LLC	\$ 650,399.99


**Posting Sources:**

City of Perry's Website: [www.perry-ga.gov](http://www.perry-ga.gov)  
GA Procurement Registry: <https://ssl.doas.state.ga.us/PRSapp/>

**Department Recommendation:**

Vendor:	Sam Hall & Sons, Inc
Amount:	\$ 272,000.00
Department:	Community Development
Department Representative:	Chad McMurrrian, Engineering Svcs Mgr

**Purchasing Agent Recommendation:**

Vendor:	Sam Hall & Sons, Inc
Amount:	\$ 272,000.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



# GWES

**Perry - Brunswick**

P.O. Box 2055 / 733 Carroll Street  
Perry, Georgia 31069  
(478) 235-0307 www.gwesllc.com

December 10, 2020

Mr. Chad McMurrian  
Lead Engineering Technician  
City of Perry  
PO Box 2030  
Perry, GA 31069

**RE: Inert Waste Transfer Station Phase 1A  
Recommendation of Contract Award  
GWES Project No. 033.19.6.18**

Mr. McMurrian,

This letter shall serve as our Recommendation of Award of the contract for construction of the referenced project.

During advertisement of the project, bid solicitation included invitations to eighteen (18) contractors as well as inclusion on the Georgia Procurement Registry. A non-mandatory pre-bid meeting, held on November 18, 2020, was attended by seven (7) contractors. Seven (7) contractors were plan holders for the project.

After the advertisement period, sealed bids were received until 2:30 p.m., Thursday, December 3, 2020, at Perry City Hall and thereafter publicly opened, read, and recorded. Responsive bids were submitted by seven (7) contractors. We have examined the submitted bids and determined that Sam Hall and Sons, Inc. (Hall and Sons) is the low responsive bidder. Please refer to the attached Official Bid Tabulation for the project bid specifics.

In due diligence, GWES performed an evaluation of the completeness of the bids and on the contractor's capability to perform the work. Based on the Qualifications of Bidders, surety check in Treasury Circular 570, and previous work experience, GWES finds no apparent reason to believe that Hall and Sons cannot complete the work satisfactorily within the 120-day project schedule. Their base bid was for \$236,000.00. There were two (2) alternates to cover unknowns associated with the work that totaled \$36,000.00. Although these alternates may not be necessary, we recommend including in the contract as a precaution. We therefore recommend that this project be awarded to Hall and Sons for the bid amount of \$272,000.00.

Supporting documentation is included for your review and records. Upon the City's approval, we will prepare the contracts for execution. If you have any questions or require additional information, please contact us.

Respectfully,

A handwritten signature in black ink that reads "Burke B. Murph III". The signature is written in a cursive style with a horizontal line at the end.

Burke B. Murph III, PE, MBA  
Principal  
478.235.0307  
[burke.murph@awesllc.com](mailto:burke.murph@awesllc.com)

Attachments: Official Bid Tab





