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December 7, 2021

**COUNCIL AGENDA**

**6:00 PM**

PERRY EVENTS CENTER

1121 MACON ROAD, PERRY, GA 31069

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s)/Presentation(s):
  - 4a. Introductions – Chief S. Lynn.
    1. Jeffrey Tarver, Part-Time Evidence Technician
    2. Officer Stephanie Lenigar, Patrol Officer
    3. New hires - Jessica Lange, Coby Pickering, Carter Morris, and Gregory Davis
  - 4b. Introduction of Mrs. Alicia Hartley, new Special Events Coordinator – Ms. A. Turpin
  - 4c. Proposed 2022 Special Events Calendar – Ms. A. Turpin.
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Public Hearing: Mayor Randall Walker

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

- 7a. SUSE-269-2021. Applicant, Michael Brown, requests a Special Exception to allow a parking lot. The property is located at 938 Jeanne Street; Tax Map No. oPo26o 082000 – Mr. B. Wood.
- 7b. ANNX-291-2021. Applicant, Keith Newton, request the annexation and rezoning of property from R-2 (County), Single-family Residential District to

R-1 (City), Single-family Residential District. The property is located at 90 Amherst Street; Tax Map No. 000530 046000 – Mr. B. Wood.

- 7c. ANNX-292-2021. Applicant, Chad Bryant, Bryant Engineering, LLC request the annexation and rezoning of property from R-AG (County), Agricultural Residential District to R-1 (City), Single-family Residential District. The property is located on Houston Lake Road; Tax Map No. 000810 10A000 – Mr. B. Wood.

8. Review of Minutes: Mayor Randall Walker

- 8a. Council's Consideration – Minutes of the November 16, 2021 pre council meeting, and November 16, 2021 council meeting.

9. Old Business:

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

1. **Second Reading** of an ordinance amending Sections 1.13 and 4-1.1 (D) to address Self-service Vending Machines – Mr. B. Wood.

- 9b. Special Event Application – Peaches to Beaches event – Mr. L. Gilmour.

10. Any Other Old Business: Mayor Randall Walker

- 10a. Mayor Randall Walker  
10b. Council Members  
10c. City Attorney Brooke Newby  
10d. City Manager Lee Gilmour  
10e. Assistant City Manager Robert Smith

11. New Business: Mayor Randall Walker

- 11a. Matters referred from December 6, 2021 work session and December 7, 2021 pre council meeting.

- 11b. Special Exception Application – 269-2021 – Mr. B. Wood.

11c. 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 90 Amherst Street; Tax Map No. 000530 046000 – Mr. B. Wood. *(No action required by Council)*
2. **First Reading** of an ordinance for the rezoning of property from R-2 (County), Single-family Residential District to R-1 (City), Single-family Residential District. The property is located at 90 Amherst Street; Tax Map No. 000530 046000 – Mr. B. Wood. *(No action required by Council)*

3. **First Reading** of an ordinance for the annexation of property to the City of Perry. The property is located on Houston Lake Road; Tax Map No. 000810 10A000 – Mr. B. Wood. *(No action required by Council)*
4. **First Reading** of an ordinance for the rezoning of property from R-AG (County), Agricultural Residential District to R-1 (City), Single-family Residential District. The property is located on Houston Lake Road; Tax Map No. 000810 10A000 – Mr. B. Wood. *(No action required by Council)*
5. **First Reading** of an ordinance amending FY 2021 Operating Budget – Mr. L. Gilmour. *(No action required by Council)*
6. **First Reading** of an ordinance amending FY 2022 Operating Budget – Mr. L. Gilmour. *(No action required by Council)*

11d. Award of Bid(s):

1. Bid No. 2022-14 Community Development Parking Lot Paving – Mr. M. Worthington
2. Bid No. 2022-15 Hafley Park Parking Lot Paving – Mr. M. Worthington

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

1. Resolution amending the City of Perry Position Classification Plan – Mr. L. Gilmour.

11f. Second amendment to the Intergovernmental Contract with PPFA to amend the Project Description for Series 2019 Bonds – Ms. B. Newby.

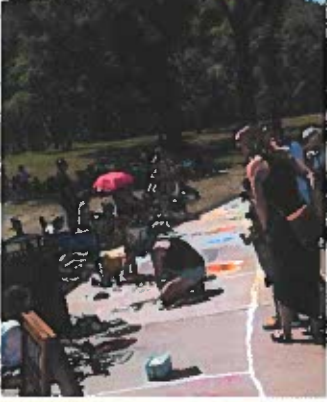
12. Council Members Items:

13. Department Heads/Staff Items.

14. General Public Items:

15. Mayor Items:

16. Adjourn.



# 2022 SPECIAL EVENTS

## MARCH

18 | Food Truck Friday

## APRIL

2 | Community Housing & Health Fair

## MAY

7 | Art in the Park  
16 | Food Truck Friday  
18 | Yoga in the Park

## JUNE

3 | Skate the Streets  
18 & 19 | Juneteenth Freedom Day Festival  
21 | Perry Presents  
25 | Yoga in the Park

## JULY

3 | Red, White, and Blues  
15 | Food Truck Friday  
20 | Perry Presents  
30 | Yoga in the Park

## AUGUST

5 | Light the Night  
26 | Perry Presents  
27 | Yoga in the Park

## SEPTEMBER

2 | Fall Film Festival  
16 | Food Truck Friday  
26 | Perry International Festival

## OCTOBER

7 | Fall Film Festival  
29 | Gravy Grand Prix

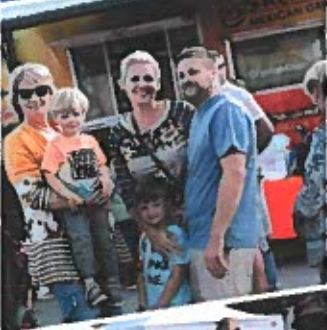
## NOVEMBER

5 | Fall Film Festival  
11 | Veterans Day Ceremony

## DECEMBER

2 | Fall Film Festival  
3 | Perry Christmas Parade  
11 | The Buzzard Drop

\*This calendar only shows events hosted by the City of Perry's Special Events Department. All dates and event details are subject to changes.







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## **STAFF REPORT**

From the Department of Community Development  
October 28, 2021

**CASE NUMBER:** SUSE-269-2021  
**APPLICANT:** Michael Brown  
**REQUEST:** A Special Exception to allow a parking lot  
**LOCATION:** 938 Jeanne Street; Tax Map No. 0P0260 082000

**REQUEST ANALYSIS:** The applicant proposes to create a parking lot for vehicles associated with a trash/junk removal business. No trash/junk will be brought to or stored on the subject property. Since the site will be used solely for parking, the proposed use is classified as "parking lot." Parking lots may be allowed in the Neighborhood Mixed Use district by special exception.

The 0.45-acre site was previously used for a towing service. The site is surrounded with a 6'-tall chain-link fence topped with razor wire. Two gates on either end of the property allow access from Jeanne Street.

The applicant is also requesting the use of gravel, rather than asphalt or concrete, as the paving surface of the parking lot.

### **STANDARDS FOR SPECIAL EXCEPTIONS:**

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* Staff is not aware of covenants or restrictions on the subject property.
2. *Does the Special Exception follow the existing land use pattern?* Mixed-use zoning and commercial land uses extend approximately 430 feet deep along the east side of General Courtney Hodges Boulevard. The subject property is within this area. Uses in the area are a mix of retail, restaurant, and service uses.

	<b>Zoning Classification</b>	<b>Land Uses</b>
Subject	NMU, Neighborhood Mixed Use	Undeveloped (former storage of towed vehicles)
North	NMU	Small engine and auto repair shops
South	NMU	Perry Self Storage
East	NMU	Single-family residence
West	NMU	S Deli and Wings

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The Character Areas Map of the 2017 Joint Comprehensive Plan identifies the property as 'In-Town Corridor'. This character area typically includes long strips of commercial development. The Comprehensive Plan notes that redevelopment of older commercial areas within this character area should be a priority instead of new commercial development farther away.
4. *Will adequate fire and police protection be available?* The use of the property as a parking lot should not have a substantial impact on fire and police protection.
5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* The proposed use should be no more intense than existing surrounding uses. A landscaped

buffer is not required by ordinance between the proposed use and the adjacent single-family residence. A buffer or screen would reduce any negative impact the proposed use would have on the adjacent residence. Gravel paving is inconsistent with surrounding developments.

6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* The proposed parking lot should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood.
7. *Will the use result in an increase in population density overtaxing public facilities?* The proposed parking lot will have no impact on public facilities.
8. *Will the use create a health hazard or public nuisance?* The proposed use as a parking lot is not expected to create a health hazard or public nuisance. The use of gravel as the pavement surface could cause dust to settle on adjacent properties.
9. *Will property values in adjacent areas be adversely affected?* Development of a parking lot should not adversely affect the value of properties in the area.
10. *Are there substantial reasons a permitted use cannot be used at this property?* The subject property is not located on and does not have the visibility of General Courtney Hodges Boulevard. Investment in the corridor has been very limited.

**STAFF RECOMMENDATION:** Based on review of the criteria, Staff recommends approval of the special exception, with the following conditions:

1. The parking lot must be paved with asphalt or concrete.
2. A landscape buffer, complying with one of the options in Section 6-3.5 of the LMO must be installed along the property line for the entire depth of the parking lot adjacent to the single-family residence to the east.

**PLANNING COMMISSION RECOMMENDATION:** Following an information hearing held on November 8, 2021, the Planning Commission recommends approval of the special exception, with the following conditions:

1. The parking lot must be paved with asphalt or concrete.
2. A landscape buffer, complying with one of the options in Section 6-3.5 of the LMO must be installed along the property line for the entire depth of the parking lot adjacent to the single-family residence to the east.



Eric Z. Edwards, Chairman, Planning Commission

11/9/21

Date



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### Application for Special Exception

Contact Community Development (478) 988-2720

Application # SUSE  
SE-2269-  
2021

#### Applicant/Owner Information

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Michael Brown	Victoria Brown
*Title	owner	property owner
*Address	2308 Norwood Springs Rd Fort Valley, GA 31068	same
*Phone	(478) 397-4189	(478) 273-9087
*Email	wetrashitllc@gmail.com	vicknbrown@yahoo.com

#### Property Information

*Street Address	438 Jeanne Street Perry, GA 31069	
*Tax Map Number(s)	0P0260 082000	*Zoning Designation Commercial

#### Request

*Please describe the proposed use:	parking lot to store <del>company equipment</del> <del>all personal equipment</del> personal equipment
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#### Instructions

- The application and \*\$92.00 fee (made payable to the City of Perry) must be received by the Community Development Office or filed on the online portal no later than the date reflected on the attached schedule.
- \*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 2-3.5 of the Land Management Ordinance for more information. You may include additional pages when describing the use and addressing the standards.
- \*For applications in which a new building, building addition and/or site modifications are proposed, you must submit a site plan identifying such modifications.
- 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.
- Special Exception 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.
- 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.
- \*Signatures:

*Applicant	<u>Michael Brown</u>	*Date	9-21-21
*Property Owner/Authorized Agent	<u>Victoria Brown</u>	*Date	9/21/21

**Standards for Granting a Special Exception**

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

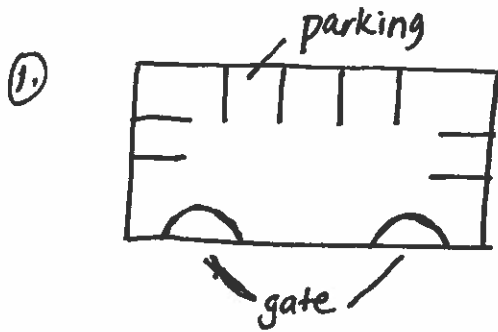
Are there covenants and restrictions pertaining to the property which would preclude the uses permitted in the proposed zoning district?

- (1) The existing land use pattern.
- (2) Whether the proposed use is consistent with the Comprehensive Plan.
- (3) Whether all proposed structures, equipment or material will be readily accessible for fire and police protection.
- (4) Whether the proposed use will be of such location, size, and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties or a deterrent to the improvement of adjacent properties in accordance with the zoning classification of such properties, the existing land use pattern or the Comprehensive Plan.
- (5) Whether, in the case of any use located in, or directly adjacent to, a residential district or area:
  - (a) The nature and intensity of operations will be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous or inconvenient to, or incongruous with, said residential district or area, or conflict with the normal traffic of the neighborhood; and
  - (b) The location and height of buildings, and other structures, and the nature and extent of screening, buffering or landscaping on the site will be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings in conformance with existing zoning districts and development pattern.
- (6) Whether the proposed use will increase the population density resulting in the increase or overtaxing of the load on public facilities such as schools, utilities, streets, etc.; or approval of the use would encourage adjacent areas to develop at higher densities than provided in the comprehensive plan resulting in the overtaxing of such public facilities.
- (7) Whether the proposed use will cause a health hazard, a public safety problem, or create a nuisance or cause excessively increasing traffic and associated congestion; create a drainage problem; generate unnecessary disturbance due to noise, the emission of smoke or other contaminants, odor, electrical interference, or cause pollution to land, air and/or water.
- (8) Whether the proposed change will adversely affect property values in adjacent areas.
- (9) Whether there are substantial reasons why the property cannot be used for a permitted use in the district where the property is located.

*Turn over next page*



## Standards For Granting a Special Exception



② yes

③ yes

④ yes

⑤ a) No, nothing harmful in this area

b) No

⑥ No

⑦ No

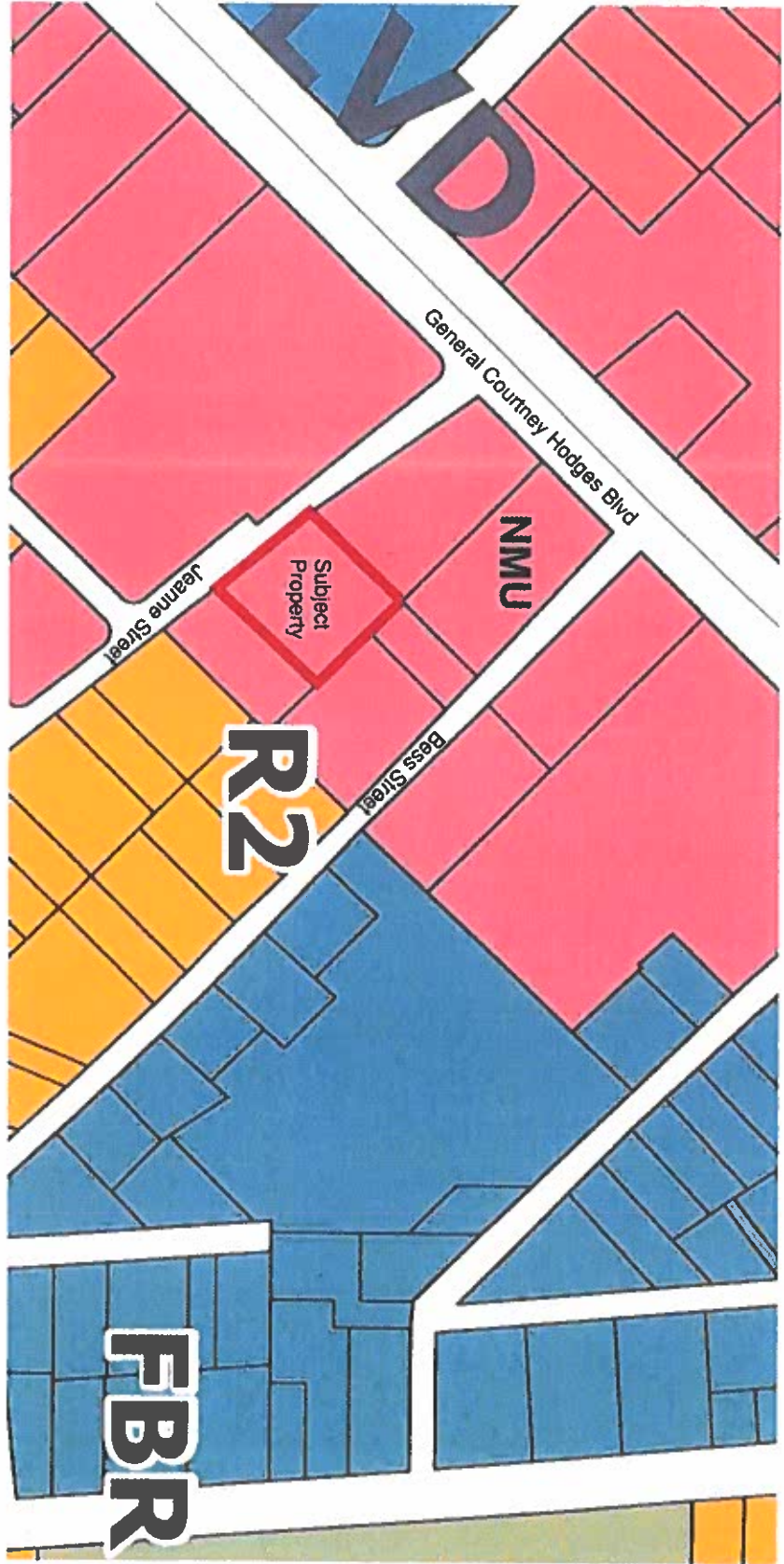
⑧ No

⑨ There are no substantial reason why the property cannot be used. We will be storing our equipment on property we own.

I would love use grave Rock are crush An Run For the parking Lot. Thank You very much. Asphalt For that area would be overrated. Please give me a chance to use My proptey for good use. I could unstand if this Lot was over by a school are the golf course. We would have to inforce more restriction, but my Lot is over bye itself. Give me achan Perry have Laws set in place and I will not dis obey yall Rules  
Th... LY... Michael B... 9-22-21







Subject Property

NMU

R2

FBR

General Courtney Hodges Blvd

Jeane Street

Bess Street



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## **STAFF REPORT**

From the Department of Community Development

November 3, 2021

**CASE NUMBER:** ANNX-291-2021  
**APPLICANT:** Keith Newton  
**REQUEST:** Annexation and Rezone from R-2 (County) to R-1 (City)  
**LOCATION:** 90 Amherst Street; Tax Map No. 000530 046000

**BACKGROUND INFORMATION:** The subject property includes a 2.07-acre parcel located at the intersection of Amherst Street and Gibson Circle within the Wooden Eagle subdivision. The subject property is currently zoned R-2 in Houston County and is currently vacant. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-1, Single-family residential, for the purpose of continuing the development of Wooden Eagle subdivision. The applicant proposes to subdivide the properties into two tracts. Tract A will be 1.73 acres, and Tract B will be 0.34 acres. Both tracts meet the minimum lot size requirements for the R-1, Single-Family zoning classification.

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.**

	<b>Zoning Classification</b>	<b>Land Uses</b>
North	County RAG	Single-Family Home
South	PUD	Existing Wooden Eagle Subdivision
East	County R-1	Existing Single-Family Homes
West	County RAG	Existing Single-Family Homes


- 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 homes or zoned for future residential development.
- 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 proposed zoning of R-1, single-family residential, represents an improved zoning classification.

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 location of higher-density housing near 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 –** Water and sanitary sewer service is currently available at the subject property as it is contiguous to Wooden Eagle Subdivision which is already served by City of Perry water and sewer service. All applicable local, state, and federal regulations shall be met.
  - **Roads –** The primary roads impacted as a result of the proposed development is Amherst Street and Gibson Circle. Both of these streets have adequate capacity to serve the proposed development.
  - **Schools -** 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 the proposed development will be supported by existing utilities provided by the City of Perry.

**STAFF RECOMMENDATION:** City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-1, single-family residential.

**PLANNING COMMISSION RECOMMENDATION**

Approval of the annexation request and the proposed zoning classification of R-1, single-family residential.

  
Eric Z. Edwards, Chairman of the Planning Commission

11/9/21  
Date





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Application # ANNX-291-202

### Application for Annexation

Contact Community Development (478) 988-2720

#### Applicant/Owner Information

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Keith Newton	ASIL Group, LLC
*Title	Manager	
*Address	3528 US Hwy 41 N, Byron, GA	3528 US Hwy 41 N, Byron, GA
*Phone	(478) 956-9477	(478) 956-9477
*Email	fknewton@gmail.com	fknewton@gmail.com

#### Property Information

*Street Address or Location	90 Amberst St, Kathleen, GA
*Tax Map #(s)	000530-046000
*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	R2	*Proposed City Zoning District	RI
*Please describe the existing and proposed use of the property Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.			
complete development of Wooden Eagle as a planned community in the City of Perry			

#### 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 - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
  - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
  - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
- \*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   
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	*Date
*Property Owner/Authorized Agent	*Date 10/6/21

**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.

### Standard for Granting a Zoning Classification

1. Are there covenants and restrictions pertaining to the property which would preclude the uses permitted to the proposed zoning district?  
No. The covenants for Wooden Eagle subdivision do not preclude the uses permitted to the proposed zoning.
2. Identify the existing land uses and zoning classification of nearby properties.  
South – Wooden Eagle subdivision, City of Perry, PUD  
East – Gates of Sandefur subdivision, County, R1  
West – Cardinal Ridge subdivision, County, R1  
North – Wood residence, County, RAG
3. Whether the proposed zoning will allow uses that are suitable in view of the uses and development of adjacent and nearby property.  
Yes, we are proposing residential use, R1, which is suitable among the other adjacent residences.
4. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.  
The proposed zoning will not adversely affect the usability of the adjacent property. It sits directly adjacent to other residents and is an improved zoning of R1.
5. Whether the zoning proposal is in conformity with the policies and intent of the Comprehensive Plan.  
The proposed zoning is in conformity with the Comprehensive Plan, to provide a variety of housing opportunities in appropriate areas.
6. Whether the zoning proposal will result in a use which will cause an excessive burden upon existing streets, transportation facilities, utilities, or schools.  
The proposed two lots will meet the utility and sewer capacity. The zoning proposal will not result in any excessive burden to the subdivision, transportation, facilities, or schools.
7. Whether there is 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.  
There is a City of Perry sewer manhole located directly on the property. There is a City of Perry water main located across the front of both of these lots. They are supporting utilities already located within the City of Perry.

ASIL Group, LLC  
3528 Hwy 41 North  
Byron, GA 31008  
(478) 953-1100 | Fax: (478) 953-1101

Department of Community Development  
City of Perry  
1211 Washing Street  
Perry, GA 31069  
(478) 988-2720

October 6, 2021

**Re: Letter of Intent, Annexation for 90 Amherst Street & 112 Gibson Circle**

To Whom It May Concern:

This is our formal letter of intent to request annexation of Tract "A" and Tract "B" totaling 2.07 acres, to the City of Perry and rezoning request to R-1 zoning. As part of this request, we also are including the 2,060 SF of Houston County ROW to be annexed to the City of Perry, that was previously excluded.

These tracts are currently a portion of tax parcel No. 000530-046000. Refer to the attached survey, dated October 4, 2021 by McLeod Surveying, and recorded Book: 83, Page: 13 on October 6, 2021.

<u>Description</u>	<u>Acreage</u>	<u>Current Zoning</u>	<u>Current Use</u>	<u>Request</u>
Tract "A"	1.73	R2	Vacant	R1
Tract "B"	0.34	R2	Vacant	R1

We intend to include these tracts in Wooden Eagle Subdivision as part of the planned community in the City of Perry.

  
Sincerely,





*Dee Moore Law Firm*



Doc ID: 012116220007 Type: GLR  
Filed: 09/27/2011 at 11:55:49 AM  
Fee Amt: \$164.00 Page 1 of 7  
Transfer Tax: \$142.00  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk

SPACE AB

BK 5634 PG 52-58

Please record and return to:  
Eric J. Nathan, Esq.  
Weener & Nathan LLP  
5887 Glenridge Drive N.E.  
Suite 275  
Atlanta, Georgia 30328

### WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

**THIS INDENTURE**, made this 20<sup>th</sup> day of September, 2011, by and between **WOODEN EAGLE, LLC**, a Georgia limited liability company, as party of the first part, (hereinafter referred to as "Grantor"), and **ASIL GROUP, LLC**, a Georgia limited liability company, as party of the second part, (hereinafter referred to as "Grantee"; the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

#### WITNESSETH:

**THAT** Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All those tracts or parcels of land lying and being in Land Lot 121 of the 10<sup>th</sup> Land District of Houston County, Georgia and being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof, together with any and all structures and improvements thereon.



## LEGAL DESCRIPTION

TRACT I: (3498/185)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE 10<sup>TH</sup> LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, AND BEING KNOWN AND DESIGNATED AS PARCEL "1", COMPRISING 95.094 ACRES AND HAVING SUCH SHAPES, METES, BOUNDS, COURSES AND DISTANCES AS ARE SHOWN ON A PLAT OF SURVEY PREPARED BY THEODORE W. WADDLE, JR., SURVEYOR, DATED JULY 19, 2005 AND RECORDED IN PLAT BOOK 65, PAGE 46, CLERK'S OFFICE, HOUSTON COUNTY, GEORGIA 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.

[NOTE: THE ABOVE-DESCRIBED TRACT I INCLUDES LOTS 30 THROUGH 32, BOTH INCLUSIVE, PHASE NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED SEPTEMBER 30, 2005, A COPY OF WHICH IS OF RECORD IN MAP BOOK 65, PAGES 86-87, 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. SAID LOTS 30 THROUGH 32 ARE CONVEYED SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN INSTRUMENT OF RECORD IN DEED BOOK 3612, PAGES 31-43, CLERK'S OFFICE, HOUSTON COUNTY, GEORGIA SUPERIOR COURT.]

LESS AND EXCEPT FROM TRACT I: (3614/331)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 1 THROUGH 29, BOTH INCLUSIVE; LOTS 33 THROUGH 42, BOTH INCLUSIVE; LOTS 45 THROUGH 60, BOTH INCLUSIVE, PHASE NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED SEPTEMBER 30, 2005, A COPY OF WHICH IS OF RECORD IN MAP BOOK 65, PAGES 86-87, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (4097/116)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 1 THROUGH 25, BLOCK "A"; LOTS 1 THROUGH 9, BLOCK "B"; LOTS 1 THROUGH 10, BLOCK "C"; LOTS 1 THROUGH 8, BLOCK "D"; LOTS 1 THROUGH 4, BLOCK "E"; LOTS 1 THROUGH 13, BLOCK "H"; AND "; LOT 1, BLOCK "J", PHASE NO. 2, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A MAP OR PLAT OF SURVEY PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED NOVEMBER 3, 2006, A COPY OF WHICH IS OF RECORD IN MAP BOOK 68, PAGES 5-6, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/166)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 26 AND 28, BLOCK "A"; LOTS 5 AND 6, BLOCK "E"; AND, LOT 3, BLOCK "F", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/215 AND 5307/101)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 27, 29 AND 30, BLOCK "A" AND LOTS 2 AND 4, BLOCK "F", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY

THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5265/4)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 15, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5166/215)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOTS 27, 29 AND 30, BLOCK "A" AND LOTS 2 AND 4, BLOCK "E", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5376/241)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON



COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 8, BLOCK "E", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5376/256)

ALL THOSE TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 7, BLOCK "E", LOT 1, BLOCK "F", AND LOT 17, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5386/117)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 16, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS WOODEN EAGLE PLANTATION, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5404/234)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 18, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.

ALSO LESS AND EXCEPT FROM TRACT I: (5450/304)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE TENTH LAND DISTRICT OF HOUSTON COUNTY, GEORGIA, KNOWN AND DESIGNATED AS LOT 14, BLOCK "H", PHASE NO. 3, SECTION NO. 1, OF A SUBDIVISION KNOWN AS **WOODEN EAGLE PLANTATION**, ACCORDING TO A PLAT OF SURVEY OF SAID SUBDIVISION, PREPARED BY WADDLE & COMPANY, CERTIFIED BY THEODORE W. WADDLE, JR., GEORGIA REGISTERED LAND SURVEYOR NO. 2139, DATED JANUARY 28, 2010, REVISED FEBRUARY 4, 2010, A COPY OF WHICH IS OF RECORD IN MAP BOOK 72, PAGE 49, 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.









SANDERFUR RD

Subject Property

Wooden Eagle

PUD





Where Georgia comes together.

**STAFF REPORT**

From the Department of Community Development  
November 3, 2021

**CASE NUMBER:** ANNX-292-2021  
**APPLICANT:** Chad Bryant  
**REQUEST:** Annexation and Rezone from R-AG (County) to R-1 (City)  
**LOCATION:** Houston Lake Road; Tax Map No. 000810 10A000

**BACKGROUND INFORMATION:** The subject property includes a 1.78-acre parcel located on Houston Lake Road. The subject property is currently zoned R-AG in Houston County and is currently vacant. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-1, Single-family residential, for the purpose of constructing a single-family home and desire connection to City of Perry sanitary sewer.

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.**

	Zoning Classification	Land Uses
North	County RAG	Undeveloped; Houston Lake
South	County R-1	Single-Family Home
East	County RAG	Undeveloped
West	County R-1	Single-Family Home

While the subject property is surrounded entirely by County parcels, it qualifies for annexation due to its location on Houston Lake Road. Houston Lake Road right-of-way is located within the City of Perry's municipal boundaries, making the subject property contiguous to the City of Perry.

- 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 homes or zoned for future residential development.
- 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 proposed zoning is similar to nearby residential subdivisions and is similar in size to neighboring tracts.

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 a distribution of affordably-priced homes throughout the community.
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 -- Water and sanitary sewer service will need to be established at the subject property in order for the proposed development to occur. All applicable local, state, and federal regulations shall be met.
  - Roads -- The primary road impacted as a result of the proposed development is Houston Lake Road. Houston Lake Road has been identified as an arterial road and has adequate capacity to serve the proposed development.
  - Schools - 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 the proposed development as a single-family home will be similar to the surrounding properties.

**STAFF RECOMMENDATION:** City of Perry Staff recommends approval of the annexation request and the proposed zoning classification of R-1, single-family residential, based on the following condition:

1. Establishing water and sanitary sewer service at the subject property is required at the owner's expense.

**PLANNING COMMISSION RECOMMENDATION**

Approval of the annexation request and the proposed zoning classification of R-1, single-family residential with the following condition:

1. Establishing water and sanitary sewer service at the subject property is required at the owner's expense.



---

Eric Z. Edwards, Chairman of the Planning Commission

11/9/21  
Date

---



Where Georgia comes together.

Application # 292-2021

### Application for Annexation

Contact Community Development (478) 988-2720

#### Applicant/Owner Information

\*Indicates Required Field

	*Applicant	*Property Owner
*Name	Chad Bryant	Billy Adams
*Title	Engineer/Owner	
*Address	9016 Ball Street	204 Stalkner Ave. Warner Robins, GA 31088
*Phone	478-224-7070	
*Email	Chad@bryantengllc.com	

#### Property Information

*Street Address or Location	Houston Lake Rd
*Tax Map #(s)	000810 10A000
*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	R-1
*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>			
Future home site			

#### 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 - \$140.00 plus \$16.25/acre (maximum \$1,700.00)
  - Planned Development - \$160.00 plus \$16.25/acre (maximum \$3,000.00)
  - Commercial/Industrial - \$245.00 plus \$22.65/acre (maximum \$3,170.00)
- \*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 X  
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 <i>Ch R Byt</i>	*Date 10/14/21
*Property Owner/Authorized Agent <i>Ch R Byt</i>	*Date 10/14/21

**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.



Chad R. Bryant, P.E.  
President

Jennie S. Caldwell, P.E.  
Forsyth Branch Manager

October 14, 2021

Mr. Bryan Wood  
Community development Director  
City of Perry  
741 Main Street  
Perry, GA 31069  
478-988-2720  
bryan.wood@perry-ga.gov

**Subject: Application for Rezoning  
1.78 Acres – Future homesite**

Dear Mr. Wood,

Please see attached application and plat for rezoning for 1.78 acre tract located just south of Bear Branch Drive on the west side of Houston Lake Road. Below is the Standards for Granting a Rezoning. (Page 2 of application.

1. Properties surrounding the tract are mostly residential. To the north is Houston Lake and Houston Lake Country Club.
2. The proposed zoning is for residential use.
3. The proposed zoning is like kind with its surrounding zonings and meets similar sizes in neighboring tracts.
4. This proposed homesite should not adversely impact and city structures.
5. The proposed homesite will be similar to other lots surrounding it.

We would like to be placed on the next available agenda for the Perry Planning Commission. Please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Kyle Snell'.

Kyle Snell  
Project Engineer  
Bryant Engineering





Doc ID: 018865260002 Type: GLR  
Recorded: 10/29/2018 at 02:50:24 PM  
Fee Amt: \$42.50 Page 1 of 2  
Transfer Tax: \$30.50  
Houston, Ga. Clerk Superior Court  
Carolyn V. Sullivan Clerk  
BK 8005 PG 305-306

After recording return to:  
Nicole Grush 2401  
127 Carl Vinson Pkwy.  
Warner Robins, GA 31088

STATE OF GEORGIA  
COUNTY OF HOUSTON

**LIMITED WARRANTY DEED**

THIS INDENTURE, made this 17<sup>th</sup> day of October, 2018, between CK PROPERTIES, LLC, a Georgia Limited Liability Company, hereinafter called Grantor, and Olivia Adams, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors, & assigns where the context requires or permits).

**WITNESSETH THAT:** Grantor, for and in consideration of the sum of OTHER GOOD AND VALUABLE CONSIDERATION AND TEN & NO/100 DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all the following described property, to-wit:

*All that tract or parcel of land situate, lying and being in Land Lot 171 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Parcel "A-1", containing 0.308 acres, and Parcel "B", containing 1.5141 acres, as shown on a plat of survey prepared by Lee R. Jones, dated August 26, 1998, and recorded in Plat Book 53, Page 107, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.*

*LESS AND EXCEPT: That property conveyed to the Georgia Department of Transportation in that certain Right of Way Deed dated October 12, 2006, and recorded in Deed Book 4036, Pages 165-169, Clerk's Office, Houston Superior Court.*

*The above described property is conveyed subject to all restriction, covenants, easements, rights-of-way and restrictions of record, if any.*


*Parcel Reference: 000810 10A000.*

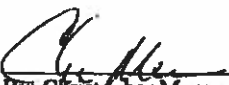
**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR warrants and will forever defend the right and title to the above described property unto the Grantee against the claims of all persons by, through, or under the named Grantor, but not otherwise.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal, on the day and year above written.

**CK PROPERTIES, LLC**

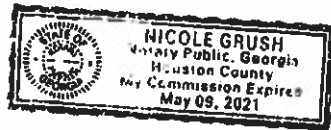
  
By: Kevin Sullivan (SEAL)  
Title: Managing Member

  
By: Christopher Murman (SEAL)  
Title: Member

Signed, sealed, and delivered in presence of:

  
Unofficial Witness

  
Notary Public

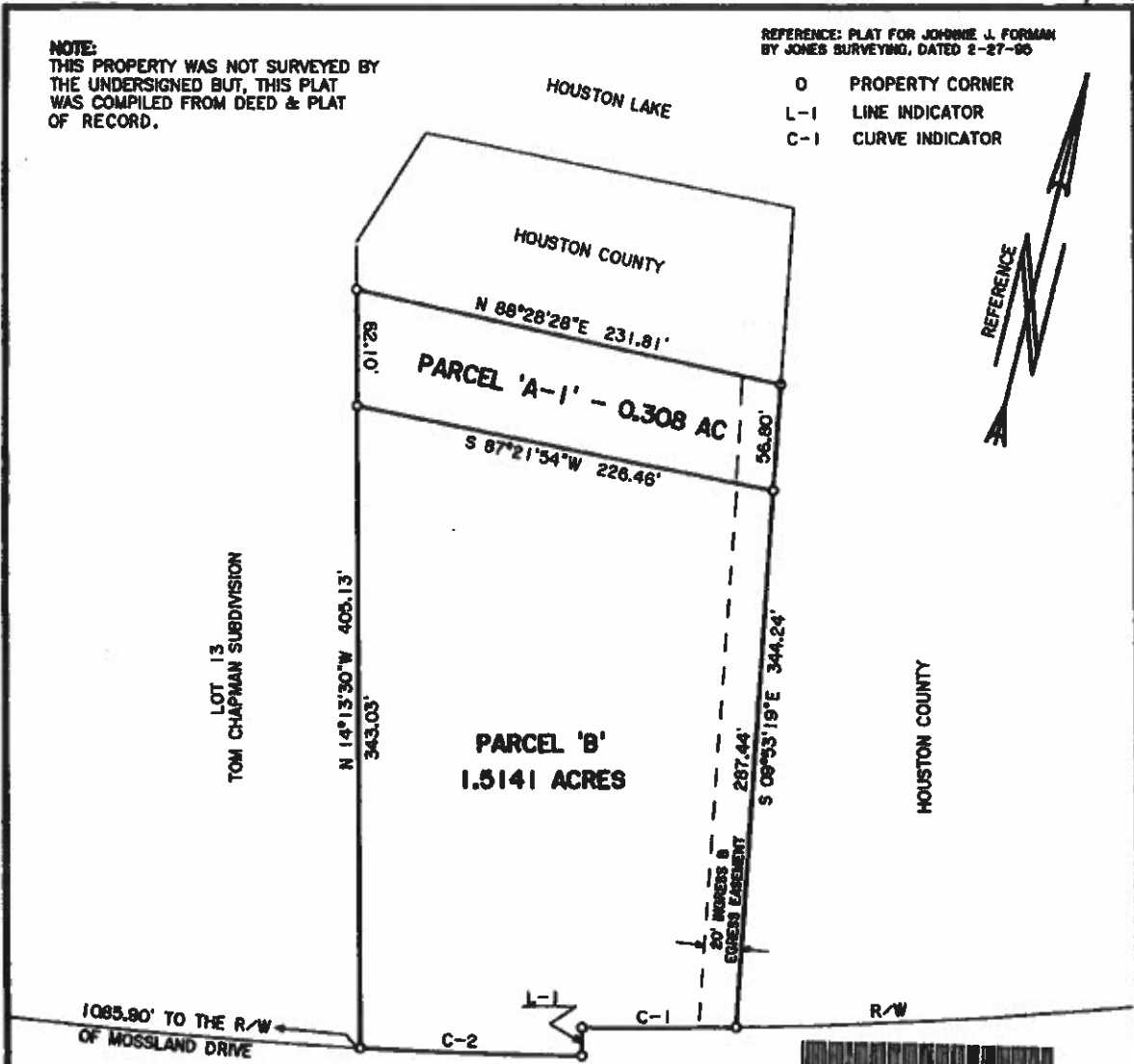




NOTE: THIS PROPERTY WAS NOT SURVEYED BY THE UNDERSIGNED BUT, THIS PLAT WAS COMPILED FROM DEED & PLAT OF RECORD.

REFERENCE: PLAT FOR JOHNNIE J. FOREMAN BY JONES SURVEYING, DATED 2-27-90

- O PROPERTY CORNER
- L-1 LINE INDICATOR
- C-1 CURVE INDICATOR



Approved 11/5/98 Houston County Planning Commission

Secretary

STATE ROUTE 127 R/W VARIES

Doc ID: 00572280001 Type: PLA  
 Filed: 11/05/1998 at 12:36:07 PM  
 Fee Amt: Page 1 of 1  
 Houston, Ga. Clerk Superior Court  
 Carolyn V. Sullivan Clerk  
 BK53 PG107

THE UNDERSIGNED DOES CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED.

11/5/98 [Signature] DATE

NOTE: PARCEL 'A-1' IS AN ADDITION TO PARCEL 'B'

CURVE	RADIUS	LENGTH	CHORD	CHBEARING
C-1	2784.90'	82.05'	82.05'	S 78°43'58"W
C-2	2798.90'	117.95'	117.94'	S 77°47'00"W
COURSE	BEARING	DISTANCE		
L-1	S 13°25'25"E	15.00'		

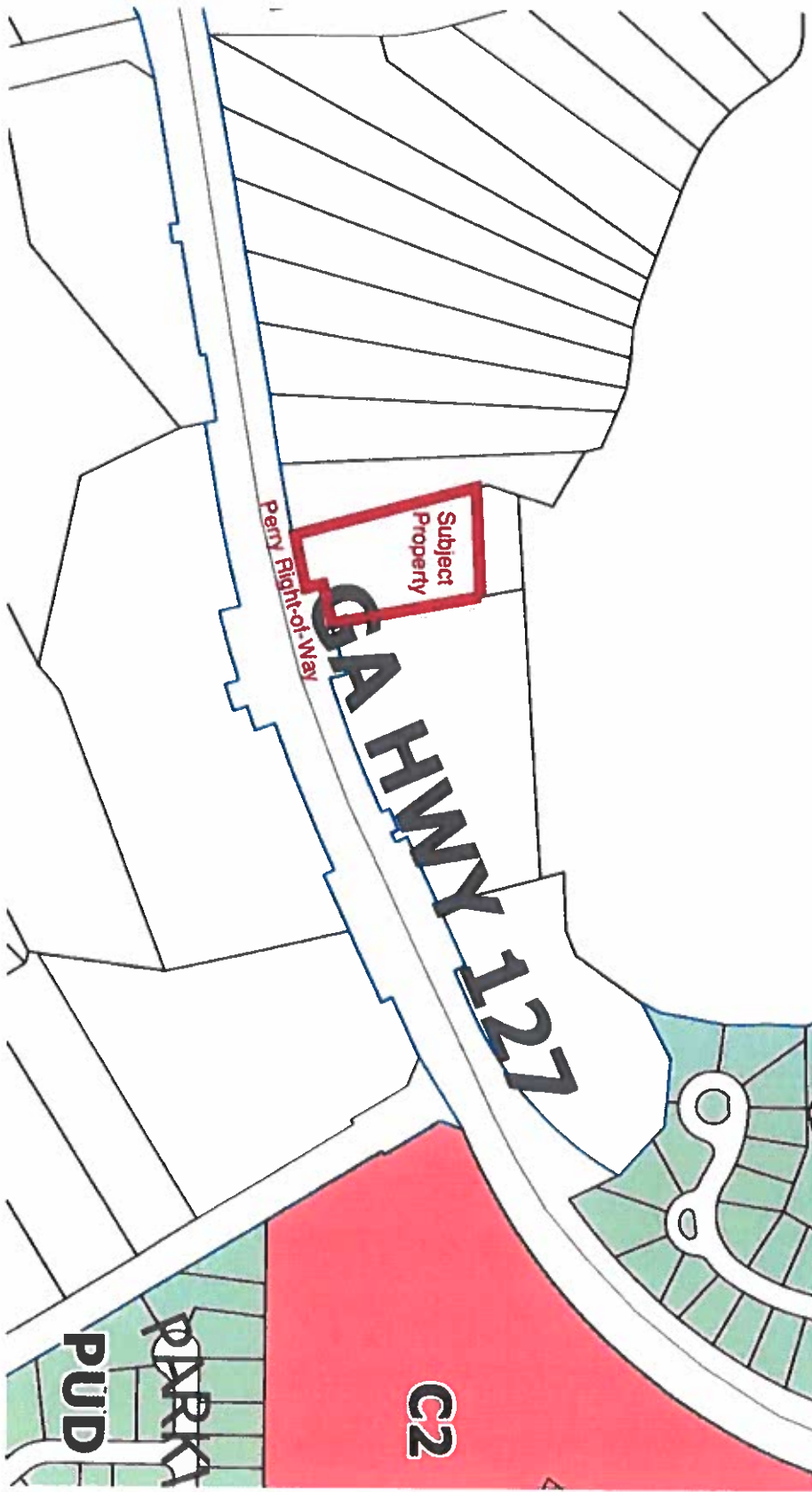


**CERTIFICATION**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN N/A FEET AND AN ANGULAR ERROR OF COMPILED PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE  
 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 50000+ FEET.  
 THE LINEAR AND ANGULAR MEASUREMENT SHOWN ON THIS PLAT WERE OBTAINED BY USING A LEITZ SET 3 ELECTRONIC TOTAL STATION.



PLAT FOR  
**JOHNNIE J. FOREMAN**  
 PAREL 'A-1'  
 LAND LOT 171 10TH DISTRICT  
 HOUSTON COUNTY, GEORGIA  
 SCALE 1"=60' AUGUST 26, 1998  
**JONES SURVEYING & ENGINEERING INC.**  
 PERRY, GEORGIA (912) 987-2705





Subject Property

Perry Right-of-Way

GA HWY 127

C2

PUD

PARK



Planning Commission Agenda  
Minutes - November 8, 2021

1. Call to Order: Chairman Edwards called the meeting to order at 6:00pm.
2. Roll: Chairman Edwards; Commissioners Butler, Jefferson and Mehserle were present  
Commissioners Coody, Kemp, and Clarington were absent.

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

Guests: Victoria & Michael Brown, Keith Newton, Becky & Walton Wood, Kyle Snell, Cary Baxter

3. Invocation- was given by Commissioner Jefferson
4. Approval of Minutes from meeting on October 18, 2021.

Commissioner Mehserle motioned to approve as submitted; Commissioner Butler seconded; all in favor and was unanimously approved.

5. Announcements – Chairman Edwards 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.
6. Discussion of Capital Improvement Projects - Chad McMurrian, Engineering Services Manager - Provided an update on projects; noted Perry Branch Sanitary Sewer is out for bid; Flat Creek sewer and possible elimination of Limely pump station
7. Old Business – None
8. New Business
  - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on December 7, 2021)
    - **SUSE-269-2021**. Special Exception for property located at 938 Jeanne Street. The applicant is Michael Brown.

Mr. Wood read the applicants' request, which was to create a parking lot for vehicles associated with a trash/junk removal business. No trash/junk will be brought to or stored on the property. Since the site will be used solely for parking, the proposed use is classified as "parking lot." Parking lots may be allowed in the Neighborhood Mixed Use district by special exception. The 0.45-acre site was previously used for a towing service. The site is surrounded with a 6'-tall

chain-link fence topped with razor wire. Two gates on either end of the property allow access from Jeanne Street. The applicant is also requesting the use of gravel, rather than asphalt or concrete, as the paving surface of the parking lot. Staff is recommending approval with the following conditions: 1). The parking lot must be paved with asphalt or concrete; 2). A landscape buffer, complying with one of the options in Section 6-3.5 of the LMO must be installed along the property line for the entire depth of the parking lot adjacent to the single-family residence to the east.

Chairman Edwards opened the public hearing at 6:12pm and called for anyone in favor of the request. Mr. Michael Brown, the applicant advised he has owned the property for some time and to keep clean he had cut down some trees and would like to park his vehicles there, which will include an 18-wheeler, truck, mowing trailer and will do what is necessary to accommodate request.

Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:15pm.

Chairman Edwards asked Mr. Brown if he was acceptable to the conditions as recommended by staff. Mr. Brown advised he was, but preferred asphalt.

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

- **ANNX-291-2021.** Annexation and designation of R-1, Single Family Residential District zoning of property at 90 Amherst Street. The property is zoned R-2 in Houston County. The applicant is ASIL Group, LLC.

Ms. Wharton read the applicants' request which was for the annexation and rezoning of property located at the intersection of Amherst Street and Gibson Circle within the Wooden Eagle subdivision. The property is currently zoned R-2 in Houston County and is currently vacant. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-1, Single-family residential, for the purpose of continuing the development of Wooden Eagle subdivision. The applicant proposes to subdivide the properties into two tracts. Tract A will be 1.73 acres, and Tract B will be 0.34 acres. Both tracts meet the minimum lot size requirements for the R-1, Single-Family zoning classification. There are no covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district; staff is recommending approval.

Chairman Edwards opened the public hearing at 6:22pm and called for anyone in favor of the request. Mr. Keith Newton the applicant reiterated the request and advised the parcels have been vacant for some time and city services are available and intends to build two single family residences.

Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:23pm.



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

- **ANNX-292-2021.** Annexation and designation of R-1, Single Family Residential District zoning of property on Houston Lake Road. The property is zoned R-AG in Houston County. The applicant is Chad Bryant, Bryant Engineering.

Ms. Wharton read the applicants' request, which is a 1.78-acre parcel located on Houston Lake Road. The property is currently zoned R-AG in Houston County and is vacant. The applicant has requested to be annexed into the City of Perry with the zoning classification of R-1, Single-family residential, for the purpose of constructing a single-family home and desires to connect to the City of Perry sanitary sewer. There are no covenants or restrictions on the subject property which would preclude the uses permitted in the proposed zoning district. Ms. Wharton pointed out that although the property is surrounded by county property the City has the right-of-way which is contiguous and allows for the request. Ms. Wharton noted as a condition the owner at their expense is required to establish water and sanitary sewer service. Furthermore, but not a condition, the Chief Building Official will require a soil analysis.

Chairman Edwards opened the public hearing at 6:29pm and called for anyone in favor of the request. Mr. Kyle Snell with Bryant Engineering advised they and the owner are aware of the water/sewer requirement and will forward to the owner the Chief Building Official's requirement.

Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:29pm.

Commissioner Jefferson motioned to recommend approval to Mayor & Council of the application as submitted with the following condition: 1). Establishing water and sanitary sewer service at the subject property is required at the owner's expense; Commissioner Mehserle seconded; all in favor and was unanimously recommended for approval.

B. Public Hearing (Planning Commission decision)

- **VAR-285-2021.** Variance request for property located at 1005 Jernigan Street. The applicant is Cary Baxter.

Mr. Wood advised the request was for a variance to allow chain link fence in C-3 district and to delete landscaping for a dumpster enclosure. Mr. Wood noted that according to Google Maps, the property owner installed a trash dumpster on the property sometime between July 2016 and December 2018. The dumpster screening requirement became effective January 1, 2018. In early 2021, as the City was addressing trash collection in the downtown, the City's Downtown Manager informed the owner that their dumpster must be screened. Ms. Thomas provided the owner a copy of Section 6-3.7 of the LMO. Mr. Wood also noted without obtaining a Certificate of Appropriateness from the Main Street Advisory Board, the owner installed a chain-link fence with black slats as the screen and did not install landscaping. The design standards for the Downtown Development District, Section 6-6.3 of the LMO, do not specifically address fences, but do talk about materials and colors being visually compatible with the predominant materials in related buildings.

Mr. Wood advised at its November 4, 2021, meeting, the Main Street Advisory Committee denied the Certificate of Appropriateness and recommended the Planning Commission deny the variance. If the Commission decides to grant the variance, the MSAB recommended including the staff-recommended condition. Furthermore, staff does not believe the application meets the standards for granting the variances and if the Commission finds that the variances are warranted, recommends the following condition: 1). When 30 percent or more of the existing chain-link dumpster enclosure is damaged, the entire enclosure must be made to comply with all requirements of the Land Management Ordinance in effect at the time of damage.

Chairman Edwards opened the public hearing at 6:38pm and called for anyone in favor of the request. Mr. Cary Baxter the property owner stated in June, Ms. Thomas advised him he would have to screen the dumpster and he had asked if he was able to use chain link and Ms. Thomas advised him the ordinance section, he was provided did not specify the material type. Mr. Baxter also sent to Ms. Thomas a copy of his estimate which stated chain link fence and he has spent \$2500 and feels it is not fair to make him comply when he was not provided or advised of the correct information and the request should be approved.

Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:40pm.

Commissioner Mehserle asked if City staff concurs with the events as relayed by Mr. Baxter; Mr. Wood advised he was not aware of email correspondence between Ms. Thomas and Mr. Baxter. Chairman Edwards asked Ms. Thomas what had been provided. Ms. Thomas advised she had forwarded Section 6-3.7 to Mr. Baxter and she had been unaware of any additional requirements at the time.

Mr. Baxter questioned how damage to 30% would be determined; Mr. Wood advised it would be 30% of the linear footage of the entire enclosure. Mr. Baxter asked if he could put up wood on the enclosure and would it comply; Mr. Wood advised it would, but would also require landscaping. Commissioner Butler asked staff if potted plants would be sufficient; Mr. Wood advised no as they would not grow. Commissioner Jefferson asked if there had been a fence prior; Mr. Wood advised there had not been and the fence was put up without a COA. Mr. Baxter advised he would comply with the 30% damage and noted there was a chain link fence across the street; Mr. Wood advised that fence had been in place prior to the current ordinance.

Commissioner Jefferson motioned to approve of the application as submitted with the condition that when 30 percent or more of the existing chain-link dumpster enclosure is damaged, the entire enclosure must be made to comply with all requirements of the Land Management Ordinance in effect at the time of damage; Commissioner Butler seconded; all in favor and was unanimously approved.

9. Other Business

- Monthly work session – Mr. Wood advised in follow up to previous discussion he is recommending a work session the fourth Monday of each month to address planning items that will be forth coming. When previously discussed it was asked if they could be done during the lunch hour; if acceptable to those present we will proceed with scheduling; the Commission concurred.
- Commission questions or comments. – None

10. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:50pm.

MINUTES  
PRE-COUNCIL MEETING  
OF THE PERRY CITY COUNCIL  
November 16, 2021  
5:00 p.m.

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

2. Roll:

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

Elected Official Absent: None.

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

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

Media: William Oliver – Houston Home Journal.

Guest(s): Mike Baker – Hargray Communications.

3. Items of Review/Discussion: Mayor Randall Walker

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

4a. Presentation of the 2021 Fire Safety Poster Contest. Chief Parker stated that the winner and the runner-up would be present, but the honorable mention will not attend.

4d. (2) Special Events Applications – Peaches to Beaches event. Mr. Gilmour requested that this item be tabled until clarification on the request for personnel support. This event is not until March 2022.

7a. Public Hearing – TEXT-256-2021. Applicant, the City of Perry, requests the proposed amendment defines and addresses self-service vending units within the City of Perry. This amendment updates Section 1.13 Definitions by defining "Self- service vending unit" and Section 4-1.1 (D) Prohibited uses,



by adding (h) freestanding self-service vending units as a prohibited use. Mr. Wood stated that the following proposed amendment defines and addresses self-service vending units within the City of Perry. This item has been reviewed by the Planning Commission and staff and the Planning Commission recommends approval of the amendment.

9a. (1) Second Reading of an ordinance to amend Chapter 4, Animals, adding Section 4-111 to address Public Nuisance for Dogs. Ms. Newby stated the ordinance is to add a section to address public nuisance for dogs. This is the second reading and will require a voice vote at the meeting.

9a. (2) Second Reading of an ordinance to amend City Code, Chapter 15, Article VI, Transient Merchants. Ms. Newby stated the ordinance continues to prohibit transient merchants in the city limits. This is the second reading and will require a voice vote at the meeting.

11c. Resolution declaring certain assets surplus. Mr. Worthington stated the item requested for surplus is Asset #1928 Police Department "Paddy Wagon." This golf cart was used in parades but has not run in several years.

11d. Award of emergency contract to repair Valley Drive stormwater pipe. Mr. Worthington stated that this is for an emergency repair due to the driveway starting to collapse and possibly damaging the gas and sewer lines beneath. Mr. Worthington said he had requested quotes, and TMT Utilities quoted \$15,000.00 for the repair.

- 3b. Facility Fiber Connectivity Project. Mr. Smith presented to the Mayor and Council the proposal to have Hargray install a dedicated fiber network between the current city hall, police department, fire department, new city hall site, Planning, Engineering, Building Services building, and public works facilities. The hub would be located at the new city hall site, with a backup located at the Police Department building. This dedicated line would be for the City only and would prevent hackers from accessing our network. Mr. Mike Baker stated that the fiber network lines would be run on the current power poles to connect the City facilities. Mr. Smith stated that if Council concurred to proceed, the cost would be an additional \$4,500 per month, \$55,000 additionally per year. Council concurred unanimously to proceed with the project.
- 3c. Yard debris bagging request. Ms. Fitzner presented to Mayor and Council a request from a citizen asking if the yard debris could be bagged in paper bags. Ms. Fitzner stated that the City's bagging program gives customers a \$3.50 credit on their utility bill for every five (5) bags of yard debris. The customers currently use plastic bags for their yard debris. Ms. Fitzner contacted the Houston County landfill office to verify if the plastic bags were a problem. Council stated they use the plastic yard debris bags as mulch on-site. Ms. Fitzner stated that if Council decides to go with paper bags, the citizens could lose their credits due to the cost of the paper bags. Council concurred unanimously to stay with the current process.

4. Council Member Items:

Council Members Albritton, Peterson, and King had no reports

Council Member Bynum-Grace asked for clarification on the letters sent to the citizens relative to the natural gas price increase. Mr. Gilmour stated that all gas customers were sent a flyer from the Municipal Gas Authority stating natural gas prices could increase by 30% this year and explained why the increase was occurring. The increase is due to demand and how much the natural gas prices rise. Some assistance for natural gas customers would be participating in the City's budget billing process that spreads the cost over 12-month period.

Mayor Pro-Tempore Jones asked if a 4-Way Stop sign could be installed at Northside Road and Pineneedle Drive. Mr. Gilmour stated that the speed table policy petition would have to be signed by 60% of the residents affected, a study by the police department to verify a legitimate need and, if so, recommendation to have a sign installed.

Council Member Hunt asked for an update on the Tucker Road culvert stormwater pipe project. Mr. Gilmour stated the project was on hold while the engineers reviewed the project and is now back on track to begin.

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

5. Adjournment: There being no further business to come before Council in the pre council meeting held November 16, 2021, Council Member King motioned to adjourn the meeting at 5:42 p.m. Council Member Peterson seconded the motion, and it carried unanimously.

**MINUTES**  
**REGULAR MEETING OF THE PERRY CITY COUNCIL**  
**November 16, 2021**  
**6:00 pm.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held on November 16, 2021, at 6:00 pm.

2. Roll.

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

Elected Official(s) Absent: None

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

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

Media: William Oliver – Houston Home Journal

Guest(s): Laura Mathis – Middle Georgia Regional Commission

3. Invocation and Pledge of Allegiance to the Flag:

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

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

4a. Presentation of the 2021 Fire Safety Poster Contest: Chief L. Parker.

1. Honorable Mention – Kelli Pomazal – Langston Road Elementary School. Chief Parker stated that Ms. Pomazal was not able to attend the meeting tonight.
2. Runner-Up – Paxton Wood – Langston Road Elementary School. Chief Parker asked Mr. Paxton Wood to come up with his family to be presented by Mayor Walker the Certificate of Achievement.

3. Winner – Ella Cannon – The Westfield School. Chief Parker asked Ms. Ella Cannon and her family to come before Council to present the Certificate of Achievement by Mayor Walker.
  
- 4b. Recognition of an award from the Governor's Office of Highway Safety in the Governor's Challenge for 2020-2021. Sgt. Jacob Laster presented to Mayor and Council the award from the Governor's Office of Highway Safety Challenge that recognizes statewide law enforcement agencies. The City of Perry won 2<sup>nd</sup> place.
  
- 4c. Introduction of John Howell, Part-time Logistics Technician. Chief Lynn introduced to Mayor and Council Mr. John Howell, part-time logistics technician. Mayor and Council welcomed Mr. Howell to the City.
  
- 4d. Proclamation recognizing Small Business Saturday. Mayor Walker presented to Ms. Jazmine Thomas and Main Street Committee members: Ms. Trish Cossart, Ms. Yetoria DeShazier, Ms. Angela Walker, and Mr. Jim Lay a proclamation declaring Small Business Saturday, November 27, 2021.
  
- 4e. Special Events Application.
  1. Christmas at the Crossroads event. Mayor Walker reviewed the Christmas at the Crossroads event application for December 5, 2021, from 6 pm – 7:30 pm.  

Council Member Albritton motioned to approve the application as submitted. Council Member Bynum-Grace seconded the motion and it carried unanimously.
  2. Peaches to Beaches event. Mr. Gilmour requested that this application be tabled until Council 's next meeting to clarify the support staff requested.  

Council Member King motioned to table this item until Council's next meeting. Council Member Albritton seconded the motion and it carried unanimously.
  
5. Community Partner(s) Update(s): None.
  
6. Citizens with Input. None.
  
7. PUBLIC HEARING CALLED TO ORDER AT 6:17 pm: Mayor Randall Walker called to order a public hearing at 6:17 pm 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.
  
- 7a. TEXT-256-2021. Applicant, The City of Perry, requests the proposed amendment define and addresses self-service units, within the City of Perry. This amendment updates Section 1.13 Definitions, by defining "Self-service



vending unit” and Section 4-1.1 (d) Prohibited uses, by adding (h) freestanding self-service vending units as a prohibited use.

**Staff Report:** Mr. Wood stated the proposed amendment would promote design guidelines that reinforce the human scale of development and support more aesthetically pleasing commercial centers and corridors. Staff and the Planning Commission recommend approval of the application as submitted.

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

**For:** None.

**Against:** None

**PUBLIC HEARING CLOSED AT 6:19 pm** Mayor Walker closed the public hearing at 6:19 pm.

8. **Review of Minutes:** Mayor Randall Walker

8a. Council’s Consideration – Minutes of the November 2, 2021, pre council meeting, and November 2, 2021 council meeting. (*Mayor Pro-Tempore Robert Jones was absent from the November 2, 2021 meetings*).

Council Member King motioned to accept the minutes as submitted, and Council Member Peterson seconded the motion, and it carried with Mayor Pro-Tempore Jones abstaining from the vote.

9. **Old Business:**

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

1. **Second Reading of an ordinance to amend Chapter 4, Animals, adding Section 4-111 to address Public Nuisance for Dogs.**

**Adopted Ordinance No. 2021-24 to amend Chapter 4, Animals, adding Section 4-111 to address Public Nuisance for Dogs.** Ms. Newby stated that this amendment defines when dogs become a nuisance and recommends approval. Council Member King motioned to adopt the ordinance as presented; Mayor Pro-Tempore Jones seconded the motion, and it carried unanimously. (*Ordinance No. 2021-24 has been entered into the City’s official book of record*).

2. **Second Reading of an ordinance to amend City Code, Chapter 15, Article VI, Transient Merchants.**

**Adopted Ordinance No. 2021-25 to amend City Code, Chapter 15, Article VI, Transient Merchants.** Ms. Newby stated that this amendment prohibits transient merchants in the city limits and

recommends approval. Council Member King motioned to adopt the ordinance as presented; Council Member Peterson seconded the motion, and it carried unanimously. (*Ordinance No. 2021-25 has been entered into the City's official book of record*).

10. Any Other Old Business.

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

11. New Business: Mayor Randall Walker

11a. Matters referred from November 16, 2021 pre council meeting. None.

11b. Ordinance(s) for First Reading(s) and Introduction.

- 1. **First Reading** of an ordinance amending Sections 1.13 and 4-1.1 (D) to address Self-service Vending Machines- Mr. B Wood.  
(*No action required by Council*).

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

- 1. Resolution declaring certain assets surplus– Mr. M. Worthington.

Adopted Resolution No. 2021-55 declaring certain assets surplus. Mr. Worthington requested declaring asset 1928, “Paddy Wagon” surplus. Council Member King motioned to adopt the resolution as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously. (*Resolution No. 2021-55 has been entered into the City's official book of record*).

11d. Award of emergency contract to repair Valley Drive stormwater pipe.

Mr. Worthington explained that the situation was an emergency because the collapsed stormwater pipe ran under the driveway to one of the City's pump stations, and that there are gas and sewer lines in the vicinity that could be affected. Mr. Worthington requested Council approve the emergency contract to repair Valley Drive stormwater pipe to TMT Utilities in the amount of \$15,000.00. Mayor Pro Tempore Jones motioned to approve the request as submitted, and Council Member Albritton seconded the motion and it carried unanimously.

12. Council Members Items:

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

Council Member Bynum-Grace stated that someone has been dumping materials at the vacant lot on Oliver Street and would like to have a sign put up and the location cleaned up. Mr. Gilmour stated that the sign and lot would be cleaned.

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

13. Department Heads/Staff Items:

Mr. Worthington, Mr. Wood, Ms. Fitzner, and Ms. Warren had no reports.

Ms. King stated that the Public Safety Officials and First Responders Supplemental Grant had been submitted. The ARPA State and Local fiscal application status have changed to pending committee evaluation, and I hope to hear something in the upcoming weeks.

Chief Lynn reported four (4) new hires police trainees started today and will be attending the Police Academy in January 2022.

Chief Parker reported that the City of Perry's ISO rating beginning December 1st would be a 3. Chief Parker stated that the information would be published in the local paper and media release.

Sedrick Swan reported that the youth basketball participants increased from 240 participants to 400 participants from last year. The 3-year-old to the 4-year-old program now has a waiting list.

Ms. Clark reported that Thursday, November 19<sup>th</sup> at 4:00 pm would be the Andrew Heights Park dedication.

Ms. Thomas reported that the Downtown Holiday open house would be on November 20<sup>th</sup>. During Small Business Saturday, you can receive tokens, and anyone with 20 tokens will be entered to win \$250.00 downtown dollars. You can go on Main Street's website to purchase downtown dollars.

Ms. Hardin stated that the Project Tuscan recruitment effort has paid off and is happy to announce that the Amici restaurant and brewery would begin construction on Perry Parkway/Washington Place Drive in 2022.

14. General Public Items: none.

15. Mayor Items:

1. Redistricting Map Proposals. Mayor Walker asked Ms. Laura Mathis from the Middle Georgia Regional Commission to review the two redistricting map proposals for the City of Perry. Ms. Mathis reviewed the two redistricting maps. Based on the recent Census, the City of Perry districts must be changed. The first map proposal plan 3 has the City broken up into five (5) districts with one (1) council member per district and one (1) council seat at large. The second map proposal, plan 1B has the City broken up into three (3) districts with two (2) council members seats per district. Ms. Mathis stated that once Council

decides, the information would have to go before the General Assembly's approval, with a December 10<sup>th</sup> deadline to submit. Mr. Gilmour stated that once Council decides, Council would sit down with the Regional Commission to review the district lines.

Council Member Peterson motioned to approve Plan 1B for the redistricting map for the City of Perry then Council Member Peterson amended her motion to maintain three (3) districts with two council seats per district. Council Member King seconded the motion and it carried unanimously.

2. Mayor Walker stated the next council work session would be on December 6<sup>th</sup> at 5:00 pm and pre council and regular meetings on December 7<sup>th</sup> beginning at 5:00 pm.
  3. The City Council and Planning Commission joint meeting will be on November 30, 2021, at 6:00 p.m.
16. Adjournment: There being no further business to come before Council in the regular council meeting held November 16, 2021, Council Member Hunt motioned to adjourn the meeting at 7:16 pm. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

**AN ORDINANCE OF THE COUNCIL OF THE CITY OF PERRY, GEORGIA, FOR THE PURPOSE OF AMENDING APPENDIX A, LAND MANAGEMENT ORDINANCE, OF THE CODE OF THE CITY OF PERRY, AMENDING ARTICLE 1, GENERAL PROVISIONS, SECTION 1-13, DEFINITIONS AND AMENDING ARTICLE 4, USE REGULATIONS, SUBSECTION 4-1.1(D)(2), PROHIBITED USES; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES**

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

1.

By adding a definition of "Self-service vending unit" within **Section 1-13 – Definitions**, such term to be incorporated alphabetically within the existing terms, and to read as follows:

**Sec. 1-13 Definitions.**

*Self-service vending unit* means a freestanding vending machine larger than five (5) feet in width by three (3) feet in depth by seven (7) feet in height that may operate without full-time personnel (e.g., bulk ice vending machines). These units are activated by the insertion of money or electronic payment; the product is automatically dispensed individually or in bulk outside to the consumer.

2.

By amending **Subsection 4-1.1(D)(2) – Prohibited uses** to add subsection (h) to read as follows:

**Sec. 4-1 Table of uses.**

**4-1.1 Explanation of table.**

**(D) Prohibited uses.**

(2) *Prohibited uses.* Without limiting the generality of the foregoing, the following uses are specifically prohibited in all districts:

- (a) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible, toxic, or explosive materials in violation of the state fire code.
- (b) Rendering plants.
- (c) Production of chemical, leather, rubber, or similar products.
- (d) The display and sale of motor vehicles except for approved auto/truck/recreational vehicle sales establishments.
- (e) The repair of more than one motor vehicle owned by a person living at a residence.
- (f) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
- (g) The use of a motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other business conducted except pursuant to subsection 4.5.3(F).
- (h) Freestanding self-service vending units.



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

**SO ENACTED this 7<sup>th</sup> day of December, 2021.**

**CITY OF PERRY, GEORGIA**

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

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

1<sup>st</sup> Reading: November 16, 2021

2<sup>nd</sup> Reading: December 7, 2021



Where Georgia comes together.

**STAFF REPORT**

From the Department of Community Development

October 15, 2021

**CASE NUMBER:** TEXT-256-2021

**APPLICANT:** The City of Perry

**REQUEST:** This proposed text amendment defines and addresses self-service vending units within the City of Perry. This amendment updates Section 1.13 Definitions, by defining "Self-service vending unit" and Section 4-1.1(D) Prohibited uses, by adding (h) freestanding self-service vending units as a prohibited use.

**STAFF ANALYSIS:** The proposed text amendment updates Section 1-13, Definitions, by defining "Self-service vending unit" and Section 4-1.1(D) Prohibited uses, by adding (h) freestanding self-service vending units as a prohibited use.

The proposed amendment will promote design guidelines that reinforce the human scale of development and support more aesthetically pleasing commercial centers and corridors.

**Add to Sec. 1-13. Definitions.**

Self-service vending unit means a freestanding vending machine larger than five (5) feet in width by three (3) feet in depth by seven (7) feet in height that may operate without full-time personnel (e.g. bulk ice vending machines). These units are activated by the insertion of money or electronic payment; the product is automatically dispensed individually or in bulk outside to the consumer.

**Modify Sec. 4-1.1(D)(2) Prohibited uses, by adding:**

- (2) *Prohibited uses.* Without limiting the generality of the foregoing, the following uses are specifically prohibited in all districts:
  - (a) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible, toxic, or explosive materials in violation of the state fire code.
  - (b) Rendering plants.
  - (c) Production of chemical, leather, rubber, or similar products.
  - (d) The display and sale of motor vehicles except for approved auto/truck/recreational vehicle sales establishments.
  - (e) The repair of more than one motor vehicle owned by a person living at a residence.
  - (f) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
  - (g) The use of a motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other business conducted except pursuant to subsection 4 5 3(F).
  - (h) Freestanding self-service vending units

## STANDARDS FOR GRANTING A TEXT AMENDMENT:

1. *Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan;*

The proposed amendment is consistent with the Comprehensive Plan. The most desirable locations for self-service vending units would be located within the "In-town Corridor" character area. The Comprehensive Plan suggests that local governments may consider adopting design guidelines that can reinforce the human scale of development.

2. *Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations;*

The proposed amendment is consistent with the provisions of the Land Management Ordinance and other City of Perry regulations.

3. *Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted;*

Since the time of the adoption of the original text, the presence of self-service vending units has increased within Perry. This proposed amendment provides a solution for an overabundance of self-service vending units, which is an undesirable development pattern within the City of Perry.

4. *Whether, and the extent to which, the proposed amendment addresses a demonstrated community need;*

The proposed amendment will improve the overall appearance of the community.

5. *Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city;*

The proposed amendment is consistent with the purpose and intent of the Land Management Ordinance and will promote efficient and responsible development.

6. *Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern;*

The proposed amendment will result in no impacts on development patterns with the exception of any future proposed self-service vending unit uses.

7. *Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.*

The proposed amendment will have no impact on the natural environment.

8. *Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).*

The proposed amendment will have no impact on public facilities or services.

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

**PLANNING COMMISSION RECOMMENDATION:** Following an information hearing held on October 18, 2021, the Planning Commission recommends approval of the text amendment, as submitted.

  
Eric Z. Edwards, Chairman, Planning Commission

10/21/21  
Date



Where Georgia comes together.

### Application for Text Amendment

Contact Community Development (478) 988-2720

Application # TEXT -  
0256 - 2021

#### Applicant Information

\*Indicates Required Field

	*Applicant
*Name	Holly Wharton, City of Perry
*Title	Community Planner
*Address	741 Main Street, Perry, GA 31069
*Phone	478.988.2702
*Email	holly.wharton@perry-ga.gov

#### Request

\*Please provide a summary of the proposed text amendment:

This proposed text amendment defines and addresses self-service vending units within the City of Perry. This amendment updates Section 1.13 Definitions, by defining "Self-service vending unit" and Section 4-1.1(D) Prohibited uses, by adding (h) freestanding self-service vending units as a prohibited use.

#### Instructions

1. The application, fee (made payable to the City of Perry), and proposed text of the amendment must be received by the Community Development Office no later than 4:30 pm on the date reflected on the attached schedule.
2. \*Fees. Actual cost of required public notice.
3. \*The applicant/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 2-3.2 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.
4. Text amendment applications require an informational hearing before the planning commission and a public hearing before City Council.
5. \*The applicant must be present at the hearings to present the application and answer questions that may arise.
6. The applicant affirms that all information submitted with this application, including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
7. \*Signatures:

*Applicant <i>Holly Wharton</i>	*Date <u>8/31/21</u>
---------------------------------	----------------------



**Standards for Amendments to the Text of the Land Management Ordinance**

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

- (1) Whether, and the extent to which, the proposed amendment is consistent with the Comprehensive Plan.

The proposed amendment is consistent with the Comprehensive Plan. The most desirable locations for self-service vending units would be located within the "In-town Corridor" character area. The Comprehensive Plan suggests that local governments may consider adopting design guidelines that can reinforce the human scale of development.

- (2) Whether, and the extent to which, the proposed amendment is consistent with the provisions of this chapter and related city regulations.

The proposed amendment is consistent with the provisions of the Land Management Ordinance and other City of Perry regulations.

- (3) Whether, and the extent to which, there are changed conditions from the conditions prevailing at the time that the original text was adopted.

Since the time of the adoption of the original text, the presence of self-service vending units has increased within Perry. This proposed amendment provides a solution for an overabundance of self-service vending units, which is an undesirable development pattern within the City of Perry.

- (4) Whether, and the extent to which, the proposed amendment addresses a demonstrated community need.

The proposed amendment will improve the overall appearance of the community.

- (5) Whether, and the extent to which, the proposed amendment is consistent with the purpose and intent of the zoning districts in this chapter, will promote compatibility among uses, and will promote efficient and responsible development within the city.

The proposed amendment is consistent with the purpose and intent of the Land Management Ordinance and will promote efficient and responsible development.

- (6) Whether, and the extent to which, the proposed amendment will result in logical and orderly development pattern.

The proposed amendment will result in no impacts on development patterns with the exception of any future proposed self-service vending unit uses.

- (7) Whether, and the extent to which, the proposed amendment will result in beneficial impacts on the natural environment and its ecology, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, and wetlands.

The proposed amendment will have no impact on the natural environment.

- (8) Whether, and the extent to which, the proposed amendment will result in development that is adequately served by public facilities and services (roads, potable water, sewerage, schools, parks, police, fire, and emergency medical facilities).

The proposed amendment will have no impact on public facilities or services.

Revised 7/6/21

**Add to Sec. 1-13. Definitions:**

Self-service vending unit means a freestanding vending machine larger than five (5) feet in width by three (3) feet in depth by seven (7) feet in height that may operate without full-time personnel (e.g. bulk ice vending machines). These units are activated by the insertion of money or electronic payment, the product is automatically dispensed individually or in bulk outside to the consumer.

**Modify Sec. 4-1.1(D)(2) Prohibited uses, by adding:**

- (2) *Prohibited uses.* Without limiting the generality of the foregoing, the following uses are specifically prohibited in all districts:
  - (a) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible, toxic, or explosive materials in violation of the state fire code.
  - (b) Rendering plants
  - (c) Production of chemical, leather, rubber, or similar products
  - (d) The display and sale of motor vehicles except for approved auto/truck/recreational vehicle sales establishments
  - (e) The repair of more than one motor vehicle owned by a person living at a residence
  - (f) Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
  - (g) The use of a motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other business conducted except pursuant to subsection 4 5 3(F)
  - (h) Freestanding self-service vending units**

Planning Commission Minutes  
October 18, 2021

1. Call to Order: Chairman Edwards called the meeting to order at 6:00pm.
2. Roll Call: Chairman Edwards; Commissioners Butler, Coody, Kemp, Jefferson and Mehserle were present. Commissioner Clarington was absent.

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

Guests: Eric Bartow and John Michael Cosey

3. Invocation: was given by Commissioner Coody
4. Approval of Minutes from meeting on September 13, 2021: Commissioner Mehserle motioned to approve as submitted; Commissioner Butler seconded; all in favor and was unanimously approved.
5. Announcements: Chairman Edwards 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.
6. Discussion of Capital Improvement Projects - Chad McMurrian, Engineering Services Manager- provided an update on the sewer master plan project and the Perry Parkway pump station and review the annual paving projects under LMIG.
7. Old Business – None
8. New Business
  - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on November 16, 2021)
    - **TEXT-256-2021**. Text amendment to modify self-service vending units. The applicant is the City of Perry.

Ms. Wharton read the request which was for a proposed text amendment that defines an addresses self-service vending units within the City of Perry. This amendment updates Section 1.13 Definitions, by defining “Self-service vending unit” and Section 4-1.1(D) Prohibited uses, by adding (h) freestanding self-service vending units as a prohibited use. The proposed text amendment updates Section 1-13, Definitions, by defining “Self-service vending unit” and Section 4-1.1(D) Prohibited uses, by adding (h) freestanding self-service vending units as a

prohibited use. The proposed amendment will promote design guidelines that reinforce the human scale of development and support more aesthetically pleasing commercial centers and corridors.

Chairman Edwards opened the public hearing at 6:13pm and called for anyone in favor of the request; there being none; he called for anyone opposed. Mr. Bartow with Cooler Ice advised he had wanted to place a unit at the Kroger Shopping Center on Sam Nunn Blvd near the Planet Fitness location and when he inquired of the setbacks from Mr. Wood he was advised there was a moratorium and would like to assist in addressing the issue/concern; there currently are only two units in Perry. Mr. Bartow stated he had attended a Council meeting where the City Manager stated he was not opposed if a unit was complimentary to a business and not freestanding; Mr. Bartow asked for clarification on free-standing and noted in the Walmart shopping center there was an ATM unit that was larger than his product. Mr. Bartow asked if change could include complimentary uses and not prohibited entirely.

Chairman Edwards called for any further comments for or against; there being none the public hearing was closed at 6:17pm.

Chairman Edwards asked if there was any specific zoning class the units would be prohibited in and could a special exception be requested; Ms. Wharton advised they would be prohibited in all zoning classifications and no special exception request could be made.

Chairman Edwards asked Mr. Bartow what is a complimentary use; he stated gas, grocery stores, liquor stores. Mr. Bartow further stated they have 1800 units nationwide and no where has he ever seen an outright ban, some do have size limitations. Chairman Edwards inquired what is done if the unit becomes derelict or abandoned; Mr. Bartow advised they are maintained by the company and if they are unprofitable they remove the unit.

Mr. Wood advised the change is addressing more than ice machines; as technology advances there may be other types of machines for items such as cell phones, etc.

Commissioner Coody asked for clarification on freestanding; Mr. Wood advised it stands on its' own and can be placed anywhere. Commissioner Butler asked if an existing was in disrepair would it be allowed if removed and replaced; Mr. Wood advised no, it would have to be repaired on site.

Commissioner Butler motioned to recommend approval of the text amendment as presented to Mayor & Council; Commissioner Mehserle seconded; all in favor and was unanimously recommended for approval.

Chairman Edwards left the meeting at 6:30pm and turned over to Commissioner Jefferson.

B. Public Hearing (Planning Commission decision)

- **PLAT-264-2021.** Preliminary plat for 50-lot Mahogany Woods subdivision. The property is located at 125 Hill Road. The applicant is Chad Bryant.

Mr. Wood advised the property is zoned R-1, Single-family Residential District and consists of 25.52 acres. The applicant proposes to develop 50-lot residential subdivision with lot sizes ranging from the minimum 15,000 square feet to 24,521 square feet. A 20-foot wide open-space buffer is proposed adjacent to all abutting subdivided lots. Because of this buffer, the increased lot area requirement of Section 5-1.1(A) of the Land Management Ordinance (LMO) does not apply. All lots meet the minimum lot width of 90 feet. Except for Lot 2, all lots are generally rectangular in shape and appear provide adequate buildable area without the need for setback variances. With its triangular shape, it is not clear that adequate buildable area is provided on Lot 2 without the need for a variance. A single primary vehicular access point is proposed on Hill Road. A second access point for emergency use is proposed on Hill Road. Allowance for future access to the adjoining property to the east is included in the layout. Proposed rights-of-way and street widths meet the minimum requirements of the LMO. Two "left-over" parcels which do not meet minimum lot requirements (Lots 102 and 103) are intended to be included as part of lots in a future phase of the subdivision. If that future phase is not developed, these "left-over" parcels should be combined with adjacent lots. Staff is recommending as the proposed preliminary plat meets the minimum standards for a single-family subdivision in an R-1 zoning district, approval of the preliminary plat with the following conditions:

1. The building setback on Lot 29 adjacent to the future right-of-way must be adjusted to 30 feet (Section 5-2.1 of the LMO – corner lot side setback adjacent to minor streets).
2. The portion of lots 102 and 103 shown on this preliminary plat shall be combined with adjacent lots 44 and 32, respectively, if the future phase of this subdivision does not receive preliminary plat approval within 24 months of the date of the decision on this preliminary plat.
3. The applicant shall provide proof of street name approval by Houston County E911.
4. A setback variance shall not be granted for Lot 2.

Commissioner Butler asked Mr. Cosey of Bryant Engineering if they were amendable to the conditions; he advised they were.

Commissioner Mehserle motioned to approve as submitted along with staff recommended conditions; Commissioner Butler seconded; all in favor and was unanimously approved with conditions.

9. Other Business

- Commission questions or comments. – None
- Discuss adding second monthly work session meeting – Mr. Wood advised he was considering adding a second monthly meeting as a work session as there is a lot of growth and planning issues coming in 2022 and this meeting would allow for discussions on text amendments, capital planning projects, planning issues, etc. and will keep the Commission better informed. Commissioner Butler recommended to discuss further when the full Commission was present.

Ms. Wharton reminded all of the upcoming Community Planning Institute and if anyone would like to attend to please advise her.



10. Adjournment : there being no further business to come before the Commission the meeting was adjourned at 6:45pm.



**Where Georgia comes together.  
The Perry Lions Club Peaches to the Beaches Event Application**

**Organization hosting event:** The Perry Lions Club  
**Event Coordinator:** Sandy Kusuda, Club President

**Name of Event:** Peaches to the Beaches  
**Date(s) of event:** March 11<sup>th</sup> & 12<sup>th</sup> 2022  
**Event Start & End:** 8 AM through 6 PM Daily

**Event Description:**

Peaches to Beaches is an annual yard sale hosted by the Perry CVB in partnership with the Golden Isles Parkway Association. The Perry Lions Club will work under the Perry CVB to manage the Downtown and Eastgate locations. This event promotes travel and economic growth along 200+ miles of Hwy 341.

**Council Action Requested:**

- Approval of event to be hosted on public property in Downtown Historic Perry
- Requested waiver of Special Events Application Fee

**City Services Requested:**

**Road Closures Requested:**

- Main Street (Between Jernigan Street and Ball Street)
- Jernigan (Between Carroll Street and Main Street)
- City Parking Lot (Between Main Street and Ball Street)
- Government Building Lawn

**Time of Road Closures:**

- March 11<sup>th</sup> at 3 PM through March 12<sup>th</sup> at 8 PM
- 

**Personnel/Support Requested:**

- Fire Department to provide emergency response services as deemed necessary by Leadership
- Police Department to provide emergency response services as deemed necessary by Leadership
- Public Works to provide assistance with trash can deliveries, set up and clean up

**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 Keith Newton, on behalf of ASIL GROUP, LLC, the owner of the land hereinafter described as follows:

**All that tract or parcel of land situate, lying and being in Land Lot 121 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Tract "A", containing 1.73 acres, and Tract "B", containing .34 acre or 15,006 sq. ft., as shown on a plat of survey prepared by Marty A. McLeod, dated October 4, 2021, and recorded in Plat Book 83, Page 13, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.**

**Deed Reference: Book 5634, Page 52  
Tax Map Parcel: 000530 046000**

**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 January 1<sup>st</sup>, 2022.

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

**CITY OF PERRY, GEORGIA**

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

(SEAL)

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

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

**ORDINANCE**

**THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the zoning is changed from Houston County R-2, Single-family Residential District to City of Perry R-1, Single-family Residential District, and the city's zoning map is amended accordingly relative to property of **ASIL GROUP, LLC**, described as follows:

**All that tract or parcel of land situate, lying and being in Land Lot 121 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Tract "A", containing 1.73 acres, and Tract "B", containing .34 acre or 15,006 sq. ft., as shown on a plat of survey prepared by Marty A. McLeod, dated October 4, 2021, and recorded in Plat Book 83, Page 13, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.**

**Deed Reference: Book 5634, Page 52  
Tax Map Parcel: 000530 046000**

This rezoning shall become effective on January 1, 2022, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of December, 2021.

**CITY OF PERRY, GEORGIA**

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

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

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

**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 Chad Bryant, of Bryant Engineering, on behalf of Olivia Adams, the owner of the land hereinafter described as follows:

**All that tract or parcel of land situate, lying and being in Land Lot 171 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Parcel "A-1", containing 0.308 acres, and Parcel "B", containing 1.5141 acres, as shown on a plat of survey prepared by Lee R. Jones, dated August 26, 1998, and recorded in Plat Book 53, Page 107, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.**

**LESS AND EXCEPT: That property conveyed to the Georgia Department of Transportation in that certain Right of Way Deed dated October 12, 2006, and recorded in Deed Book 4036, Pages 165-169, Clerk's Office, Houston Superior Court.**

**Deed References: Book 8005, Pages 305-306; Book 4036, Pages 165-169  
Tax Map Parcel: 000810 10A000**

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

- 1. Establishing water and sanitary sewer service at the subject property at the expense shall be required of the owner.**

**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 January 1<sup>st</sup>, 2022.

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

**CITY OF PERRY, GEORGIA**

(SEAL)

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

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

1<sup>st</sup> Reading: December 7, 2021  
2nd Reading: December 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-1, Single-family Residential District, and the city's zoning map is amended accordingly relative to property of **OLIVIA ADAMS**, described as follows:

**All that tract or parcel of land situate, lying and being in Land Lot 171 of the Tenth (10<sup>th</sup>) Land District of Houston County, Georgia, being known and designated as Parcel "A-1", containing 0.308 acres, and Parcel "B", containing 1.5141 acres, as shown on a plat of survey prepared by Lee R. Jones, dated August 26, 1998, and recorded in Plat Book 53, Page 107, Clerk's Office, Houston Superior Court. Said plat and the record thereof are incorporated herein by reference for all purposes.**

**LESS AND EXCEPT:** That property conveyed to the Georgia Department of Transportation in that certain Right of Way Deed dated October 12, 2006, and recorded in Deed Book 4036, Pages 165-169, Clerk's Office, Houston Superior Court.

**Deed References: Book 8005, Pages 305-306; Book 4036, Pages 165-169  
Tax Map Parcel: 000810 10A000**

This rezoning shall become effective on January 1, 2022, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 21st day of December, 2021.

**CITY OF PERRY, GEORGIA**

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

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

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



**Where Georgia comes together.**

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor/Council  
**FROM:** Lee Gilmour, City Manager  
**DATE:** December 2, 2021  
**REFERENCE:** FY – 2021 budget amendment

Attached is the final FY – 2021 budget ordinance based on audited figures. Fiscal year 2021 was successful for the city. The Administration recommends council adopt this ordinance to complete the audit process.

**cc:** Mr. R. Smith

**AN ORDINANCE  
TO AMEND THE FISCAL YEAR 2021  
OPERATING BUDGET**

**WHEREAS**, the City's FY- 2021 Operating Budget needs to be amended:

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY  
ORDAINS** that the FY – 2021 Operating Budget is amended as follows:

Section I. The General Fund revenue and expenditure appropriations are:

		FROM		TO
<b>Revenues</b>				
Taxes	\$	11,908.600	\$	12,358.500
Licenses/Permits		616.500		948.800
Intergovernmental		5.300		106.900
Charge for Services		4,457.500		5,304.600
Fines/Forfeitures		577.400		500.200
Investment		16.600		7.400
Contributions/Donations		4.700		19.200
Other Charge for Services		<u>440.000</u>		<u>1,228.800</u>
Revenue Total	\$	<u>18,206.600</u>	\$	<u>20,474.400</u>
<b>Expenditures</b>				
<b>General Government</b>				
Office of the City Council	\$	107.900	\$	142.800
Office of the Mayor		16.600		21.300
Office of the City Manager		1,317.900		1,410.200
Policy Education		37.100		18.700
Office of the City Clerk		123.900		132.700
Office of Elections		900		100
Department of Administration		635.600		665.500
Finance Department		498.900		585.000
Office of the City Attorney		226.100		226.100
Information Technology		155.600		303.700
Health/Dental		2,562.000		2,981.000
Perry Municipal Court System		<u>489.000</u>		<u>492.800</u>
Category Total	\$	<u>6,172.100</u>	\$	<u>6,979.900</u>
<b>PUBLIC SAFETY</b>				
Perry Police Department	\$	4,654.000	\$	4,766.800
Citizen Police Academy		—		200
Bulletproof vest grant		—		4.000
Perry Fire and Emergency Services Department		1,046.900		1,101.700
Houston County E-911		166.000		166.200
COVID-19		<u>11.400</u>		<u>19.300</u>
Category Total	\$	<u>5,878.400</u>	\$	<u>6,058.200</u>
<b>PUBLIC WORKS</b>				
Animal Control Donations	\$	—	\$	5.600
Department of Public Works		2,596.300		2,888.300
Tree Replacement		<u>—</u>		<u>18.900</u>
Category total	\$	<u>2,596.300</u>	\$	<u>2,912.800</u>

HEALTH/WELFARE

Senior/Disabled Utility Assistance	\$	84,600	\$	—
Perry Volunteer Outreach		5,500		3,600
Trust Initiative		—		<u>1,000</u>
Category Total	\$	<u>90,100</u>	\$	<u>4,600</u>

RECREATION/LEISURE

Department of Leisure Services	\$	583,400	\$	600,400
Recreation Donation Account		—		8,600
Youth Program Subsidies		<u>3,100</u>		<u>5,400</u>
Category Total	\$	<u>586,500</u>		<u>614,400</u>

HOUSING/ECONOMIC DEVELOPMENT

Department of Community Development	\$	1,002,500	\$	1,092,700
Houston County Land Bank		4,300		4,400
Brownfield grant		—		98,000
Planning Commission		5,900		9,500
Housing Support		2,500		6,900
Perry Area Chamber of Commerce		400		400
Middle Georgia Clean Air Coalition		3,500		3,500
21 <sup>st</sup> Century Partnership		10,400		10,400
Community Promotions		300		3,300
City Partners Assistance		6,800		116,500
Economic Development Office		134,400		143,700
Georgia National Fairgrounds		7,300		—
City Events		81,900		14,100
Downtown Development Authority of the City of Perry		11,700		12,500
Main Street Advisory Board Restricted Account		—		6,800
Perry-Houston County Airport Authority		44,600		44,700
Main Street Advisory Board		<u>76,100</u>		<u>—</u>
Category Total	\$	<u>1,392,600</u>	\$	<u>1,567,400</u>

CAPITAL

Fixed Assets	\$	<u>315,300</u>		<u>430,700</u>
Category Total	\$	<u>315,300</u>		<u>430,700</u>

DEBT SERVICE

Principal	\$	500,900	\$	891,600
Interest		<u>261,000</u>		<u>464,600</u>
Category Total	\$	<u>761,900</u>	\$	<u>1,356,200</u>
Expenditure Total	\$	17,793,200	\$	19,924,200
Other Financing				
Transfers	\$	486,200	\$	1,180,500
Sale of Assets		—		5,300
Capital Lease		—		<u>590,200</u>
Other Financing Total	\$	<u>486,200</u>		<u>1,776,000</u>

FY – 2020 Restricted Assets	\$	315,200	\$	—
Annual Gain/(Loss)	\$	1,034,800	\$	2,326,200
Fund Balance				
Beginning	\$	4,179,800	\$	4,228,600
Ending	\$	4,899,400	\$	6,554,800

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

CONFISCATED ASSETS  
SPECIAL REVENUE FUND

Revenue				
Fines/Forfeiture	\$	6,500	\$	15,500
Investment		<u>—</u>		<u>100</u>
Revenue Total	\$	<u>6,500</u>	\$	<u>15,600</u>

Expenditures

PUBLIC SAFETY

Perry Police Department	\$	<u>27,300</u>	\$	<u>54,800</u>
Category Total	\$	27,300	\$	54,800
Expenditure Total	\$	27,300	\$	54,800
Annual Gain/(Loss)	\$	(20,800)	\$	(39,200)
Fund Balance				
Beginning	\$	195,100	\$	175,500
Ending	\$	174,300	\$	136,300

ARPA 2021 FISCAL REVENUES  
SPECIAL REVENUE FUND

Revenues				
Intergovernmental	\$	<u>—</u>	\$	<u>376,900</u>
Revenue Total	\$	<u>—</u>	\$	<u>376,900</u>

Expenditures

CAPITAL

Community Facilities	\$	<u>—</u>	\$	<u>377,200</u>
Category Total	\$	<u>—</u>	\$	<u>377,200</u>
Expenditure Total	\$	<u>—</u>	\$	<u>377,200</u>
Annual Gain/(Loss)	\$	<u>—</u>	\$	(300)
Fund Balance				
Beginning	\$	<u>—</u>	\$	<u>—</u>
Ending	\$	<u>—</u>	\$	<u>(300)</u>

2017 CDBG  
SPECIAL REVENUE FUND

Other Financing			
Transfer	\$	—	\$ (100)
Other Financing Total	\$	—	\$ (100)
Fund Balance			
Beginning	\$	—	\$ 100
Ending	\$	—	\$ —

2019 CDBG  
SPECIAL REVENUE FUND

Revenue			
Intergovernmental	\$	—	\$ 283.300
Revenue Total	\$	—	\$ 283.300
Expenditures			
Housing/Economic Development			
Street Improvements	\$	—	\$ 94.500
Housing	\$	—	\$ 198.300
Expenditure Total	\$	—	\$ 292.800
Other Financing			
Transfer	\$	—	\$ 100
Other Financing Total	\$	—	\$ 100
Annual Gain/(Loss)	\$	—	\$ (9.400)
Fund Balance			
Beginning	\$	—	\$ —
Ending	\$	—	\$ (9.400)

2019 CHIP  
SPECIAL REVENUE FUND

Revenue			
Intergovernmental	\$	8.400	\$ 64.100
Revenue Total	\$	8.400	\$ 64.100
Expenditures			
Housing/Economic Development			
Housing	\$	17.500	\$ 73.400
Expenditure Total	\$	17.500	\$ 73.400
Other Financing			
Transfer	\$	—	\$ 100
Other Financing Total	\$	—	\$ 100
Annual Gain/(Loss)	\$	(9.100)	\$ (9.200)
Fund Balance			
Beginning	\$	9.100	\$ 9.100
Ending	\$	—	\$ (100)



2020 CDBG  
SPECIAL REVENUE FUND

Revenues				
Intergovernmental	\$	_____	\$	<u>121.100</u>
Revenue Total		_____		121.100

Expenditures				
HOUSING/ECONOMIC DEVELOPMENT				
Housing	\$	_____	\$	<u>121.200</u>
Expenditures Total	\$	_____		121.200

Fund Balance				
Beginning	\$	—	\$	—
Ending	\$	—		(100)

CARES ACT 2020  
SPECIAL REVENUE FUND

Revenues				
Intergovernmental	\$	<u>655.700</u>	\$	<u>936.700</u>
Revenue Total	\$	655.700	\$	936.700

Expenditures				
PUBLIC SAFETY				
COVID-19	\$	<u>7.100</u>	\$	_____
Expenditure Total	\$	7.100	\$	_____
Other Financing				
Transfer	\$	—	\$	(936.700)
Other Financing	\$	—	\$	(936.700)
Annual Gain/(Loss)	\$	648.600	\$	—
Fund Balance				
Beginning	\$	—	\$	—
Ending	\$	648.600	\$	—

MUNICIPAL COURT TECHNOLOGY  
SPECIAL REVENUE FUND

Revenue				
Charge for Service	\$	<u>51.300</u>	\$	<u>78.300</u>
Revenue Total	\$	51.300	\$	78.300

Expenditures				
GENERAL GOVERNMENT				
Perry Municipal Court System	\$	<u>32.500</u>	\$	<u>44.700</u>
Category Total	\$	32.500	\$	44.700

PUBLIC SAFETY				
Perry Police Department	\$	<u>18.800</u>	\$	<u>21.900</u>
Category Total	\$	18.800	\$	21.900

Expenditure Total	\$	51.300	\$	66.600
Annual Gain/(Loss)	\$	—	\$	11.700
Fund Balance				
Beginning	\$	87.200	\$	84.500
Ending	\$	87.200	\$	96.200

AUTO TRAFFIC SAFETY  
SPECIAL REVENUE FUND

Other Financing	\$	—	\$	3.000
Other Financing Total	\$	—	\$	3.000
Fund Balance				
Beginning	\$	—	\$	—
Ending	\$	—	\$	3.000

FIRE PROTECTION UTILITY DISTRICT  
SPECIAL REVENUE TOTAL

Revenues				
Licenses/Permits	\$	4.600	\$	3.500
Charge for Services		2.314.500		2.555.500
Investment		—		200
Revenue Total	\$	2.319.100	\$	2.559.200

Expenditures

PUBLIC SAFETY

Support Services	\$	157.100	\$	201.100
Perry Fire and Emergency				
Services Department		2.559.500		2.745.800
Senior Utility Assistance		—		44.400
Category Total	\$	2.716.600	\$	2.991.300

CAPITAL

Fixed Assets	\$	—	\$	57.900
Category Total	\$	—	\$	57.900

DEBT SERVICE

Principal	\$	84.900	\$	85.700
Interest		18.000		17.600
Category Total	\$	102.900	\$	103.300

Expenditure Total	\$	2.819.500	\$	3.152.500
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Other Financing				
Transfers	\$	34.600	\$	299.100
Lease		—		43.100
Other Financing Total	\$	34.600	\$	342.200

Annual Gain/(Loss)	\$	(465.800)	\$	(251.100)
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Fund Balance			
Beginning	\$	421.000	\$ 356.500
Ending	\$	(44.800)	\$ 105.400

HOTEL/MOTEL TAX  
SPECIAL REVENUE FUND

Revenue			
Tax	\$	797.500	\$ 1,106.800
Investment		<u>          </u>	<u>100</u>
Revenue Total	\$	797.500	\$ 1,106.900

Expenditures

HOUSING/ECONOMIC DEVELOPMENT  
GENERAL PURPOSE

Support Services	\$	16.300	\$ 35.900
Department of Public Works		<u>          </u>	269.100
Georgia National Fairgrounds		<u>          </u>	7.300
Economic Development		<u>          </u>	91.100
Main Street		<u>          </u>	<u>2,100</u>
Group Total	\$	16.300	\$ 405.500

TOURISM PROMOTION

Perry Area Convention and Visitors Bureau Authority	\$	199.400	\$ 398.000
Perry Area Chamber of Commerce		<u>          </u>	23.700
Perry Area Historical Society		10.000	<u>          </u>
Interstate Lighting		75.400	<u>          </u>
Special Events Admin.		57.000	<u>          </u>
Welcome Center		<u>          </u>	<u>24,200</u>
Group Total	\$	341.800	\$ 445.900

TOURISM DEVELOPMENT

Special Events	\$	113.900	\$ 31.000
Department of Public Works		<u>          </u>	83.700
Economic Development		<u>          </u>	78.900
Perry Area Historical Society		<u>          </u>	<u>13,900</u>
Group Total	\$	113.900	\$ 207.500

Expenditure Total	\$	472.000	\$ 1,058.900
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Other Financing			
Transfer	\$	(325.500)	\$ (79.100)
Lease	\$	<u>          </u>	<u>30,200</u>
Other Financing Total	\$	(325.500)	\$ (48.900)

Annual Gain/(Loss)	\$	<u>          </u>	\$ (900)
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Fund Balance			
Beginning	\$	247.100	\$ 78.800
Ending	\$	247.100	\$ 77.900

Section 3. The construction funds revenue and expenditure appropriations are:

SPLOST 18  
CONSTRUCTION FUND

Revenue			
Intergovernmental	\$	127.500	\$ 1.769.500
Investment		<u>200</u>	<u>1.200</u>
Revenue Total	\$	127.700	\$ 1.770.700
Expenditures			
CAPITAL			
Community Facilities			
Streets/Sidewalks	\$	22.700	\$ 193.600
Parks		13.100	436.300
Water/Sewer		—	43.400
Public Safety		—	<u>7.100</u>
Category Total	\$	<u>35.800</u>	<u>680.400</u>
Expenditures Total	\$	35.800	\$ 680.400
Annual Gain/(Loss)	\$	91.900	\$ 1.093.300
Fund Balance			
Beginning	\$	797.500	\$ 914.400
Ending	\$	889.400	\$ 2.007.700

GENERAL CAPITAL PROJECTS  
CONSTRUCTION FUND

Revenue			
Investment	\$	<u>—</u>	\$ <u>200</u>
Revenue Total	\$	<u>—</u>	\$ 200
Expenditures			
CAPITAL			
Community Facilities			
New City Hall	\$	—	\$ 200
PBES Bldg.		22.100	22.100
Sinclair Station Imps.		—	8.500
Transfer Station		<u>3.100</u>	<u>29.100</u>
Expenditure Total	\$	<u>25.200</u>	<u>59.900</u>
Other Financing			
Transfer	\$	22.100	\$ 336.800
Other Financing Total	\$	22.100	\$ 336.800
Annual Gain/(Loss)	\$	(3.100)	\$ 276.900
Fund Balance			
Beginning	\$	(200)	\$ (4.300)
Ending	\$	(3.300)	\$ 272.600

PERRY PUBLIC FACILITIES AUTHORITY  
CONSTRUCTION FUND

Expenditures

CAPITAL

Community Facilities			
New City Hall	\$	200	\$ 19,900
Natural Gas System		49,700	164,200
Parks		17,200	219,400
Water/Sewer		16,900	451,600
Stormwater System		<u>—</u>	<u>80,900</u>
Expenditure Total	\$	<u>84,000</u>	\$ <u>936,000</u>
Other Financing			
Transfer	\$	84,000	\$ 936,000
Other Financing Total	\$	84,000	\$ 936,000
Fund Balance			
Beginning	\$	—	\$ —
Ending	\$	—	\$ —

LOCAL MAINTENANCE AND IMPROVEMENT GRANT  
CONSTRUCTION FUND

Revenue			
Intergovernmental	\$	—	\$ 219,200
Investment		<u>100</u>	<u>200</u>
Revenue Total	\$	<u>100</u>	\$ <u>219,400</u>

Expenditures

CAPITAL

Community Facilities			
2020 LMIG Resurfacing	\$	<u>—</u>	\$ <u>202,600</u>
Category Total	\$	<u>—</u>	\$ <u>202,600</u>
Expenditures Total	\$	<u>—</u>	\$ <u>202,600</u>
Annual Gain/(Loss)	\$	100	\$ 16,800
Fund Balance			
Beginning	\$	280,800	\$ 280,700
Ending	\$	280,900	\$ 297,500

GEFA - DWSRF

Expenditures

CAPITAL

Community Facilities			
Tucker Road Water			
Treatment Facility	\$	<u>—</u>	\$ <u>705,400</u>
Category Total	\$	<u>—</u>	\$ <u>705,400</u>
Expenditure Total	\$	<u>—</u>	\$ <u>705,400</u>
Other Financing			
GEFA Loan	\$	<u>—</u>	\$ <u>705,400</u>
Other Financing Total	\$	<u>—</u>	\$ <u>705,400</u>
Annual Gain/(Loss)	\$	<u>—</u>	\$ <u>—</u>

Fund Balance				
Beginning	\$	—	\$	—
Ending	\$	—	\$	—

Section 4. The proprietary funds revenue and expenditure appropriations are:

WATER AND SEWERAGE SYSTEM  
REVENUE FUND

Revenues				
Charge for Services	\$	8,362,300	\$	8,943,200
Investment		50,100		6,100
Other Charge for Services		<u>3,300</u>		<u>10,100</u>
Revenue Total	\$	8,415,700	\$	8,959,400

Expenditures

PUBLIC WORKS

Support Services	\$	704,200	\$	827,800
Administration		64,100		92,300
Meters		874,100		1,114,800
Water Provision		1,486,300		1,416,000
Wastewater Treatment		1,643,900		1,622,500
Collection/Distribution		1,183,400		1,425,800
Westwood Trailer Park		—		72,100
Houston County Campus		—		15,500
Carroll Alley		—		48,500
Line Extensions		—		106,900
Line Improvements		—		18,700
Residential Program Assistant		—		<u>8,200</u>
Category Total	\$	<u>5,956,000</u>	\$	<u>6,769,100</u>

CAPITAL

Fixed Assets	\$	19,500	\$	39,900
Community Facilities		—		<u>147,600</u>
Category Total	\$	<u>19,500</u>	\$	<u>187,500</u>

DEPRECIATION

Depreciation	\$	<u>1,579,200</u>	\$	<u>1,589,500</u>
Category Total	\$	<u>1,579,200</u>	\$	<u>1,589,500</u>

DEBT SERVICE

Principal	\$	1,084,600	\$	905,300
Interest		<u>562,800</u>		<u>375,700</u>
Category Total	\$	<u>1,647,400</u>	\$	<u>1,281,000</u>

Expenditure Total	\$	9,219,100	\$	9,827,100
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Other Financing				
Transfer	\$	<u>(10,700)</u>	\$	<u>(180,200)</u>
Other Financing Total	\$	<u>(10,700)</u>	\$	<u>(180,200)</u>

Annual Gain/(Loss)	\$	(814,100)	\$	(1,047,900)
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Cash Balance				
Beginning	\$	4,262,500	\$	4,141,800
Ending	\$	5,027,600	\$	4,683,400



NATURAL GAS SYSTEM  
REVENUE FUND

Revenues			
Charge for Services	\$	5,176,000	\$ 5,696,100
Investment		10,000	1,800
Other Charges		<u>          </u>	<u>5,800</u>
Revenue Total	\$	5,186,000	\$ <u>5,703,700</u>

Expenditures

PUBLIC WORKS

Support Services	\$	287,900	\$ 390,900
Franchise Fee		169,900	164,900
Rebate		500	—
Public Awareness		5,100	5,800
Meters		—	28,900
Operations		481,300	493,100
DDA Gas Incentive		24,500	25,000
Supply		2,464,000	1,992,300
Jointly Owned National Gas		—	863,800
Mid-State Energy Commission		1,317,400	838,800
Line Extension		—	14,200
Residential Assistance		<u>          </u>	<u>4,700</u>
Category Total	\$	4,750,600	\$ <u>4,822,400</u>

CAPITAL

Fixed Assets	\$	<u>19,500</u>	\$ <u>19,500</u>
Category Total	\$	19,500	\$ <u>19,500</u>

DEPRECIATION

Depreciation	\$	<u>85,400</u>	\$ <u>89,500</u>
Category Total	\$	85,400	\$ <u>89,500</u>

DEBT SERVICE

Principal	\$	83,200	\$ 13,400
Interest		<u>132,700</u>	<u>900</u>
Category Total	\$	215,900	\$ <u>14,300</u>

Expenditure Total	\$	5,071,400	\$ 4,975,700
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Other Financing			
Transfer	\$	(261,700)	\$ (868,600)

Other Financing Total	\$	(261,700)	\$ (865,600)
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Annual Gain/(Loss)	\$	(147,300)	\$ (107,600)
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Cash Balance			
Beginning	\$	1,882,200	\$ 1,352,500
Ending	\$	1,734,500	\$ 1,334,400

SOLID WASTE SYSTEM  
REVENUE FUND

Revenues			
Charge for Services	\$	2,255,800	\$ 2,524,700
Investment		<u>300</u>	<u>300</u>
Revenue Total	\$	2,256,100	\$ <u>2,525,000</u>

Expenditures			
		PUBLIC WORKS	
Support Services	\$	196.000	\$ 248.300
Department of Public Works		1.971.800	2.102.700
Residential Assistance		—	<u>43.000</u>
Category Total	\$	<u>2.167.800</u>	\$ <u>2.384.000</u>
		CAPITAL	
Fixed Assets	\$	<u>149.600</u>	\$ <u>172.600</u>
Category Total	\$	149.600	\$ 172.600
		DEPRECIATION	
Depreciation	\$	<u>61.200</u>	\$ <u>70.000</u>
Category Total	\$	61.200	\$ 70.000
		DEBT SERVICE	
Principal	\$	52.500	\$ 33.300
Interest		<u>8.300</u>	<u>5.700</u>
Category Total	\$	<u>60.800</u>	\$ <u>39.000</u>
Expenditure Total	\$	2.439.400	\$ 2.675.600
Other Financing			
Lease	\$	149.600	\$ 174.900
Transfer	\$	<u>34.000</u>	<u>—</u>
Other Financing Total	\$	<u>183.600</u>	\$ <u>174.900</u>
Annual Gain/(Loss)	\$	300	\$ 24.300
Fund Balance			
Beginning	\$	452.700	\$ 475.300
Ending	\$	453.000	\$ 569.600

STORMWATER UTILITY DISTRICT  
REVENUE FUND

Revenue			
Charge for Service	\$	759.200	\$ 812.800
Investment		—	<u>100</u>
Revenue Total	\$	<u>759.200</u>	\$ <u>812.900</u>

Expenditures			
		PUBLIC WORKS	
Support Services	\$	118.600	\$ 162.800
Department of Public Works		233.900	300.500
Line Improvements		—	25.000
Department of Community			
Development	\$	—	117.400
Public Education		51.100	57.300
Inspections		94.600	—
Permitting		2.000	—
Residential Assistant		—	<u>8.700</u>
Category Total	\$	<u>499.600</u>	\$ <u>671.700</u>

CAPITAL

Community Facilities	\$	157,100	\$	187,200
Category Total	\$	157,100	\$	187,200

DEPRECIATION

Depreciation	\$	87,200	\$	85,400
Category Total	\$	87,200	\$	85,400

DEBT SERVICE

Principal	\$	65,300	\$	65,500
Investment	\$	5,700	\$	5,900
Category Total	\$	71,000	\$	71,400

Expenditure Total	\$	814,900	\$	1,015,700
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Other Financing	\$	6,000	\$	210,800
Transfer	\$	6,000	\$	210,800
Lease	\$	—	\$	68,100
Other Financing Total	\$	6,000	\$	278,900

Annual Gain/(Loss)	\$	(49,700)	\$	76,100
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Cash Balance	\$	101,000	\$	108,200
Beginning	\$	101,000	\$	108,200
Ending	\$	51,300	\$	269,700

GEFA ENERGY LOAN  
REVENUE FUND

Revenue	\$	100	\$	—
Charge for Services	\$	100	\$	—
Other Charge for Services	\$	—	\$	300
Revenue Total	\$	100	\$	300

Expenditures	\$	—	\$	100
Grant Administration	\$	—	\$	100
Expenditures Total	\$	—	\$	100

Annual Gain/(Loss)	\$	100	\$	200
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Cash Balance	\$	60,500	\$	68,400
Beginning	\$	60,500	\$	68,400
Ending	\$	60,600	\$	68,600

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

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

Section 7. This ordinance is effective upon adoption.

SO ORDAINED THIS \_\_\_\_\_ DAY OF DECEMBER 2021.

CITY OF PERRY

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

City Seal

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



Where Georgia comes together.

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

TO: Mayor/Council  
FROM: Lee Gilmour, City Manager  
DATE: November 24, 2021  
REFERENCE: FY – 2022 budget amendment

Attached is the recommended ordinance to amend the FY – 2022 Operating Budget for the below reasons:

1. Adjust for 2021 property tax billing.
2. Adjust revenues and expenditures based on activity.
3. Adjust budget for new positions authorized by council.
4. Shift Customer Service from the Office of the City Manager to Finance Department.
5. Add special revenue funds.
6. Add construction funds.

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

cc: Mr. R. Smith

**AN ORDINANCE  
TO AMEND THE FISCAL YEAR 2022  
OPERATING BUDGET**

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

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

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY ORDAINS** that the FY – 2022 Operating Budget is amended as follows:

Section 1. The General Fund revenue and expenditure appropriations are amended to read:

	FROM	TO
<b>Revenues</b>		
Taxes	\$ 12,053,700	\$ 13,223,100
Licenses/Permits	694,300	1,036,000
Intergovernmental	5,400	5,400
Charge for Services	5,466,700	5,529,100
Investment	8,000	4,600
Contribution	—	1,400
Other Charges	<u>655,200</u>	<u>727,200</u>
Revenue Total	\$ 19,461,500	20,526,800

**Expenditures**

<b>General Government</b>		
Office of the City Council	\$ 119,600	\$ 119,600
Office of the City Mayor	22,200	22,200
Policy Education	21,500	43,000
Office of the City Clerk	151,600	207,400
Office of the City Manager	1,425,600	752,700
Elections	15,700	15,700
Department of Administration	698,00	714,300
Finance Department	596,100	1,284,600
Office of the City Attorney	247,100	247,100
Information Technology	305,900	313,900
Employee Benefits	2,850,300	2,850,300
Directional Signage	—	28,400
Perry Municipal Court System	<u>554,800</u>	<u>580,000</u>
Category Total	\$ 7,003,400	\$ 7,179,200

**PUBLIC SAFETY**

Perry Police Department	\$ 4,846,300	\$ 5,067,500
Perry Fire and Emergency Services Department	1,076,300	1,076,300
Houston County E-911	<u>166,100</u>	<u>166,100</u>
Category Total	\$ 6,088,700	\$ 6,309,900

**PUBLIC WORKS**

Department of Public Works	\$ <u>2,675,800</u>	\$ <u>2,721,700</u>
Category Total	\$ 2,675,800	\$ 2,721,700



## HEALTH/WELFARE

Perry Volunteer Outreach	\$	<u>4,600</u>	\$	<u>4,600</u>
Category Total	\$	4,600	\$	4,600

## RECREATION

Department of Leisure Services	\$	597.700	\$	602.300
Recreation Donation		—		500
Youth Subsidies		<u>6,000</u>		<u>6,000</u>
Category Total	\$	603.700	\$	608.800

## HOUSING/ECONOMIC DEVELOPMENT

Department of Community Development	\$	1,173,000	\$	1,302,100
Housing		3,300		3,800
Houston County Land Bank		4,300		4,300
Planning Commission		12,100		12,100
Economic Development		147,500		319,600
Perry Area Chamber of Commerce		400		400
Middle Georgia Clean Air Coalition		3,500		3,500
21 <sup>st</sup> Century Partnership		10,400		10,400
City Partners		—		2,500
Downtown Development Authority for the City of Perry		500		1,400
Main Street Advisory Board Restricted Account		12,200		—
Perry-Houston County Airport Authority		—		1,400
Perry Area Historical Society		44,600		44,600
		<u>13,300</u>		<u>—</u>
Category Total	\$	1,424,600	\$	1,704,900

## CAPITAL

Fixed Assets	\$	<u>458,500</u>		<u>482,500</u>
Category Total	\$	458,500		482,500

## DEBT SERVICE

Principal	\$	793,300	\$	985,800
Interest		<u>473,500</u>		<u>507,100</u>
Category Total	\$	1,266,800	\$	1,492,900
Expenditure Total	\$	19,621,100	\$	20,504,300
Other Financing				
Transfers				
In	\$	267,500	\$	480,000
Out		(155,500)		(350,300)
Leases		458,500		482,500
Sale of Assets		—		<u>6,600</u>
Other Financing Total	\$	570,500	\$	618,800
Annual Gain/(Loss)	\$	410,900	\$	641,300
Fund Balance				
Beginning	\$	5,439,600	\$	6,554,800
Ending	\$	5,845,500	\$	7,196,100

Section 2. The special revenue funds revenue and expenditure appropriations are amended as follows:

CONFISCATED ASSETS  
SPECIAL REVENUE FUND

Revenue			
Fines/Forfeitures	\$	—	\$ 6,400
Revenue Total	\$	—	\$ 6,400
Expenditures			
PUBLIC SAFETY			
Perry Police Department	\$	—	\$ 13,800
Department Total	\$	—	\$ 13,800
Category Total	\$	—	\$ 13,800
Expenditures Total	\$	—	\$ 13,800
Annual Gain/(Loss)	\$	—	\$ (7,400)
Fund Balance			
Beginning	\$	—	\$ 136,300
Ending	\$	—	\$ 128,900

FEDERAL ARPA 2021  
SPECIAL REVENUE FUND

Revenue			
Intergovernmental	\$	—	\$ 2,970,000
Revenue Total	\$	—	\$ 2,970,000
Expenditures			
CAPITAL			
Water/Sewer Imps.	\$	—	\$ 209,300
Expenditures Total	\$	—	\$ 209,300
Annual Gain/(Loss)	\$	—	\$ 2,760,700
Fund Balance			
Beginning	\$	—	\$ (300)
Ending	\$	—	\$ 2,760,400

2019 CDBG  
SPECIAL REVENUE FUND

Revenue			
Intergovernmental	\$	—	\$ 177,100
Revenue Total	\$	—	\$ 177,100
Expenditures			
Housing/Economic Development			
Housing/Neighborhood Imps.	\$	—	\$ 152,400
Expenditure Total	\$	—	\$ 152,400
Annual Gain/(Loss)	\$	—	\$ 24,700
Fund Balance			
Beginning	\$	—	\$ (9,400)
Ending	\$	—	\$ 15,300

2020 CDBG  
SPECIAL REVENUE FUND

Revenue			
Intergovernmental	\$	—	\$ 91,100
Revenue Total	\$	—	<u>91,100</u>
Expenditures			
Housing/Economic Development			
Housing	\$	—	\$ 91,100
Expenditure Total	\$	—	<u>91,100</u>
Annual Gain/(Loss)	\$	—	\$ —
Fund Balance			
Beginning	\$	—	\$ —
Ending	\$	—	\$ —

MUNICIPAL COURT TECHNOLOGY  
SPECIAL REVENUE FUND

Revenue			
Charge for Service	\$	—	\$ 29,500
Revenue Total	\$	—	<u>29,500</u>

GENERAL GOVERNMENT

Municipal Court	\$	—	\$ 14,600
Category Total	\$	—	<u>14,600</u>

PUBLIC SAFETY

Perry Police Department	\$	—	\$ 37,300
Category Total	\$	—	<u>37,300</u>
Expenditure Total	\$	—	\$ 51,900
Annual Gain/(Loss)	\$	—	\$ (22,400)
Fund Balance			
Beginning	\$	—	\$ 84,500
Ending	\$	—	\$ 62,100

FIRE PROTECTION UTILITY DISTRICT  
SPECIAL REVENUE TOTAL

Revenue			
Licenses/Permits	\$	3,500	\$ 3,500
Charge for Services		2,823,000	2,823,000
Investment		—	100
Revenue Total	\$	<u>2,826,500</u>	<u>\$ 2,826,600</u>

Expenditures

PUBLIC SAFETY

Support Services	\$	210.800	\$	210.800
Perry Fire and Emergency Services Department		2,297.200		2,297.200
Residential Utility Assistance		<u>43.600</u>		<u>43.600</u>
Expenditures Total	\$	3,221.600	\$	3,221.600

CAPITAL

Fixed Assets	\$	<u>107.600</u>	\$	<u>107.600</u>
Category Total	\$	107.600	\$	107.600

DEBT SERVICE

Principal	\$	192.500	\$	—
Interest		<u>33.600</u>		<u>—</u>
Category Total	\$	226.100	\$	—
Expenditures Total	\$	3,553.300	\$	3,329.200
Other Financing Transfers				
In	\$	211.400	\$	448.800
Leases		<u>107.600</u>		<u>107.600</u>
Other Financing Total	\$	319.000		556.400
Annual Gain/(Loss)	\$	(407.800)	\$	448.800
Fund Balance				
Beginning	\$	(109.500)	\$	105.400
Ending	\$	(432.100)	\$	554.200

HOTEL/MOTEL TAX  
SPECIAL REVENUE FUND

Revenue				
Tax	\$	895.500	\$	1,100.600
Investment		<u>100</u>		<u>100</u>
Revenue Total	\$	895.600	\$	1,100.700

Expenditures

GENERAL PURPOSE

Support Services	\$	29.900	\$	33.900
Department of Public Works		186.100		179.200
Downtown Development Authority of the City of Perry		—		41.700
Georgia National Fairgrounds		—		43.600
Classic Main Street		91.900		96.900
Main Street Advisory Board		<u>10.900</u>		<u>900</u>
Section Total	\$	318.800	\$	399.200

TOURISM PROMOTION

Perry Area Convention and Visitors Bureau Authority	\$	357.600	\$	361.100
Perry Area Chambers of Commerce		<u>23.000</u>		<u>23.000</u>
Section Total	\$	<u>380.600</u>	\$	<u>384.100</u>

TOURISM DEVELOPMENT

Special Events Admin		106.300		—
City Events		107.700		86.400
Perry Events Center		—		31.600
Heritage Oaks Park		—		66.100
Perry Area Historical Society		<u>—</u>		<u>23.300</u>
Section Total	\$	<u>221.000</u>	\$	<u>207.400</u>
Expenditures Total	\$	920.400	\$	990.700
Annual Gain/(Loss)	\$	(24.800)	\$	110.000
Fund Balance				
Beginning	\$	78.000	\$	77.900
Ending	\$	53.200	\$	187.900

Section 3. The construction funds revenue and expenditure appropriations are amended as follows:

SPLOST 18  
CONSTRUCTION FUND

Revenue				
Intergovernmental	\$	—	\$	152.200
Investment		<u>—</u>		<u>400</u>
Revenue Total	\$	<u>—</u>	\$	<u>152.600</u>
Expenditures				
Streets/Sidewalks	\$	—	\$	37.300
Public Safety		—		39.600
Water/Sewer		—		2.700
Recreation/Parks		<u>—</u>		<u>147.200</u>
Expenditures Total	\$	<u>—</u>	\$	<u>226.800</u>
Annual Gain/(Loss)	\$	—	\$	(74.200)
Fund Balance				
Beginning	\$	—	\$	2,007.700
Ending	\$	—	\$	1,933.500

GENERAL CAPITAL  
CONSTRUCTION FUND

Revenue				
Investment	\$	<u>—</u>	\$	<u>100</u>
Revenue Total	\$	<u>—</u>	\$	<u>100</u>
Expenditures				
Transfer Station	\$	—	\$	225.600
PEBS Bldg. Imps.		<u>—</u>		<u>300</u>
Expenditures Total	\$	<u>—</u>	\$	<u>225.900</u>

Fund Balance			
Beginning	\$	—	\$ 272.600
Ending	\$	—	\$ 46.800

PERRY PUBLIC FACILITIES AUTHORITY  
CONSTRUCTION FUND

Expenditures			
Bear Branch Sewer	\$	—	\$ 26.100
Langston Road RSDP		—	8.000
Expenditure Total	\$	—	\$ 34.100
Other Financing			
PPFA	\$	—	\$ 34.100
Other Financing Total	\$	—	\$ 34.100
Annual Gain/(Loss)	\$	—	\$ —
Fund Ending			
Beginning	\$	—	\$ —
Ending	\$	—	\$ —

LOCAL MAINTENANCE AND IMPROVEMENT GRANT  
CONSTRUCTION FUND

Revenue			
Investment	\$	—	\$ 100
Revenue Total	\$	—	\$ 100
Fund Balance			
Beginning	\$	—	\$ 297.500
Ending	\$	—	\$ 297.600

Section 4. The proprietary funds revenue and expenditure appropriations are amended as follows:

WATER AND SEWERAGE SYSTEM  
REVENUE FUND

Revenues			
Charge for Services	\$	9,549.000	\$ 9,599.000
Investments		6.100	5.800
Other Charges		—	14.500
Revenue Total	\$	9,555.100	\$ 9,619.300

Expenditures

PUBLIC WORKS

Support Services	\$	811.000	\$ 811.000
Administration		46.800	50.800
Meters		1,380.700	1,387.900
Water Provision		1,460.600	1,485.100
Wastewater Treatment		1,572.500	1,572.500
Distribution /Collection		1,215.100	1,291.600
Residential Utility Assistance		9.100	12.100
Category Total	\$	6,495.800	\$ 6,611.000

CAPITAL

Fixed Assets	\$	210,700	\$	210,700
Community Facilities		<u>          </u>		<u>130,600</u>
Category Total	\$	210,700	\$	341,300

DEPRECIATION

Depreciation	\$	<u>1,770,100</u>	\$	<u>1,729,400</u>
Category Total	\$	1,770,100	\$	1,729,400

DEBT SERVICE

Principal	\$	1,159,400	\$	1,159,400
Interest		<u>544,200</u>		<u>544,200</u>
Category Total	\$	1,703,600	\$	1,703,600

Expenditure Total	\$	10,180,200	\$	10,385,300
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Other Financing				
Transfer				
Out	\$	(136,500)	\$	(330,300)
Lease		<u>210,700</u>		<u>210,700</u>
Other Financing Total	\$	550,900	\$	(119,600)

Annual Gain/(Loss)	\$	(550,900)	\$	(885,600)
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Cash Balance				
Beginning	\$	4,906,900	\$	4,683,400
Ending	\$	6,126,100	\$	5,527,200

NATURAL GAS SYSTEM  
REVENUE FUND

Revenues				
Charge for Services	\$	3,613,800	\$	4,188,300
Investment		<u>3,000</u>		<u>1,400</u>
Revenue Total	\$	3,616,800	\$	4,189,700

Expenditures

PUBLIC WORKS

Support Services	\$	380,900	\$	380,900
Administration		152,100		182,100
Meters		135,000		225,800
Operations		615,700		605,400
Supply		2,079,400		2,214,600
Residential Utility Assistance		5,000		5,000
Mid-State		<u>          </u>		<u>439,300</u>
Category Total	\$	3,368,100	\$	4,053,100

CAPITAL

Community Facilities	\$	<u>          </u>	\$	<u>97,900</u>
Category Total	\$	<u>          </u>	\$	97,900



DEPRECIATION

Depreciation	\$	<u>73,700</u>	\$	<u>77,500</u>
	\$	73,700	\$	77,500

DEBT SERVICE

Principal	\$	12,000	\$	12,000
Interest		<u>600</u>		<u>600</u>
Category Total	\$	12,600	\$	12,600
Expenditures Total	\$	3,534,400	\$	4,241,000
Other Financing Transfer				
Out	\$	<u>(186,900)</u>	\$	<u>(174,500)</u>
Other Financing Total	\$	(186,900)	\$	(174,500)
Annual Gain/Loss	\$	(104,500)	\$	(225,800)
Fund Balance				
Beginning	\$	1,290,800	\$	1,334,400
Ending	\$	1,327,000	\$	1,186,100

SOLID WASTE SYSTEM  
REVENUE FUND

Revenues				
Charge for Services	\$	2,416,600	\$	2,416,600
Investment		<u>300</u>		<u>200</u>
Revenue Total	\$	2,416,900	\$	2,416,800

Expenditures

PUBLIC WORKS

Support Services	\$	230,500	\$	230,500
Department of Public Works		2,008,200		2,124,600
Residential Utility Assessment		<u>42,000</u>		<u>46,000</u>
Category Total	\$	2,280,700	\$	2,401,100

CAPITAL

Fixed Assets	\$	<u>—</u>	\$	<u>150,000</u>
Category Total	\$	—	\$	150,000

DEPRECIATION

Depreciation	\$	<u>44,400</u>	\$	<u>104,300</u>
Category Total	\$	44,400	\$	104,300

DEBT SERVICE

Principal	\$	72,800	\$	72,800
Interest		<u>8,400</u>		<u>8,400</u>
Category Total	\$	81,200	\$	81,200
Expenditure Total	\$	2,406,300	\$	2,736,600

Other Financing  
Transfer

Totter Sale	\$	<u>          —</u>	\$	<u>280,000</u>
Other Financing Total	\$	<u>          —</u>	\$	<u>280,000</u>
Annual Gain/(Loss)	\$	10,600	\$	(39,800)
Fund Balance				
Beginning	\$	536,800	\$	569,600
Ending	\$	591,800	\$	634,100

STORMWATER UTILITY DISTRICT  
REVENUE FUND

Revenue				
Charge for Service	\$	795,900	\$	795,900
Investment		<u>          —</u>		<u>100</u>
Revenue Total	\$	<u>795,900</u>	\$	<u>796,900</u>

Expenditures

PUBLIC WORKS

Support Services	\$	161,100	\$	161,100
Administration		41,000		56,500
Department of Public Works		253,100		278,800
Department of Community Development		115,400		107,800
Residential Utility Assist.		<u>8,200</u>		<u>9,200</u>
Category Total	\$	<u>578,800</u>	\$	<u>613,400</u>

CAPITAL

Fixed Assets	\$	<u>38,000</u>	\$	<u>63,900</u>
Category Total	\$	<u>38,000</u>	\$	<u>63,900</u>

DEPRECIATION

Depreciation	\$	<u>96,600</u>	\$	<u>100,700</u>
Category Total	\$	<u>96,600</u>	\$	<u>100,700</u>

DEBT SERVICE

Principal	\$	75,600	\$	75,600
Interest		<u>4,100</u>		<u>4,100</u>
Category Total	\$	<u>79,700</u>	\$	<u>79,700</u>

Expenditure Total	\$	793,100	\$	857,700
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Annual Gain/(Loss)	\$	40,800	\$	(61,100)
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Cash Balance				
Beginning	\$	145,700	\$	269,700
Ending	\$	283,100	\$	309,300

GEFA ENERGY LOAN  
REVENUE FUND

Revenues				
Investment	\$	<u>          —</u>	\$	<u>100</u>
Revenue Total	\$	<u>          —</u>	\$	<u>100</u>

Annual Gain/(Loss)	\$	—	\$	100
Cash Balance				
Beginning	\$	—	\$	68,600
Ending	\$	—	\$	68,700

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

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

Section 7. This ordinance is effective upon adoption.

SO ORDAINED THIS \_\_\_\_\_ DAY OF DECEMBER 2021.

CITY OF PERRY

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

City Seal

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

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2022-14  
 Community Development (PEBS)  
 Parking Lot Paving

**M&CC Meeting Date:** 12/7/2021

**Funding Source:** General Capital Projects Fund

**Budgeted Expense?** No


<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Sam Hall & Sons	\$ 63,416.25
JW Shuttlesworth	\$ 75,000.00
Griffin Grading & Concrete	\$ 86,547.50
Reeves Construction	\$ 88,440.00

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

**Department Recommendation:**

Vendor:	Sam Hall & Sons
Amount:	\$ 63,416.25
Department:	Community Development
Department Representative:	Chad McMurrian, Engineering Svcs Manager

**Purchasing Agent Recommendation:**

Vendor:	Sam Hall & Sons
Amount:	\$ 63,416.25
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



November 30, 2021

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

RE ***Recommendation of Award – Community Development Parking Lot Paving  
SEC Project # 1216***

Dear Mr. McMurrian;

On Tuesday, November 30, the City opened three bids on the subject project with the results outlined below:

<b><i>Bidder</i></b>	<b><i>Bid Amount</i></b>
Sam Hall & Sons	\$63,416.25
JW Shuttlesworth	\$75,000.00
Griffin Grading & Concrete	\$86,547.50
Reeves Construction	\$88,440.00

We recommend awarding the Contract for the subject project to the Sam Hall & Sons, in the amount of \$63,416.25. 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

**Community Development Parking Lot Paving**

**Bid Tabulations**

Bid Date: November 30, 2021  
SEC Project # 1216

Item	Qty	Unit	Description	Sam Hall & Son, Inc		JW Shuttlesworth		Griffin
				Unit Price	Extension	Unit Price	Extension	Unit Price
1	1	Lump	Soil Erosion Control	\$1,750.00	\$1,750.00	\$4,100.00	\$4,100.00	\$7,280.00
2	1	Lump	Signing and Marking	\$1,750.00	\$1,750.00	\$2,700.00	\$2,700.00	\$2,340.00
3	1	Lump	210-0100 Grading Complete	\$13,600.00	\$13,600.00	\$26,467.50	\$26,467.50	\$14,300.00
4	205	Ton	310-1101 Graded Aggregate Base Course, Including Material	\$63.25	\$12,966.25	\$39.50	\$8,097.50	\$71.50
5	120	Ton	402-3130 Recycled Asphalt Concrete 12.5 mm Superpave TP 1, GP 2 Only	\$225.00	\$27,000.00	\$183.00	\$21,960.00	\$325.00
6	10	Lin Ft	441-0104 Concrete Sidewalk, 4In	\$175.00	\$1,750.00	\$187.50	\$1,875.00	\$78.00
7	14	Each	Concrete Wheel Stops	\$150.00	\$2,100.00	\$200.00	\$2,800.00	\$260.00
8	1	Lump	700-6910 Permanent Grassing	\$2,500.00	\$2,500.00	\$7,000.00	\$7,000.00	\$4,550.00
				<b>\$63,416.25</b>		<b>\$75,000.00</b>		

I certify that the unit prices shown above accurately reflect those opened from each bidder on November 30, 2021. The extensions and totals accurately reflect the mathematical results from multiplying the unit price by the bid quantity.

Rick Saunders, PE

**Bid Submittal Summary Sheet**

**Bid Title/Number:** 2022-15  
Hafley Park  
Parking Lot Paving

**M&CC Meeting Date:** 12/7/2021

**Funding Source:** 2018 SPLOST Fund

**Budgeted Expense?** Yes

<b>Responsive Bidders:</b>	<b>Bid Amount</b>
Sam Hall & Sons	\$ 70,371.25
JW Shuttlesworth	\$ 75,000.00
Griffin Grading & Concrete	\$ 84,994.00
Reeves Construction	\$ 95,785.00


**Posting Sources:**

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>

**Department Recommendation:**

Vendor:	Sam Hall & Sons
Amount:	\$ 70,371.25
Department:	Community Development
Department Representative:	Chad McMurrin, Engineering Svcs Manager

**Purchasing Agent Recommendation:**

Vendor:	Sam Hall & Sons
Amount:	\$ 70,371.25
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



November 30, 2021

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

RE ***Recommendation of Award – Hafley Park Parking Lot Paving  
SEC Project # 1215***

Dear Mr. McMurrian;

On Tuesday, November 30, the City opened three bids on the subject project with the results outlined below:

<b><i>Bidder</i></b>	<b><i>Bid Amount</i></b>
Sam Hall & Sons	\$70,371.25
JW Shuttlesworth	\$75,000.00
Griffin Grading & Concrete	\$84,994.00
Reeves Construction	\$95,785.00

We recommend awarding the Contract for the subject project to the Sam Hall & Sons, in the amount of \$70,371.25. 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



**Hafley Park Parking Lot Paving  
Bid Tabulations**

Bid Date: November 30, 2021  
SEC Project #: 1215

Item	Qty	Unit	Description	Sam Hall & Son, Inc		JW Shuttlesworth		Griffin
				Unit Price	Extension	Unit Price	Extension	Unit Price
1	1	Lump	Soil Erosion Control	\$1,750.00	\$1,750.00	\$8,500.00	\$8,500.00	\$9,750.00
2	1	Lump	Signing and Marking	\$2,350.00	\$2,350.00	\$4,000.00	\$4,000.00	\$3,510.00
3	1	Lump	210-0100 Grading Complete	\$18,750.00	\$18,750.00	\$21,088.95	\$21,088.95	\$12,480.00
4	245	Ton	310-1101 Graded Aggregate Base Course, Including Material	\$63.25	\$15,496.25	\$39.79	\$9,748.55	\$71.50
5	85	Ton	402-3130 Recycled Asphalt Concrete 12.5 mm Superpave TP 1, GP 2 Only	\$235.00	\$19,975.00	\$199.00	\$16,915.00	\$325.00
6	9	Each	Concrete Wheel Stops	\$150.00	\$1,350.00	\$200.00	\$1,800.00	\$260.00
7	50	Sq Yd	441-4030 Concrete Valley Gutter, 6"	\$75.00	\$3,750.00	\$118.00	\$5,900.00	\$93.60
8	115	Lin Ft	441-6012 Concrete Curb & Gutter, 6"x24", TP2	\$30.00	\$3,450.00	\$26.50	\$3,047.50	\$22.10
9	1	Lump	700-6910 Permanent Grassing	\$3,500.00	\$3,500.00	\$4,000.00	\$4,000.00	\$4,550.00
				<b>\$70,371.25</b>		<b>\$75,000.00</b>		

I certify that the unit prices shown above accurately reflect those opened from each bidder on November 30, 2021. The extensions and totals accurately reflect the mathematical results from multiplying the unit price by the bid quantity.

Rick Saunders, PE

**A RESOLUTION TO AMEND  
THE CITY OF PERRY  
POSITION CLASSIFICATION PLAN**

**WHEREAS**, the special events section has added a staff member; and

**WHEREAS**, there is a need to adjust the supervision position to account for the position management;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY HEREBY RESOLVES** that the Position Classification Plan (Position) Classification Schedule is amended as follows:

Section 1. Housing/Economic Development is amended by:

Delete

Special Events Administrator I	\$ 62.100	—	\$ 94,000
Special Events Administrator II	65.800	—	99,600
Senior Special Events Administrator	70.100	—	106,100

Add

Special Events Manager I	\$ 62.100	—	\$ 94,000
Special Events Manager II	65.800	—	99,000
Senior Special Events Manager	70.100	—	106,100

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

CITY OF PERRY

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

City Seal

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



Where Georgia comes together.

**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor/Council  
**FROM:** Lee Gilmour, City Manager  
**DATE:** November 23, 2021  
**REFERENCE:** Amending position classification plan

With the special events staff increase the Administration recommends council approve the attached resolution amending the City of Perry Position Classification Plan. This change is to account for the supervision duties of the Special Events Administrator.

The recommended job classifications are attached for your review.



Where Georgia comes together.

## **Special Events Manager I**

Department: City Manager

Position Status: Full Time

FLSA Status: Exempt

Date Job Description Approved:

### *Job Summary*

The Special Events Manager I is responsible for the day-to-day functions of event planning and execution, in addition to revision and new event recruitment. Serving as a contact for vendors, partners, sponsors, and the community, the Special Events Manager I is accountable for the vital tasks of booking, billing for services, and overseeing the event from initial conception to final completion.

### *Essential Tasks*

- Network and identify potential opportunities for partnerships at the local and regional level and create connections to capitalize on those opportunities.
- Develop a list of reliable subcontractors that make planning each event a simple process.
- Directly participate in events and serve as a direct point of contact for attendees and vendors throughout the entirety of the event.
- Conduct follow-up and vendor satisfaction outreach through surveys and direct communication.
- Create summary reports on key performance indicators and deliver them to the Senior Special Events Manager and City leadership as appropriate, leveraging the data gathered from City events to recommend enhancements to future event programming.
- Develop event strategies, budgets, financials, and ROI measurements.

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

- Proficient in Microsoft Office suite of applications.
- Demonstrated skill in management and marketing.
- Demonstrated public speaking and networking skills.
- Possess a high degree of organization and ability to maintain an accurate schedule.
- Bookkeeping skills.
- Skill in graphic design and corresponding software.
- Proficient in current social media platforms.
- General photography skills.

Supervision Received and/or Exercised

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- Position reports to assigned management.
- Position is responsible for training, supervision, and evaluation of those employees assigned to division (Special Events Coordinator I, II, and Senior) and will routinely lead and coordinate task groups, volunteers, vendors, and other event stakeholders.

Physical Demands

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Class E criteria job demand.

Work Environment

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- Work is routinely performed in both indoor and outdoor environments, with potential exposure to adverse weather conditions.
- Frequent weekend and evening obligations for event implementation and coordination.

Minimum Qualifications

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- Associate degree and/or experience in marketing, hospitality, or related field preferred.
- Minimum three years of event planning experience, including at least one year of management and training experience indicating increased complexity of duties and responsibilities.

*Revised 11.19.2021*



**Where Georgia comes together.**

## **Special Events Manager II**

Department: City Manager

Position Status: Full Time

FLSA Status: Exempt

Date Job Description Approved:

### *Job Summary*

The Special Events Manager II is responsible for full-spectrum event organization and execution, to include planning and launching new events and improving upon existing events. The incumbent leverages his/her vision, communication, event planning, and logistical skills to ensure unique and efficient special events programming for the City. This position serves as the primary contact for City-sponsored events and understands the competitive landscape of events, ensuring detailed planning by assigned staff that results in a memorable and enjoyable experience for City residents and visitors alike.

### *Essential Tasks*

- Develop, implement, and coordinate annual special events calendar and associated events for the City.
- Serve as the primary coordination point between all pertinent City departments and event partners (e.g., community partners, vendors, sponsors, etc.) in ensuring all events are well-planned, communicated, and implemented.
- Ensure a varied event schedule that appeals to the varied demographics found in the City of Perry.
- Train and coordinate designated special events staff in Police, Fire, and Public Works departments.
- Market and promote all City events across varied mediums.
- Track and maintain data pertaining to event success metrics.
- Remain current on event trends and events in other communities, making recommendations as necessary to keep the City's special events profile relevant and engaging.

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

- Proficient in the Microsoft Office suite of applications.
- Demonstrated skill in management and marketing.
- Demonstrated public speaking and networking skills.
- Possess a high degree of organization and ability to maintain an accurate schedule.
- Bookkeeping skills.
- Skill in graphic design and corresponding software.
- Proficient in current social media platforms.
- General photography skills.

### Supervision Received and/or Exercised

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- Position will report directly to assigned management.
- Position is responsible for training, supervision, and evaluation of those employees assigned to division (Special Events Coordinator I, II, and Senior) and will routinely lead and coordinate task groups, volunteers, vendors, and other event stakeholders.

### Physical Demands

---

Class E criteria job demand.

### Work Environment

---

- Work is routinely performed in both indoor and outdoor environments, with potential exposure to adverse weather conditions.
- Frequent weekend and evening obligations required for event implementation and coordination.

### Minimum Qualifications

---

- Bachelor's degree in marketing, hospitality, or related field preferred, or equivalent combination of education, training, and experience.
- Minimum six years of event planning experience, including at least three years of management and training experience indicating increased complexity of duties and responsibilities.

*Revised 11.19.2021*



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## Senior Special Events Manager

Department: City Manager

Position Status: Full Time

FLSA Status: Exempt

Date Job Description Approved:

### Job Summary

Operating under the direction of the City Manager, the Senior Special Events Manager will be the primary person the guests, staff, vendors, and other management look to as the leader of an event. This position coordinates the administrative and logistical aspects of all city-sponsored events, acting as the key contributor to the successful outcome of each event. It is the incumbent's responsibility to understand the strategic vision of the City and ensure that all functions of the department align with the goals set forth by City leadership, in addition to ensuring the outcome of all City-sponsored events furthers the mission of the department and City.

### Essential Tasks

- Manages all aspects of public relations efforts for special events, in coordination with the Communications Administrator, including advertisements, publications, media response efforts, and interviews.
- Develops comprehensive and engaging event proposals that meet the requirements of the City of Perry's strategic plan vision.
- Participates in committees and leads staff in defining event requirements and reviewing related functional requirements related to various assigned projects.
- Identifies trends by researching local, regional, and national events and makes recommendations for implementation.
- Attends local and regional training sessions as relevant to learn best practices.
- Determines opportunities for grant funding, partnerships, in-kind donations, and other sources for revenue growth.
- Facilitates and directs pre- and post-event discussions with affiliated departments and City Leadership.
- Defines visions, goals, plans, and concepts for attendance growth and longevity.

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

- Proficient in the Microsoft Office suite of applications.
- Demonstrated skill in management and marketing.
- Demonstrated public speaking and networking skills.
- Possess a high degree of organization and ability to maintain an accurate schedule.
- Bookkeeping skills.



- Skill in graphic design and corresponding software.
- Proficient in current social media platforms.
- General photography skills.

#### Supervision Received and/or Exercised

---

- Incumbent will report directly to assigned management.
- Incumbent will directly supervise the Special Events Coordinator I, II, and Senior.

#### Physical Demands

---

Class E criteria job demand.

#### Work Environment

---

- Work is routinely performed in both indoor and outdoor environments, with potential exposure to adverse weather conditions.
- Frequent weekend and evening obligations required for event implementation and coordination.

#### Minimum Qualifications

---

- Associate degree in marketing, hospitality, or a related field is required; master's degree is preferred.
- Minimum ten years of direct event oversight experience, including at least five years of management and hands-on training experience indicating increased complexity of duties and responsibilities.

*Revised 11.19.2021*



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**OFFICE OF THE CITY MANAGER**

**MEMORANDUM**

**TO:** Mayor/Council  
Perry Public Facilities Authority

**FROM:** Lee Gilmour, City Manager

**DATE:** November 23, 2021

**REFERENCE:** Shift of monies

The Administration requests the Council and the Authority approve the shift of \$ 2,344,800 in Perry Public Facilities Authority Revenue Bond 2019 from the gas main upgrade to the new city hall purchase and renovation. The required renovation costs substantially exceeds the original projection. Additionally, the natural gas main projects were substantially less than the budget.

PPFA Revenue Bond 2019

Gas System		
Original allocation	\$	3,600,000
Main upgrade		722,246
Sr 127 relocation		<u>532,862</u>
Balance	\$	2,344,892

The city would be responsible for the debt service.

If you have any questions, do not hesitate to contact me.

**cc:** Ms. B. Newby  
Mr. R. Smith

November 30, 2021

Perry Public Facilities Authority  
Perry, Georgia

Mayor and Council of the City of Perry  
Perry, Georgia

Re: \$7,710,000 PERRY PUBLIC FACILITIES AUTHORITY REVENUE BONDS (CITY OF PERRY PROJECTS), SERIES 2019

To the Addressees:

We acted as bond counsel in connection with the issuance by the Perry Public Facilities Authority (the "Authority") of its REVENUE BONDS (CITY OF PERRY PROJECTS), SERIES 2019, in the aggregate principal amount of \$7,710,000 (the "Bonds") issued on April 3, 2020. In accordance with the contract, entered into as of the date of the Bonds (the "Contract"), by and between the Authority and the City of Perry (the "City"), Section 4.04 of the Contract provides that the City may amend the description of the Projects (as defined in the Contract) to provide for additions or deletions from such descriptions of the Projects.

We have reviewed a memorandum dated November 23, 2021 from the City Manager of the City to the Authority outlining a proposed change to the Projects and allocating proceeds of the Bonds to such revised Projects. In connection with the opinions rendered herein, we have examined and relied upon certain documents provided to us by the City and upon certain correspondence with Brooke P. Newby, Esq., counsel for the Authority and counsel for the City.

It is our opinion that the proposed amendments to the description of the Projects may be financed under provisions of the act of the General Assembly of Georgia by which the Authority was created (Ga. Laws 2015, p. 4167 *et seq.*) and such amendment will not cause interest on the Bonds to be includable in gross income of the holders of the Bonds for federal income tax purposes. The opinion set forth in the preceding sentence is subject to the condition that the Authority and the City continue to comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied in the expenditure of the proceeds of the Bonds in order that the interest thereon be, and continue to be, excludable from gross income for federal income tax purposes.

Perry Public Facilities Authority, et al.  
November 30, 2021  
Page 2 of 2

This opinion is given as of its date, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that hereafter may come to our attention or any changes in law that may occur hereafter.

Very truly yours,

GRAY PANNELL & WOODWARD LLP



Jonathan B. Pannell

2019 BOND PERRY PUBLIC FACILITIES PROJECT COST SUMMARY										
		62236	62222	61422	77085	47520	44410	42851	62239	77315
Date	Vendor	Heritage	Legacy	Creekwood Splashpad	Perry Branch	Gas System Upgrade	Lift Station	New City Hall	Cherokee Park	SR 127 Gas Main Relocation
4/5/2019	Pyles Plumbing	-	-	-	-	-	204,398.07	-	-	-
4/5/2019	City of Perry	-	-	-	-	-	472.00	-	-	-
4/10/2019	City of Perry General Fund	-	-	-	-	-	-	500,000.00	-	-
4/10/2019	City of Perry Gen Capital Proj	-	-	-	-	-	-	-	315,125.61	-
4/10/2019	City of Perry 12 SPLOST	-	-	-	-	-	7,420.84	-	-	-
5/13/2019	City of Perry 12 SPLOST	-	-	-	-	-	3,313.50	-	-	-
5/16/2019	City of Perry General Fund	-	-	-	-	-	50,474.70	-	-	-
5/28/2019	Walker Hulbert Gray & Moore	60.00	-	-	-	-	-	-	-	-
6/5/2019	Cherokee Pines	-	-	-	-	-	-	-	250,000.00	-
6/5/2019	Robert Tuggle	-	-	-	-	-	-	1,267.00	-	-
6/5/2019	R Jeffery Lasseter	-	-	-	-	-	-	175.00	-	-
6/5/2019	GWES	-	-	-	-	-	6,561.00	-	-	-
6/12/2019	Preston Geotechnical	-	-	-	-	-	3,350.00	-	-	-
6/12/2019	City of Perry SPLOST	-	-	-	-	-	2,295.75	-	-	-
7/5/2019	City of Perry General Fund	-	-	-	-	-	288,305.23	-	-	-
7/19/2019	City of Perry General Fund	-	-	-	-	100.00	-	-	-	-
8/14/2019	City of Perry General Fund	-	-	-	-	-	-	250.00	-	-
9/4/2019	Pyles Plumbing	-	-	-	-	-	26,960.00	-	-	-
9/11/2019	City of Perry	-	-	-	-	-	-	706.00	-	-
9/25/2019	Southern Dirtwork	-	-	-	-	-	-	36,900.00	-	-
10/9/2019	Walker Hulbert Gray & Moore	75.00	-	-	-	717.50	-	350.00	-	-
10/9/2019	Southern Dirtwork	-	-	-	-	-	-	18,900.00	-	-
10/16/2019	Southern Dirtwork	-	-	-	-	-	-	40,225.00	-	-
10/30/2019	Southern Dirtwork	-	-	-	-	-	-	17,680.00	-	-
12/5/2019	City of Perry	-	-	-	-	-	500.00	-	-	-
12/12/2019	City of Perry	-	-	4,467.63	-	-	-	-	-	-
12/20/2019	GWES	440.00	440.00	-	-	-	-	-	-	-
12/20/2019	Parrish Construction	-	50,840.78	-	-	-	-	-	-	-
12/20/2019	City of Perry 18 SPLOST	-	-	61,270.65	-	-	-	322.00	-	-
1/9/2020	Cherokee Pines	-	-	-	-	-	-	-	270,076.57	-
1/15/2020	City of Perry	191,108.62	98,274.60	-	-	-	-	-	3,295.00	-
1/22/2020	City of Perry	1,162.50	3,592.50	-	-	-	-	-	-	-

2019 BOND PERRY PUBLIC FACILITIES PROJECT COST SUMMARY										
		62236	62222	61422	77085	47520	44410	42851	62239	77315
Date	Vendor	Heritage	Legacy	Creekwood Splashpad	Perry Branch	Gas System Upgrade	Lift Station	New City Hall	Cherokee Park	SR 127 Gas Main Relocation
1/23/2020	City of Perry	-	-	61,060.05	-	-	-	-	-	-
2/6/2020	City of Perry	-	216,182.97	-	-	-	-	-	-	-
2/12/2020	City of Perry	35,028.53	-	-	-	-	-	-	-	-
2/13/2020	City of Perry Gen Capital Proj	-	-	-	-	16,205.00	-	-	-	-
2/14/2020	City of Perry (Keck & Wood)	-	-	-	-	17,605.72	-	-	-	-
2/20/2020	City of Perry	1,052.50	1,052.50	-	-	-	-	-	-	-
3/4/2020	City of Perry	-	-	-	-	6,933.75	13,448.80	-	-	-
3/11/2020	City of Perry	7,079.97	111,469.41	-	-	-	-	-	-	-
3/18/2020	City of Perry	1,320.01	-	-	-	136,266.90	-	2,000.00	-	-
4/9/2020	City of Perry	320.00	320.00	-	-	3,058.50	-	-	-	-
4/20/2020	City of Perry	-	197.50	-	-	-	-	-	-	-
4/30/2020	Reclass Expenditures	-	-	-	-	-	1,835.00	-	(3,295.00)	-
5/1/2020	City of Perry Gen Fund Reimb	-	-	-	-	-	-	(127,566.00)	-	-
5/8/2020	City of Perry (Parrish Const & JE)	72,859.67	83,786.79	-	-	55,373.79	-	-	-	-
5/13/2020	City of Perry (Keck & Wood)	-	-	-	-	5,587.50	-	-	-	-
5/30/2020	City of Perry (JECON)	-	-	-	-	86,370.61	-	-	-	-
6/3/2020	City of Perry (Keck & Wood)	-	-	-	-	4,372.50	-	-	-	-
6/10/2020	City of Perry (GWES)	-	-	-	-	-	995.00	-	-	-
6/24/2020	City of Perry (GWES & JECON)	16,539.25	539.25	-	4,482.50	203,922.97	-	-	-	-
6/30/2020	City of Perry	-	-	-	43,645.56	-	-	-	-	-
8/12/2020	City of Perry	2,200.00	60.00	-	-	-	-	-	-	-
8/19/2020	City of Perry	456.00	-	-	-	-	-	-	-	-
8/26/2020	City of Perry	1,365.00	-	-	16,890.00	-	-	-	-	-
8/26/2020	City of Perry 18 SPLOST	-	-	-	-	-	7,400.00	-	-	-
9/4/2020	City of Perry	-	13,200.00	-	-	-	-	-	-	-
9/9/2020	City of Perry	-	-	-	40.00	-	-	168.00	-	-
9/30/2020	City of Perry	-	-	-	-	71,485.63	-	-	-	-
10/21/2020	City of Perry	115,961.47	45,211.41	-	41,774.50	-	-	-	-	-
11/4/2020	2020 Bond Reimbursement	-	-	-	(106,832.56)	-	-	(168.00)	-	-
11/4/2020	City of Perry-United Signs	24,691.42	-	-	-	-	-	-	-	-
11/12/2020	City of Perry-Keck & Wood	-	-	-	-	4,717.50	-	-	-	-
11/25/2020	City of Perry-JCON	-	-	-	-	112,801.60	-	-	-	-



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**SECOND AMENDMENT TO THE  
INTERGOVERNMENTAL CONTRACT**

**by and between**

**PERRY PUBLIC FACILITIES AUTHORITY**

**and**

**CITY OF PERRY, GEORGIA**

**Dated April 3, 2019**

**Relating to the \$7,710,000 in aggregate principal amount of  
PERRY PUBLIC FACILITIES AUTHORITY  
REVENUE BONDS (CITY OF PERRY PROJECTS), SERIES 2019**

---



**WHEREAS** the PERRY PUBLIC FACILITIES AUTHORITY (“Authority”) and the CITY OF PERRY, GEORGIA (“City”), entered into that certain Intergovernmental Contract dated April 3, 2019; and

**WHEREAS**, the Parties amended the Description of the Projects in “Exhibit A” to the Intergovernmental Contract in February 2021, by adding a project for Gas Line Service and Connections; and

**WHEREAS**, two of the projects identified in “Exhibit A” to the Intergovernmental Contract, the Gas Main Upgrade and Gas Line Service and Connections, were completed under budget; and

**WHEREAS**, there are funds still available from the Authority’s Revenue Bonds, Series 2019; and

**WHEREAS**, the renovation costs for renovating the Houston County Government Building (the Old Courthouse) for use as a City Municipal Court Building and new city hall substantially exceed original projections; and

**WHEREAS**, the City has requested to amend the Description of the Projects to add the acquisition and renovation of the Houston County Government Building (the Old Courthouse) for use as a City Municipal Court Building and new city hall to the project description; and

**WHEREAS**, the City would use \$2,344,892.00 from the Authority’s Revenue Bonds, Series 2019, towards the acquisition and renovation of the Houston County Government Building (the Old Courthouse) for use as a City Municipal Court Building and new city hall; and

**WHEREAS**, the City has obtained an opinion from bond counsel that the additional project may be financed under provisions of the Act of the General Assembly of Georgia by which the Authority was created and such amendment will not cause interest on the Bonds to be includable in gross income of the holders of the Bonds for federal income tax purposes; and

**WHEREAS**, the City has provided a copy of this opinion to the Authority in accordance with Section 4.04 of the Intergovernmental Contract; and

**WHEREAS**, the parties wish to amend the project description in Exhibit A.

**NOW THEREOFRE**, in consideration of the foregoing, the Authority and City hereby agree to amend Exhibit A to the Intergovernmental Contact as follows:

## Exhibit A

### DESCRIPTION OF THE PROJECTS

Proceeds of the Bonds will be used by the City for the following capital projects (collectively, the “**Projects**”):

- **Gas Main Upgrade-** replacement of natural gas supply feeder line from the City’s connection point at Bear Branch Road into the City consisting of 15,435 feet of 6” high pressure gas main and 270 of 2” high pressure line;
- **Parks and Recreation-** completion of phase one of Heritage Park and Legacy Park to include access, parking, site grading and other improvements, and the acquisition of approximately 61.355 acres of a former golf course for use as a passive park and construction of parking and walking trails;
- **Water and Sewer Improvements-** upgrading of capacity of the lift stations at Highway 41 North, Valley Drive, Wooden Eagle and Wind River to include emergency generators, installation of SCADA system and upgrading of instrumentation, electrical components and retrofitting of wells where needed;
- **Land acquisition-** acquisition of land for a new city hall building; and
- **Gas Line Service and Connections-** replacement and/or relocation of natural gas service lines and connections affected by the widening of Houston Lake Road from Kings Chapel Road to Gray Road.
- **Acquisition and renovation of the Houston County Government Building (the Old Courthouse)** for use as a City Municipal Court Building and new city hall.

IN WITNESS WHEREOF, the Authority and the City have caused this Amendment to be executed in their respective names and their respective seals to be hereunto affixed and attested by their respective duly authorized officers, all as of the date written below.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

This \_\_\_\_ day of December, 2021.

PERRY PUBLIC FACILITIES AUTHORITY

(SEAL)

By: \_\_\_\_\_  
Vice Chairperson

Attest: \_\_\_\_\_  
Secretary

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

(NOTARY SEAL)

CITY OF PERRY, GEORGIA

(SEAL)

By: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Clerk

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Notary Public

(NOTARY SEAL)