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April 6, 2021

COUNCIL AGENDA
PERRY EVENTS CENTER
1121 MACON ROAD, PERRY, GA 31069

6:00 PM

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s)/Presentation(s):
 - 4a. Introduction of Officer Antonio Scott – Chief S. Lynn.
5. Mayor/Council Joint Appointment(s). Mayor Randall Walker
 - 5a. Appointment of Mr. Curtis George to the Downtown Development Authority of the City of Perry – Ms. J. Thomas.
6. Community Partner(s) Update(s):
7. Citizens with Input.
8. Public Hearing: Mayor Randall Walker

The purpose of this public hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

 - 8a. SUSE-158-2020. Applicant, Thomas C. Carter, request a Special Exception for Community Service Use. The property is located at 510 Martin Luther King, Jr. Drive; Tax Map No. 0P0270 099000 - Mr. B. Wood.
 - 8b. TEXT-214-2020. Applicant, The City of Perry, requests a text amendment to clarify Secs. 5-1, 5-2, 6-6.3, and 6-10.1; revise Table 5-1-2; add setbacks for accessory structures in Table 5-1-3 and rename as Table 5-2-1; revise and add building heights in Sec. 5-5; and exempt industrial developments from certain landscape and tree preservation requirements in Secs. 6-3.1 and 6-4.1 – Mr. B. Wood.

9. Review of Minutes: Mayor Randall Walker
 - 9a. Council's Consideration – Minutes of the March 15, 2021 work session, March 16, 2021 pre council meeting, and March 16, 2021 council meeting.
10. Old Business: Mayor Randall Walker
 - 10a. Mayor Randall Walker
 - 10b. Council Members
 - 10c. City Attorney Brooke Newby
 - 10d. City Manager Lee Gilmour
 - 10e. Assistant City Manager Robert Smith
11. New Business: Mayor Randall Walker
 - 11a. Matters referred from April 5, 2021 work session, and April 6, 2021 pre council meeting.
 - 11b. Special Exception Application 158-2020 – Mr. B. Wood.
 - 11c. Ordinance(s) for First Reading(s) and Introduction:
 1. **First Reading** of a text amendment to clarify Secs. 5-1, 5-2, 6-6.3, and 6-10.1; revise Table 5-1-2; add setbacks for accessory structures in Table 5-1-3; and rename as Table 5-2-1; revise and add building heights in Sec. 5-5; and exempt industrial developments from certain landscape and tree preservation requirements in Secs. 6-3.1 and 6-4.1 – Mr. B. Wood. *(No action required by Council)*
 2. **First Reading** of an ordinance establishing the Court Technology Fee and Uses – Ms. B. Newby. *(No action required by Council)*
 - 11d. Resolution(s) for Introduction and Adoption:
 1. Resolution Authorizing Reimbursement of Cost for PPFA 2021 Series Issue – Ms. B. Newby.
 2. Resolution declaring certain real property surplus property – Tract CP-2, 0.345 acres – Ms. B. Newby.
 3. Resolution Declaring Certain Vehicles Surplus – Mr. M. Worthington.
 4. Resolution appointing a voting delegate and an alternate to the 2021 Municipal Gas Authority of Georgia Annual Election Committee – Mr. L. Gilmour.
 - 11e. Award of Bid(s):
 1. Bid No. 2021-28 (1) ½ Ton Pickup Truck – Mr. M. Worthington

2. Bid No. 2021-31 (6) Patrol Utility Vehicles – Mr. M. Worthington
3. Bid No. 2021-32 (1) ½ Ton Pickup Truck – Mr. M. Worthington
- 11f. Approval of Intergovernmental Agreement for Conduct of City of Perry Elections between the City, Houston County Board of Commissioners, and the Board of Elections – Mr. L. Gilmour.
- 11g. Approval of Intergovernmental Memorandum of Agreement between Houston County and City of Perry – Highway 127 Widening Project and Relocation of Utilities – Ms. B. Newby.
12. Council Members Items:
13. Department Heads/Staff Items.
14. General Public Items:
15. Mayor Items:
16. Adjourn.

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



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MEMORANDUM

TO: Mayor/Council

FROM: Jazmin Thomas, Downtown Manager

DATE: March 24, 2020

RE: Appointment for Downtown Development Authority

Tyler Medlin, Downtown Development Authority Vice Chairman has resigned. With Mr. Medlin's resignation, there was a vacancy. At the March 22nd meeting, the Downtown Development Authority voted Curtis George, owner of Orleans on Carroll and City of Perry resident, as the recommendation to fill the vacancy which expires on 12/31/2023. The board has selected Kelly Gordon, current board member, to served as the new Vice Chairman.



**Appointment Recommendation for Downtown
Development Authority**

Mr. Curtis George

- City resident
- Downtown business owner
- Economic interest in Downtown

“Perry’s history and present advise a great future. We need to encourage growth and development while enhancing and protecting Historic Downtown Perry”

—C. George

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STAFF REPORT

From the Department of Community Development
October 6, 2020 (updated March 2, 2021)

CASE NUMBER: SUSE-158-2020
APPLICANT: Thomas C. Carter
REQUEST: A Special Exception for Community Service Use
LOCATION: 510 Martin Luther King, Jr. Drive; Tax Map No. 0P0270 099000

ADJACENT ZONING/LANDUSES:

Subject Parcel: R-2, Two-family Residential District; single-family residence
North: R-2; single-family residential
South: R-2 and M-2, Industrial District; single-family residential
East: R-2; undeveloped
West: R-2; single-family residential and religious institution

REQUEST ANALYSIS: This application was tabled at the Commission's October meeting until the applicant obtained ownership of the property. According to the Houston County tax records, Mr. Carter obtained ownership of the property at 510 Martin Luther King, Jr. Drive in December 2020. Mr. Carter also owns the property at 508 MLK, which he intends to use as parking for the proposed use.

The applicant proposed to convert the existing 900 square foot house to a space to conduct Alcoholics Anonymous and related meetings. Such meetings are held seven days per week typically in the evenings. Meetings average about an hour in length, but may run for two hours for special events. The number of attendees range from 5 to 20 persons, with an average night being attended by 8 persons. Parking will be provided on the site with overflow on an adjacent undeveloped site.

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Does the Special Exception follow the existing land use pattern?* Properties along Martin Luther King, Jr. Drive are primarily single-family residences, with a church, daycare centers, and commercial uses intermixed.
2. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The property is located in a "Traditional Neighborhood" character area in the 2017 Joint Comprehensive Plan Update. Suggested land use designations include "Public/Institutional".
3. *Will adequate fire and police protection be available?* Adequate fire and police protection are available.
4. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The intensity of the proposed use will likely be similar to or less intensive than other existing non-residential uses in the vicinity.
5. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* As a major collector street, Martin Luther King, Jr. Drive should have adequate capacity to handle the additional traffic generated by the proposed development. A pedestrian sidewalk is located along the western side of MLK, Jr. Drive from Gordon Street to General Courtney Hodges Boulevard.

6. *Will the use result in an increase in population density overtaxing public facilities?* As described in the application, the proposed use should not have a major impact on community facilities.
7. *Will the use create a health hazard or public nuisance?* The proposed use should not create a health hazard or public nuisance.
8. *Will property values in adjacent areas be adversely affected?* There is no evidence that the proposed use will adversely affect the value of surrounding properties.
9. *Are there substantial reasons a permitted use cannot be used at this property?* The property is developed as a single-family residential structure. It appears that it can be used in such a manner, although improvements may be required.


STAFF RECOMMENDATION: Based on evaluation of this application relative to the standard for the consideration of a special exception, Staff recommends approval of the special exception, with the following conditions:

1. The use and operation of the facility shall comply with the details included in the application;
2. Use of the property shall cease by 9:00 pm nightly; and
3. The building and site (parking) must meet current code requirements for the specific non-residential use prior to issuance of a Certificate of Occupancy.

Regarding condition #3, the applicant must schedule a pre-application meeting with Community Development staff to discuss building and site requirements.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the requested special exception with the following conditions:

4. The use and operation of the facility shall comply with the details included in the application;
5. Use of the property shall cease by 10:30 pm nightly; and
6. The building and site (parking) must meet current code requirements for the specific non-residential use prior to issuance of a Certificate of Occupancy.



 Eric Z. Edwards, Chairman of the Planning Commission

2/10/21

 Date



R2

M2

508

510

MARTIN LUTHER KING, JR. DRIVE

Faith Bible
Fellowship
Church

H
O



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Application for Special Exception
 Contact Community Development (478) 988-2720

Application # 2115E-158-2020

Applicant/Owner Information

*Indicates Required Field	Applicant	Property Owner
*Name	THOMAS C CARTER	THOMAS C CARTER
*Title		
*Address	137 GROWANN Rd. EIKO, Ga. 31025 R3 510 MLK DR. Perry Ga	
*Phone	478-987-5663	
*Email	TC CARTER10W@gmail.com	

Property Information

*Street Address	510 MLK DR. Perry GA 31069
*Tax Map #(s)	090270 099000
*Zoning Designation	R-1

Request

*Please describe the proposed use:	ANONYMOUS (A.A.) ALCOHOLICS ANONYMOUS meetings - and ALANUUM (A.F.G.) meetings
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Instructions

1. The application and \$91.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than 4:30 pm on the date reflected on the attached schedule.
2. 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 special exception). See Sections 2-2 and 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
3. For applications in which a new building, building addition and/or site modifications are required, you must submit a scaled drawing of the proposed site development plan.
4. 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.
5. Special Exception 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.
6. Please verify all required information is reflected on the plan(s). Submit one (1) paper copy and one (1) electronic version of the plan(s).
7. An application for special exception affecting the same parcel shall not be submitted more often than once every six months.
8. The applicant must be present at the hearings to present the application and answer questions that may arise.
9. 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.

10. 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.

11. Signatures:

*Applicant <i>Thomas C. Cate</i>	*Date 9.24.2020
*Property Owner/Authorized Agent <i>Thomas C. Cate</i>	*Date 9.24.2020

Standards for Granting a Special Exception

- Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property? *NO*
- Describe the existing land use pattern surrounding the subject property.
Residential light Commercial
- Describe how the proposed use will not have an adverse effect on the Comprehensive Plan.
NO change to Residential homes,
- Describe how any proposed structures, equipment or materials will be readily accessible for fire and police protection. *City Fire protection. NO blockage to property*
- Describe how the proposed use will be of such size, location, and character that it will generally be in harmony with appropriate and orderly development of the surrounding area and adjacent properties, and will not be a detriment to uses permitted on adjacent properties. (Consider the location and height of buildings and other structures, and the extent of landscaping, screening and buffering.)
NO. Change to property. - ~~improvement~~ Property Improvement to clean up lot
- For uses to be located in or adjacent to a residential district, describe how the nature and intensity of the operations of the proposed use will not negatively impact pedestrian and vehicular traffic in the district. *most use at evening or night meeting.*
- Describe how the proposed use will not place an undue burden upon public facilities and services.
Normal water & TRASH, electric,
- Describe how the proposed use will not create health and safety problems, and will not create a nuisance with regard to traffic congestion, drainage, noise, smoke, odor, electrical interference, or pollution. *Normal property use. & parking (no outside parking)*
NO loud music & high power equipment
- Describe how the proposed use will not adversely impact the value of surrounding properties.
NO properties should be affected.
- State the reasons why the subject property cannot be used for a use permitted in the zoning district in which it is located. *Zoning - change. - SR Special-Exception*

Revised 7/17/20

For Office Use (receipt code 204.2)

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

Bryan Wood

Perry Group (Alcoholics
Anonymous)

meetings held. 7 days a week

Meeting Average 1 hour -

on some nights. meeting may be 2 hours if
special event. (eating and speaker event)

Number of people vary 5 to 20 some nights
mostly around 8 people.

Parking at 510 MLK DR. with overflow
parking at 508 MLK DR.

Thomas C. Carter

T.Carter1000@gmail.com



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STAFF REPORT

From the Department of Community Development
March 1, 2021

CASE NUMBER: TEXT-214-2020

APPLICANT: The City of Perry

REQUEST: Text Amendment to clarify Secs. 5-1, 5-2, 6-6.3, and 6-10.1; revise Table 5-1-2; add setbacks for accessory structures in Table 5-1-3; revise, add building heights in Sec. 5-5; and exempt industrial developments from certain landscape and tree preservation requirements in Secs. 6-3.1 and 6-4.1.

STAFF ANALYSIS: Since the original adoption of the Land Management Ordinance, staff has identified several areas where clarification of standards can be made and where standards were inadvertently omitted. This amendment is intended to address these.

Section 5-1.1

The proposed amendment intends to clarify that the R-3 standards apply to any residential development in a commercial zoning district which permits residential developments. It also is intended to clarify that the minimum lot size adjustment applies only to new lots abutting platted residential lots, not to all lots in the new subdivision. This represents the original intent to create a transition zone between existing and new subdivisions as originally discussed with the Planning Commission in 2001 and 2002.

Section 5-1.2

The proposal replaces Table 5-1-2 regarding the density of multi-family developments. The proposed table regulates maximum density in dwelling units per acre, rather than square footage of land and building height. Additionally, the maximum density has been adjusted to be more realistic and consistent with the character of Perry. For comparison the current density converted to dwelling units per acre is shown in parenthesis in the current table below:

Table 5-1-2: Multi-Family Residential minimum lot area, lot width, and maximum lot coverage for multi-family dwellings*					
Height of Building (no. of floors)	Minimum Number of Units	Total Lot Area per Unit		Minimum Lot Width (measured at building line)	Maximum Lot Coverage (Percent)
		R3, OC & C-1	C-2 & C-3		
One and Two	3	3,000 (14.5)	2,500 (17.4)	85	40
Three	6	2,500 (17.4)	2,000 (21.8)	85	40
Four	16	2,100 (20.7)	1,750 (24.9)	85	30
Six to Eight	24	1,250 (34.9)	1,000 (43.6)	85	25 ¹
Nine or More	32	1,000 (43.6)	750 (58.1)	85	25 ¹

¹ For the C-2 and C-3 (CBD) Central Business District, subject to the conditional approval of the Commission.
*See Appendix A for requirements in Form Based Code districts.

The minimum lot area for all commercial districts is proposed to be removed.

Section 5-2.1

The modifications to Table 5-2-1 include removal of the Convention Plaza District which no longer exists, adding setbacks for accessory structures, and clarifying the use of R-3 standards for residential developments in commercial districts.

Section 5-5

Maximum building heights do not exist in the current LMO. The amendment includes a statement about how height is measured, a table establishing maximum building height by zoning district, and a list of exceptions to the maximum height. The proposed maximum heights are based on customary height limits for single-family residences, and limits that are in character with Perry's historical development.

Sections 6-3.1 and 6-4.1

During development review for the Sandler expansion on Airport Road, City Council concurred that similar industrial sites should not be subject to the requirements for tree protection and replanting in Section 6-4. They also concurred that the requirements for street buffer yards and interior parking lot landscaping in Section 6-3 should not apply to industrial sites. The reasoning is based on the inherent size of industrial properties. The amendment exempts industrial developments in M-2 zoning districts from these standards.

Section 6-6.3

The modification cleans up the language regarding Certificates of Appropriateness for signs in the Downtown Development Overlay District and removes reference to standards and ordinances which have been changed.

Section 6-10.1

In addition to the existing wording, this amendment is intended to make clear that no portion of a residential lot may be located in a floodplain.

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

3/10/21

Date

Sec. 5-1. Minimum lot area and lot width, minimum house size, maximum density and maximum lot coverage.

5-1.1 *Single- and two-family residential dwelling units.* Within use districts permitting single- and two-family residential dwelling units, the minimum lot areas, minimum lot widths, minimum house size and maximum lot coverage in Table 5-1-1 shall apply. These figures for minimum lot area and minimum lot width do not apply to lots of record.

Table 5-1-1: Minimum lot area, lot width, and maximum lot coverage for single- and two-family dwellings*				
	Minimum Lot Area (Sq. Feet)	Minimum Lot Width (Measured at Building Line)	Minimum House Size (Heated Sq. Feet) ⁶	Maximum Lot Coverage of Buildings (Percent)
R-Ag Residential-Agricultural	5 acres	300'	1,200	25
R-1 Single-Family Residential	15,000 ^{1, 3, 4}	90'	1,200	25
R-2A Single-Family Residential	12,000 ^{1, 3, 4}	80'	1,200	25
R-2 Two-Family Residential				
Single-family detached	12,000 ^{1, 3, 4}	80'	900	25
Single-Family Townhouses	2,000 ²	20'	n/a	40
Two-Family (Duplex)	10,000 ^{1, 3, 4}	85'	n/a	25
R-3 Multi-Family Residential²				
Single-family detached	9,000 ^{1, 3, 4}	70'	900	35
Single-Family Townhouses	2,000 ²	20'	n/a	40
Two-Family (Duplex)	8,000 ^{1, 3, 4}	75'	n/a	35
Multi-Family Dwellings	See Table 5-1-2			
R-MH Residential Manufactured Homes				
Single-family detached	9,000 ^{3, 4}	70'	n/a	35
Manufactured home subdivision ⁵	9,000 ^{3, 4}	70'	n/a	35
Manufactured home park	See Section 4-3.1(B)			
¹ New lots abutting properties developed with single-family detached dwellings platted residential lots may have larger minimum size requirements. See Section 5-1(A)(1) below. ² Townhouses in an R-2 zone require an additional two thousand (2,000) square feet of common open space for each dwelling unit. This area cannot be used for any other purpose except as open space. ³ Lots served by private septic tank and well shall be a minimum area of 63,340 square feet and width of 150 feet. ⁴ Lots served by private septic tank and public water shall be a minimum area of 32,670 square feet and width of 100 feet. ⁵ The minimum area for a manufactured home subdivision is ten (10) acres. ⁶ House size less than the minimum may be allowed by Special Exception. ⁷ The R-3 standards apply to non-residential zoning districts which allow residential uses.				
*See Appendix A for requirements in Form Based Code districts.				

(A) Minimum lot size adjustment. **In order to provide a transition from existing subdivided lots to lots in proposed single-family and two-family developments subdivisions, the lots** abutting platted residentially zoned (R-1, R-2, R-2A and R-3) lots shall be adjusted using the following requirements in addition to the requirements in Table 5-1-1. However, the minimum lot size shall not be more than two (2) times the minimum size required in Table 5-1-1. These regulations shall not apply to existing or proposed multifamily dwellings or to existing or proposed developments in the R-MH or R-Ag districts.

- (1) The required minimum size of the proposed lots shall be established by determining the average size of the smallest two-thirds (2/3) of the existing lots abutting the new development subdivision. The proposed lots abutting the existing lots shall be eighty-five (85) percent of the average size but not more than two times the minimum lot size required in Table 5-1-1 for the zoning classification in which the development is located.
- (2) If the adjusted minimum lot size is within ten (10) percent of the minimum lot size requirements mandated in Table 5-1-1, these regulations shall not apply.

5-1.2 Multifamily residential dwelling units. Within use districts permitting multifamily dwelling, the basic minimum lot area shall be nine thousand (9,000) square feet in R-3, Multifamily Residential District, and ten thousand (10,000) square feet in Commercial Districts, or shall be greater based on the minimum lot area and maximum lot coverage Multi-family residential developments shall meet the requirements in Table 5-1-2, except as otherwise herein. All multifamily dwelling units shall be connected to a public sewer.

Table 5-1-1: Multi-Family Residential minimum lot area, lot width, and maximum lot coverage for multi-family dwellings*

Height of Building (no. of floors)	Minimum Number of Units	Total Lot Area per Unit		Minimum Lot Width (measured at building line)	Maximum Lot Coverage (Percent)
		R3, OC & C-1	C-2 & C-3		
One and Two	3	3,000	2,500	85	40
Three	6	2,500	2,000	85	40
Four	16	2,100	1,750	85	30
Six to Eight	24	1,250	1,000	85	25 [†]
Nine or More	32	1,000	750	85	25 [†]

[†] For the C-2 and C-3 (CBD) Central Business District, subject to the conditional approval of the Commission.

*See Appendix A for requirements in Form Based Code districts.

Table 5-1-2: Multi-Family Residential maximum density, lot width, and maximum lot coverage (All multi-family residential developments exceeding 6 units require a special exception)

Zoning District	Maximum Dwelling Units per Acre	Minimum Lot Width (measured at building line)	Maximum Lot Coverage of Buildings (Percent)
R-3, RMH	8	85	40
LC, OC, IN	12	85	40
C-1, C-2	20	85	50
C-3	No maximum	0	100
IMU, MUC, NMU, FBR	See Appendix A for requirements in Form Based Code districts.		

5-1.2 Commercial industrial and other uses. Within the C-1 Highway Commercial and M-1 Wholesale and Light Industrial District, the minimum lot area for each permitted use shall be ten thousand (10,000) square feet. All other commercial, industrial and other uses have no minimum requirement for lot area.

Sec. 5-2. Building Setbacks.

5-2.1. *Minimum building setbacks.* Minimum building setbacks are established in Table 5-1-3.

Zoning District	Front Yard		Rear Yard	Side Yard		
	Arterial/ Collector Streets	Minor Streets		Interior Lot	Corner Lot	
					Arterial/ Collector Streets	Minor Streets
R-Ag Residential-Agricultural	50'	50'	25'	15'	50'	50'
R-1 Single-Family Residential	40'	30'	35'	10'	40'	30'
R-2A Single-Family Residential	40'	25'	25'	8'	40'	25'
R-2 Two-Family Residential	40'	25'	25'	8'	40'	25'
R-3 Multi-Family Residential						
One- and two-family	40'	25'	25'	8'	40'	25'
Multifamily	40'	25'	25'	a	40'	25'
RMH Residential Manufactured Home						
Multifamily	40'	25'	25'	8'	40'	25'
Individual manufactured homes	40'	25'	25'	8'	40'	25'
Manufactured home parks	(See Section 4-3.1(B))					
C-1 Highway Commercial District						
Multifamily	40'	25'	25'	a	40'	25'
Commercial <u>or mixed-use</u>	40'	25'	b	b	40'	25'
C-2 General Commercial District ³						
Multifamily	35'	25'	25'	a	35'	25'
Commercial <u>or mixed-use</u>	40'	25'	b	b	35'	25'
C-3 Central Business District (CBD)						
Multifamily	10'	10'	b	b	10'	10'
Commercial <u>or mixed-use</u>	none	none	b	b	none	none
CPD Convention Plaza District	40'	25'	b	b	50'	50'
LC Limited Commercial District ³	40'	25'	b	b	50'	50'
OC Office Commercial District ³	40'	25'	b	b	50'	50'
IN Institutional District ³	40'	25'	b	b	50'	50'
M-1 Wholesale & Light Industrial	50'	50'	b	b	50'	50'
M-2 Industrial	50'	50'	b	b	50'	50'

a. Eight (8) feet plus two (2) additional feet for each story (floor) above two (2) stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit shall not be less than twenty (20) feet from the side lot line.

b. None, except when abutting residential district and then not less than twenty-five (25) feet.

¹ See Appendix A for requirements in Form Based Code districts.

² Setbacks for accessory structures are 5 feet from rear and interior side property lines, unless the otherwise required setback listed above is less. (Also see Sec. 4-4.2(E))

³ Single- and two-family dwellings in nonresidential districts shall comply with the setbacks established for such uses in the R-3 zoning district.

⁴ See Appendix A for requirements in Form Based Code districts.

Sec. 5-5. Building height.

- (A) *Building heights.* No building shall hereafter be erected, constructed, or altered so as to exceed the height limit, to accommodate or house a greater number of families than are required or specified in the regulations herein for the district in which it is located.
- (B) *Height limits.* Chimneys, water, fire, radio, and television towers, church spires, domes, cupolas, stage towers and scenery lifts, cooling towers, roof signs, elevator bulkheads, smokestacks, flag

poles, parapet walls, sills, granaries, windmills, and similar structures and their necessary mechanical appurtenances may be erected above the height limits herein established.

- (A) **General.** Building height is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the coping of the parapet wall of a flat roof, to the deck line of a mansard roof, or to the average height level between the eaves and ridge of a shed, gable, hip, or gambrel roof.
- (B) **Maximum building height.** Maximum building heights are established in Table 5-3-4.

Table 5-1-4: Maximum building height*	
Zoning District and Use	Maximum Building Height (in feet)
Single-family, two-family, and townhouse residential in any district	35
Non-residential uses in R-Ag, R-1, R-2, R-2A, R-3 and RMH	40
Multi-family residential in R-3	40
C-1, C-2	50
C-3, LC, OC, IN	40
M-1, M-2	50
IMU, MUC, NMU, FBR	See Appendix A for requirements in Form Based Code districts.
*Maximum building height for accessory structures is provided in Section 4-4.2(E).	

- (C) **Exceptions.** Spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housings, mechanical equipment or other such structures placed above the roof level and not intended for human occupancy shall not be subject to height limitations. Silos, granaries and other similar agricultural structures are not subject to height limitations.

Sec. 6-3. - Landscaping, buffering, and screening.

6-3.1. **General.**

- (C) **Exemptions.** These regulations shall not apply to lots containing a single-family detached or two-family dwelling. See section 6-4.2(B)(2) for tree protection and replacement requirements.

(C) **Exemptions.**

(1) These regulations shall not apply to lots containing a single-family detached or two-family dwelling. See section 6-4.2(B)(2) for tree protection and replacement requirements.

(2) Industrial developments in an M-2 zoning district shall be exempt from the requirements of Sec. 6-3.6, street buffer yards, and Sec. 6-3.4, interior parking lot landscaping.

Sec. 6-4. - Tree protection.

6-4.1. **General.**

- (B) **Applicability.** The requirements of this section shall apply to all existing and new development, except that the following developments and activities shall be exempt from this section:

(1) The removal of dead or naturally fallen trees, or trees that are found by the administrator to be a threat to the public health, safety, or welfare;

- (2) The removal of pine trees, provided the minimum requirements of this section are maintained;
- (3) The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work;
- (4) The selective and limited clearing of utility easements to maintain their intended function; and
- (5) The removal of trees or vegetation on land zoned or lawfully used for:
 - (a) Agricultural and forestry activities, including tree farms and approved forestry management practices, except that if a site is substantially cleared of trees pursuant to legitimate forestry activities, no development applications shall be accepted for 36 months from the date the clearing is completed; ~~or~~
 - (b) Commercial garden centers, greenhouses, or nurseries;
 - (c) Industrial developments in an M-2 zoning district.

6-6.3. *Design Standards for the Downtown Development District.*

Signage certificate of appropriateness. ~~All signs shall require a Certificate of Appropriateness issued by the City of Perry Community Development Department prior to erecting the sign. The City of Perry Community Development Department may exempt signs which are in conformance with the Standards for Architectural and Signage Control at their sole discretion. The standards for signage are contained in Section 106 of the Perry Land Development Ordinance. All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt sign which comply with the provisions of Section 6-9.12(C).~~

Sec. 6-10. Site development and related infrastructure.

6-10.1. General design requirements.

- (A) *Suitability of land.* Land subject to flooding, improper drainage, or erosion, or which ~~is~~ for topographical, geological or other reasons ~~is~~ unsuitable for residential use shall not be platted for residential use or for other uses that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected. No portion of a single-family or two-family residential lot shall be located within a 100-year floodplain.



Where Georgia comes together.

Application # TEXT-214-2020

Application for Text Amendment
 Contact Community Development (478) 988-2720

Applicant Information

*Indicates Required Field

	Applicant
*Name	Bryan Wood for the City of Perry
*Title	Director of Community Development
*Address	1211 Washington Street, Perry, GA 31069
*Phone	478-988-2714
*Email	bryan.wood@perry-ga.gov

Request

*Please provide a summary of the proposed text amendment: Clarifications: Sec. 5-1: residential density in commercial zones, new lots adjacent to existing; Sec. 5-2: residential setbacks in commercial zones; Sec. 6-6.3: COA for signs in DD Overlay District; Sec. 6-10.1: residential lots in floodplains. Revising Table 5-1-2, maximum multi-family density. Adding setbacks for accessory structures in Table 5-1-3. Revising, adding building heights in Sec. 5-5. Exempting industrial developments from certain landscape and tree preservation requirements in Secs. 6-3.1 and 6-4.1

Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. Fees: Actual cost of required public notice.
3. The applicant must state the reason for the proposed text amendment. See Sections 2-2 and 2-3.2 of the Land Management Ordinance for more information.
4. 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.
5. Text amendment 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.
6. The applicant must be present at the hearings to present the application and answer questions that may arise.
7. 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 ___ X ___
If yes, please complete and submit the attached Disclosure Form.
8. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
9. Signatures:

*Applicant 	Bryan Wood, Director of Community Development, for the City of Perry	*Date 1/25/2021
--	--	--------------------

6/20/2018

For Office Use (receipt code 204.1)

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

**MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
March 15, 2021
5:03 P.M.**

1. **Call to Order:** Mayor Randall Walker, Presiding Officer, called to order the work session meeting held on March 15, at 5:03 p.m.

2. **Roll:**

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

Elected Officials Absent: None.

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

City Departmental Staffing: Chief Lee Parker – Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Bryan Wood – Director of Community Development, Tabitha Clark – Communications Administrator, Ashley Hardin – Economic Development Administrator, Ansley Fitzner – Public Works Superintendent, Anya Turpin – Special Events Coordinator, Sedrick Swan – Director of Leisure Services, and Annie Warren – City Clerk.

Press: Amira Bevill – Houston Home Journal
Cheri Adams – Houston Home Journal

Guest (s)/ Speaker (s): Mr. Miller Edwards, Mauldin & Jenkins, LLC.

3. **Items of Review/Discussion:** Mayor Randall Walker

3a. **Department of Administration.**

1. **Presentation of the 2020 Audit Report:** Mr. Edwards stated that the City of Perry 2020 audit was overall very good, and it was a very clean report. Audit report is as follows: \$134 million in assets / infrastructure, \$13 million cash investments, equity \$ 94 million, \$ 39.5 million in revenue and \$38.5 in expenses. Retirement plan is very good and general fund is in good shape.

Mayor Walker thanked everyone for their hard work.

3b. **Office of City Manager.**

1. Presentation of the police recruitment video: Ms. Clark presented a police recruitment video to assist Chief Lynn with promoting use of the City's website and social media. A video with Officer Brenna Banks and K-9 Nova was put on social media and received 800 post engagements and viewed over 2,300 times. This video is part of *Join their team* program.

Chief Lynn addressed Mayor and Council that the Perry Police Department is accepting applications as well as encouraging officers to reach out to colleges in an effort to work with the students and participate in job fairs.

2. Presentation of Food Truck Friday survey: Ms. Turpin presented to Mayor and Council a survey regarding Food Truck Friday event. The survey was done with the community to obtain feedback. Two hundred people responded to the survey. The survey was well received by the community.

Mayor Walker inquired if the 48% number would increase because of the International Festival to be scheduled in November.

Ms. Turpin responded that she had more positive responses for March than November. She is hoping that by putting the International Festival the first week of November the community and participants will keep it on the radar before the holidays.

Mayor Walker thanked Ms. Turpin for all of her hard and successful work effort.

Council Member Hunt express his concerns relative to the Health Department maintaining the food trucks clean along with the places where the trucks are planning on parking for business.

3. Debt service process: Mr. Gilmour requested Mayor and Council to consider two (2) areas to obtain money for capital projects. The first one is water and sewage. Mr. Gilmour asked Ms. King to provide all the details. Ms. King stated there are three options: (1) A 20-year service schedule through, GEFA, (2) a 20-year debt service schedule through the Perry Public Facilities, and (3) a 30-year debt service schedule through the Perry Public Facilities Authority.

Administration recommended going with option number three which is 30-year debt schedule through the Perry Public Facilities Authority. Administration also recommended to approve funding from the Perry Public Facilities in the amount of \$ 800,000 to construct the Langston Road Stormwater Detention Facility. The pay back would be over a 20-year period.

Mayor Pro Tempore Jones had some questions regarding the impact it would have on existing paying customers with this option.

Mr. Gilmour responded that it would be probably what the citizens are paying as of now, but if they have an increase, it will be very low and spread over a 30-year period.

Mayor Walker asked if option three did not have a significant increase on the annual debt service in comparison to today.

Mr. Gilmour responded that Ms. King mentioned the overall debt and option number three is best.

Mayor Walker stated that the plan was to build the wastewater treatment plant in the next 5 years.

Council Members concurred to move forward with the debt service process and the project financing as presented.

4. Discussion of new job classifications: Mr. Gilmour stated this is a request by Chief Parker as part of making some adjustments in the existing positions at the Fire Department and Emergency Services, this will not require the hiring any new employees. The adjustments are requested as follows: (1) The three Fire Battalion positions will be shifted to Deputy Fire Chief, Training Chief, and Prevention Chief; (2) Battalion Chief positions will be eliminated. The Administration has no objections to the change.

Council Members concurred to moved forward with the new job classifications as presented.

Mr. Gilmour stated that a resolution authorizing establishment of these positions will be presented at the Council meeting on March 16, 2021.

4. Council Member Items:

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

Council Member Hunt was very thankful to the road division for fixing the potholes on Tucker Road.

5. Department Head/Staff Items:

Mr. Smith gave an update on the property next door (Old Stanley Building). The bid is out for the demolition of the property.

Chief Parker stated that an email was received from the Guardian Centers inquiring if the City will donate any furniture.

Mayor Walker asked Ms. Newby if this can be legally done. Ms. Newby responded that if the City put it out in the trash, then it will be accessible to anyone.

Ms. King, Mr. Wood, Chief Lynn, Ms. Clark, Ms. Fitzner, Ms. Hardin, and Ms. Turpin had no reports.

Mr. Worthington provided Mayor and Council with a breakdown regarding the third stimulus check.

Mr. Swan invited everyone to the Special Needs Egg Hunt event on April 3 starting at 10:00am, \$ 500 donation was given for this event. Registration for T-Ball, Basketball, Baseball, and Softball were all completed.

Ms. Warren mentioned to Mayor and Council about GMA hosting their annual convention in Savannah on August 6-10.

Mayor Walker

- Pre-Council March 16, 2021, at 5:00 pm
- Council Meeting March 16, 2021, at 6:00 pm

6. Adjourn. There being no further business to come before Council in the work session held on March 15, 2021, Mayor Pro-Tempore Jones motioned to adjourn the meeting at 5:50 p.m. Council Member King seconded the motion and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
March 16, 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held March 16, 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: none

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Mitchell Worthington – Finance Director, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Cody Gunn – Chief Building Official, Tabitha Clark – Communications Administrator, Lieutenant Chris Sutcliff, Officers Daniel Layson, Skyler Bryant, Deborah Murberry, Corporal Josh Brown, and Sergeant Jacob Laster – Police Department .

Media: Amira Bevill – Houston Home Journal

Guest(s): none

3. Items of Review/Discussion: Mayor Randall Walker

3a. Discussion of March 16, 2021 council meeting agenda.

4a. Clover Wine Merchant Application. Mr. Gilmour advised Mayor and Council that Clover Wine Merchant wants to host a “Pop Up” Tent Tasting event April 8 – 11, 2021 utilizing two parking spaces in front of its store.

4b. Recognition of Squad 4. Chief Lynn advised Lieutenant Sutcliff will introduce his squad that through a collaborative effort arrested a murder suspect.

5a. Mr. Jim Marquardt, Perry-Houston County Airport Authority.

Mr. Marquart will present to Mayor and Council a PowerPoint update of activities going on at the Perry-Houston County Airport Authority.

7a. License revocation hearing for Ghanshyam P. Patel and LaQuinta Inn at 102 Plaza Drive, Perry, GA. Mayor Walker announced that this matter has been resolved with Mr. Patel and his attorney and a public hearing will not be held. Ms. Newby reported the City entered a negotiated plea with Mr. Patel whereby his business license will be on probation for one year, if at anytime he fails to submit a timely report and payment, then his business license will be automatically suspended for a period of 30 days. Also, the City will hold the Municipal Court citation in abeyance for one year to run consecutively, if there is failure to timely report and pay the tax that is due, the City will ask that the citation be placed on the desk hearing calendar to come before Judge Freeman in Municipal Court.

11a (1). Resolution to amend the City of Perry Personnel Management System's Position Classification Plan. Mr. Gilmour advised this a follow up from last evening of some reclassification in Fire and Emergency Services Department. Mr. Gilmour stated this is the resolution to enact those changes.

11b (1). Resolution – DDRLF – Muse Theatre. Ms. Hardin advised this is a state GAP financing program and private partnership between the Downtown Development Authority of the City of Perry and Ocmulgee Developments, LLC for the purchase/renovation of the Muse Theatre Project. The State requires support from the City of Perry in the form of a resolution to move forward.

4. Council Member Items:

Council Member Albritton inquired about Clover Wine Merchant's "Pop Up" Tent Tasting event utilizing parking spaces at its April 8-11 event. Council Member Albritton asked if the other merchants downtown had any concerns. Administration advised most of the merchants downtown are okay with it.

Council Member Hunt inquired about parking lot paving of Jeff Smith on 41 North. Administration advised 1) enforcement action is on hold pending a decision and review of the site by the Planning Commission that was mutually agreeable to Community Development, the property owner, and the renter, and 2) whether bigger parking lots need to be paved. Mr. Wood will come back to the Planning Commission with suggestions.

Council Member Bynum-Grace

- Inquired about the status of Crossroads Park. Ms. Fitzner reported Phase 1 has been completed and Phase 2 is with the project engineer.
- When will Phase 2 start in Legacy Park? Ms. Fitzner stated after the Main Street realignment project.
- What is the next step of deciding which offices will go into the new city hall? Mr. Smith replied they are working with the architect to determine what functions can go where.

Council Member Peterson reported Mayor Pro Tempore Jones is celebrating his birthday today and thanked staff for the signage at Pine Needle Park.

Mayor Pro Tempore Jones and Council Member King had no reports.

Mr. Gilmour followed up relative to Council concerns about where residents in the northeast go to vote. Mr. Gilmour reported the Board of Elections met with Chief Parker and his staff to look at Davis Farm Station and its training facility. Administration did mention schools in that area as a possible location, but the Board stated it will not conduct elections in schools. The Board of Elections position is to have one location for voting.

Mr. Smith and Ms. Newby had no reports.

5. Adjournment: There being no further business to come before Council in the pre council meeting held March 16, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 5:25 p.m. Council Member King seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
March 16, 2021
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 March 16, 2021 at 6:00 p.m.

2. Roll.

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

Elected Officials Absent: none

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Mitchell Worthington – Finance Director, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Cody Gunn – Chief Building Official, Jazmin Thomas – Downtown Manager, Lieutenant Chris Sutcliff, Sergeant Jacob Laster, and Officers Daniel Layson, Skyler Bryant, Deborah Murberry – Perry Police Department, and Tabitha Clark – Communications Administrator.

Media: Amira Bevill – Houston Home Journal

Guest(s): Scott Free, Jim Marquardt (Perry-Houston County Airport Authority), Lannette Tomlin (Clover Wine Merchant), and Josh Brown

3. Invocation and Pledge of Allegiance to the Flag:

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

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

- 4a. Clover Wine Merchant Application. A representative from Clover Wine Merchant's will be attending the Council meeting to present the application. Ms. Lannette Tomlin of Clover Wine Merchant (907 Carroll Street) presented for Council's consideration a request to host a "Pop Up" tent tasting event

April 8 - 11 and utilize two parking stalls in front of the storefront. Mayor Walker entertained a motion to approve the application. Mayor Pro Tempore Jones motioned to approve the application as submitted; Council Member King seconded the motion and it carried unanimously.

4b. Recognition of Squad 4 – Chief S. Lynn. Lieutenant Sutcliff shared with Mayor and Council an incident that occurred on February 25 and how his squadron went above and beyond to catch a murder suspect. Mayor and Council thanked Lieutenant Sutcliff, Sergeant Jacob Laster, Officers Daniel Layson, Skyler Bryant, Deborah Murberry and Josh Brown for their hard work.

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

5a. Mr. Jim Marquardt, Perry-Houston County Airport Authority. Mr. Marquardt presented a PowerPoint overview of activities and improvements going on at the Perry-Houston County Airport Authority.

6. Citizens with Input. none

7. Public Hearing: Mayor Randall Walker

The purpose of this public hearing is to provide any interested parties with an opportunity to express their views and concerns in accordance with Sec. 15-3 of the Code of the City of Perry, Georgia.

7a. License revocation hearing for Ghanshyam P. Patel and LaQuinta Inn at 102 Plaza Drive, Perry, GA. Mayor Walker announced the public hearing was settled by a negotiated settlement with Mr. Patel. Ms. Newby reported this is a negotiated plea agreement with Mr. Patel and his attorney that involves one year probation and any failure to timely submit reports and payments will result in suspension of his business license.

8. Review of Minutes: Mayor Randall Walker

8a. Council's Consideration – Minutes of the March 1, 2021 work session, March 2, 2021 pre council meeting, and March 2, 2021 council meeting.

Council Member Bynum-Grace motioned to accept the minutes as submitted. Mayor Pro Tempore Jones seconded the motion and the motion carried unanimously.

9. Old Business: Mayor Randall Walker

9a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance for the rezoning of property from MUC, Multi-Use Center, to M-1, Wholesale and Light Industrial. The property is located at 311 South Street; Tax Map No. 0P0350 010000 - Mr. B. Wood.

Adopted Ordinance No. 2021-07 for the rezoning of the property from MUC, Multi-Use Center, to M-1, Wholesale and Light Industrial. The property is located at 311 South Street. Mr. Scott Free (1101 Washington Street) spoke in favor of the rezoning change. Mr. Wood stated the Planning Commission and staff recommends approval of the zoning change with the following condition: In addition to other applicable provisions, any future development of the property must adhere to Sec. 6-3.3 and 6-3.6 of the Land Management Ordinance – street trees and street buffer yards – to provide protection of nearby residential properties from nonresidential uses. Mayor Pro Tempore Jones motioned to adopt the ordinance with the Planning Commission and staff recommendation; Council Member Peterson seconded the motion and it carried unanimously. (*Ordinance No. 2021-07 has been entered into the City's official book of record.*)

10. Any Other Old Business:

- 10a. Mayor Randall Walker - none
- 10b. Council Members - none
- 10c. City Attorney Brooke Newby - none
- 10d. City Manager Lee Gilmour - none
- 10e. Assistant City Manager Robert Smith - none

11. New Business: Mayor Randall Walker

11a. Matters referred from March 15, 2021 work session, and March 16, 2021 pre council meeting.

- 1. Resolution to amend the City of Perry Personnel Management System's Position Classification Plan – Mr. L. Gilmour.

Adopted Resolution 2021-14 amending the City of Perry Personnel Management System's Position Classification Plan. Council Member Hunt motioned to adopt the resolution as submitted; Council Member King seconded the motion and it carried unanimously. (*Resolution No. 2021-14 has been entered into the City's official book of record.*)

11b. Resolution(s) for Introduction and Adoption:

- 1. Resolution – DDRLF – Muse Theatre – Ms. A. Hardin.

Adopted Resolution No. 2021-15 relative to Support for the Downtown Development Authority of the City of Perry. Council Member Albritton motioned to approve the resolution as submitted; Council Member King seconded the motion and it carried unanimously. (*Resolution No. 2021-15 has been entered into the City's official book of record.*)

12. Council Members Items:

Council Member Peterson inquired about the removal of picnic parklets in the downtown and requested the parklets be returned. Administration stated the parklet by Hazards on the Green will not be returned because of a safety concern.

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

Mr. Gilmour, Mr. Smith, and Ms. Newby had no reports.

13. Department Heads/Staff Items.

Chief Lynn thanked Mayor and Council for the recognition of Squad 4.

Chief Parker advised he will update everyone by email relative to the weather.

Mr. Swan announced the Special Needs Easter Egg Hunt will be held on April 3.

Ms. King, Mr. Worthington, Mr. Wood, Ms. Fitzner, Ms. Warren, Ms. Clark, Ms. Thomas, Mr. Gunn, and Ms. Hardin had no reports.

14. General Public Items:

Mr. Marquardt thanked the police and fire departments for their response today at the Perry-Houston County Airport.

15. Mayor Items:

- April 5, Work Session
- April 6, Pre-Council and Council

Mayor Walker entertained a motion to go into executive session for real estate.

16. Executive Session entered at 6:35 p.m.: Council Member King moved to adjourn the regular meeting and enter into executive session for the purpose of real estate acquisition. Council Member Albritton seconded the motion and it carried unanimously.

17. Executive Session adjourned at 6:50 p.m., Council regular meeting reconvened. Council adjourned the executive session held March 16, 2021 and reconvened into the council regular meeting.

18. Adopted Resolution No. 2021-16, stating the purpose of the executive session held on March 16, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on March 16, 2021, was to discuss real estate acquisition; Council Member Hunt seconded the motion and it carried unanimously. In the reconvened regular meeting, Council voted to donate the requested portions of right-of-way needed along Houston Lake Road between Kings Chapel Road and Gray Road to Houston County for part of the Houston Lake Road widening project. Council also voted to move forward with having a portion

of Pine Needle Park declared surplus property and moving forward with the process to place it for bid. (*Resolution No. 2021-16 has been entered in the City's official book of record*).

19. Adjournment: There being no further business to come before Council in the regular council meeting held March 16, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 6:55 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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 5, MEASUREMENTS AND DIMENSIONAL STANDARDS; AMENDING SECTIONS 5-1, MINIMUM LOT AREA AND LOT WIDTH, MINIMUM HOUSE SIZE, MAXIMUM DENSITY AND MAXIMUM LOT COVERAGE, 5-2, BUILDING SETBACKS AND 5-5, BUILDING HEIGHT; AND ARTICLE 6, DEVELOPMENT AND DESIGN STANDARDS; AMENDING SECTIONS 6-3, LANDSCAPING, BUFFERING, AND SCREENING, 6-4, TREE PROTECTION, 6-6, DESIGN STANDARDS, AND 6-10, SITE DEVELOPMENT AND RELATED INFRASTRUCTURE; 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 deleting Section 5-1 in its entirety and replacing with the following amended Section 5-1:

Sec. 5-1. Minimum lot area and lot width, minimum house size, maximum density and maximum lot coverage.

5-1.1 *Single- and two-family residential dwelling units.* Within use districts permitting single- and two-family residential dwelling units, the minimum lot areas, minimum lot widths, minimum house size and maximum lot coverage in Table 5-1-1 shall apply. These figures for minimum lot area and minimum lot width do not apply to lots of record.

Table 5-1-1: Minimum lot area, lot width, minimum house size and maximum lot coverage for single- and two-family dwellings*				
	Minimum Lot Area (Sq. Feet)	Minimum Lot Width (Measured at Building Line)	Minimum House Size (Heated Sq. Feet) ⁶	Maximum Lot Coverage of Buildings (Percent)
R-Ag Residential-Agricultural	5 acres	300'	1,200	25
R-1 Single-Family Residential	15,000 ^{1,3,4}	90'	1,200	25
R-2A Single-Family Residential	12,000 ^{1,3,4}	80'	1,200	25
R-2 Two-Family Residential				
Single-family detached	12,000 ^{1,3,4}	80'	900	25
Single-Family Townhouses	2,000 ²	20'	n/a	40
Two-Family (Duplex)	10,000 ^{1,3,4}	85'	n/a	25
R-3 Multi-Family Residential⁷				
Single-family detached	9,000 ^{1,3,4}	70'	900	35
Single-Family Townhouses	2,000 ²	20'	n/a	40
Two-Family (Duplex)	8,000 ^{1,3,4}	75'	n/a	35
Multi-Family Dwellings	See Table 5-1-2			
R-MH Residential Manufactured Homes				
Single-family detached	9,000 ^{3,4}	70'	n/a	35
Manufactured home subdivision ⁵	9,000 ^{3,4}	70'	n/a	35
Manufactured home park	See Section 4-3.1(B)			

¹ New lots abutting platted residential lots may have larger minimum size requirements. See Section 5-1(A)(1) below.

² Townhouses in an R-2 zone require an additional two thousand (2,000) square feet of common open space for each dwelling

unit. This area cannot be used for any other purpose except as open space.

³ Lots served by private septic tank and well shall be a minimum area of 63,340 square feet and width of 150 feet.

⁴ Lots served by private septic tank and public water shall be a minimum area of 32,670 square feet and width of 100 feet.

⁵ The minimum area for a manufactured home subdivision is ten (10) acres.

⁶ House size less than the minimum may be allowed by Special Exception.

⁷ The R-3 standards apply to non-residential zoning districts which allow residential uses.

*See Appendix A for requirements in Form Based Code districts.

(A) Minimum lot size adjustment. In order to provide a transition from existing subdivided lots to lots in proposed single-family and two-family subdivisions, the lots abutting platted residentially zoned (R-1, R-2, R-2A and R-3) lots shall be adjusted using the following requirements in addition to the requirements in Table 5-1-1. However, the minimum lot size shall not be more than two (2) times the minimum size required in Table 5-1-1. These regulations shall not apply to existing or proposed multifamily dwellings or to existing or proposed developments in the R-MH or R-Ag districts.

(1) The required minimum size of the proposed lots shall be established by determining the average size of the smallest two-thirds (2/3) of the existing lots abutting the new subdivision. The proposed lots abutting the existing lots shall be eighty-five (85) percent of the average size but not more than two times the minimum lot size required in Table 5-1-1 for the zoning classification in which the development is located.

(2) If the adjusted minimum lot size is within ten (10) percent of the minimum lot size requirements mandated in Table 5-1-1, these regulations shall not apply.

5-1.2 *Multifamily residential dwelling units.* Multi-family residential developments shall meet the requirements in Table 5-1-2. All multifamily dwelling units shall be connected to a public sewer.

Table 5-1-2: Multi-Family Residential maximum density, minimum lot width, and maximum lot coverage
(All multi-family residential developments exceeding 6 units require a special exception)

Zoning District	Maximum Dwelling Units per Acre	Minimum Lot Width (measured at building line)	Maximum Lot Coverage of Buildings (Percent)
R-3, RMH	8	85	40
LC, OC, IN	12	85	40
C-1, C-2	20	85	50
C-3	No maximum	0	100
IMU, MUC, NMU, FBR	See Appendix A for requirements in Form Based Code districts.		

2.

By amending Section 5-2.1 Minimum building setbacks, to replace Table 5-1-3 with the following revised Table 5-2-1:

5-2.1. *Minimum building setbacks.* Minimum building setbacks are established in Table 5-2-1.

Table 5-2-1: Minimum building setbacks ^{1,2}

Zoning District	Front Yard		Rear Yard	Side Yard		
	Arterial/ Collector Streets	Minor Streets		Interior Lot	Corner Lot	
			Arterial/ Collector Streets		Minor Streets	
R-Ag Residential-Agricultural	50'	50'	25'	15'	50'	50'
R-1 Single-Family Residential	40'	30'	35'	10'	40'	30'
R-2A Single-Family Residential	40'	25'	25'	8'	40'	25'
R-2 Two-Family Residential	40'	25'	25'	8'	40'	25'

R-3 Multi-Family Residential						
One- and two-family	40'	25'	25'	8'	40'	25'
Multifamily	40'	25'	25'	a	40'	25'
RMH Residential Manufactured Home						
Multifamily	40'	25'	25'	8'	40'	25'
Individual manufactured homes	40'	25'	25'	8'	40'	25'
Manufactured home parks	(See Section 4-3.1(B))					
C-1 Highway Commercial District						
Multifamily	40'	25'	25'	a	40'	25'
Commercial or mixed-use	40'	25'	b	b	40'	25'
C-2 General Commercial District ³						
Multifamily	35'	25'	25'	a	35'	25'
Commercial or mixed-use	40'	25'	b	b	35'	25'
C-3 Central Business District (CBD)						
Multifamily	10'	10'	b	b	10'	10'
Commercial or mixed-use	none	none	b	b	none	none
LC Limited Commercial District ³	40'	25'	b	b	50'	50'
OC Office Commercial District ³	40'	25'	b	b	50'	50'
IN Institutional District ³	40'	25'	b	b	50'	50'
M-1 Wholesale & Light Industrial	50'	50'	b	b	50'	50'
M-2 Industrial	50'	50'	b	b	50'	50'
<p>a. Eight (8) feet plus two (2) additional feet for each story (floor) above two (2) stories, but not exceeding twenty (20) feet; and when dwelling unit faces side yard, the dwelling unit shall not be less than twenty (20) feet from the side lot line.</p> <p>b. None, except when abutting residential district and then not less than twenty-five (25) feet.</p> <p>¹ See Appendix A for requirements in Form Based Code districts.</p> <p>² Setbacks for accessory structures are 5 feet from rear and interior side property lines, unless the otherwise required setback listed above is less. (Also see Sec. 4-4.2(E))</p> <p>³ Single- and two-family dwellings in nonresidential districts shall comply with the setbacks established for such uses in the R-3 zoning district.</p>						

3.

By deleting Section 5-5 in its entirety and replacing with the following amended Section 5-5:

Sec. 5-5. Building height.

- (A) *General.* Building height is the vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the coping of the parapet wall of a flat roof, to the deck line of a mansard roof, or to the average height level between the eaves and ridge of a shed, gable, hip, or gambrel roof.
- (B) *Maximum building height.* Maximum building heights are established in Table 5-5-1.

Zoning District and Use	Maximum Building Height (in feet)
Single-family, two-family, and townhouse residential in any district	35

Non-residential uses in R-Ag, R-1, R-2, R-2A, R-3 and RMH	40
Multi-family residential in R-3	40
C-1, C-2	50
C-3, LC, OC, IN	40
M-1, M-2	50
IMU, MUC, NMU, FBR	See Appendix A for requirements in Form Based Code districts.
*Maximum building height for accessory structures is provided in Section 4-4.2(E).	

(C) *Exceptions.* Spires, belfries, cupolas, chimneys, antennas, water tanks, ventilators, elevator housings, mechanical equipment or other such structures placed above the roof level and not intended for human occupancy shall not be subject to height limitations. Silos, granaries and other similar agricultural structures are not subject to height limitations.

4.

By amending Subsection 6-3.1(C) as follows:

Sec. 6-3. - Landscaping, buffering, and screening.

6-3.1. *General.*

(C) *Exemptions.*

- (1) These regulations shall not apply to lots containing a single-family detached or two-family dwelling. See section 6-4.2(B)(2) for tree protection and replacement requirements.
- (2) Industrial developments in an M-2 zoning district shall be exempt from the requirements of Sec. 6-3.6, street buffer yards, and Sec. 6-3.4, interior parking lot landscaping.

5.

By amending Subsection 6-4.1(B) as follows:

Sec. 6-4. - Tree protection.

6-4.1. *General.*

- (B) *Applicability.* The requirements of this section shall apply to all existing and new development, except that the following developments and activities shall be exempt from this section:
- (1) The removal of dead or naturally fallen trees, or trees that are found by the administrator to be a threat to the public health, safety, or welfare;
 - (2) The removal of pine trees, provided the minimum requirements of this section are maintained;
 - (3) The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections, or for the purpose of performing authorized field survey work;
 - (4) The selective and limited clearing of utility easements to maintain their intended function; and
 - (5) The removal of trees or vegetation on land zoned or lawfully used for:
 - (a) Agricultural and forestry activities, including tree farms and approved forestry management practices, except that if a site is substantially cleared of trees pursuant to legitimate forestry activities, no development applications shall be accepted for 36 months from the date the clearing is completed;
 - (b) Commercial garden centers, greenhouses, or nurseries; or
 - (c) Industrial developments in an M-2 zoning district.

6.

By amending Subsection 6-6.3(A) as follows:

Sec. 6-6. Design standards.

6-6.3. *Design Standards for the Downtown Development District.*

- (A) *Signage certificate of appropriateness.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).

7.

By amending Subsection 6-10.1(A) as follows:

Sec. 6-10. Site development and related infrastructure.

6-10.1. General design requirements.

- (A) *Suitability of land.* Land subject to flooding, improper drainage, or erosion, or which for topographical, geological or other reasons is unsuitable for residential use shall not be platted for residential use or for other uses that will continue to increase the danger to health, safety, or property destruction, unless the hazards can be and are corrected. No portion of a single-family or two-family residential lot shall be located within a 100-year floodplain.

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 20th day of April, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: April 6, 2021

2nd Reading: April 20, 2021

AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, CHAPTER 18A, MUNICIPAL COURT; ADDING SECTION 18A-6, TECHNOLOGY FEE; TO PROVIDE FOR SEVERABILITY; 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 Perry Code is amended as follows:

1.

By adding a new Section 18A-6. – Technology Fee, to read as follows:

Sec. 18A-6. – Technology Fee.

The clerk of the municipal court shall be entitled to charge and collect a technology fee as a surcharge to each criminal and quasi-criminal fine paid. The technology fee shall be set by order of the judge of the court, provided that the fee shall not exceed \$25.00. Such fee shall be used exclusively to provide for the following technological needs of the court and police department, to the extent such need of the police department directly relates to court operations: the purchase, lease, maintenance, and installation of computer hardware and software; and the purchase, lease, maintenance, and installation of equipment and software used for imaging, scanning, facsimile, communications, projections, and printing. All funds collected pursuant to this section shall be maintained in a segregated account by the clerk of the court, separate from other funds of the city, and shall be expended only for authorized purposes upon order of the judge after consultation with the clerk of court, chief of police and city manager. The funds may be used to reimburse the city for information technology services provided to the court.

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 the municipal governing authority.

SO ENACTED this 20th day of April, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk

1st Reading: April 6, 2021

2nd Reading: April 20, 2021

MAYOR AND COUNCIL OF THE CITY OF PERRY
REIMBURSEMENT RESOLUTION

WHEREAS, the Mayor and Council of the City of Perry, Georgia (the "Mayor and Council"), the governing body of the City of Perry (the "City"), has determined that the acquisition, construction, and equipping of the east Perry sewer and water expansion and Langston Road regional stormwater detention facility (the "Projects"), are necessary and desirable for the benefit of the City; and

WHEREAS, prior to the obtaining of a tax-exempt financing to pay all or a portion of the costs of the Projects, the City reasonably expects to expend funds on the Projects, which funds may be reimbursed from the proceeds of such tax-exempt financing for the Projects; and

WHEREAS, the City, pursuant to this resolution wishes to declare its official intent to reimburse from tax-exempt proceeds capital expenditures for the Projects in the maximum amount of \$300,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council as follows:

1. The City reasonably expects to reimburse planned expenditures for the Projects with proceeds of a tax-exempt financing.

2. The City hereby expresses its declaration of official intent, pursuant to Treasury Regulations § 1.150-2(d), to reimburse original expenditures on the Projects in the maximum principal amount of \$300,000.00 with proceeds from a tax-exempt financing (to the extent permitted by § 1.150-2 of the Treasury Regulations). The City will pay original expenditures on the Projects from a construction or other account maintained by the City.

3. The City shall make its reimbursement allocations not later than 18 months after the later of (i) the date the original expenditure is paid or (ii) the date the Projects are placed in service or abandoned, but in no event more than three years after the original expenditure is paid.

4. This resolution shall become effective on the date of its adoption.

APPROVED AND ADOPTED this 6th day of April, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

(S E A L)

Attest: _____
Annie Warren, City Clerk

CITY CLERK'S CERTIFICATE

The undersigned City Clerk of the City of Perry, Georgia (the "City"), keeper of the records and seal thereof, hereby certifies that the foregoing is a true and correct copy of a resolution approved and adopted by majority vote of the Mayor and Council of the City in meeting assembled on April 6, 2021, the original of which resolution has been entered in the official records of the City under my supervision and is in my official possession, custody, and control.

I further certify that said meeting was held in conformity with the requirements of Title 50, Chapter 14 of the Official Code of Georgia Annotated.

(S E A L)

Annie Warren, City Clerk



GWES, LLC

OPINION OF PROBABLE CONSTRUCTION COST

Project: Langston Road Regional Stormwater Detention Facility
Client: City of Perry
Project No.: 033.39.1.20
Location: Langston Road and Houston Lake Road

Designer: Barrett Neal
Reviewer: Burke Murph, P.E.
Date: 2/17/2021
Design Level: 60%

Opinion of Probable Construction Cost

Item No.	Description	Quantity	Unit	Price	Total
1	Mobilization/Demobilization				
	Mobilization and Demobilization Clearing and Grubbing	1 15.0	L.S. AC	\$50,000.00 \$3,000.00	\$50,000.00 \$45,000.00
2	Demolition				
	Remove Headwall Remove Drainage Piping	2 1	E.A. L.S.	\$750.00 \$1,000.00	\$1,500.00 \$1,000.00
3	Civil Site Work				
	Grading and Disposal	10,800	C.Y.	\$18.00	\$194,400.00
	Erosion & Sediment Control	1	L.S.	\$75,000.00	\$75,000.00
	6 ft PVC Coated Chainlink Fence	4,058	L.F.	\$16.00	\$64,928.00
	Double 8 ft Swing Gate	2	E.A.	\$3,000.00	\$6,000.00
4	Infrastructure Improvements				
	Install 18" HP Storm Pipe	220	L.F.	\$80.00	\$17,600.00
	Install 30" HP Storm Pipe with Concrete Anti-Seepage Collar	140	L.F.	\$90.00	\$12,600.00
	Install Concrete Junction Box	2	E.A.	\$2,700.00	\$5,400.00
	Install Concrete Headwall	2	E.A.	\$3,500.00	\$7,000.00
	Install Concrete Channel	225	L.F.	\$45.00	\$10,125.00
	Install Outlet Control Structure at RSDF	1	LS	\$15,000.00	\$15,000.00
				<i>Sub-Total</i>	<u>\$505,553.00</u>
				<i>Contingency (15%)</i>	<u>\$75,833</u>
				<i>Land Acquisition Fees (12.5 acres)</i>	<u>\$185,000.00</u>
				Total	\$766,386

*Quantities and unit prices are based upon the best information available on market conditions and a conceptual site plan.

*Engineering, Bidding, and Construction Administration services are not included in price.

Annie Warren

From: Chad McMurrian
Sent: Tuesday, March 23, 2021 8:24 AM
To: Annie Warren
Cc: Lee Gilmour
Subject: Fw: Reimbursement Resolution- PPFA Bond Issue
Attachments: Opinion of Probable Cost_2-19-2021.pdf

Annie

Per Mr. Gilmour's request 4.6.21 Council Agenda
Please find our engineer's most recent opinion of probable cost attached.

Notice: email below states engineering cost is not included in the spreadsheet.
Engineering cost is \$87,861.

Please let me know if you need any additional information.

Thank you
Chad

From: Burke Murph <burke.murph@gwesllc.com>
Sent: Monday, March 22, 2021 5:37 PM
To: Chad McMurrian <chad.mcmurrian@perry-ga.gov>
Subject: RE: Reimbursement Resolution- PPFA Bond Issue

Good afternoon Chad,

Attached is the most recent opinion of probable cost for the Langston Road project. Note: The engineering costs aren't included. If they need to be included, our contract amount is \$87,861. Please let me know if you have any questions.

**RESOLUTION OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA,
DECLARING CERTAIN REAL PROPERTY SURPLUS PROPERTY**

WHEREAS, the City of Perry, Georgia (“City”) is the owner of certain real property located at 1020 Country Club Road, Perry, Houston County, Georgia, and more particularly described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 84 of the Tenth Land District of Houston County, Georgia, and in the City of Perry thereof, being more particularly shown as “Tract CP-2” containing 0.345 acres, as shown on a plat of survey prepared by Lee R. Jones, Surveyor, of record in Plat Book 82, Page 202, 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.

WHEREAS, the Mayor and Council of the City have determined said real property is no longer serving a public purpose; and

WHEREAS, the administration is recommending said real property be declared surplus property;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES that the above-described real property is declared surplus property and shall be disposed of in accordance with Georgia law.

So RESOLVED this ____ day of April, 2021.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

**A RESOLUTION
DECLARING CERTAIN VEHICLES SURPLUS**

WHEREAS, the Finance Department 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>
1461	2015 Ford Interceptor SUV	Police	Fair
1464	2015 Ford Interceptor SUV	Police	Fair
1465	2015 Ford Interceptor SUV	Police	Fair
1466	2015 Ford Interceptor SUV	Police	Fair
1356	2013 Chevrolet Tahoe	Police	Fair

SO RESOLVED, this 6th day of April 2021.

CITY OF PERRY

By: _____
RANDALL WALKER, MAYOR

City Seal

Attest: _____
ANNIE WARREN, CITY CLERK

A RESOLUTION

BE IT RESOLVED by the Mayor and City Council of the City of _____
that _____ is hereby appointed to serve as this City's voting delegate on
the Municipal Gas Authority of Georgia's Election Committee, with authority to cast all votes to
which this City is entitled. _____ is appointed as alternate voting
delegate.

This ___ day of _____, 2021.

CITY OF _____

Mayor

Councilmember

Councilmember

ATTEST:

City Clerk

[SEAL]

Bid Submittal Summary Sheet

Bid Title/Number: 2021-28 1/2 Ton Pickup
Four Door, Two Wheel Drive
Quantity: One (1)

M&CC Meeting Date: 4/6/2021

Funding Source: Solid Waste Fund
via GMA Lease Program

Budgeted Expense? Yes

Responsive Bidders:	Bid Amount
Griffin Chevrolet	\$ 25,300.00
Prater Ford, Inc	\$ 25,897.28
Union City Chrysler Dodge Jeep Ram	\$ 26,653.00
Phil Brannen Ford of Perry	\$ 29,277.00
Watsonville Fleet Group	\$ 32,902.49
Beck Ford Lincoln	\$ 33,245.00


Posting Sources:

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

Department Recommendation:

Vendor: Griffin Chevrolet
Amount: \$ 25,300.00
Department: Vehicle Maintenance
Department Representative: Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:

Vendor: Griffin Chevrolet
Amount: \$ 25,300.00
Purchasing Agent: Mitchell Worthington, Finance Director
Signature: 

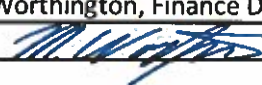
Bid Submittal Summary Sheet

Bid Title/Number:	2021-31 Patrol Utility Vehicle Quantity: Six (6)
M&CC Meeting Date:	4/6/2021
Funding Source:	General Fund via GMA Lease Program
Budgeted Expense?	Yes

Responsive Bidders:	Bid Amount
Prater Ford, Inc	\$ 244,518.84

Posting Sources:	City of Perry's Website: www.perry-ga.gov GA Procurement Registry: https://ssl.doas.state.ga.us/PRSapp/
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Department Recommendation:	Vendor: Prater Ford, Inc
	Amount: \$ 244,518.84
	Department: Vehicle Maintenance
	Department Representative: Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:	Vendor: Prater Ford, Inc
	Amount: \$ 244,518.84
	Purchasing Agent: Mitchell Worthington, Finance Director
	Signature: 

Bid Submittal Summary Sheet

Bid Title/Number:	2021-32 1/2 Ton Pickup Four Door, Four Wheel Drive Quantity: One (1)
M&CC Meeting Date:	4/6/2021
Funding Source:	General Fund via GMA Lease Program
Budgeted Expense?	Yes

Responsive Bidders:	Bid Amount
Griffin Chevrolet	\$ 27,860.00
Prater Ford, Inc	\$ 28,350.58
Union City Chrysler Dodge Jeep Ram	\$ 30,051.00
Phil Brannen Ford of Perry	\$ 31,810.00
Watsonville Fleet Group	\$ 35,708.51
Beck Ford Lincoln	\$ 40,174.00

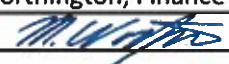
Posting Sources:

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

Department Recommendation:

Vendor:	Griffin Chevrolet
Amount:	\$ 27,860.00
Department:	Vehicle Maintenance
Department Representative:	Bob Taylor, Vehicle Maint Manager

Purchasing Agent Recommendation:

Vendor:	Griffin Chevrolet
Amount:	\$ 27,860.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	

STATE OF GEORGIA
COUNTY OF HOUSTON

INTERGOVERNMENTAL AGREEMENT
FOR CONDUCT OF CITY OF PERRY ELECTIONS

FOR GOOD AND VALUABLE CONSIDERATIONS, the CITY OF PERRY, GEORGIA (municipal governing authority), herein after called “the City”, the HOUSTON COUNTY BOARD OF COMMISSIONERS (county governing authority), herein after called “the County”, and the HOUSTON COUNTY BOARD OF ELECTIONS, herein after called “Board of Elections” agree as follows:

1.

In accordance with O.C.G.A. 21-2-45(c), The City hereby requests the County as governing authority of the county and the Board of Elections to conduct any and all municipal elections held for or in the City of Perry. The Board of Elections shall perform all duties as election superintendent, with exceptions noted. The City agrees to furnish to the Board of Elections in a timely manner, any and all documents necessary for the Board of Elections to conduct said elections. The City in accordance with O.C.G.A 21-2-224(e) shall be responsible for reviewing and certifying the city’s voters list and notifying the Board of Elections of any coding errors in city districts or challenge(s) to voters’ qualifications. The City Attorney shall be legal counsel to the Board of Elections concerning municipal election matters, the cost shall be paid by the City.

2.

The Parties agree that the elections shall be conducted in accordance with provisions of the Constitution of Georgia, the Georgia Election Code, Rules of the State Election Board and City Charter, together with any future amendments.

3.

According to O.C.G.A. 21-2-70.1 and 21-2-380.1 the City of Perry hereby appoints Houston County Board of Elections as Election Superintendent and absentee ballot clerk for the City’s municipal elections (hereinafter, “City Elections Superintendent”). As such, all early voting will be conducted at the Board of Elections, 801 Main Street, Perry, Georgia.

4.

In accordance with O.C.G.A. 21-2-131(a)(1)(A), the City shall be responsible for fixing and publishing notice of the election and the qualifying fees for each office before February 1 of each year in which a municipal election is held and at least 35 days prior to any special election.

5.

The City Election Superintendent appoints Annie Warren as Qualifying Officer and she shall be responsible for qualifying, accepting Notice of Candidacy and Affidavit along with qualifying fees. Qualifying will be conducted at Perry City Hall. Qualifying will be conducted by the City between 8:30 A.M. on the third Monday in August and 4:30 P.M. on the third Wednesday in August. Qualifying fees collected shall be the property of the City. In the event of a challenge to a candidate's qualifications the City Elections Superintendent and the Qualifying Officer in conjunction with counsel from the City Attorney, shall hear such challenge. In the event a lawsuit is filed, the City Attorney shall provide counsel and legal representation to the Board and its employees. The cost of such shall be paid by the City.

6.

The City Qualifying Officer pursuant to the Georgia Government Transparency and Campaign Finance Act of 2010, shall be responsible for notifying the Georgia Government Transparency and Campaign Finance Commission of qualified candidates and information so requested about such candidates. The City Clerk or Chief Executive Officer shall be responsible for performing filing officer duties as required by the Georgia Government Transparency and Campaign Finance Commission for any and all reports filed by the candidates/officials or committees in conjunction with any City Election. In the event of changes to the Act this contract may be amended.

7.

If required in the future, the City shall be responsible for submissions to the U.S. Department of

Justice regarding changes in the election process including, but not limited to, redrawing of council district lines and changes in voting equipment. The Board of Elections shall be responsible for submissions to the U.S. Department of Justice regarding changes in voting location(s). The current voting locations as currently set by the City. The City shall make said location available as necessary. The City shall be responsible for costs associated with the mailing of new voter ID cards notifying voters of their new council district and/or voting location (if applicable), O.C.G.A. 21-2-226 (e) and (g).

8.

The Board of Elections shall be responsible for providing election materials, securing of poll workers, contract workers and temporary workers as needed to facilitate the early voting, absentee voting and election process. The Board of Elections shall also be responsible for the logic and accuracy testing on the voting equipment to be used.

The City will be responsible for and shall pay all invoices and expenses directly which are incurred in the conduct of the election including, but not limited to, the cost of advertising, poll workers, poll worker training, contract/temporary labor for Logic and Accuracy (L&A) of Ballot Marking Device (BMD) and Poll Pads units, contract/temporary labor for early in person voting, mail absentee ballots, transportation of BMD units, Scanner Units, UPS units to and from polling location, programming, technical, and site support. In addition, the City shall reimburse to the County wages of full and part-time staff (not to exceed one week + Election Day), the City shall pay .075 (seven and one-half cents) per active voter for the City precincts to be divided equally between full-time employees directly to the staff, to include the Registration/Election Supervisor, for overtime and travel, for the time spent in the preparation for and conduct of each election. All invoices and expenses will be forwarded directly to the City for payment. Active Voter is defined as a voter in a City precinct who has not been moved to the inactive list of voters pursuant to O.C.G.A. 21-2-234.

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Houston County/City of Perry
Conduct of Elections
Page 4 of 5

The City shall also be responsible for cost incurred for required training according to O.C.G.A. 21-2-100 (a) - (d).

In accordance with O.C.G.A. 21-2-285, in the event no election is held the City will pay only those costs associated up to the notice of election cancellation running in the legal organ of the county and certification to the Elections Division of the office of The Secretary of State.

9.

In accordance with O.C.G.A. 21-2-300(e) the City wishes to contract with the County and Board of Elections for the use of voting equipment, worker cards, and technician keys. Once equipment passes Logic and Accuracy testing, any cost of repairs and shipping becomes the expense of the City.

10.

After the close of the polls, memory Cards and election supplies are to be transported to the Board of Elections office located in the Houston County Government Building, 801 Main Street, Perry. Votes will be tabulated and absentee ballots counted and entered into the Election Management server for accumulation. The server shall remain located at the Board of Elections office. Consolidation and certification of the election will take place at the Board of Elections office. A copy of the certification and election results will be forwarded to the City Clerk. The Board of Elections will also be responsible for the forwarding of documents and certification to the Elections division of the Office of the Secretary of State.

11.

The City agrees to cooperate with the County and the Board of Elections, their agents and employees regarding any claim(s) (including but not limited to, challenges, contests etc.) losses or expenses (including but not limited to, attorney fees and court fees) as related to the holding of the City's

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elections.

12.

The contract terms will cover the 2021 election year only expiring on December 31, 2021.

In WITNESS WHEREOF, the City, the County and Board of Elections hereunto agree:

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Date: _____

Attest: _____
Annie Warren, City Clerk

Date: _____

HOUSTON COUNTY BOARD OF COMMISSIONERS

By: _____
Tommy Stalnaker, Chairman

Date: _____

Attest: _____
Barry Holland, Director of Administration

Date: _____

HOUSTON COUNTY BOARD OF ELECTIONS

By: _____
John Applegate, Chairman

Date: _____

Attest: _____
Debra Presswood,
Registration/Election Supervisor

Date: _____

**INTERGOVERNMENTAL
MEMORANDUM OF AGREEMENT
HOUSTON COUNTY AND CITY OF PERRY
HIGHWAY 127 WIDENING PROJECT
RELOCATION OF UTILITIES**

THIS AGREEMENT (the "Agreement") is made and entered this the ____ day of _____, 2021 by and between Houston County through its duly elected Board of Commissioners, hereinafter referred to as "County", the City of Perry, through its duly elected Mayor and Council, hereinafter referred to as "City".

WITNESSETH:

WHEREAS, the County is superintending a county wide Special Purpose Local Option Sales Tax (SPLOST) project from the 2018 SPLOST known as the widening of Georgia Highway 127 from Gray Road to Kings Chapel Road, hereinafter the "Project"; and

WHEREAS, a portion of that project includes the relocation of a City gas line, sewer line and water line, hereinafter "Utility Relocation"; and

WHEREAS, SPLOST funds are not programmed to be used to pay the cost of Utility Relocation on this project; and

WHEREAS, the County and the City are entering into this Agreement in order to allow payment for Utility Relocation in compliance with Georgia Law.

NOW, THEREFORE, in consideration of the mutual benefits for each Party, the County and the City agree as follows:

1.

The County will superintend the Project and the City will oversee all aspects of the Project relating to Utility Relocation.

2.

The portion of the Project for Utility Relocation will be billed separately from the Contractor to the City.

3.

The Contractor will invoice the City for cost of the Utility Relocation and the City agrees to pay the cost of the Utility Relocation directly to the Contractor.

4.

This Agreement shall be construed in accordance with and governed by the laws of the State of Georgia.

5.

This Agreement shall be binding upon and inure to the benefit of the respective Parties hereto, their legal representatives, successors, and assigns.

6.

Neither Party shall assign this Agreement at any time and from time to time without the prior written consent of the other Party.

So AGREED, the day and year first written above.

COUNTY OF HOUSTON, GEORGIA

By: _____
Tommy Stalnaker, Chairman

Attest: _____
Barry Holland, Director of Administration

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk