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September 7, 2021

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

6:00 PM

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Community Partner(s) Update(s):
5. Citizens with Input.
6. 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 and Sec. 48-5-32.

- 6a. Proposed retaining of the operation at 14.050 mills – Mr. L. Gilmour.
- 6b. ANNX-203-2021. Applicant, Dr. Mark Scott for Houston County School District, request the annexation and zoning of Land to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Ms. H. Wharton.
- 6c. ANNX-213-2021. Applicant, Wingate Custom Homes, request the annexation and rezoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The property is located at 433 Langston Road; Tax Map No. 000550 196000 – Ms. H. Wharton.
7. Review of Minutes: Mayor Randall Walker
  - 7a. Council's Consideration – Minutes of the August 16, 2021 work session, August 17, 2021 pre council meeting, and August 17, 2021 council meeting.
8. Old Business: Mayor Randall Walker
  - 8a. Mayor Randall Walker
  - 8b. Council Members

- 8c. City Attorney Brooke Newby
- 8d. City Manager Lee Gilmour
- 8e. Assistant City Manager Robert Smith

9. New Business: Mayor Randall Walker

9a. Matters referred from September 7, 2021 pre council meeting.

9b. Ordinance(s) for First Reading(s) and Introduction:

- 1. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood. *(No action required by Council)*
- 2. **First Reading** of an ordinance for the Zoning of Land to GU, Government Use. The property is located at 315 Langston Road; Tax Map No. 005500 198000 – Mr. B. Wood. *(No action is required by Council)*
- 3. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at 433 Langston Road; Tax Map No. 000550 196000 – Mr. B. Wood. *(No action required by Council)*
- 4. **First Reading** of an ordinance for the rezoning of property from R-AG (County), Residential-Agricultural District to R-2A (City), Single-family Residential District. The property is located at 433 Langston Road; Tax Map No. 000550 196000 – Mr. B. Wood. *(No action is required by Council)*

9c. Award of Bid(s):

- 1. Award of Bid 2022-01      Houston Lake Drive Sidewalk Addition  
Mr. M. Worthington
- 2. Award of Bid 2022-03      Main Street Realignment
- 3. Award of Bid 2022-10      Sod Installation – Stanley Property

9d. Resolution(s) for Consideration and Adoption:

- 1. Resolution establishing the 2021 Ad Valorem Millage Rate for the City of Perry – Mr. L. Gilmour.
- 2. Resolution amending the City of Perry Fee Schedule – Mr. L. Gilmour.
- 3. Resolution amending the City's Personnel Management System to provide for parental leave – Mr. L. Gilmour.

4. Resolution authorizing legal action to abate a public nuisance, 1044 Greenwood Drive – Ms. B. Newby.
5. Resolution authorizing legal action to abate a public nuisance, 1016 Duncan Avenue – Ms. B. Newby.
- 9e. Accommodation excise tax – Mr. L. Gilmour.
- 9f. Proposed job classifications - Mr. L. Gilmour.
- 9g. Georgia Power Lighting Agreement – Mr. R. Smith.
10. Council Members Items:
11. Department Heads/Staff Items.
12. General Public Items:
13. Mayor Items:
14. Adjourn.

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

City of Perry  
 Current Tax Digest and Five Year History of Levy  
 Houston and Peach County

The Perry City Council does hereby announce that the City of Perry millage rate will be set at its Tuesday, September 7, 2021 meeting at 6:00 pm at the Perry Event Center, 1121 Macon Road, Perry Georgia. Pursuant to O.C.G.A. Sec. 48.5.32, as amended, the Council hereby publishes the following presentation for the current year's tax digest and proposed levy along with the tax digests and levies of the past five (5) years.

Tax Year	2016	2017	2018	2019	2020	2021
<u>Digest</u>						
Real/Personal	\$ 451,456,810	\$ 475,875,188	\$ 507,876,101	\$ 552,864,228	\$ 600,669,424	\$ 676,038,302
Motor Vehicle	14,753,270	11,211,480	8,862,230	7,595,300	6,478,460	5,683,280
Mobile Homes	679,220	703,584	684,436	596,252	564,988	577,752
Timber	-	36,033	20,343	55,973	135,334	-
Heavy Equipment	-	26,650	11,687	430	22,172	4,304
Gross Digest	\$ 466,889,300	\$ 487,852,885	\$ 517,454,792	\$ 561,112,183	\$ 607,870,378	\$ 682,303,638
Less Exemptions	(24,128,448)	(27,016,315)	(29,640,748)	(34,312,608)	(40,730,163)	(49,279,735)
Net M&O Digest	\$ 447,760,852	\$ 460,836,570	\$ 487,814,044	\$ 526,799,575	\$ 567,140,215	\$ 633,023,903

<u>Millage</u>	2016	2017	2018	2019	2020	2021
Gross Millage	14.05	14.05	14.05	14.05	14.05	14.05
Less Rollbacks	0.00	0.00	0.00	0.00	0.00	0.00
Proposed Millage Levy	14.05	14.05	14.05	14.05	14.05	14.05
Net Taxes Levied	\$ 6,220,778	\$ 6,474,745	\$ 6,863,786	\$ 7,401,534.03	\$ 7,968,320.02	\$ 8,893,985.84
Net Tax Increase	\$ 203,578	\$ 253,967	\$ 379,041	\$ 537,748.03	\$ 566,785.99	\$ 925,665.82
Net Tax% Increase	3.38%	4.08%	5.85%	7.83%	7.66%	11.62%

## **NOTICE OF PROPERTY TAX INCREASE**

The City of Perry Council has tentatively adopted a millage rate, which will require an increase in property taxes by 4.31 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Perry Event Center, 1121 Macon Road, Perry, Georgia, on August 16, 2021, at 5:00 PM.

Times and places of additional public hearings on this tax increase are at the Perry Event Center, 1121 Macon Road, Perry, Georgia, on August 17, 2021, at 6 PM and on September 7, 2021, at 6:00 PM.

This tentative increase will result in a millage rate of 14.05 mills, an increase of 0.58 mills. Without this tentative tax increase, the millage rate will be no more than 13.470 mills. The proposed tax increase for a home with a fair market value of \$150,000 is approximately \$34.80, and the proposed tax increase for non-homestead property with a fair market value of \$300,000 is approximately \$69.60.

Unless your property has increased due to reassessment, there will be no increase in your City tax bill. The millage rate has remained at 14.05 mills since 2014.



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**STAFF REPORT**

**From the Community Development Department**

**August 2, 2021**

**CASE NUMBER:** ANN-203-2021  
**APPLICANT:** Dr. Mark Scott for Houston County School District  
**REQUEST:** Annexation and Zoning of Land to GU  
**LOCATION:** 315 Langston Road; Tax Map No. 005500 198000

**BACKGROUND INFORMATION:** The applicant proposes to annex the subject property into the City of Perry and to apply the GU, Government Use, zoning classification. The subject property consists of 38.57 acres and is developed with the Langston Road Elementary School.

The subject property's north and west property lines abut the existing boundary of the City of Perry. The subject property meets this standard for annexation under state statute.

Staff is not aware of any covenants and restrictions pertaining to the property which would preclude the uses permitted in the GU zoning district. The applicant did not address the standards for establishing a zoning classification for the property.

**STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:**

**1. Identify the existing land uses and zoning classification of nearby properties.**

Location	Zoning District	Existing Uses
North	R-1, Single-family Residential	Approved Single-family subdivision
South	RAG, Residential Agriculture (County)	Single-family residential; Heritage Baptist Church
East	RAG, Residential Agriculture (County)	Single-family residential
West	R-1, Single-family Residential	Approved Single-family subdivision

**2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.**

The government use district is intended to be assigned to properties owned by government agencies which are not subject to City of Perry zoning regulations. As a governmental agency the Houston County School District will be able to determine the most appropriate use(s) of the property through the elected Board of Education.

**3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.**

The property is currently developed as an elementary school with space for additional development if determined to be necessary by the Board of Education. Educational facilities benefit the surrounding residential community.

**4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.**

The subject property is identified as part of the "Suburban Residential" character area in the 2017 Joint Comprehensive Plan. The character area is primarily single-family residential in nature with a mix of some multi-family, retail, office, and public/institutional uses. Public/institutional uses are listed in the suggested land use designations of this character area.

**5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.**

Langston Road and the nearby Lake Joy Road are identified as arterials in the city's street classification plan. The streets can accommodate the traffic generated by educational-related uses. The site is currently served with City sanitary sewer and County water. Both utilities can accommodate existing and future growth on the property. Uses allowed in the GU district will not burden the School District.

**6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

Continued residential development throughout the County, and particularly in the area surrounding the subject property, indicates that additional school facilities will be needed in the future.

**STAFF RECOMMENDATION:** Staff believes the application meets the standards for the GU, Government Use District and therefore recommends approval of the requested annexation and GU zoning designation.

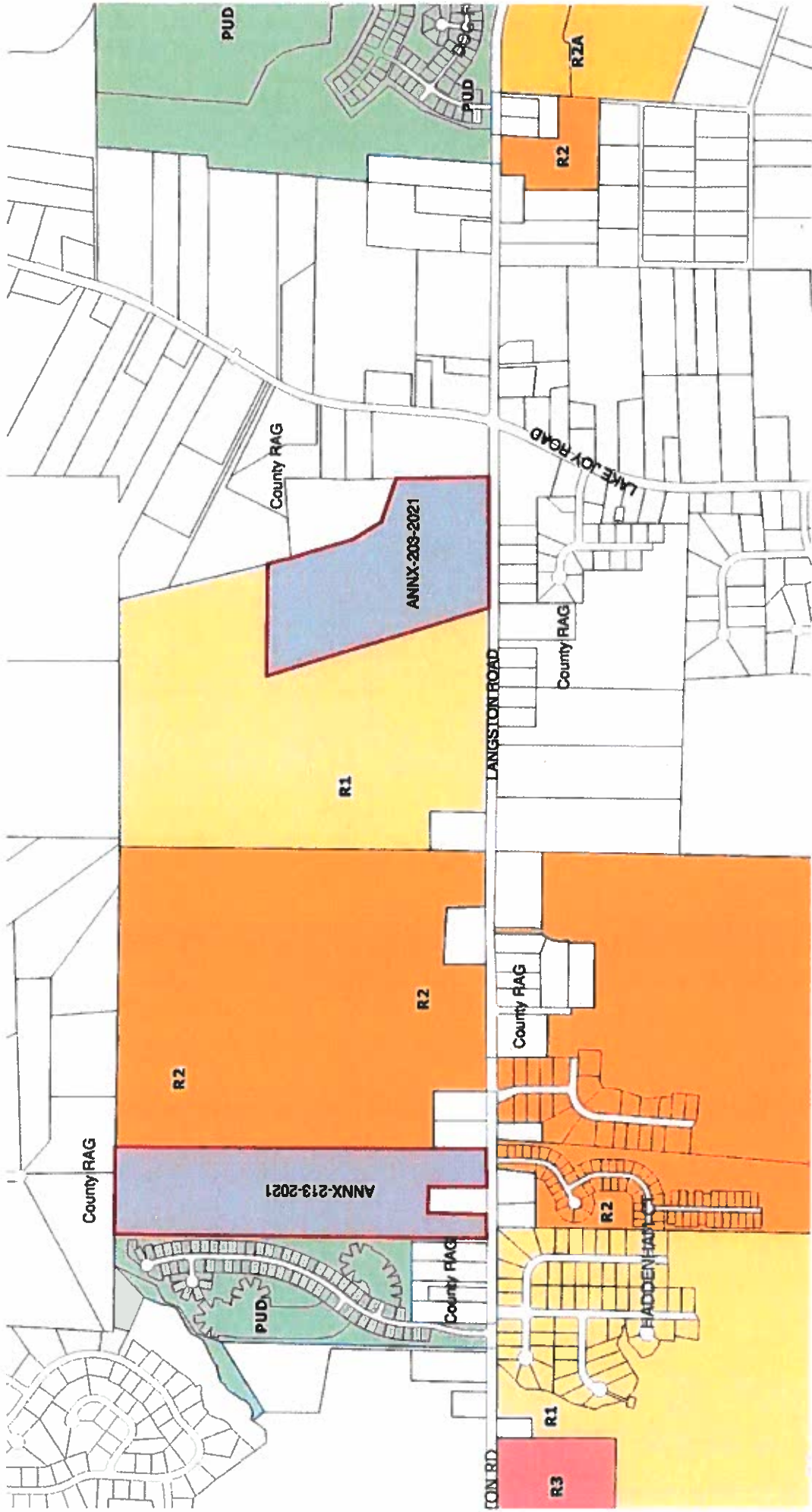
**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the annexation with the requested GU, Government Use zoning classification.

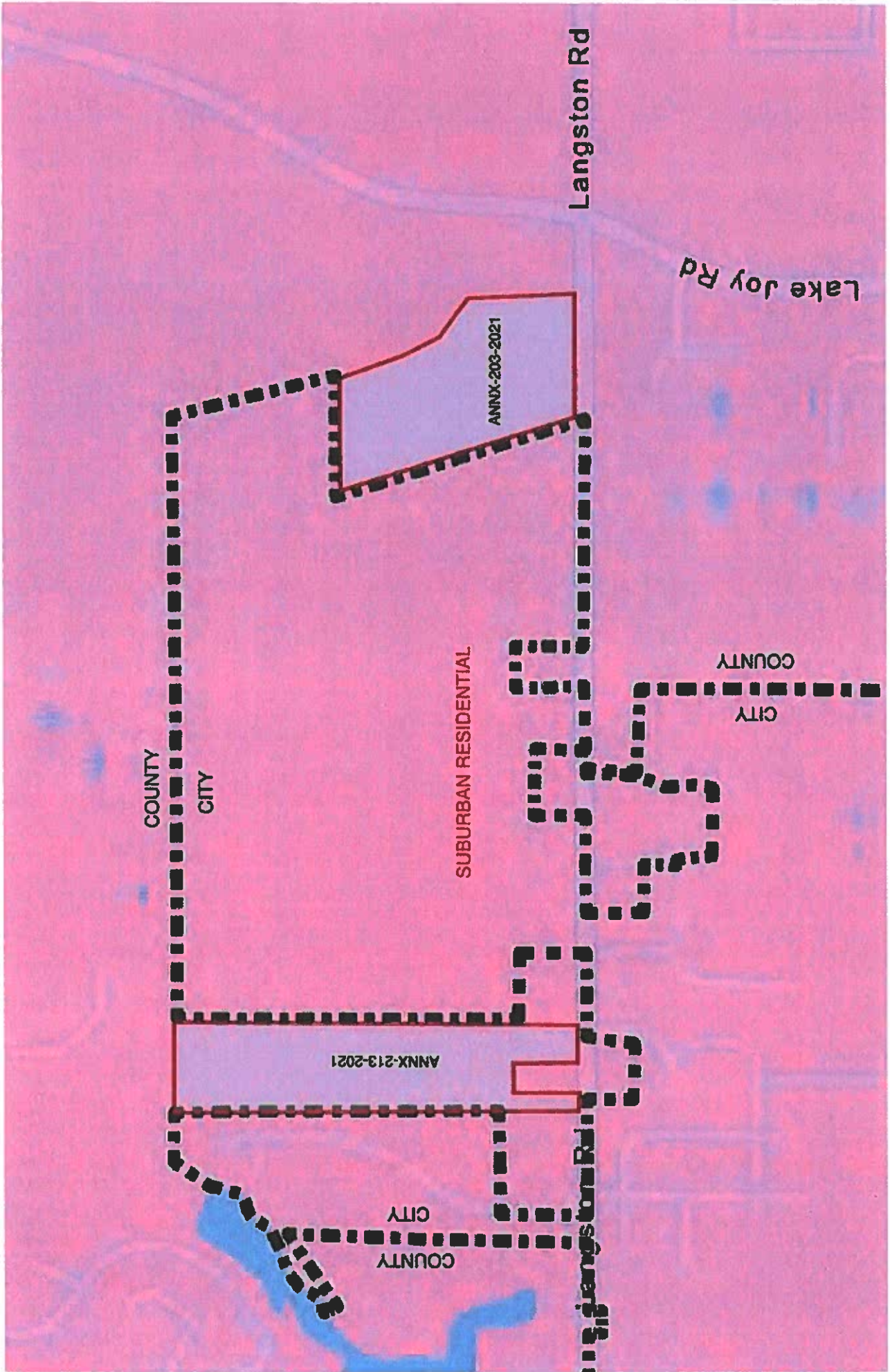
  
\_\_\_\_\_  
Lawrence Clarington, Vice Chairman of the Planning Commission

8/10/21  
\_\_\_\_\_  
Date









Langston Rd

Lake Joy Rd

ANNX-203-2021

SUBURBAN RESIDENTIAL

CITY  
COUNTY

ANNX-213-2021

CITY  
COUNTY

CITY  
COUNTY

Langston Rd



# Houston County Commissioners

*Serving All of Houston County*

## Office

200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478-542-2115  
FAX 478-923-5697  
[www.houstoncountyga.org](http://www.houstoncountyga.org)

## Commissioners

Tommy Stalnaker  
Chairman

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

## Staff

Barry Holland  
Director of  
Administration

K. Thomas Hall  
County Attorney

July 23, 2021

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

Dear Mr. Wood:

The Board of Commissioners met on July 20, 2021 and concurred with the City of Perry's request to annex properties located at 315 Langston Road, Lanston Road Elementary School, Tax Parcel 000550 019800 with the stipulation that the property remain a Houston County water customer.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Holland".

Barry Holland  
Director of Administration  
Houston County Board of Commissioners

CC: Honorable Randall Walker,  
Mayor, City of Perry  
Dr. Mark Scott,  
Houston County School District





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



Application # Annx 0203-2021

**Applicant/Owner Information**

\*Indicates Required Field

	Applicant	Property Owner
*Name	Dr. Mark Scott	Houston County School District
*Title	Superintendent of Schools	
*Address	1100 Main Street, Perry, GA 31069	
*Phone	(478) 988-6241	
*Email	mark.scott@hcbe.net	

**Property Information**

*Street Address or Location	315 Langston Road, Perry, Georgia 31069
*Tax Map #(s)	000550 198000
*Legal Description	A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available; B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.

**Request**


*Current County Zoning District	RAG	*Proposed City Zoning District	GU
*Please describe the existing and proposed use of the property			
Public School use by Owner			

**Instructions**

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- Fees:
  - Residential - \$137.00 plus \$16.00/acre (maximum \$1,650.00)
  - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
  - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- The applicant/owner must respond to the 'standards' on page 2 of this application (you must answer 'why' you believe the requested zoning classification meets these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. The property must be posted at least 15 days prior to the scheduled hearing dates.
- The applicant must be present at the hearings to present the application and answer questions that may arise.
- Campaign Notice required by O.C.G.A. Section 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 a Disclosure Form available from the Community Development office.

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

9. Signatures:

*Applicant	Houston County School District	*Date	6/8/21
*Property Owner/Authorized Agent		*Date	6/8/21

**Standards for Granting a Zoning Classification**

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

LAW OFFICES  
**DANIEL, LAWSON, TUGGLE & JERLES, LLP**  
912 MAIN STREET  
P.O. BOX 89  
PERRY, GEORGIA 31069-0089

ROBERT T. TUGGLE, III  
WILLIAM R. JERLES, JR.  
ROBERT R. LAWSON

TELEPHONE (478) 987-2622  
TELECOPIER (478) 987-7037  
www.dltj.com

TOM W. DANIEL  
(1939-2017)

HUGH LAWSON, JR.  
(1941-1998)

July 1, 2021

Bryan Wood  
City of Perry  
Community Development Department  
1211 Washington Street  
Perry, GA 31069



Re: Houston County School District Petition for Annexation

Dear Bryan:

Dr. Scott forwarded me your email with regards to the zoning classification designation. In accord with the attached Georgia Court of Appeals case, the School District is not subject to the City's zoning rules. However, the School District has no objection to the designation by the city of the GU zoning classification. Also attached is an amended page 1 of the Application for Annexation to reflect the proposed city zoning district of GU.

If you need more further documentation, please contact me at your convenience. However, it is urgent that the School District receive the sewer availability letter to keep their construction program on time with the State Department of Education. Any assistance you can give with that would be greatly appreciated.

Sincerely yours,

  
William R. Jerles, Jr

WRJjr/knr  
Enclosure

Cc: Dr. Mark Scott  
Forest Walker



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**STAFF REPORT**

From the Community Development Department

August 3, 2021

**CASE NUMBER:** ANNX-213-2021  
**APPLICANT:** Wingate Custom Homes  
**REQUEST:** Annexation and Rezone from R-AG (County) to R-2A (City)  
**LOCATION:** 433 Langston Road; Tax Map No. 000550 196000

**BACKGROUND INFORMATION:** The subject property includes a 44.68-acre parcel located at 433 Langston Road. The subject property is currently zoned R-AG in Houston County and is mostly undeveloped with the exception of a blighted residential structure. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-2A, Single-family residential. The applicant proposes to develop a 119-lot single-family residential subdivision. The proposed density of the development is 2.67 units per acre. The proposed lots range in size between 12,000 square feet and 15,318 square feet. The minimum lot size for the R-2A zoning classification is 12,000 square feet.

There are no covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district.

**STANDARDS FOR ESTABLISHING A ZONING CLASSIFICATION:**

**1. The existing land uses and zoning classifications of nearby property.**

Subject Parcel: 000550 196000: R-AG; undeveloped, blighted structure

	Zoning Classification	Land Uses
North	County RAG	Single-family residential uses
South	County RAG and R-2, Two-family Residential	Single-family residential uses
East	County RAG and R-2, Two-family Residential	Single-family residential uses; undeveloped
West	County RAG and PUD, Planned Unit Development	Langston Place subdivision; undeveloped

**2. Describe how uses permitted in the proposed zoning district are compatible with the uses and development of surrounding properties.** The proposed zoning district is compatible with the surrounding uses. The primary land uses of the surrounding properties are single-family residential. Nearby properties are either developed as single-family subdivisions, individual residential lots, or zoned for future residential development. The proposed density of 2.67 units per acre is consistent with Langston Place at 2.72 units per acre and R-2 density allowed at a range of 2.6 to 8 units per acre.

3. **Describe why the proposed zoning district will not adversely impact the use of surrounding properties.** The proposed zoning district and residential development are similar to the uses of surrounding property. The applicant states that the development will be appropriately designed to meet the City of Perry's development regulations with regard to street design, utility design, and stormwater management to ensure there are no adverse effects to surrounding properties.
4. **Describe how the proposed zoning district is consistent with the Comprehensive Plan.** The subject property is located in the "Suburban Residential" character area as outlined in the 2017 Joint Comprehensive Plan. The proposed zoning district is consistent with the Comprehensive Plan and its suggested development pattern of higher density housing developments along arterial roads.
5. **Describe how the proposed zoning district will not cause an excessive burden upon existing public facilities and services.** The proposed zoning district will not cause an excessive burden on existing public facilities.
  - **Infrastructure** – Based on staff review of this proposed project relative to the existing and planned infrastructure, the City has adequate capacity to serve the development with its existing water, sanitary sewer, stormwater, and natural gas facilities. The proposed development will be required to comply with all relevant stormwater regulations. Further, the applicant states that the property is located adjacent to an existing sanitary sewer pump station at Langston Place subdivision. This pump station (and force main, if necessary) will require upgrading at the applicant's expense.
  - **Roads** – The primary road impacted as a result of the proposed development is Langston Road. Langston Road has been identified as an arterial street and has adequate capacity to serve the proposed development.
  - **Schools** - The Houston County Board of Education has been notified of this proposed development. Staff is not aware of any issues related to the capacity of educational facilities resulting from the proposed development.
6. **Describe any other existing or changing conditions affecting the use and development of the subject property which support approval of the requested zoning district.** The applicant states that their preliminary site plan includes a 75-foot setback along Langston Road to accommodate any future road widening projects.

**STAFF RECOMMENDATION:** City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions.

1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense.
2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.

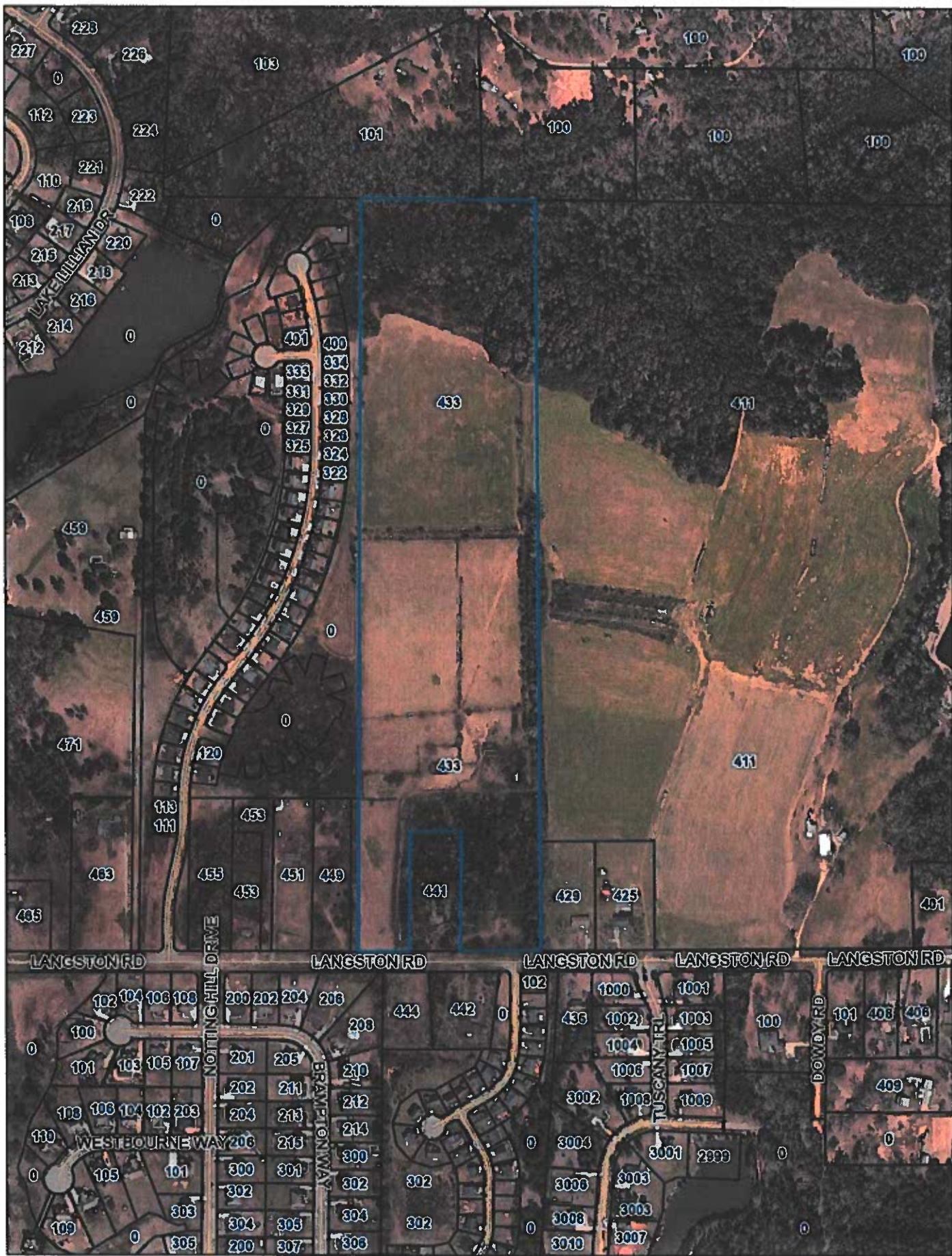


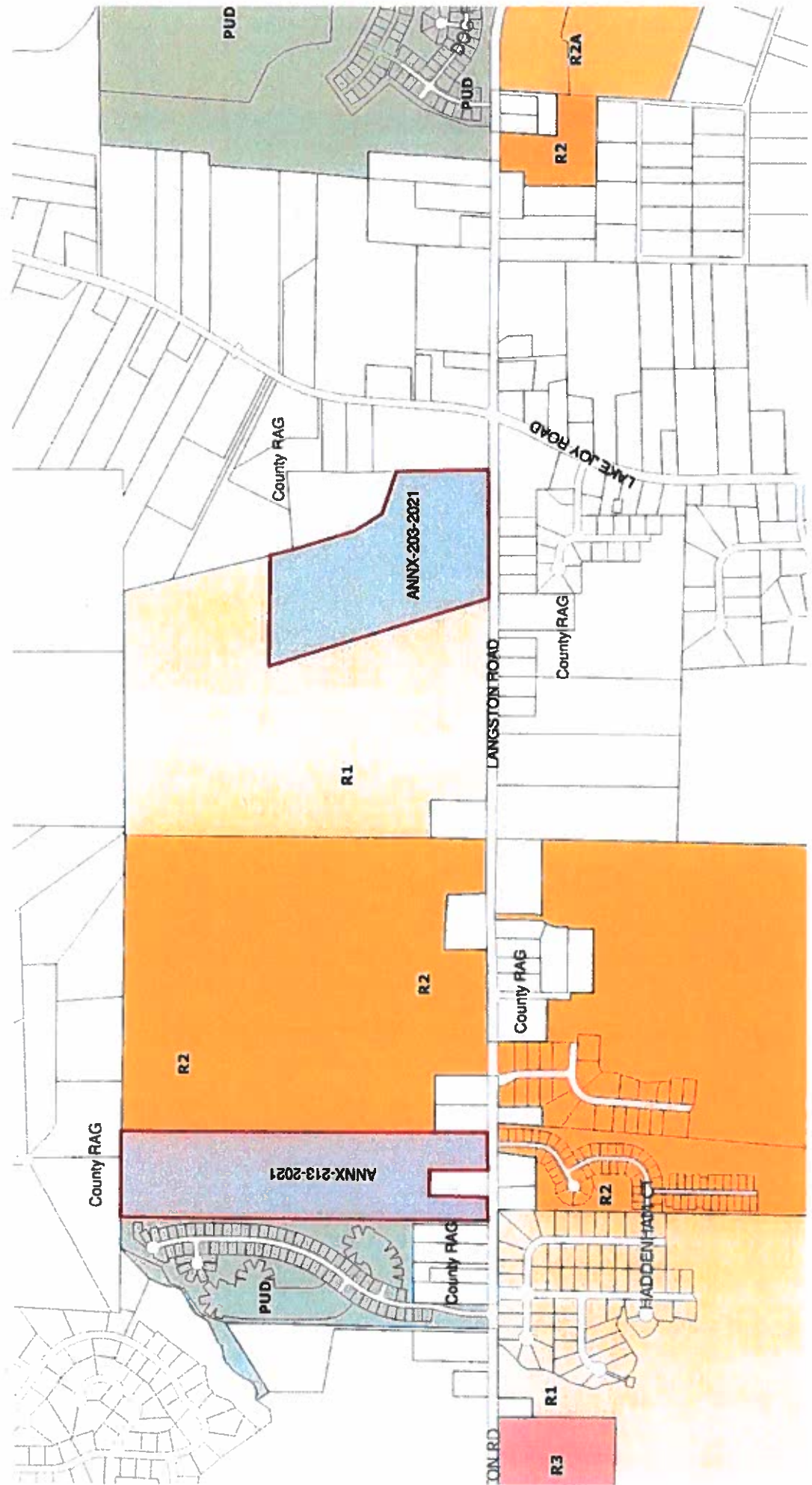
**PLANNING COMMISSION RECOMMENDATION:** The Planning Commission recommends approval of the annexation with the requested R-2A, single family residential zoning classification with the following conditions:

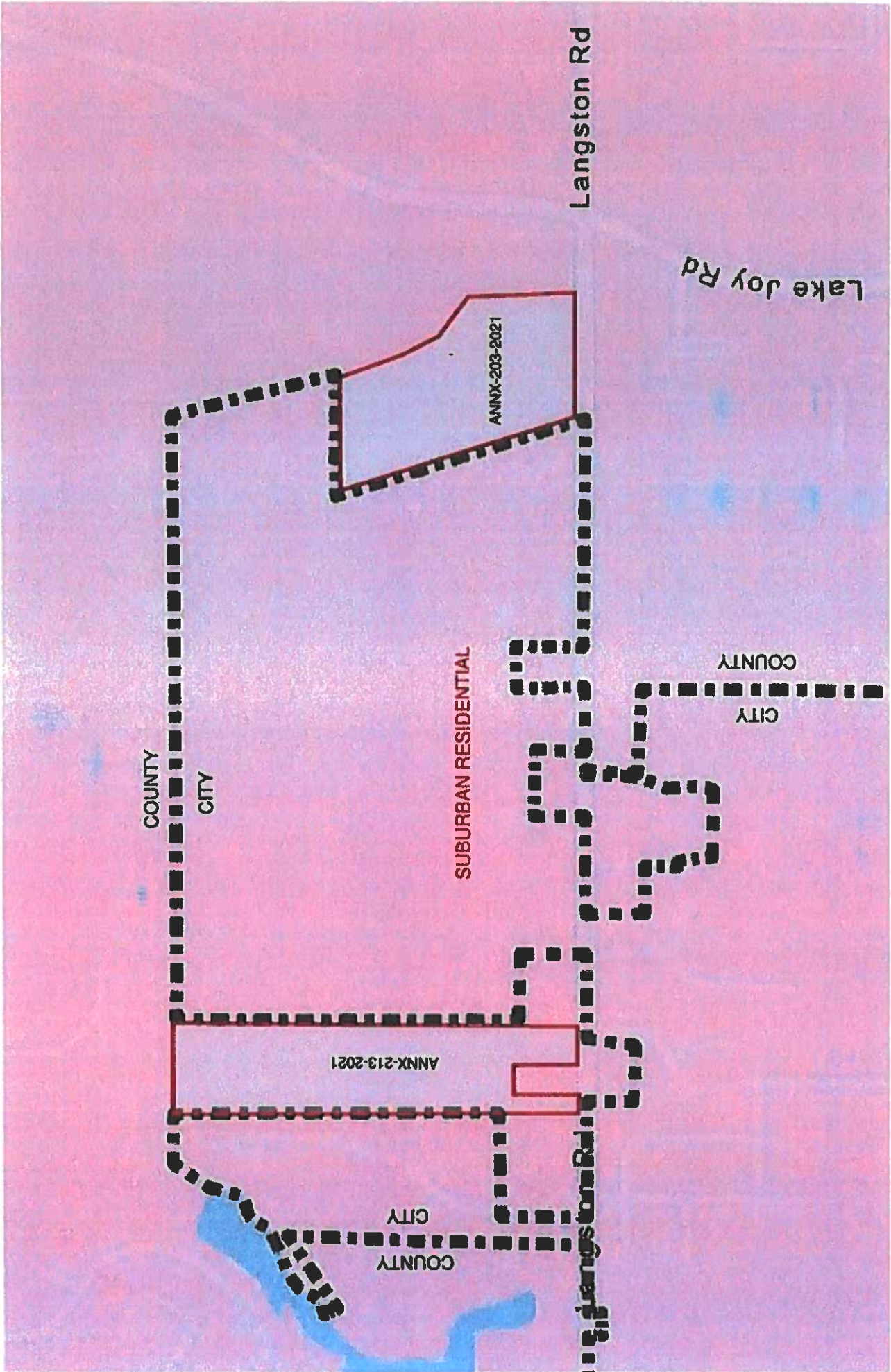
1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense.
2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.

  
\_\_\_\_\_  
Lawrence Clarrington, Vice Chairman of the Planning Commission

8/10/21  
\_\_\_\_\_  
Date







318 Corporate Pkwy., Ste. 301  
Macon, GA 31210  
478-621-7500  
www.rowland-engineering.com



JULY 7, 2021

Mr. Bryan Wood, Community Development Director  
City of Perry  
741 Main Street  
Perry, Ga 31069

**Subject: Application for Annexation into the City of Perry  
44.68 Acres – 433 Langston Road – Tax Parcel 000550 198000**

Dear Mr. Wood,

Please see attached application and conceptual plan for annexation of 44.68 acres located at 433 Langston Road. Below are the "Standards for Granting a Zoning Classification" as listed on Page 2 of the application.

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

**RESPONSE:** There are no covenants or restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district.

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

**RESPONSE:** The subject tract is bordered by either existing residential developments, or land that is zoned for residential development. The adjoining tract to the west is zoned PUD and is developed as the subdivision Langston Place, which is within the city of Perry. The property is bordered by Mossy Creek to the north and residential tracts within Houston County just on the other side of the creek. The bordering property to the east is within the city of Perry and appears to be an undeveloped tract zoned R2. The properties located across Langston Road to the south are a mixture of R1 and R2 developments

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

**RESPONSE:** The Comprehensive Plan lists the area as residential area. The development will be appropriately designed to meet the City of Perry's development regulations with regard to street design, utility design and stormwater management to insure no adverse effects on neighboring properties.

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

**RESPONSE:** The comprehensive plan includes the subject tract in an area designated as residential.

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

**RESPONSE:** The proposed development is located adjacent to an existing sanitary sewer pumping station and adequate water supply services are located within the right-of-way of Langston Rd. Two entrances are proposed to meet the International Fire Code requirement for developments over 30 units. The development will not cause an excessive burden on the existing public facilities and services.

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

**RESPONSE:** Langston Road is potentially being widening in the future to account for traffic growth in this area. To account for the potential widening, a 75' setback has been provided to allow for future right-of-way acquisition, if needed.

We appreciate your consideration of the attached request for annexation into the City of Perry and would like to be placed on the next available agenda for the Perry Planning Commission.

Sincerely,  
**Rowland Engineering, Inc.**



**Steven A. Rowland, PE**  
**President**



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Application # ANNX-0213-  
2021

### Application for Annexation

Contact Community Development (478) 988-2720

#### Applicant/Owner Information

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Wingate Custom Homes	John Denney
*Title	Dylan Wingate, Owner	Owner
*Address	817 Hwy 247 South, Unit 10, Kathleen GA 31047	114 Arbor Lane, Centerville, GA 31028
*Phone	478-322-0028	478-957-7069
*Email	dylanw@wchhome.com	madisynmax@gmail.com

#### Property Information

*Street Address or Location	433 Langston Rd
*Tax Map #(s)	000550 198000
*Legal Description	See Attached
A. Provide a copy of the deed as recorded in the County Courthouse, or a metes and bounds description of the land if a deed is not available;	
B. Provide a survey plat of the property, tied to the Georgia Planes Coordinate System.	

#### Request

*Current County Zoning District	RAG	*Proposed City Zoning District	R-2A
*Please describe the existing and proposed use of the property <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u>			
The property is zone RAG for residential development. The property has two abandoned homes and two outside storage buildings on the property. The remainder of the property is undeveloped. We request to rezone to R-2A to allow a single-family residential development			

#### Instructions

- The application and fee (made payable to the City of Perry) must be received by the Community Development Office no later than the date reflected on the attached schedule.
- \*Fees:
  - Residential - \$137.00 plus \$16.00/acre (maximum \$1,850.00)
  - Planned Development - \$158.00 plus \$16.00/acre (maximum \$2,900.00)
  - Commercial/Industrial - \$240.00 plus \$22.00/acre (maximum \$3,100.00)
- \*The applicant/owner must respond to the 'standards' on page 2 of this application (The applicant bears the burden of proof to demonstrate that the application complies with these standards). See Sections 2-2 and 2-3.1 of the Land Management Ordinance for more information. You may include additional pages when addressing the standards.
- The staff will review the application to verify that all required information has been submitted. The staff will contact the applicant with a list of any deficiencies which must be corrected prior to placing the application on the planning commission agenda.
- Annexation applications require an informational hearing before the planning commission and a public hearing before City Council. Public notice sign(s) will be posted on the property at least 15 days prior to the scheduled hearing dates.
- \*The applicant must be present at the hearings to present the application and answer questions that may arise.
- \*Campaign Notice required by O.C.G.A. Section 36-67A-3: Within the past two years has the applicant made either campaign contributions and/or gifts totaling \$250.00 or more to a local government official? \*Applicant is defined as any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action. Yes \_\_\_ No

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

9. \*Signatures:

*Applicant 	*Date 7/12/21
*Property Owner/Authorized Agent	*Date

**Standards for Granting a Zoning Classification**

***The applicant bears the burden of proof to demonstrate that an application complies with these standards.***

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

1. Identify the existing land uses and zoning classification of nearby properties.
2. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.
3. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.
5. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.
6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.



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

9. Signatures:

*Applicant	*Date
*Property Owner/Authorized Agent <i>Jul Wang</i>	*Date 7-12-21

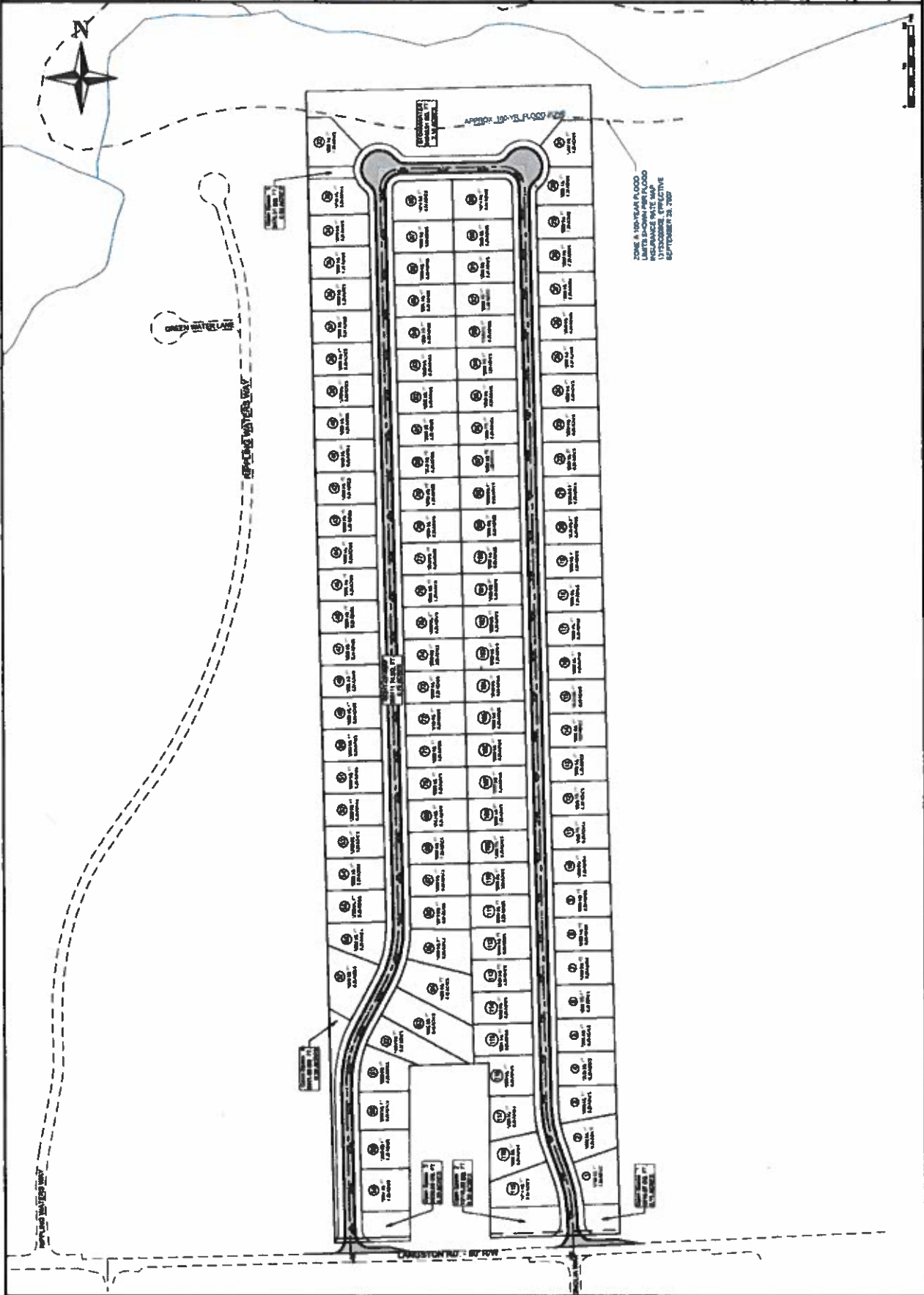
**Standards for Granting a Zoning Classification**

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



PROPOSED SUBDIVISION  
WCH HOMES  
433 LANGSTON RD., FERRY, GEORGIA 31029  
LAND LOT 88, DISTRICT 10, HOUSTON COUNTY

**ROWLAND**  
ENGINEERING  
205 Douglas Drive, SW  
Lawrenceville, GA 30046  
Phone: 770-962-8888  
Fax: 770-962-8889  
www.rowland-engineering.com



ZONE A, 100-YEAR FLOOD  
LIMITS SHOWN PER FLOOD  
INSURANCE RATE MAP  
11100000000000000000000000  
EFFECTIVE  
SEPTEMBER 28, 2007



# Houston County Commissioners

*Serving All of Houston County*

## Office

200 Carl Vinson Parkway  
Warner Robins, GA 31088  
478-542-2115  
FAX 478-923-5697  
[www.houstoncountyga.org](http://www.houstoncountyga.org)

## Commissioners

Tommy Stalnaker  
Chairman

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

## Staff

Barry Holland  
Director of  
Administration

K. Thomas Hall  
County Attorney

August 6, 2021

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

Dear Mr. Wood:

The Board of Commissioners met on August 3, 2021 and concurred with the City of Perry's request to annex properties located at 433 Langston Road, Tax Parcel 000550 196000 with the stipulation that waster service availability and access to Langston Road from the development are addressed prior to development.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "B. Holland", written over a horizontal line.

Barry Holland  
Director of Administration  
Houston County Board of Commissioners

CC: Honorable Randall Walker,  
Mayor, City of Perry

Recd 8/11/21  
①

Planning Commission  
Minutes - August 09,2021

1. Call to Order: Vice Chairman Clarington called the meeting to order at 6:05pm.
2. Roll Call: Vice Chairman Clarington, Commissioners Butler, Coody, Kemp, and Mehserle were present. Chairman Edwards and Commissioner Jefferson were absent.

Staff: Bryan Wood – Community Development Director, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

Guests: Dylan Wingate, Steve Rolland, Forrest Walker, and Breanna Sheffield – Houston Home Journal.

3. Invocation: was given by Commissioner Mehserle
4. Approval of Minutes from meeting on July 12, 2021 – Commissioner Butler motioned to approve as submitted; Commissioner Mehserle seconded; all in favor and was unanimously approved; with Commissioner Kemp abstaining.
5. Announcements: Vice Chairman Clarington referred to the notices as listed
  - Per O.C.G.A. 36-67A-3 if any opponent of a rezoning or annexation application has made campaign contributions and/or provided gifts totaling \$250 or more within the past two years to a local government official who will consider the application, the opponent must file a disclosure statement.
  - Policies and Procedures for Conducting Zoning Hearings are available at the entrance.
  - Please place cell phones on silent mode.
  - Discussion of Capital Improvement Projects - Chad McMurrian, Engineering Services Manager reviewed the current and projected projects and provided updates from discussion at previous meeting
6. Old Business - Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 7, 2021)
  - **ANNX-145-2021.** Annexation and designation of C-2, General Commercial District zoning of property located at 1946 Houston Lake Road. The property is zoned C-2 in Houston County. The applicant is Chad Bryant. (Postponed from the July 12, 2021, meeting)

Mr. Wood advised the applicant has requested to withdraw until the owner is able to meet the criteria as required by staff. Commissioner Mehserle motioned to approve withdraw of application as requested by applicant; Commissioner Coody seconded; all in favor and was unanimously approved for withdrawal.

7. New Business
  - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on September 7, 2021)

- **ANNX-203-2021.** Annexation and designation of GU, Governmental Use District zoning of property at 315 Langston Road. The property is zoned R-AG in Houston County. The applicant is Houston County Board of Education.

Mr. Wood read the applicants' request which was to annex the property into the City of Perry and to apply the GU, Government Use, zoning classification. The property consists of 38.57 acres and is developed with Langston Road Elementary School. The property's north and west property lines abut the existing boundary of the City of Perry and meets the standards for annexation under state statute. Staff is not aware of any covenants and restrictions pertaining to the property which would preclude the uses permitted in the GU zoning district. The applicant did not address the standards for establishing a zoning classification for the property. Staff believes the application meets the standards for the GU, Government Use District and therefore recommends approval of the requested annexation and GU zoning designation

Vice Chairman Clarington opened the public hearing at 6:30pm and called for anyone in favor of the request. Mr. Forrest Walker with the Board of Education reiterated the request. Vice Chairman Clarington called for anyone opposed; there being none the public hearing was closed at 6:32pm.

Commissioner Mehserle motioned to recommend approval to Mayor & Council of the application as submitted; Commissioner Kemp seconded; all in favor and was unanimously recommended for approval.

- **ANNX-213-2021.** Annexation and designation of R-2A, Single Family Residential District zoning of property at 433 Langston Road. The property is zoned R-AG in Houston County. The applicant is Wingate Custom Homes.

Mr. Wood advised the property includes a 44.68-acre parcel located at 433 Langston Road. The property is currently zoned R-AG in Houston County and is mostly undeveloped with the exception of a blighted residential structure. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-2A, Single-family residential. The applicant proposes to develop a 119-lot single-family residential subdivision. The proposed density of the development is 2.67 units per acre. The proposed lots range in size between 12,000 square feet and 15,318 square feet. The minimum lot size for the R-2A zoning classification is 12,000 square feet. The applicant states their preliminary site plan includes a 75-foot setback along Langston Road to accommodate any future road widening projects. City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-2A, single-family residential, based on the following conditions: 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense; 2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry staff for maintenance and repairs.

Vice Chairman Clarington opened the public hearing at 6:39pm and called for anyone in favor of the request. Mr. Steve Rolland, Engineer and on behalf of the applicant reiterated the request and concurred with staff's recommendations.

Vice Chairman Clarington called for anyone opposed; there being none the public hearing was closed at 6:41pm.

Commissioner Butler motioned to recommend approval to Mayor & Council of the application as submitted with the following conditions: 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant's expense; 2. Applicant shall obtain a utility easement from adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry staff for maintenance and repairs; Commissioner Kemp seconded; all in favor and was unanimously recommended for approval.

B. Public Hearing (Planning Commission decision) – None

8. Other Business

- Commission questions or comments – None

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:44pm.

**MINUTES**  
**WORK SESSION MEETING**  
**OF THE PERRY CITY COUNCIL**  
**August 16, 2021**  
**5:00 P.M.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held August 16, 2021 at 5:00 p.m.
  
2. Roll:  
Elected Officials Present: Mayor Randall Walker; Mayor Pro Tempore Robert Jones, Council Members Phyllis Bynum-Grace, Willie King, Riley Hunt, Darryl Albritton, and \*Joy Peterson.

\* Council Member Peterson left at 6:00 p.m.

Elected Officials Absent: none

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker - Perry Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington – Finance Director, Cody Gunn – Chief Building Official, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Ashley Hardin – Economic Development Administrator, Danny Hicks – Code Compliance Specialist, Chad McMurrian – Engineering Services Manager, Holly Wharton – Community Planner, and Tabitha Clark – Communications Administrator.

Guest(s)/Speaker(s): Travis Falcione – ESG Operations, Inc.

Media: Lauren Malek – Houston Home Journal

3. PUBLIC HEARING CALLED TO ORDER AT 5:01 P.M. Mayor Randall Walker called to order a public hearing at 5:01 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 4-5-32.
  - 3a. Proposed retaining of the operation at 14.050 mills – Mr. L. Gilmour.

Staff Report: Administration reminded Council that property taxes are used for debt services, certified police officers, rescue response units, public safety

dispatch, cost of operating and maintaining public buildings, parks, code enforcement, and residential street lighting. Administration recommended Council retain the current millage rate of 14.050 mills and use the additional revenue for operating and maintenance of the new city hall, addition of four (4) new police officers, an additional code enforcement officer, administrative support, and funding for blight removal.

Public Input: Mayor Walker called for any public input for or opposed to the proposed retaining of the operation at 14.050 mills.

For: none

Opposed: none

PUBLIC HEARING CLOSED AT 5:16 P.M. Mayor Walker closed the public hearing at 5:16 p.m.

4. Items of Review/Discussion: Mayor Randall Walker

4a. Office of the City Manager

1. Welcome Guide. Ms. Clark presented the City's "Welcome Guide" to Mayor and Council and advised ESG Operations, Inc. requested two additional items be added to the guide, natural gas information and safety, and fogs (fats, oils, grease). Council Member Bynum-Grace asked Ms. Clark if she could add the days and times of the pre council meetings.
2. Design change to the proposed South Langston Road extension. Administration reviewed the original proposal and alternates "A" and "B" proposals. Administration recommended Alternate "B" design change, a three-lane road with two through lanes and one continuous turning lane because it would be less costly and sufficient for expected traffic levels. Council concurred with Administration's recommendation of Alternate "B" design change.
3. & 4. Parental leave/Paid Time Off (PTO) proposal. Administration presented for Council's consideration parental leave. Parental leave would be available to full-time employees who has the birth of a child, placement of a minor child for adoption, and the placement of a minor child for foster care. Administration stated employees could have up to 120 hours parent leave in a rolling twelve (12) month period. Administration also recommended shifting the current sick leave/annual leave to paid time off with catastrophic sick leave. Administration stated if Council concurs with the proposal, a series of hearings would be set for future council meetings to allow employees to provide their input relative to PTO. Council concurred with Administration's proposal.
5. Consider amendments to City's comprehensive plan. Administration proposed three changes to the comprehensive plan: 1) establish a service



population of 40,000, 2) amend the City's service area from Firetower Road to Flat Creek, and 3) limit livable/working maximum floor level to four (4) levels. Council concurred with Administration's recommendation to move forward.

6. Utility Report. Mr. Smith reviewed the City's utility report.

7. ARPA Coronavirus Local Fiscal Recovery Fund Project Grant. Mr. McMurrian reviewed the city's ARPA project list and discussed funding for the projects. Council concurred to apply for the ARPA Coronavirus Local Fiscal Recovery Fund Project Grant and if the grant is approved, the city will provide a 30% local match.

4b. Finance Department

1. Discussion of options for acquiring a Special Events Van. Mr. Worthington advised Council that Bid No. 2021-21 awarded to Phil Brannen Ford of Perry at Council's February 16, 2021 meeting of Perry in the amount of \$30,992.73 is 12 months out from receiving the vehicle as ordered from Ford. Mr. Worthington stated his office was able to locate a comparable van in stock that is available at Jeff Smith CDJR with a purchase price of \$40,550.00. Staff is recommending the city cancel the order for the Ford Transit Cargo Van and purchase then comparable vehicle from Jeff Smith CDJR. Funding for the difference in the purchase price would come from the Hotel/Motel Tax Fund. Council concurred to bring the proposal forward to Council's August 17, 2021 meeting; Council Member Hunt was against purchasing the van stating the city has enough pick-up trucks and that one could be utilized by the Special Events Manager.

4c. Office of the City Attorney

1. Discussion of a tobacco-free policy. Ms. Newby presented a draft of a tobacco-free policy for all city properties that would require employees who smoke or vape to do so in a designated smoking area. Council concurred to bring the resolution before Council at its August 17, 2021 meeting.

4d. Department of Public Works

1. Stanley Property Improvements. Ms. Fitzner presented to Council an improvement proposal for the former Stanley Property. The proposal included sodding, purchasing flowerpots, and maintaining the large concrete slab. Administration recommended Council approve installation of the sod. Council concurred to move forward with the installation of the sod and installing a picture rendition of the future site.

5. Council Member Items.

Mayor Pro Tempore Jones, Council Members Bynum-Grace, Albritton, and King had

no reports.

Mr. Gilmour reported the demolition contractor on the Stanley site found an old tank full of oil. Administration stated he has a cost \$11,560.00 from the demolition contractor for removal of the tank and recommended Council concur. can be removed for \$11,560.00. Council concurred to move forward with Change Order No.1 with Complete Demolition Services, LLC in the amount of \$11,560.00.

Ms. Newby and Mr. Smith had no reports.

6. Department Head/Staff Items:

Ms. King, Mr. Worthington, Chief Parker, Chief Lynn, Mr. Swan, Ms. Fitzner, Mr. McMurrian, Mr. Gunn, Mr. Hicks, Ms. Clark, Ms. Hardin, and Ms. Warren had no reports.

Mr. Wood

- presented a PowerPoint presentation of the 2020 Census results
- discussed the CDBG and CHIP grant application
- requested Council's concurrence to begin the procurement process to find a grant writer to write the grants. Council concurred with moving forward with applying for the CDBG and CHIP grant application.

Mayor Walker entertained a motion to enter executive session for real estate acquisition.

7. Executive Session entered at 7:00 p.m.: Council Member King moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.
8. Executive Session adjourned at 7:17 p.m.; Council work session reconvened. Council adjourned the executive session held August 16, 2021 and reconvened into the council work session.
9. Adopted Resolution No. 2021-32 stating the purpose of the executive session held on August 16, 2021, was to discuss real estate acquisition. Council Member Hunt moved to adopt a resolution stating the purpose of the executive session held on August 16, 2021, was to discuss real estate acquisition; Council Member Albritton seconded the motion and it carried unanimously. No action was taken. (*Resolution No. 2021-32 has been entered in the City's official book of record*).
10. Adjournment: There being no further business to come before Council in the work session held August 16, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:18 p.m. Council Member King seconded the motion and it carried unanimously.

**MINUTES  
PRE COUNCIL MEETING  
OF THE PERRY CITY COUNCIL**

August 17, 2021  
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held August 17, 2021 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, Cody Gunn – Chief Building Official, 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, Tabitha Clark – Communications Administrator, and Ashley Hardin – Economic Development Administrator.

Media: Lauren Malek – Houston Home Journal

Guest(s)/Speaker(s): none

3. Items of Review/Discussion: Mayor Randall Walker

- 3a. Discussion of August 16, 2021 council meeting agenda.

4a. Introduction of the Perry Police Department. Chief Lynn will introduce Officers Tyler Ward, Braden Johnson and Clarence Shayne Holmes and recognize the promotion of Lieutenant Quridsha Gilliam.

9a. & 9b. Special Exception Applications 170-2021 and 171-2021. Mr. Wood reviewed both applications, a memo containing additional information, and reported staff and the Planning Commission recommended approval of both special exception applications with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) the proposed development must ensure building and site is in compliance with all applicable building codes, fire codes, and stormwater regulations.

**9c (1). Second Reading of an ordinance amendment to remove Conservation Subdivision procedures and standards.** Mr. Wood stated this amendment removes provisions in the Conservation Subdivision procedures and standards. Staff and the Planning Commission recommends approval of the text amendment.

**9c (2). Second Reading of an ordinance amending Sections 1-13, 4-1.2 and 4-2.4(h) of the Land Management Ordinance to address short-term rentals.** Mr. Wood stated this amendment adds the definition of “Bed and breakfast inn”, adds a definition of “Short-term residential rental” and modifies the Table of Uses to allow short-term residential rental as a special exception in residential districts. Staff and the Planning Commission recommends approval of the text amendment.

**9a (3). Second Reading of an ordinance amending Sections 1-13, 4-3.3 (F), 6-1.3 and 6-1.6 of the Land Management Ordinance to address the definition of parking lot and vehicular use area.** Mr. Wood stated this amendment makes some modifications to the definition of “Parking Lot” and “Vehicular use area”, revises the minimum parking standards for uses relating to automobile sales, codifies the ability for automobile dealers to display up to ten (10) vehicles on grass area on their property of the dealership, prohibits the use of gravel except for overflow parking and vehicular use areas in the industrial district. Staff and the Planning Commission recommends approval of the text amendment.

**11a (1). & (2). Cancel Bid No. 2021-21 for the purchase of one (1) Special Events Van and Award of Purchase to Jeff Smith CDJR for one (1) Special Events Van in the amount of \$40,555.00.** Mr. Worthington advised Council that Bid 2021-21 (Special Events Van) was originally awarded to Phi Brannen Ford of Perry in the amount of \$30,992.73 at its February 16, 2021 council meeting. Due to manufacturing delays because of Covid-19 staff is recommending canceling Bid 2021-21 awarded to Phi. Brannen Ford of Perry and purchase a similar vehicle from Jeff Smith CDJR in the amount of \$40,550.00 because it is in stock and on the lot. The difference of \$9,557.27 will be funded by the Hotel/Motel Tax Fund.

**11b (1). & (2). Rejection of Bid No. 2022-06 4x4 Crew Cab Responder Pickup and Bid No. 2022-07.** Mr. Worthington advised Council to reject Bid No. 2022-06 because the delivery timeframe and year model does not meet the City’s needs and award Bid No. 2022-07 to Phil Brannen Fords of Perry because it has the 2021 model on order.

**11c (1). Resolution establishing a Tobacco-Free Policy.** Ms. Newby presented for Council’s consideration a resolution establishing a Tobacco Free Policy.

**11c (2). Resolution amending the City of Perry Fee Schedule to provide FY 2022 budget adjustments.** Administration reviewed the fee schedule and recommended approval. Council Member Peterson stated that she had been in talks with people relative to sport complexes in Georgia and was told the city’s

fees were high compared to what the city has to offer. Administration will survey cities of Perry's size that have fields and see what they charge and follow up with Council. Administration also mentioned the primary purpose of Perry fields are not for competition but for the city's programs.

11d. Consider proposal for renewal of City's health and dental insurance. Administration reviewed the proposal from the third-party administrator and recommended Council agree and accept the proposal.

4. Council Member Items:

Mayor Pro Tempore Jones followed up with Chief relative to the speeding on Northside Drive and Cedar Ridge Drive. Chief Lynn replied there are no significant speeding issues.

Council Member Peterson asked if the City could have a reduction in fees for fundraiser when it life or death medical treatment. Administration asked how do you define this, and will a precedent be set? Administration will research and follow up with Council.

Council Members Bynum-Grace, Albritton, Hunt and King had no reports.

Mr. Gilmour and Ms. Newby had no reports.

Mr. Smith

- provided to Mayor and Council a breakdown of the city's rolling stock
- reminder of Strategic Planning departmental sessions

5. Adjourn. There being no further business to come before Council in the pre council meeting held August 16, 2021 Council Member King motioned to adjourn the meeting at 5:44 p.m. Council Member Albritton seconded the motion and it carried unanimously.

MINUTES  
REGULAR MEETING OF THE PERRY CITY COUNCIL  
August 17, 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 August 17, 2021 at 6:00 p.m.

2. Roll.

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

Elected Official Absent: none

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

Departmental Staffing: Brenda King - Director of Administration, Cody Gunn – Chief Building Official, 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, Tabitha Clark – Communications Administrator, and Ashley Hardin – Economic Development Administrator.

Media: Lauren Malek – Houston Home Journal

Guest(s): none

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. Introduction of new hires – Officer Tyler Ward, Braden Johnson, and Clarence Shayne Holmes. Chief Lynn introduced the new police officers and Mayor Walker and Council welcomed them to the City of Perry.

Promotion of Detective Lieutenant Quridsha Gilliam. Chief Lynn recognized Detective Lieutenant Quridsha Gilliam promotion and Mayor and Council congratulated her on her promotion.

5. Community Partner(s) Update(s): none

6. Citizens with Input. none

7. PUBLIC HEARING CALLED TO ORDER AT 6:13 P.M. Mayor Randall Walker called to order a public hearing at 6:13 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 4-5-32.

7a. Proposed retaining of the operation at 14.050 mills – Mr. L. Gilmour.

Staff Report: Administration recommendation to continue to keep millage rate at 14.050 mills.

Public Input: Mayor Walker called for any public input for or opposed to the proposed retaining of the operation at 14.050 mills.

For: none

Opposed: none

PUBLIC HEARING CLOSED AT 6:14 P.M. Mayor Walker closed the public hearing at 5:16 p.m.

8. Review of Minutes: Mayor Randall Walker

8a. Council's Consideration – Minutes of the August 2, 2021 work session, August 3, 2021 pre council meeting, and August 3, 2021 council meeting. *(Council Member Bynum-Grace was absent from the August 2-3, 2021 meetings.)*

Council Member Hunt motioned to accept the minutes as submitted; Council Member King seconded the motion and it carried with Council Member Bynum-Grace abstaining from the August 2-3, 2021 meetings.

9. Old Business: Mayor Randall Walker

9a. Special Exception Application – 170-2021. Mr. Wood stated staff and the Planning Commission recommends approval of Special Exception Application - 170-2021 with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) the proposed development must ensure building and site is in compliance with all applicable building codes, fire codes, and stormwater regulations. Council Member King motioned to approve Special Exception Application -170-2021 with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) the proposed development must ensure building and site is in compliance with all applicable building codes, fire codes, and stormwater regulations; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

9b. Special Exception Application -171-2021. Mr. Wood stated staff and the Planning Commission recommends approval of Special Exception Application -171-2021 with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) the proposed development must ensure building and site is in compliance with all applicable building codes, fire codes, and stormwater regulations. Council Member King motioned to approve Special Exception Application -171-2021 with the following conditions: 1) The proposed development must meet the requirements for parking, landscaping, and design guidelines as reflected in the Land Management Ordinance, and 2) the proposed development must ensure building and site is in compliance with all applicable building codes, fire codes, and stormwater regulations; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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

1. **Second Reading** of an ordinance amendment to remove Conservation Subdivision procedures and standards – Mr. B. Wood.

Adopted Ordinance No. 2021-15 to remove Conservation Subdivision procedures and standards. Council Member Bynum-Grace motioned to adopt the ordinance as presented; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. *(Ordinance No. 2021-15 has been entered into the City's official book of record).*

2. **Second Reading** of an ordinance amending Sections 1-13, 4-1.2 and 4-2.4(h) of the Land Management Ordinance to address short-term rentals – Mr. B. Wood.

Adopted Ordinance No. 2021-16 amending Sections 1-13, 4-1.2 and 4-2.4(h) of the Land Management Ordinance to address short-term rentals. Mayor Pro Tempore Jones motioned to adopt the ordinance as presented; Council Member King seconded the motion and it carried unanimously. *(Ordinance No. 2021-16 has been entered into the City's official book of record).*

3. **Second Reading** of an ordinance amending Sections 1-13, 4-3.3 (F), 6-1.3 and 6-1.6 of the Land Management Ordinance to address the definition of parking lot and vehicular use area – Mr. B. Wood.

Adopted Ordinance No. 2021-17 amending Sections 1-13, 4-3.3 (F), 6-1.3 and 6-1.6 of the Land Management Ordinance to address the definition of parking lot and vehicular use area. Council Member Bynum-Grace motioned to adopt the ordinance as presented; Council Member Albritton seconded the motion and it carried unanimously. *(Ordinance No. 2021-17 has been entered into the City's official book of record).*



10. Any Other Old Business: Mayor Randall Walker

- 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 August 16, 2021 work session and August 17, 2021 pre council meeting.

- 1. Cancel Bid No. 2021-21 for the purchase of one (1) Special Events Van – Mr. M. Worthington.

Council Member Peterson motioned to cancel Bid No. 2021-21 for the purchase of one (1) Special Events Van; Council Member Albritton seconded the motion and it carried 5 to 1, Council Member Hunt opposed.

- 2. Award of Purchase to Jeff Smith CDJR for one (1) Special Events Van in the amount of \$40,550.00 – Mr. M Worthington.

Council Member Peterson motioned to Award of Purchase to Jeff Smith CDJR for one (1) Special Events Van in the amount of \$40,550.00; Council Member Albritton seconded the motion and it carried 5 to 1, Council Member Hunt opposed.

11b. Award of Bid(s):

- 1. Rejection of Bid No. 2022-06      4x4 Crew Cab Responder Pickup - Mr. M. Worthington

Council Member Bynum-Grace motioned to reject Bid No. 2022-06 because it does not meet the delivery timeframe; Council Member King seconded the motion and it carried unanimously.

- 2. Bid No. 2022-07      Model Year 2021  
4x4 Crew Cab Responder Pickup – Mr. M. Worthington

Council Member Peterson motioned to award Bid No. 2022-07 to Phil Brannen Ford of Perry in the amount of \$43,500.00; Council Member King seconded the motion and it carried unanimously.

11c. Resolution(s) for Consideration and Adoption:

- 1. Resolution establishing a Tobacco-Free Policy – Ms. B. Newby.

Adopted Resolution No. 2021-33 establishing a Personnel Policy for a Tobacco-Free, Smoke-Free, and Vape-Free Workplace. Council Member King motioned to adopt the resolution as presented; Council Member Jones seconded the motion and it carried unanimously. *(Resolution No. 2021-33 has been entered into the City's official book of record).*

2. Resolution amending the City of Perry Fee Schedule to provide FY 2022 budget adjustments – Mr. L. Gilmour.

Adopted Resolution No. 2021-34 amending the City of Perry Fee Schedule to provide FY 2022 budget adjustments. Council Member King motioned to adopt the resolution as presented; Council Member Albritton seconded the motion and it carried unanimously. *(Resolution No. 2021-34 has been entered into the City's official book of record).*

- 11d. Consider proposal for renewal of City's health and dental insurance – Mr. L. Gilmour.

Council Member Hunt motioned to accept the proposal for the renewal of the City's health and dental insurance; Council Member King seconded the motion and it carried unanimously.

12. Council Members Items:

Council Member Peterson expressed her concerns relative to the cancellation of Food Truck Friday.

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

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

13. Department Heads/Staff Items.

Chief Lynn thanked Mayor and Council for recognizing the police officers.

Ms. King, Mr. Worthington, Mr. Wood, Chief Lynn, Ms. Fitzner, Ms. Wharton, Ms. Thomas, and Ms. Warren had no reports.

14. General Public Items:

none

15. Mayor Items:

- August 30, Strategic Planning Session
- August 31, Strategic Planning Session

16. **Adjournment:** There being no further business to come before Council in the council meeting held August 17 2021, Council Member Hunt motioned to adjourn the meeting at 6:44 p.m. Council Member King seconded the motion and it carried unanimously.

**ORDINANCE**

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

**WHEREAS**, proper application to annex property to the City of Perry, Georgia has been made by Dr. Mark Scott, Superintendent of Schools, on behalf of **HOUSTON COUNTY SCHOOL DISTRICT**, the owner of the land hereinafter described as follows:

**Parcel 1 - 17.60 acres:**

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

**Parcel 2 - 2.40 acres:**

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

**Parcel 3 – 18.57 acres:**

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

**Deed References: Book 4356, Pages 123-127; Book 4356, Pages 128-132; and Book 8017, Pages 277-279.**

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

This annexation shall become effective for ad valorem tax purposes on December 31, 2021, and for all other purposes shall become effective on October 1, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**SO ENACTED this 21st day of September, 2021.**

**CITY OF PERRY, GEORGIA**

(SEAL) BY: \_\_\_\_\_  
RANDALL WALKER, MAYOR

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

1<sup>st</sup> Reading: September 7, 2021  
2nd Reading: September 21, 2021

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from Houston County R-AG, Residential-Agricultural District to City of Perry GU, Government Use, and the city's zoning map is amended accordingly relative to property of **HOUSTON COUNTY SCHOOL DISTRICT** described as follows:

**Parcel 1 - 17.60 acres:**

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

**Parcel 2 - 2.40 acres:**

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

**Parcel 3 - 18.57 acres:**

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

**Deed References: Book 4356, Pages 123-127; Book 4356, Pages 128-132; and Book 8017, Pages 277-279.**

This rezoning shall become effective on October 1, 2021, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of September, 2021.

**CITY OF PERRY, GEORGIA**

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

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

**ORDINANCE**

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

**WHEREAS**, proper application to annex property to the City of Perry, Georgia has been made by Wingate Custom Homes, on behalf of **JOHN DENNEY**, the owner of the land hereinafter described as follows:

**TRACT 1 – 39.64 acres:**

**Those certain tracts or parcel of land situate, lying and being in Land Lots 75 and 86 of the Tenth Land District, Houston County, Georgia, and comprising in the aggregate 39.64 acres and being designated Lot # 1, comprising 33.83 acres, Lot #1A, comprising 5.00 acres, and “Access”, comprising 0.81 acres, as is more particularly shown on a plat of survey designated “Survey and Plat for Mike O’Toole” prepared by F.B. Flournoy, Surveyor, dated July 20, 1985, revised August 14, 1985, a copy of said plat being record in Map Book 28, page 148, Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

**TRACT 2 – 5.035 acres:**

**All that tract or parcel of land situate lying and being in Land Lot 86 of the 10<sup>th</sup> District of Houston County, Georgia, and being Parcel B, containing 5.035 acres according to a plat of survey prepared by Lee R. Jones, Registered Surveyor, said plat of survey dated April 29, 2002, and recorded in Plat Book 64, Page 130, Clerk’s Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.**

**Deed References: Book 2938, Pages 113-114; Book 4087, Page 199**

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

- 1. Upgrades to the Langston Place pump station and force main (if necessary) are required at the applicant’s expense; and**
- 2. Applicant shall obtain a utility easement from the adjacent property owner to provide access to the Langston Place pump station to be used by City of Perry Staff for maintenance and repairs.**

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

This annexation shall become effective for ad valorem tax purposes on December 31, 2021, and for all other purposes shall become effective on October 1, 2021.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

**SO ENACTED this 21st day of September, 2021.**

**CITY OF PERRY, GEORGIA**

(SEAL)

BY: \_\_\_\_\_  
RANDALL WALKER, MAYOR

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

1<sup>st</sup> Reading: September 7, 2021  
2nd Reading: September 21, 2021



**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from Houston County R-AG, Residential-Agricultural District to City of Perry R-2A, Single-family Residential District, and the city's zoning map is amended accordingly relative to property of **JOHN DENNEY**, described as follows:

**TRACT 1 – 39.64 acres:**

**Those certain tracts or parcel of land situate, lying and being in Land Lots 75 and 86 of the Tenth Land District, Houston County, Georgia, and comprising in the aggregate 39.64 acres and being designated Lot # 1, comprising 33.83 acres, Lot #1A, comprising 5.00 acres, and “Access”, comprising 0.81 acres, as is more particularly shown on a plat of survey designated “Survey and Plat for Mike O’Toole” prepared by F.B. Flournoy, Surveyor, dated July 20, 1985, revised August 14, 1985, a copy of said plat being record in Map Book 28, page 148, Clerk’s Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.**

**TRACT 2 – 5.035 acres:**

**All that tract or parcel of land situate lying and being in Land Lot 86 of the 10<sup>th</sup> District of Houston County, Georgia, and being Parcel B, containing 5.035 acres according to a plat of survey prepared by Lee R. Jones, Registered Surveyor, said plat of survey dated April 29, 2002, and recorded in Plat Book 64, Page 130, Clerk’s Office, Houston Superior Court. Said plat of survey and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes.**

**Deed References: Book 2938, Pages 113-114; Book 4087, Page 199**

This rezoning shall become effective on October 1, 2021, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of September, 2021.


**CITY OF PERRY, GEORGIA**

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

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

1st Reading: September 7, 2021  
2nd Reading: September 21, 2021

**Bid Submittal Summary Sheet**

<b>Bid Title/Number:</b>	2022-01	
	Houston Lake Drive Sidewalk Addition	
<b>M&amp;CC Meeting Date:</b>	9/7/2021	
<b>Funding Source:</b>	2018 SPLOST Fund	
<b>Budgeted Expense?</b>	Yes	
<b>Responsive Bidders:</b>		<b>Bid Amount</b>
	S&W Sales & Service	\$ 65,000.69
<b>Posting Sources:</b>	City of Perry's Website:	<a href="http://www.perry-ga.gov">www.perry-ga.gov</a>
	GA Procurement Registry	<a href="https://ssl.doas.state.ga.us/PRSapp/">https://ssl.doas.state.ga.us/PRSapp/</a>
<b>Department Recommendation:</b>	Vendor:	S&W Sales & Service
	Amount:	\$ 65,000.69
	Department:	Community Development
	Department Representative:	Chad McMurrian, Engineering Svcs Mgr
<b>Purchasing Agent Recommendation:</b>	Vendor:	S&W Sales & Service
	Amount:	\$ 65,000.69
	Purchasing Agent:	Mitchell Worthington, Finance Director
	Signature:	



August 31, 2021

Mr. Chad McMurrin  
City of Perry  
1211 Washington Street  
Perry, GA 31069

RE *Recommendation of Award – Houston Lake Drive Sidewalk Addition  
SEC Project # 1157*

Dear Mr. McMurrin;

On Tuesday, August 31, the City opened one bid on the subject project with the results outlined below:

<i>Bidder</i>	<i>Bid Amount</i>
S & W Sales & Service	\$65,000.69

We recommend awarding the Contract for the subject project to the S & W Sales & Service, in the amount of \$65,000.69. We have attached the bid tabulations for your review.

Should you have any questions, please give me a call.

Sincerely,  
Saunders Engineering Consultants, Inc.

  
Rick Saunders, PE

## Houston Lake Drive Sidewalk Additions

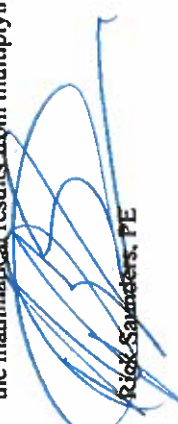
### Bid Tabulations

SEC Project #: 1157

Bid Date: August 31, 2021

	<i>S&amp;W Sales and Service, LLC</i>		
<i>Item</i>	<i>Qty</i>	<i>Unit</i>	<i>Description</i>
<i>Unit Price</i>	<i>Extension</i>		
1	1	Lump	150-1000 Traffic Control
\$2,418.30			
2	0.2	Acres	163-0232 Temporary Grassing
\$7,028.94			
3	1	Lump	210-0100 Grading Complete
\$23,245.91			
4	250	SY	441-0104 Concrete Sidewalk, 4IN
\$77.48			
5	440	Lin Ft	Retaining Wall
\$39.31			
6	1	Lump	700-6910 Permanent Grassing
\$1,264.29			
			<b>Total Bid Price</b>
			<b>\$65,000.69</b>

I certify that the unit prices shown above accurately reflect those opened from each bidder on August 31, 2021. The extensions and totals accurately reflect the mathematical results from multiplying the unit price by the bid quantity.

  
 Rick Sanders, PE

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2022-03  
Main Street Realignment

**M&CC Meeting Date:** 9/7/2021

**Funding Source:** 2018 SPLOST Fund

**Budgeted Expense?** Yes

<b>Responsive Bidders:</b>	<b>Bid Amount</b>	
Griffin Grading & Concrete	\$	654,356.99
Reeves Construction	\$	871,044.06
Robinson Paving	\$	922,175.31


**Posting Sources:**

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

**Department Recommendation:**

Vendor: Griffin Grading & Concrete  
Amount: \$ 654,356.99  
Department: Community Development  
Department Representative: Chad McMurrian, Engineering Svcs Mgr

**Purchasing Agent Recommendation:**

Vendor: Griffin Grading & Concrete  
Amount: \$ 654,356.99  
Purchasing Agent: Mitchell Worthington, Finance Director  
Signature: 



August 31, 2021

Mr. Chad McMurrian  
City of Perry  
1211 Washington Street  
Perry, GA 31069

RE *Recommendation of Award – Main Street Re-Alignment  
SEC Project # 1158*

Dear Mr. McMurrian;

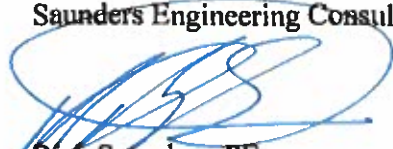
On Tuesday, August 31, the City opened three bids on the subject project with the results outlined below:

<i>Bidder</i>	<i>Bid Amount</i>
Griffin Grading & Concrete	\$654,356.99
Reeves Construction	\$871,044.06
Robinson Paving	\$922,175.31

We recommend awarding the Contract for the subject project to the Griffin Grading & Concrete, in the amount of \$654,356.99. We have attached the bid tabulations for your review.

Should you have any questions, please give me a call.

Sincerely,  
Saunders Engineering Consultants, Inc.



Rick Saunders, PE

**Main Street Re-Alignment  
Bid Tabulations**  
SEC Project #: 1158  
Bid Date August 31, 2021

Item	Qty	Unit	Description	Griffin Grading & Concrete		Reeves Construction		Robinson Paving	
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
1	1	Lump	150-1000 Traffic Control	\$18,750.00	\$18,750.00	\$52,790.00	\$52,790.00	\$153,136.00	\$153,136.00
2	0.94	Acres	163-0232 Temporary Grading	\$4,654.75	\$4,375.00	\$4,500.00	\$4,230.00	\$2,850.00	\$2,879.00
3	25	Tons	163-0240 Mulch/Grass	\$3,500.00	\$8,750.00	\$3,500.00	\$8,750.00	\$3,984.46	\$9,461.50
4	2	Each	163-0300 Construction Exit	\$4,375.00	\$8,750.00	\$1,500.00	\$3,000.00	\$3,420.00	\$6,840.00
5	7	Each	163-0550 Cont. & Rem. Inlet Sediment Trap	\$937.50	\$6,562.50	\$350.00	\$2,450.00	\$593.60	\$4,155.20
6	700	Lin Ft	165-0010 Maintenance of Temporary Silt Fence, TP A	\$2.50	\$1,750.00	\$0.01	\$7.00	\$1.17	\$819.00
7	2	Each	165-0101 Maintenance of Construction Exit	\$625.00	\$1,250.00	\$0.01	\$0.02	\$344.71	\$689.42
8	4	Each	165-0105 Maintenance of Inlet Sediment Trap	\$750.00	\$3,000.00	\$0.01	\$0.04	\$86.47	\$345.88
9	4	Each	167-1000 Water Quality Monitoring & Sampling	\$937.50	\$3,750.00	\$400.00	\$1,600.00	\$798.00	\$3,192.00
10	12	Month	167-1500 Water Quality Inspections	\$1,500.00	\$18,000.00	\$100.00	\$1,200.00	\$3,395.66	\$40,747.92
11	1400	Lin Ft	171-0010 Temporary Silt Fence, TP A	\$6.33	\$8,862.00	\$4.00	\$5,600.00	\$1.93	\$2,702.00
12	110	Lin Ft	Tree Silt Fence	\$5.00	\$550.00	\$4.00	\$440.00	\$3.42	\$376.20
13	1	Lump	210-0100 Grading Complete	\$39,665.63	\$39,665.63	\$349,355.00	\$349,355.00	\$375,796.00	\$375,796.00
14	950	Ton	310-1101 Cr Aggr Base CRS, Incl Matl	\$62.50	\$59,375.00	\$60.00	\$57,000.00	\$41.04	\$38,988.00
15	100	Ton	318-3000 AGR Surface CRS	\$62.50	\$6,250.00	\$30.00	\$3,000.00	\$32.72	\$3,272.00
16	100	Ton	402-1812 Recycled Asphalt Concrete Leveeing, Incl Bitum Matl & H Lime	\$250.00	\$25,000.00	\$100.00	\$10,000.00	\$153.90	\$15,390.00
17	285	Ton	402-3130 Recycled Asphalt Concrete, 1.5" min Superpave, GP 2 Only, Incl Bitum Matl & H Lime	\$250.00	\$71,250.00	\$150.00	\$42,750.00	\$119.70	\$34,114.50
18	225	Ton	402-3190 Recycled Asphalt Concrete, 1.9" min Superpave, GP 1 or 2 Only, Incl Bitum Matl & H Lime	\$250.00	\$56,250.00	\$145.00	\$32,625.00	\$121.98	\$27,448.50
19	760	Cu	413-1000 Bitum Tank Coat	\$10.00	\$7,600.00	\$1.00	\$760.00	\$5.42	\$4,119.20
20	380	SY	432-5010 Mill Asphalt Conc Pavt. Various Depth	\$24.69	\$9,385.20	\$21.50	\$8,170.00	\$17.10	\$6,498.00
21	175	SY	441-0104 Concrete Sidewalk, 4in	\$78.75	\$13,781.25	\$53.50	\$9,362.50	\$48.20	\$8,435.00
22	45	SY	441-0230 Concrete Valley Curb, 6"	\$78.75	\$3,543.75	\$66.00	\$2,970.00	\$70.11	\$3,154.95
23	208	Lin Ft	441-5002 Concrete Retain Wall, 6" TP2	\$25.00	\$5,200.00	\$17.50	\$3,637.50	\$21.66	\$4,440.30
24	1452	Lin Ft	441-6012 Concrete Curb & Gutter, 6" x24", TP2	\$22.90	\$33,152.40	\$22.00	\$31,944.00	\$16.83	\$24,422.64
25	280	Lin Ft	441-6223 Concrete Curb & Gutter, 8" x30", TP2	\$28.13	\$7,876.40	\$26.00	\$7,280.00	\$33.50	\$9,380.00
26	10	CV	500-0900 Class B Conc. Base or Pavement Widening	\$250.00	\$2,500.00	\$475.00	\$4,750.00	\$336.53	\$3,365.30
27	316	Lin Ft	550-1150 Storm Drain Pipe, 15" H110'	\$39.06	\$12,462.96	\$77.00	\$24,372.00	\$41.95	\$13,256.20
28	15	SY	603-2120 Sin Dumped Rip Exp, TP3, 12"	\$145.84	\$2,187.60	\$100.00	\$1,500.00	\$67.77	\$1,016.55
29	20	SY	603-0987 Filter Fabric	\$25.00	\$500.00	\$20.00	\$400.00	\$5.84	\$116.80
30	10	CV	600-0001 Flowable Fill	\$312.50	\$3,125.00	\$400.00	\$4,000.00	\$613.46	\$6,134.60
31	3	Each	668-1100 Catch Basin, GP 1	\$6,250.00	\$18,750.00	\$3,100.00	\$9,300.00	\$3,154.95	\$9,454.85
32	1	Each	668-2100 Drain Inlet, GP 1	\$6,250.00	\$6,250.00	\$2,900.00	\$2,900.00	\$3,154.95	\$3,154.95
33	1	Each	668-3500 Storm Drain Manhole, TP1	\$6,250.00	\$6,250.00	\$3,200.00	\$3,200.00	\$1,986.45	\$1,986.45
34	1	Lump	700-0910 Permanent Grading	\$3,625.00	\$3,625.00	\$7,000.00	\$7,000.00	\$11,400.00	\$11,400.00
35	3800	SF	900-0039 Brick Pavers	\$12.50	\$47,500.00	\$32.00	\$121,600.00	\$19.69	\$74,822.00
36	1	Each	Rain Garden	\$48,331.25	\$48,331.25	\$44,000.00	\$44,000.00	\$9,681.40	\$9,681.40
37	27	SF	636-1033 Highway Signs, TP 1 Matl, Refl Sheeting TP 9	\$69.44	\$1,874.88	\$30.00	\$810.00	\$20.00	\$540.00
38	18	SF	636-1036 Highway Signs, TP 1 Matl, Refl Sheeting TP 11	\$69.44	\$1,249.92	\$32.00	\$576.00	\$27.00	\$486.00
39	180	Lin Ft	636-2090 Galv Steel Post, TP 9	\$1,250.00	\$225,000.00	\$600.00	\$108,000.00	\$500.00	\$90,000.00
40	2	Each	632-0100 Pavement Markings, RR-Hwy Crossing Symbol	\$6.94	\$13.88	\$12.00	\$24.00	\$7.00	\$14.00
41	270	Lin Ft	653-1501 Thermoplastic Solid Trnf Strips, 5" White	\$5.00	\$1,350.00	\$1.75	\$472.50	\$2.00	\$540.00
42	910	Lin Ft	653-1502 Thermoplastic Solid Trnf Strips, 5" Yellow	\$3.00	\$2,730.00	\$1.75	\$1,602.50	\$2.00	\$1,820.00
43	45	Lin Ft	653-1704 Thermoplastic Solid Trnf Strips, 24" White	\$22.50	\$1,012.50	\$15.00	\$675.00	\$15.00	\$675.00
44	275	Lin Ft	653-1804 Thermoplastic Solid Trnf Strips, 6" White	\$10.00	\$2,750.00	\$6.00	\$1,650.00	\$5.00	\$1,375.00
45	15	SY	653-0004 Thermoplastic Solid Trnf Striping, White	\$250.00	\$3,750.00	\$150.00	\$2,250.00	\$10.00	\$150.00
46	28	Each	654-1001 Raised Pavement Markers, TP 1	\$18.75	\$525.00	\$15.00	\$420.00	\$10.00	\$280.00
<b>Total Bid Price</b>				<b>\$654,356.99</b>	<b>\$471,644.06</b>	<b>\$922,175.31</b>			

I certify that the unit prices shown above accurately reflect those opened from each bidder on August 31, 2021. The extensions and totals accurately reflect the mathematical results from multiplying the unit price by the bid quantity.

*[Handwritten Signature]*

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2022-10  
Sod Installation - Stanley Property

**M&CC Meeting Date:** 9/7/2021

**Funding Source:** 2018 SPLOST Fund

**Budgeted Expense?** Yes

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Dixie Lawn & Landscaping, INC	\$ 37,340.00
TCCN, LLC DBA Real Turf Solutions	\$ 40,000.00


**Posting Sources:**

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

**Department Recommendation:**

Vendor:	Dixie Lawn & Landscaping, INC
Amount:	\$ 37,340.00
Department:	Public Works
Department Representative:	Ansley Fitzner, Public Works Superintendent

**Purchasing Agent Recommendation:**

Vendor:	Dixie Lawn & Landscaping, INC
Amount:	\$ 37,340.00
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



**A RESOLUTION ESTABLISHING  
THE 2021 AD VALOREM MILLAGE  
RATE FOR  
THE CITY OF PERRY**

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

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

**WHEREAS**, the Council has adopted the FY 2022 Operating Budget in Ordinance No. 2021-10;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES** that the ad valorem millage rate for the City's maintenance and operations for fiscal year 2022/tax year 2021 is establish at 14.050 mills.

SO RESOLVED THIS 7<sup>th</sup> DAY OF SEPTEMBER 2021.

CITY OF PERRY

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

City Seal

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

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

**WHEREAS**, additional data has been provided impacting fee calculation;

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

Section 1. B. Charge for Services. 5. Water/Sewerage. a. Water Services. 2. Meter Installations. a. New Service Connection is amended to read:

a. New service connection:

1. 1" meter standard	\$ 1,800/each
2. 1" meter set (service + irrigation)	2,400/each
3. 1" irrigation add on	1,900/each
4. 1 ½ meter	3,300/each
5. 2" meter	3,500/each
6. larger meter	1,400 plus/cost of meter installation /each

Section 2. B. Charge for Services. 6. Natural Gas. a. Meter. 1. Activation Fee. a. Residential is amended to read:

a. Residential \$ 48.00/each location

Section 3. B. Charge for Services. 1 General. b. Printing/duplicating delete section.

Section 4. B. Charge for Services. 2. Public Safety. a. Police Services delete 1. Accident Reports and amend 4. Miscellaneous to read:

3. Miscellaneous

(a) Notarize \$ 7.50/ each

Section 5. B. Charge for Services. 5. Water/Sewerage. a. Water Services. 2. Meter Installations. b. Existing Service Meter Replacements add:

8. Wire pigtail	\$ 25.00/each
9. Pigtail housing	36.50/each

Section 6. B. Charge for Services. 9. Other fees. c. Cemetery fees. 2. Recording fee to read:

2. Recording fee \$ 25.00/each (1)

Section 7. C. Miscellaneous Revenue. 1. Rental income. a. James E. Worrall Community Center 3. GYM add:

c. Tournaments \$ 200.00 deposit/tournament

Section 8. B. Charge for Services. 2. Public Safety. b. Fire Services. 4. Fire Protection Service Fee, a ERU value, non-residential is amended to read:

Non-residential 14.30/ERU

Section 9. B. Charge for Services. 2. Public Safety. b. Fire Services. 4. Fire Protection Fee. b. Meter Maximums is amended to read:

1. Moderate risk

	Non-Residential	Residential
Single meter	\$ 210/billing	per unit \$ 12.00/billing
Master meter	\$ 912/billing	\$ 912/billing

2. Significant risk

Single meter	\$ 350/billing
Master meter	740/billing

3. Maximum risk

Single meter	\$ 465/billing
Master meter	960/billing

SO RESOLVED THIS \_\_\_\_\_ DAY OF SEPTEMBER 2021.

CITY OF PERRY

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

City Seal

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



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor / Council  
**FROM:** Lee Gilmour, <sup>LG</sup> City Manager  
**DATE:** September 7, 2021  
**REFERENCE:** Amending Fee Schedule

The attached resolution proposes to amend the City of Perry Fee Schedule to do the following:

- 1) Amend the water system connection charge to account for a larger base and current meter costs.
- 2) Correct a typo for the residential natural gas activation fee.
- 3) Remove fees that may conflict with open records law.
- 4) Add fees for other water meter parts that can be damaged.
- 5) Adjust recording fee to match state restrictions.
- 6) Add tournament deposit for Worrall Center gym.
- 7) Adjust fire protection fee for non-residential ERU rate.
- 8) Adjust non-residential caps for fire fees.



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: Mayor/Council  
FROM: Lee Gilmour, City Manager  
DATE: August 19, 2021  
REFERENCE: Parental leave

Following up on the August 16, 2021, work session discussion attached is the description of the parental leave benefit and the resolution to amend the City's Personnel Management System. The Administration recommends Council adopt the resolution.

cc: Ms. K. Bycenski

**A RESOLUTION TO AMEND THE CITY 'S PERSONNEL  
MANAGEMENT SYSTEM TO PROVIDE FOR  
PARENTAL LEAVE**

**WHEREAS**, Council desires to provide a family friendly work place; and

**WHEREAS**, Council desires to recruit the best talent available:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY  
HEREBY RESOLVES** that the City of Perry Personnel Management System  
is amended by adding Article VI. Section 12 as shown in Exhibit "A" hereby  
made a part of this resolution.

SO RESOLVED THIS \_\_\_\_\_ DAY OF AUGUST 2021.

CITY OF PERRY

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

City Seal

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

## EXHIBIT A

### **Article VI, Section 12. Paid Parental Leave**

The City recognizes the importance of a parent taking time away from work to care for and bond with a newborn, newly adopted, or newly placed child. The purpose of the policy is to give parents additional flexibility and time with their new child and adjust to their new family situation. The City believes that these flexible and family-friendly policies are essential to cultivating an atmosphere where employees can thrive professionally without sacrificing essential family obligations, and that providing such benefits contributes to a positive atmosphere, improves morale, and promotes long-term employee retention.

Accordingly, the City will provide up to 120 hours of paid parental leave to an eligible employee following the birth of the employee's child or the placement of a child with an employee in connection with adoption or foster care. The provisions of this policy shall not be retroactive. Only leave defined herein, and which takes place on or after the policy's effective date, shall be eligible for paid parental leave.

#### **Eligibility:**

To qualify for paid parental leave, an employee must meet the following criteria:

1. Be classified as a regular, full-time employee.
2. Have been employed with the City for at least 12 months and successfully completed the initial probationary period.
3. Have experienced a qualifying life event. For the purposes of paid parental leave, a qualifying life event is defined as:
  - a. The birth of a child of an eligible employee;
  - b. The placement of a minor child (17 years old or younger) for adoption with an eligible employee; or
  - c. The placement of a minor child (17 years old or younger) for foster care with an eligible employee.

#### **Amount, Time Frame, and Duration of Paid Parental Leave:**

Eligible employees will receive a maximum of 120 hours of paid parental leave to be used for qualifying life events. Paid parental leave may be used as needed and may be taken in increments of less than eight hours for non-exempt employees. Paid parental leave hours will be expended to cover the employee's absence from their regularly assigned work schedule immediately preceding the qualifying life event. During paid parental leave, employees will continue to be paid at their regular base rate of pay.

The maximum amount of paid parental leave that may be taken by an eligible employee during a rolling 12-month period is 120 hours, regardless of the number of qualifying life events that occur within such period. The fact that a multiple birth, adoption, or placement occurs (e.g., the birth of twins or adoption of siblings) does not increase the 120-hour total for paid parental leave granted for that event. The rolling 12-month period will be measured backward from the date an eligible employee first uses paid parental leave. Additionally, employees will have twelve months from the date of the qualifying life event to expend paid parental leave; any such leave that remains after twelve months have elapsed from the qualifying life event will not carry over for future use. Unused paid parental leave will have no cash value at the time of the eligible employee's separation from employment with the City.

In the event of a female employee who herself has given birth, the 120 hours of paid parental leave will not commence any earlier than at the conclusion of any short-term disability leave provided to the employee for their own medical recovery following childbirth. An employee in this circumstance may elect to return to work following the conclusion of short-term disability and elect to take their paid parental leave at a later date, provided it is within 12 months of the qualifying life event. Paid parental leave may not be used to supplement the pay provided by short-term disability.

This policy on paid parental leave is separate from the City's policy on unpaid FMLA leave. Any unpaid FMLA leave must comply with the notice and other expectations in the FMLA Policy and will run concurrently with any available paid parental leave. After the paid parental leave is exhausted, the balance of FMLA leave, if applicable, may be compensated through employees' accrued time off, or else taken as unpaid leave. All benefits for employees will be maintained while an employee is on paid parental leave.

### **Requesting Paid Parental Leave**

Paid parental leave should be requested as far in advance as possible, except when such advance notice is not possible due to medical necessity or other exigent circumstances. Paid parental leave will be requested by an employee to his or her supervisor via the City's Leave Request Form and will be accompanied by appropriate documentation. For the birth of a child, this documentation will include medical certification for the employee's pregnancy or pregnancy of the other parent of the employee's child. For placement of a minor child for adoption or foster care, a copy of the adoption order or other official documentation sufficient for the employee's supervisor to affirm the qualifying life event must be submitted. The request for paid parental leave and accompanying documentation will be routed to the Personnel Office once signed by the employee's supervisor. Should an employee elect not to take all 120 hours consecutively, the employee will be required to submit a Leave Request Form in advance of each outage but will not be required to re-submit the supporting documentation verifying the qualifying life event.

Provided that the use of paid parental leave is not likely to unduly disrupt City operations, no City employee will interfere with, restrain, or deny the exercise of this policy by any eligible employee. The City prohibits and will not tolerate discrimination or retaliation against any employee because of that individual's use of Parental Leave. Specifically, employees shall not be denied promotion or any other benefit of employment or be subjected to any adverse employment action based on the employee's Parental Leave status. In addition, employees shall not be disciplined, intimidated, or otherwise retaliated against because they exercised their rights under this policy or applicable law.

Notwithstanding any other provision of this policy, nothing shall prevent the City from pursuing adverse disciplinary action against an eligible employee who submits a false or fraudulent document or otherwise provides false or fraudulent information in an attempt to obtain paid parental leave under this policy.



**RESOLUTION STATING THE NEED AND NECESSITY AND AUTHORIZING LEGAL ACTION TO ABATE A PUBLIC NUISANCE, BEING AN UNSAFE DWELLING, BUILDING OR STRUCTURE, EXISTING ON PROPERTY LOCATED IN THE CITY OF PERRY, GEORGIA; AND FOR OTHER PURPOSES.**

**WHEREAS**, public officers for the City of Perry, Georgia (“the City”), after investigation and inspection of a dwelling, building, or structure existing at address 1044 Greenwood Drive, Perry, Georgia 31069, Map Code: 0P0320 003000, determined that it is unfit for human habitation as it cannot meet applicable minimum standard code and ordinance requirements of the City, constitutes an endangerment to the public health and safety as a result of unsafe conditions, as it is unclean, dilapidated, in a state of disrepair, and in such condition constitutes a public nuisance;

**WHEREAS**, legal action to abate said public nuisance is necessary because the property owner failed to bring the structure in compliance with minimum standard codes adopted by ordinance or operation of law; and, the structure constitutes a hazard to the health, safety and welfare of the people of the City; and, a public necessity exists for the demolition of such dwelling, building or structure; and,

**WHEREAS**, due to such public necessity, the governing authority of the City (“the Mayor and Council”) determined that circumstances are such that it is necessary to proceed with legal action to abate a public nuisance, as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and applicable Georgia law.

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

1. That a public necessity exists for the demolition of the dwelling, building or structure existing on the property located at 1044 Greenwood Drive; that the circumstances are such that it is necessary to proceed with legal action to abate said public nuisance, as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and applicable Georgia law; and, that use of that method is hereby authorized.
2. That the City Attorney, or her designee, shall be and hereby is authorized and the City Attorney, or her designee, shall be and hereby is directed, with respect to the said Property, to institute legal action to abate a public nuisance in the name of the City as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and other applicable Georgia law.
3. That the Mayor and Council be and are hereby authorized and directed to make all necessary and proper payments required to abate said public nuisance, as well as, court costs, attorney fees, title searches, appraisals, surveys, specialty reports, and all other costs and fees pursuant to this Resolution.
4. That the City Attorney be and hereby is authorized to engage the services of any attorneys, expert witnesses or appraisers as necessary to assist with the abatement of said

public nuisance of said Property.

5. All resolutions and parts thereof in conflict with this resolution are hereby repealed.
6. This resolution is deemed severable, and if any part shall for any reason be determined invalid, such determination shall not invalidate the remainder.

SO RESOLVED this \_\_\_\_ day of September, 2021.

CITY OF PERRY, GEORGIA

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

\_\_\_\_\_  
Phyllis Bynum-Grace, Council Member

\_\_\_\_\_  
Willie King, Council Member

\_\_\_\_\_  
Robert Jones, Council Member

\_\_\_\_\_  
Darryl Albritton, Council Member

\_\_\_\_\_  
Joy Peterson, Council Member

\_\_\_\_\_  
Riley Hunt, Council Member

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

[SEAL]

**RESOLUTION STATING THE NEED AND NECESSITY AND AUTHORIZING LEGAL ACTION TO ABATE A PUBLIC NUISANCE, BEING AN UNSAFE DWELLING, BUILDING OR STRUCTURE, EXISTING ON PROPERTY LOCATED IN THE CITY OF PERRY, GEORGIA; AND FOR OTHER PURPOSES.**

**WHEREAS**, public officers for the City of Perry, Georgia (“the City”), after investigation and inspection of a dwelling, building, or structure existing at address 1016 Duncan Avenue, Perry, Georgia 31069, Map Code: 0P0110 016000, determined that it is unfit for human habitation as it cannot meet applicable minimum standard code and ordinance requirements of the City, constitutes an endangerment to the public health and safety as a result of unsafe conditions, as it is unclean, dilapidated, in a state of disrepair, and in such condition constitutes a public nuisance;

**WHEREAS**, legal action to abate said public nuisance is necessary because the property owner failed to bring the structure in compliance with minimum standard codes adopted by ordinance or operation of law; and, the structure constitutes a hazard to the health, safety and welfare of the people of the City; and, a public necessity exists for the demolition of such dwelling, building or structure; and,

**WHEREAS**, due to such public necessity, the governing authority of the City (“the Mayor and Council”) determined that circumstances are such that it is necessary to proceed with legal action to abate a public nuisance, as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and applicable Georgia law.

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

1. That a public necessity exists for the demolition of the dwelling, building or structure existing on the property located at 1016 Duncan Avenue, Perry, Georgia; that the circumstances are such that it is necessary to proceed with legal action to abate said public nuisance, as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and applicable Georgia law; and, that use of that method is hereby authorized.
2. That the City Attorney, or her designee, shall be and hereby is authorized and the City Attorney, or her designee, shall be and hereby is directed, with respect to the said Property, to institute legal action to abate a public nuisance in the name of the City as authorized by the provisions of Sections 5-51 through 5-60 of The Code of the City of Perry, Georgia and other applicable Georgia law.
3. That the Mayor and Council be and are hereby authorized and directed to make all necessary and proper payments required to abate said public nuisance, as well as, court costs, attorney fees, title searches, appraisals, surveys, specialty reports, and all other costs and fees pursuant to this Resolution.
4. That the City Attorney be and hereby is authorized to engage the services of any attorneys, expert witnesses or appraisers as necessary to assist with the abatement of said

public nuisance of said Property.

5. All resolutions and parts thereof in conflict with this resolution are hereby repealed.
6. This resolution is deemed severable, and if any part shall for any reason be determined invalid, such determination shall not invalidate the remainder.

SO RESOLVED this \_\_\_\_ day of September, 2021.

CITY OF PERRY, GEORGIA

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

\_\_\_\_\_  
Phyllis Bynum-Grace, Council Member

\_\_\_\_\_  
Willie King, Council Member

\_\_\_\_\_  
Robert Jones, Council Member

\_\_\_\_\_  
Darryl Albritton, Council Member

\_\_\_\_\_  
Joy Peterson, Council Member

\_\_\_\_\_  
Riley Hunt, Council Member

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

[SEAL]



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: Mayor/Council  
FROM: Lee Gilmour, City Manager  
DATE: August 25, 2021  
REFERENCE: Accommodation excise tax

Reviewing the FY-2021 final accommodations excise tax income the COVID-19 impact of FY-2020 (\$ 895,600) has been overcome in FY-2021 (\$ 1,100,694). The current FY-2022 budget is \$ 895,500. An average for the last four (4) years is \$972,500. The greater activity of the Georgia National Fairgrounds supports this average income.

Based on this data the Administration recommends Council approve the following based on higher projected income.

1. Add an additional position for litter control.
2. Add a support position for special events.

Both these positions would be full time. Both address areas that Council desires to improve services in.

cc: Mr. R. Smith



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor/Council  
**FROM:** Lee Gilmour, City Manager <sup>LG</sup>  
**DATE:** August 24, 2021  
**REFERENCE:** Proposed job classifications

Attached are proposed job classifications for Terminal Agency Coordinator I, Terminal Agency Coordinator II and Senior Terminal Agency Coordinator. These job classifications are requested by the Perry Police Department to accurately reflect an ongoing technical set of skills vital to law enforcement operations. The Administration has no objections to this request. There are no new positions requested.

The proposed pay ranges are:

Terminal Agency Coordinator I	\$ 37,400 - \$ 57,000
Terminal Agency Coordinator II	39,900 - 60,400
Senior Terminal Agency Coordinator	42,200 - 64,300

cc: Mr. R. Smith  
Chief S. Lynn



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## Terminal Agency Coordinator I

Department: Police

Position Status: Full Time

FLSA Status: Non-Exempt

Date Job Description Approved: *Pending*

### Job Summary

This position is responsible for performing clerical tasks, computer data entry, processing reports and forms, disseminating information, answering inquires, file maintenance, and answering the telephone.

### Essential Tasks

- Inputs Arrest and Booking information on Incident Reports.
- Completes LEDS worksheets and makes entries in N.C.I.C./G.C.I.C. computer system files (stolen property, missing/wanted persons, guns, vehicles, and tags, etc.).
- Responds to hit confirmations from G.C.I.C./N.C.I.C. Follows up and processes information.
- Processes Expungement Paperwork along with fingerprints individuals for job purposes.
- Post BOLOS from GCIC/NCIC and BOLOS local, residence/business.
- Fingerprints individuals for job purposes
- Serves as department's Terminal Agency Coordinator (TAC).

### Knowledge, Skills, & Abilities Required for the Position

- Knowledge of modern office practices and procedures.
- Knowledge of departmental rules and regulations, state, and federal laws, GCIC/NCIC rules and regulations, City of Perry ordinances, and public information and privacy acts.
- Knowledge of records and filing systems.
- Skill in operation of computer, printer, calculator, copier, and other office equipment.
- Skill in interpersonal relations.
- Skill in oral and written communications.
- Skill in basic mathematical calculations.

### Supervision Received and/or Exercised

Position reports to the CID supervisor. No supervisory responsibilities.

### Physical Demands

Work is typically performed at a desk or table with intermittent standing, stooping, or walking. Employee frequently lifts light objects and is required to distinguish between shades of color.

### Work Environment

---

Work is performed in an office environment that is often noisy.

### Minimum Qualifications

---

- Ability to read, write, and perform mathematical calculations at a level commonly associated with the completion of high school or equivalent
- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.
- Full Terminal Operator Certification.
- Must be able to obtain and maintain GCIC/NCIC certifications as required.
- Must obtain National Management Systems (NIMS) 100 and 700 within three months of employment.
- Must have and maintain a valid Driver's License from state of residency.





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## **Terminal Agency Coordinator II**

Department: Police

Position Status: Full Time

FLSA Status: Non-Exempt

Date Job Description Approved: *Pending*

### *Job Summary*

This position is responsible for performing clerical tasks, computer data entry, processing reports and forms, disseminating information, answering inquiries, file maintenance, and answering the telephone.

### *Essential Tasks*

- Performs all essential tasks of Terminal Agency Coordinator I.
- Maintains files and prepares for Annual Audit.
- Validates LEADS files monthly (missing/wanted persons, guns, vehicles, tags, articles, etc.).

### *Knowledge, Skills, & Abilities Required for the Position*

- Knowledge of modern office practices and procedures.
- Knowledge of departmental rules and regulations, state, and federal laws, GCIC/NCIC rules and regulations, City of Perry ordinances, and public information and privacy acts.
- Knowledge of records and filing systems.
- Skill in operation of computer, printer, calculator, copier, and other office equipment.
- Skill in interpersonal relations.
- Skill in oral and written communications.
- Skill in basic mathematical calculations.

### *Supervision Received and/or Exercised*

Position reports to the CID supervisor. No supervisory responsibilities.

### *Physical Demands*

Work is typically performed at a desk or table with intermittent standing, stooping, or walking. Employee frequently lifts light objects and is required to distinguish between shades of color.

### *Work Environment*

Work is performed in an office environment that is often noisy.

### Minimum Qualifications

---

- Ability to read, write, and perform mathematical calculations at a level commonly associated with the completion of high school or equivalent
- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.
- Full Terminal Operator Certification.
- Must be able to obtain and maintain GCIC/NCIC certifications as required.
- Must obtain National Management Systems (NIMS) 100 and 700 within three months of employment.
- Must have and maintain a valid Driver's License from state of residency.



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## Senior Terminal Agency Coordinator

Department: Police

Position Status: Full Time

FLSA Status: Non-Exempt

Date Job Description Approved: *Pending*

### Job Summary

This position is responsible for performing clerical tasks, computer data entry, processing reports and forms, disseminating information, answering inquires, file maintenance, and answering the telephone.

### Essential Tasks

- Performs all essential tasks of Terminal Agency Coordinator I & II.
- Processes the billing for Perry Police Department inmates and for criminal histories; reviews and applies for Medicaid reduction on medical bills for inmates.
- Maintains the Security and Integrity Awareness Training and Terminal Operator in GCIC for the Perry Police Department and all employees.

### Knowledge, Skills, & Abilities Required for the Position

- Knowledge of modern office practices and procedures.
- Knowledge of departmental rules and regulations, state, and federal laws, GCIC/NCIC rules and regulations, City of Perry ordinances, and public information and privacy acts.
- Knowledge of records and filing systems.
- Skill in operation of computer, printer, calculator, copier, and other office equipment.
- Skill in interpersonal relations.
- Skill in oral and written communications.
- Skill in basic mathematical calculations.

### Supervision Received and/or Exercised

Position reports to the CID supervisor. No supervisory responsibilities.

### Physical Demands

Work is typically performed at a desk or table with intermittent standing, stooping, or walking. Employee frequently lifts light objects and is required to distinguish between shades of color.

### Work Environment

Work is performed in an office environment that is often noisy.

### Minimum Qualifications

---

- Ability to read, write, and perform mathematical calculations at a level commonly associated with the completion of high school or equivalent.
- Sufficient experience to understand the basic principles relevant to the major duties of the position, usually associated with the completion of an apprenticeship/internship or having had a similar position for one to two years.
- Full Terminal Operator Certification.
- Must be able to obtain and maintain GCIC/NCIC certifications as required.
- Must obtain National Management Systems (NIMS) 100 and 700 within three months of employment.
- Must have and maintain a valid Driver's License from state of residency.

# Lighting Services Agreement



Customer Legal Name PERRY CITY OF DBA \_\_\_\_\_  
 Service Address 0 STREET LIGHTS PERRY GA 31069 County Houston - GA  
 Mailing Address PO BOX 2030 PERRY GA 31069  
 Email \_\_\_\_\_ Tel # 478-988-2754 Alt Tel # \_\_\_\_\_  
 Tax ID# 0639 Business Description \_\_\_\_\_

Existing Customer Yes  No  If Yes (and if possible), does customer want the Service added to an existing account? Yes  No  If Yes, which Account Number? 59797-82016

Selected Components				
Action	Qty	Wattage	Type	Description
INS	99	210	LED	Area
INS	14	80	LED	Area
INS	9	90	LED	Area
INS	6	70	LED	Post Top
INS	2	130	LED	Flood (pole-mounted)

<b>Service Cost (\$)</b>	<b>Regulated Cost (\$)*</b>	<b>Monthly Cost (\$)*</b>	<b>Term (Months)</b>	1
\$2,736.00	\$792.92	\$3,528.92		

\* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

**Project Notes:**

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes  N/A

Type	Customer	Tariff	Content
NESC	Gov	EOL	

<b>Pre-Payment (\$)</b>
\$0.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization	Georgia Power Authorization
<b>Signature:</b>	<b>Signature:</b>
<b>Print Name:</b>	<b>Print Name:</b> Robert McNally
<b>Print Title:</b>	<b>Print Title:</b> Account Exec
<b>Date:</b>	<b>Date:</b>

## TERMS and CONDITIONS (*Lighting – Governmental Service*)

1. **Agreement Scope.** This Lighting Services Agreement ("Agreement") establishes the terms and conditions under which Georgia Power Company ("GPC") will provide lighting and related service (collectively, the "Service") to the customer identified on Page 1 ("Customer") at the Service Address shown on Page 1 (the "Premises"). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, "GPC Assets") for any reason related to the Service or to use of GPC Assets.
2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the "Term."
3. **Intent and Title.** This Agreement governs GPC's provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors.
4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC's use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to: (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, "GPC Activity"). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.
6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises' final grade will vary no more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.
  - A. **Customer Work.** If GPC, upon Customer's request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching), Customer warrants or covenants that the work will meet GPC's installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days' prior written notice of its schedule for the work, so that GPC can schedule GPC's installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC's specifications, Customer's failure to complete Customer's work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.
  - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 – 25-9-13) ("Dig Law"), Customer must mark any private utility or facility (e.g., gas/water/sewer line; Irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.
  - C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition ("Unforeseen Condition"). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC's control.
7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer's behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center ("UPC") and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility facility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 – 46-3-40). As between Customer and GPC, Customer is responsible for any damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.
8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC's written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.
9. **Interruption of Service.** Customer understands that Service is provided on an "as is" and "as available" basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at: <https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
10. **Disclaimer: Damages.** GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity. Customer acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Assets, or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable. To the extent GPC is liable under this Agreement, and to the extent allowed by applicable law, GPC's liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed \$100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Georgia Security, Immigration, and Compliance Act.** Customer is a "public employer" as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor's affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.
13. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC's waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, or any amount due for the Service during the remaining Term.
14. **Miscellaneous.** This Agreement contains the parties' entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days' prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC's address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer's address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC's prior written consent will be void and of no effect. In this Agreement: (i) "include(ing)" means "include, but are not limited to" or "including, without limitation"; (ii) "or" means "either or both" ("A or B" means "A or B or both A and B"); (iii) "e.g." means "for example, including, without limitation"; and (iv) "written" or "in writing" includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.