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October 18, 2021

WORK SESSION AGENDA

5:00 PM

PERRY EVENTS CENTER
1121 MACON ROAD, PERRY, GA 31069

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Department of Community Development
 1. LMIG 2022 priority list revisions – Mr. C. McMurrian.
 - 3b. Office of the City Manager
 1. Building inspections – Mr. L. Gilmour.
 2. Follow up relative to transient merchants – Mr. L. Gilmour.
 3. Former Stanley Property Cleanup Grant – Mr. R. Smith.
 4. Brownfield Assessment Grant Application – Mr. R. Smith.
 - 3c. Finance Department
 1. Discussion of options to purchase Police Patrol Vehicles approved in FY22 Budget – Mr. M. Worthington.
4. Council Member Items.
5. Department Head/Staff Items:
6. Adjourn.

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

GDOT Local Maintenance and Improvement Grant Program (LMIG)
LMIG 2022

STREET	FROM	TO	WIDTH (FEET)	LENGTH (FEET)	SQ FT	\$ per SQ FT	Cost (\$)
1 VALLEY DRIVE STRIPING	Sam Nunn	Perry Parkway		12,700	0	0.45	\$5,715.00
2 PLAZA CONNECTOR	Perimeter	Plaza Drive	34	540	18360	1.2	\$22,032.00
3 AIRPORT ROAD	PERRY PARKWAY	JOREE	22	4,000	88000	1.2	\$105,600.00
4 PLAZA DRIVE	Sam Nunn	End	30	825	24750	1.2	\$29,700.00
5 MAIN STREET	Jerigan Street	Railroad	50	650	32500	1.2	\$39,000.00
6 GEORGIA AVE	3rd Street	4th Street	22	900	19800	1.2	\$23,760.00
7 OLDFIELD LN	Swift Street	Horton	19	1,800	34200	1.2	\$41,040.00
8 TUCKER EAST	Pineneedle	Keith Drive	22	2175	47850	1.2	\$57,420.00
9 PINE RIDGE STREET	Woodland Dr	Duncan Ave	20	2,300	46000	1.2	\$55,200.00
10 SECOND STREET	Sunset Ave	Swift St.	18	760	13680	1.2	\$16,416.00
11 CATER CIRCLE	Main Street	Forrest Hill	19	1,250	23750	1.2	\$28,500.00
12 HILLCREST	Tucker Road	Cater Circle	22	2,400	52800	1.2	\$63,360.00
13 ROSS STREET	Glennwood	Keith Drive	21	1,200	25200	1.2	\$30,240.00
14 IFFIE RD	Larry Walker PKWY	Courtney Hodges BLVD	33	565	18645	1.2	\$22,374.00
15 POPLAR ST	W F Ragin DR	End	22	700	15400	1.2	\$18,480.00
16 FOREST ST	W F Ragin DR	End	19	2,000	38000	1.2	\$45,600.00
17 MODERATION ST	W F Ragin DR	End	14	350	4900	1.2	\$5,880.00
18 BETTY STREET	Jeanne St	Bill St	19	700	13300	1.2	\$15,960.00
19 BILL STREET	Betty St	Jeanne St	19	800	15200	1.2	\$18,240.00
20 IFFIE RD	Larry Walker PKWY	Courtney Hodges BLVD	33	565	18645	1.2	\$22,374.00
21 CHRISTINE CIRCLE	Macron Road	End	24	2,300	55200	1.2	\$66,240.00
22 JALON COURT	Christine Circle	End	24	375	9000	1.2	\$10,800.00
23					0	1.2	\$0.00
24					0	1.2	\$0.00
25					0	1.2	\$0.00

10/13/2020

\$324,267.00

lead list
lead list
lead list
lead list



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager *LG*
DATE: October 7, 2021
REFERENCE: Building Inspections

Mr. B. Wood has advised the Administration that based on the number of building permits issued so far in FY-2022 his average inspections are 23.5/inspector/day. The state average is 13-15/inspector/day.

The demand has building permit fees 12% ahead of projected budget and not anticipated to decline.

Since this is a self-funded operation the Administration recommends council approve adding an additional building inspector position. This additional staff member will assist with the volume of inspections and provide for better inspections to protect future property owners and the value of their property.

cc: Mr. R. Smith
Mr. B. Wood
Mr. C. Gunn



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager
DATE: October 7, 2021
REFERENCE: Transient merchants

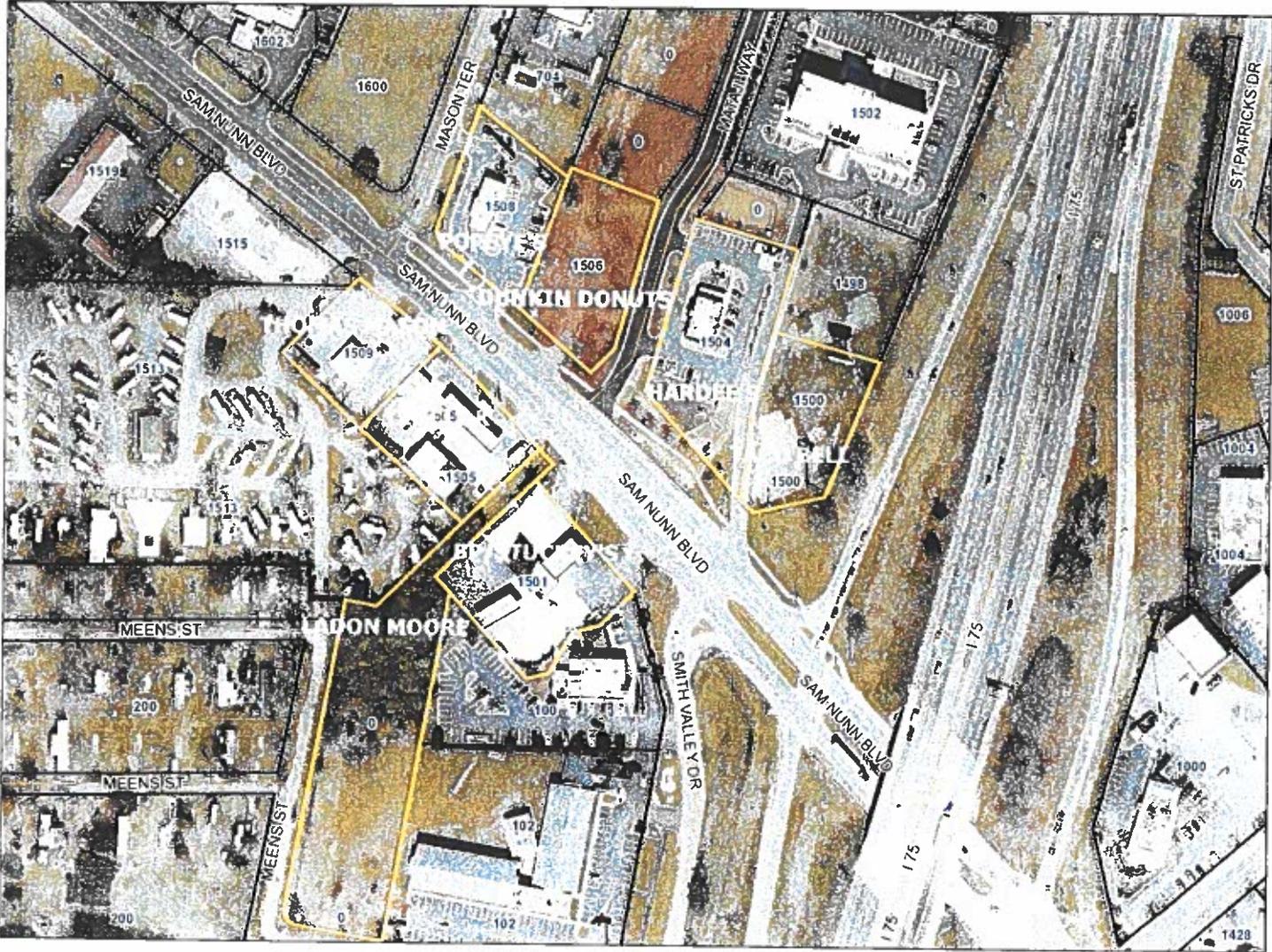
Following up on the October 4, 2021, discussion concerning transient merchants the following is provided:

1. Attached is a location map highlighting the only area in the city that allows transient merchant sales.
2. Transient merchants were located to this area eleven (11) years ago due to complaints from City property licensed vendors, traffic safety issues, petition from the Georgia National Fairgrounds and parking limitations. This process does not apply to fruit/vegetable vendors.
3. Since that date Holiday Inn Express, Taco Bell, Hardee's, Popeye's and the planned Dunking Donuts came to being.
4. As Mr. Wood stated the City has not issued regular transient merchant permits in several years. The Perry market has matured past this type of merchandising.
5. Transient merchants are now attracted to Perry based on large events at the Fairgrounds. The City does not desire in assisting competition for those merchants licensed by the Fairgrounds.
6. During the last two (2) major events at the Fairgrounds (National Biker Rally and Save America Tour) only BP Stuckey's authorized transient merchants.
7. With Heritage Oaks Park, Holiday Inn Express, etc. this corridor is becoming a prime gateway to the city. It reflects city standards.

8. The city organizations required to process transient licenses (Department of Community Development, Taxes/Licenses and Perry Police) all concur the short request time, limited duration and disregard of permitted areas indicate the problems outweigh the very small benefits.

Balancing the positive and negative factors the Administration recommends council remove transient vendors from the city limits and encourage them outside the city.

cc: Mr. R. Smith
Chief S. Lynn
Mr. B. Wood
Ms. V. Sanders





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MEMORANDUM

TO: Mayor & City Council, City of Perry
FROM: *M. Worthington* Mitchell Worthington, Finance Director
DATE: October 14, 2021
RE: Opportunity to Purchase Police Vehicles

On April 6, 2021, this council awarded Bid # 2021-31 for the purchase of six standard Police Patrol Vehicles to Prater Ford, Inc in the amount of \$40,753.14 per vehicle (total bid award of \$244,518.84). Due to various supply chain and production issues related to the Covid-19 pandemic, these vehicles will be built and delivered as 2022 models instead of 2021 models but will still be sold to us at the 2021 model price. Additionally, Prater Ford, Inc has informed the City that they are willing to sell us additional 2022 model Police Patrol Vehicles at the same price bid previously (\$40,753.14 per vehicle).

The City's FY 2022 budget includes the purchase of nine Police Patrol Vehicles (four vehicles for the recently approved additional patrol officers, and five as part of the regularly scheduled replacement program). Staff's recommendation is to purchase these nine vehicles from Prater Ford, Inc, since 1) it would allow our order to get into the production queue much faster than bidding the purchase out and 2) we are unlikely to receive a bid lower than \$40,753.14 per vehicle for 2022 model year vehicles.

If you are in agreement with this plan, staff will bring forward the purchase at your Tuesday, October 19, 2021 regularly scheduled meeting.



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Assistant City Manager

To: Mayor and Council

From: Robert Smith, Assistant City Manager

CC: Lee Gilmour, City Manager

Date: October 13, 2021

Re: Former Stanley Property – Brownfield Cleanup Grant

Moving forward with the transition of the former Stanley Property I wanted to provide you with an update as to the status of the property and the Brownfield Cleanup Grant program through which the City has been planning to address the environmental issues at the site.

As you are already aware, improvements on the acquired parcels (except for the concrete pad where the dry cleaner once stood and some asphalt) have been demolished and cleared. The bare soils have been stabilized with sod and irrigation has been installed outside of the prospective cleanup area. Following this process, additional environmental work was completed in order to finalize the nature and scope of contamination on the site. Attached you will find documentation from our engineer on the results of this work including:

1. Outline of assessment process and summary of findings.
2. Map delineating contamination and contaminated area that will need to be remediated.
3. Remediation cost estimate.

Essentially, the scope of contamination on the site is what we thought it would be, which is good. In order to remediate the site, the City will need to have an estimated 1,500 cubic yards of soil removed and replaced with clean soil. As you will recall, the City will also be requesting a limitation of liability for the groundwater contamination.

As is outlined, the work to be completed including excavation and replacement of soil, engineering oversight, and required reporting is estimated to cost \$591,300. As we have discussed in the past, the City will seek Brownfield Cleanup Grant funding in the amount of \$492,775 and will need to commit to the required 20% match (\$98,555) prior to application. We are still working to determine whether the City can utilize the funds that were expended (\$116,360) on the demolition and clearance of the site as the required match.

Should you be agreeable and choose to move forward as has been outlined, staff will work with our engineers in having prepared the necessary application and submitted prior to the December 1, 2021 deadline. Assuming a successful application, the City should expect work to begin on the site Fall of 2022.

Please let me know if you have any questions or require any further information.

Robert Smith

From: Sam Urban <sam.urban@cardno.com>
Sent: Tuesday, September 28, 2021 9:57 AM
To: Robert Smith
Cc: Keith Ziobron
Subject: Stanley Assemblage Update
Attachments: Stanely Assmeblage - Remedial Estimate 9.27.2021.pdf

Robert,

In advance of the community meeting on Thursday, I wanted to provide a summary of our delineation sampling performed this month on the Stanley Assemblage and a potential scope and cost for the remediation.

- We collected 74 samples from 25 soil borings advanced around the former dry cleaner.
- The chlorinated solvent impact in soil was delineated to below cleanup thresholds along the east (road frontage), north (community center property), and northwest (water tower).
- With the exception of a small (25'x25') area beneath the slab, soil impacts were delineated to below cleanup thresholds at three feet below grade.
- Based on current sampling there is a confirmed remedial volume of approximately 855 cubic yards of soil; please note, this does not account for the unknown volume from impacted soils extending further to the south and southwest.
- Additional sampling in the top three feet of soil is needed to fully delineate the plume; however, based on past experience we are estimating the final remedial volume will be on the order of 1,500 cubic yards.
- Cost to perform the additional delineation sampling would be approximately \$8,000.00. Current grant funds would not be able to support this effort so either the additional sampling would need to wait for future EPA funding or be funded by the city directly.

I have attached a figure depicting the previous sample locations and current confirmed chlorinated solvent soil plume limits, we plan to include this graphic in our presentation on Thursday.

Based on the estimated volume of 1,500 cubic yards, I have prepared the following concept cleanup budget for your consideration:

Activity	Estimated Quantity	Quantity Unit	Unit Price	Cost
Chlorinated Solvent-Impacted Soil Corrective Action				
Remediation Design & Bidding	1	1	\$ 15,000.00	\$ 15,000.00
Planning Documents – Health and Safety and Erosion and Sediment and Control Plans	1	NA	\$ 20,000.00	\$ 20,000.00
Site Preparations - BMP installation, survey, utility locate	1	NA	\$ 10,000.00	\$ 10,000.00
Soil Removal - excavation, staging, loading, transport and landfill fees	1500	Cubic Yard	\$ 125.00	\$ 187,500.00
Site Restoration - backfill soil procurement, transportation, placement, and compaction	1500	Cubic Yard	\$ 35.00	\$ 52,500.00
Project oversight	10	Days	\$ 2,000.00	\$ 20,000.00

Excavation confirmation soil sampling, lab cost (rush analysis)	90	Samples	\$ 150.00	\$ 13,500.00
Subtotal				\$ 318,500.00
Cleanup Reporting & Programmatic Tasks				
Additional Design Phase Investigation		1	\$ 60,000.00	\$ 60,000.00
Georgia Brownfield Reporting		2	\$ 10,000.00	\$ 20,000.00
Georgia Hazardous Site & Remediation Program Reporting		1	\$ 10,000.00	\$ 10,000.00
Programmatic and Close-out Reporting		1	\$ 20,000.00	\$ 20,000.00
Subtotal				\$ 110,000.00
Total				\$ 428,500.00
Contingency				\$ 64,275.00
EPA Grant Total				\$ 492,775.00
Applicant 20% Match				\$ 98,555.00
Grand Total				\$ 591,330.00

Keith and I are available for a call this morning through 1:00 pm today, if you would like to discuss the results, the estimate, and next steps. Otherwise I will plan on getting to your office by 11:15 am on Thursday, and we can discuss things then.

Thank you for your time, and have a great morning.

Kind Regards,

Sam Urban

ENVIRONMENTAL PROJECT MANAGER
CARDNO



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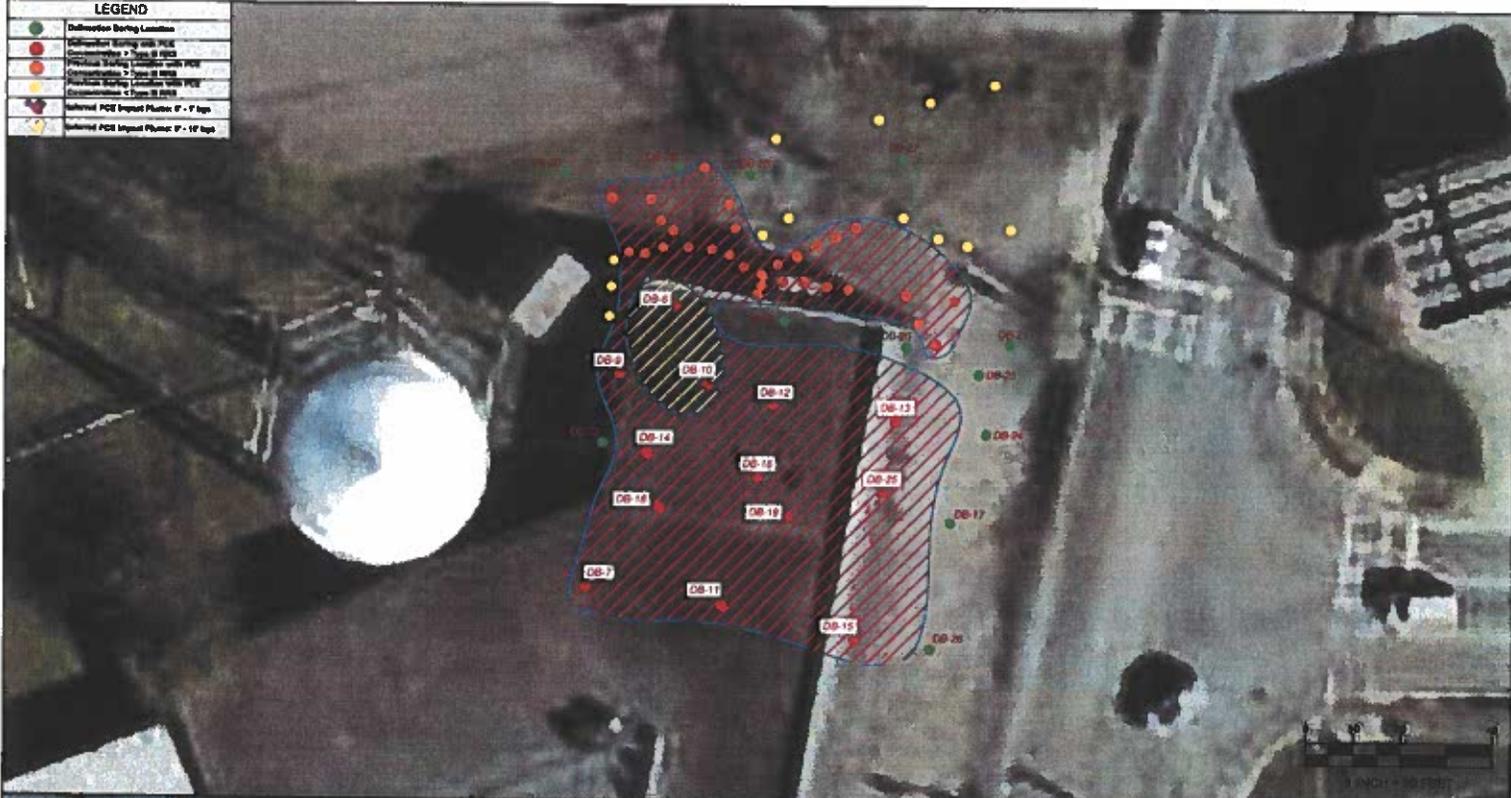
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LEGEND

●	Delineation Boring Location
●	Delineation Boring with PCE Concentration > Type III PCBs
●	Provisional Sampling Location with PCE Concentration > Type III PCBs
●	Provisional Sampling Location with PCE Concentration < Type III PCBs
●	Subarea PCE Impact Plume: 0 - 9 ftg
●	Subarea PCE Impact Plume: 10 - 15 ftg



PCE Soil Impacts Map: Horizontal Extents

Starbly Assemblage
Perry, Houston County, GA



6611 Bay Circle, Suite 220
Norcross, GA 30071
678-433-1196



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Assistant City Manager

To: Mayor and Council
From: Robert Smith, Assistant City Manager
CC: Lee Gilmour, City Manager
Date: October 13, 2021
Re: Brownfield Assessment Grant

On November 30, 2021 the City's Brownfield Assessment Grant project period comes to an end. As you will recall, the City was awarded \$300,000 back in 2018 in order to work with private property owners in providing critical environmental assessment services. Ultimately, we were hoping to provide for enhanced marketability of potential brownfield sites and help transition those properties to a better and higher use. Please see below table for an overview of the properties the City was able to touch with the grant program and the work that was completed:

Property	Issue(s)	Results*
Hwy. 341 Filling Station	Blighted; Former Petroleum Use	No Environmental Issues Identified
Stanley Assemblage	Blighted; Former Dry Cleaner	Soil & Groundwater Contamination Initiative to Remediate and Transition
Legacy Park Filling Station	Blighted; Former Petroleum Use	No Environmental Issues Transition to Museum
Jernigan Assemblage	Current Petroleum / Industrial Use	No Environmental Issues Identified
Kellwood Industrial Site	Blighted; Former Industrial Use	No Environmental Issues Identified [^]
Eastgate Shopping Center	Blighted; Former Dry Cleaner	No Environmental Issues Identified

* Most properties were found to have lead-based paint and/or asbestos.

[^] Phase I Only

By all measures the program has been very successful. The City has been able to work with private property owners, provide to them a valuable service, and as a result properties across the City, many of which are high-profile, now have fewer uncertainties regarding past on-site uses and are more marketable and better able to transition.

Our work is not done and because of the successes of this program I am recommending we pursue an FY 2022 Brownfield Assessment Grant. For this grant cycle, up to \$500,000 may be awarded for brownfield assessment activities and there is no local match requirement. Grant applications



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Assistant City Manager

are due on December 1, 2021 and, should you choose to move forward, will be prepared and submitted by Cardno on behalf of the City. Staff, in coordination with Cardno, has already begun work to identify possible sites for this grant cycle.

Please let me know if you have any questions or require any further information.