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December 21, 2021

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

6:00 PM

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

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Recognition(s)/ Presentation(s):
 - 4a. Recognition of Warner Robins Mayor-Elect LaRhonda Patrick – Mayor Walker.
 - 4b. Recognition of Mr. Albert Crumbley for 5 years of service – Mr. S. Swan.
5. Appointments: Mayor Randall Walker
 - 5a. Mayor Appointment
 - Perry-Houston County Airport Authority – Mr. William R. Jerles
 - 5b. Mayor/Council Joint Appointment
 - Perry-Houston County Airport Authority – Mr. Marshall Parker
6. Community Partner(s) Update(s):
7. Citizens with Input.
8. Review of Minutes: Mayor Randall Walker
 - 8a. Council's Consideration – Minutes of the November 30, 2021 joint work session, December 6, 2021 work session, December 7, 2021 pre council meeting, and December 7, 2021 council meeting. (*Council Member Bynum-Grace was absent from December 7, 2021 meetings.*)
9. Old Business:
 - 9a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second 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 – Ms. H. Wharton.
 2. **Second 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 – Ms. H. Wharton.
 3. **Second Reading** of an ordinance amending FY 2021 Operating Budget – Mr. L. Gilmour.
 4. **Second Reading** of an ordinance amending FY 2022 Operating Budget – 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 21, 2021 pre council meeting.**
 - 11b. **Ordinance(s) for First Readings and Introduction:**
 1. **Amended 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 – Ms. H. Wharton. *(No action required by Council)*
 2. **Amended 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 – Ms. H. Wharton. *(No action required by Council)*
 - 11c. **Award of Bid(s):**
 1. Bid No. 2022-12 Inspection of Perry Branch Gravity Sewer – Mr. M. Worthington
 2. Bid No. 2022-13 Crossroads Park Improvements – Mr. M. Worthington
 3. Bid No. 2022-17 Heritage Oaks Park Fencing Installation

- 11d. Resolution(s) for Consideration and Adoption:
 1. Resolution for Declaration of Official Intent to Reimburse Costs of Acquiring Vehicles and Equipment with Tax-Exempt Financing – Ms. B. King.
 2. Resolution to accept property by donation in Legacy Park Subdivision – Ms. B. Newby.
- 11e. Workers Compensation Renewal – Mr. L. Gilmour.
- 11f. Perry Farmer’s Market relocation request – Ms. T. Cossart.
- 11g. Selection of a voting delegate for GMA’s Special Membership Meeting, January 23, 2022.
12. Council Members Items:
13. Department Heads/Staff Items.
14. General Public Items:
15. Mayor Items:
16. Adjourn.

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

From: [Lee Gilmour](#)
To: [Annie Warren](#)
Cc: [Randall Walker](#)
Subject: FW: Reappointment of Perry Houston County Airport Authority Members
Date: Thursday, December 09, 2021 8:35:17 AM
Attachments: [image003.png](#)

Annie

Please confirm and schedule the necessary appointments for council approval at its next meeting.



Lee Gilmour
City Manager
City of Perry
1211 Washington Street
P.O. Box 2030
Perry, GA 31069
T 478-988-2703 F 478-988-2705
<http://www.perry-ga.gov>

Where Georgia comes together.

From: Manager <manager@pxeairport.com>
Sent: Wednesday, December 08, 2021 4:35 PM
To: Lee Gilmour <lee.gilmour@perry-ga.gov>
Subject: Reappointment of Perry Houston County Airport Authority Members

Lee

Not 100% certain that I'm correct but I believe that William R. Jerles Jr, Marshall Parker and Graham Lavender terms on the Perry Houston County Airport Authority board expire on 12/2021. These are 3 very key members of the Authority who remain committed to the airports stewardship. They have been instrumental in expansion of the airport and remain visionary towards the future. I personally rely on there individual talents to guide the airport into the next century. Strongly recommend their reappointment to the Authority.

I would be happy to attend the next meeting to answer any questions if you feel that is advisable.

James Marquardt
Airport Manager
Perry-Houston County Airport (PXE)
478-988-3699 Office
478-845-8622 Cell

JOINT WORK SESSION OF THE PERRY CITY COUNCIL AND
PERRY PLANNING COMMISSION
Meeting Summary – November 30, 2021

1. Call to Order: Mayor Randall Walker, Presiding Officer, called the session to order at 6:00pm.

2. Roll: Mayor Walker; Council Members Albritton, Bynum-Grace, King, Hunt, Jones, and Peterson were present.

Planning Commission: Chairman Edwards; Commissioners Butler, Coody, Kemp, Jefferson, Clarington, Mehserle were present.

Staff: Lee Gilmour – City Manager, Robert Smith – Asst. City Manager, Brooke Newby – City Attorney, Bryan Wood – Community Development Director, Holly Wharton – Planner, Chief Steve Lynn – Perry Police Dept. and Christine Sewell – Recording Clerk.

Guests: Will Oliver – Houston Home Journal

3. Items of Review/Discussion: Mayor Randall Walker
 - 3a. Factors impacting the Planning Commission.

Mr. Gilmour reviewed the following factors: Higher land values will spur development requests, Greater desire for higher density uses, More conflict with unincorporated residents opposed to change, Issues with city residents as petitions are filed to redevelop city parcels, Difficult choices, and Unwillingness to compromise.

 - 3b. Council's vision of the Planning Commission's role.

Mr. Gilmour reviewed the expectation of Council and the Planning Commissions' role which included: Attendance at meetings, Make recommendations based on overall city interests, Be consistent with decisions, Be aware of city's strategic plan, Account for city's capital improvement plans and proceed accordingly, Be familiar with petition and its location, and After presentation and discussions make decision.

 - 3c. Council's strategic plan for the city.

Mayor Walker advised the City has a robust strategic plan and the vision for the next five/ten years is outlined.

After presentation of the above discussions began on the topics addressed by members of Council, the Planning Commission and staff.

4. Adjourn: there being no further discussion the meeting was adjourned at 8:00pm.

**MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
December 6, 2021
5:00 pm.**

1. **Call to Order:** Mayor Randall Walker, Presiding Officer, called to order the work session meeting held on December 6, 2021, at 5:00 pm.

2. **Roll:**

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

Elected Officials Absent: None.

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Chief Lee Parker – Fire and Emergency Services Department, Brenda King – Director of Administration, Bryan Wood – Director of Community Development, Tabitha Clark – Communications Administrator, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Annie Warren – City Clerk, Holly Wharton – Community Planner, Ashley Hardin – Economic Development Manager, Jazmine Thomas – Downtown Manager and Kirk Crumpton – Assistant Fire Chief.

Press: William Oliver – Houston Home Journal

Guest (s): Laura Mathis, Middle Georgia Regional Commission.

Planning Commission – Commissioners Patricia Jefferson, Lawrence Clarington, Jim Mehserle and

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

- 3a. **Appearance.**

1. **Discussion of the revised redistricting plan, Plan 1D.** Ms. Mathis reviewed with Council the revised redistricting plan, Plan 1D. Mayor Walker thanked Ms. Mathis for all of the hard work and diligence to get this redistricting plan together that meets all the legal requirements and the requirements for the Council Members. City Attorney Newby stated that if Council concurs, the Charter Amendment would be prepared and require two Council readings of the Ordinance and would become

effective at Council's second reading of the Ordinance if Council concurs. Council concurred to proceed with the revised redistricting plan, Plan 1D, with the City Attorney preparing the Charter Amendment Ordinance.

3b. Department of Community Development.

1. Housing Success Presentation. Ms. Wharton reviewed with Mayor and Council the Perry Housing Success presentation. In partnership with the Department of Community Affairs, the City has had success with the CDBG/CHIP Grant programs. The Grant money was used to rehabilitate/repair properties in the City's Creekwood and Sand Hill neighborhoods. The total funds collected for these projects from 2016 to the current is \$4,331,426.00. The City has identified/planned to utilize the next round of Grant money in Oldfield's housing and neighborhood improvements.
2. Discussion of the draft updates to the Comprehensive Plan and Character Areas Map. Mr. Wood reviewed with Mayor and Council the Houston County Joint Comprehensive Plan that includes the City of Perry, Centerville, Warner Robins, and Houston County. Mr. Wood reviewed the drafted plan updates. Mr. Wood stated that please send any questions, comments, additional edits, or feedback to Ms. Holly Wharton by December 14, 2021. The final public hearing will be held on December 16th at 5:30 p.m. at the Houston County Annex building.

3c. Fire and Emergency Services Department.

1. Assistance to Firefighters Grant. Chief Parker reviewed with Mayor and Council the request to apply for the 2021 FEMA Grant that would have a 10% match by the City if awarded. Mr. Gilmour stated that the City has applied for this grant in the past and would be beneficial if awarded. Council concurred to proceed with applying for the 2021 FEMA Grant.

3d. Office of the City Manager.

1. Traffic control adjustment. Mr. Gilmour stated that each time the traffic control signal goes out at the intersection of Carroll Street and Washington Street, the City Managers' office is contracted with complaints. Mr. Gilmour stated his recommendation is to remove the traffic signal and, based on the observation of the traffic patterns installing a three (3) way stop at the location. Council concurred with the Administration's recommendation to remove the traffic signal and replace it with a three (3) way stop.
2. Peaches to Beaches event. Mr. Gilmour stated that the Perry Lion's Club had requested a number of items for the event to be held the second weekend in March. Mr. Gilmour said the following items requested for the Peaches to Beaches event to be approved:

1. Use of the new city hall grounds
2. Use of the city parking lot of Ball Street/Main Street
3. Blocking of Main Street between Jernigan Street and Ball Street
4. Blocking of Jernigan Street between Carroll Street and Main Street
5. Fire Department emergency response handle on-shift as needed.
6. Police Department emergency response handled on-shift as needed
7. Public Works to provide assistance with trash can delivery, set-up, and clean-up. Provide cones for blocking streets and dumpster for extra trash. No extra duty.
8. Information sign is recommended approval.

The remainder of the request is recommended for denial; they are as follows:

1. Waiving the special fee event.
2. Blocking off Carroll Street between Jernigan Street and Ball Street or Ball Street between Carroll Street and Main Street recommend denial due to event times.
3. Strong police surveillance between 6:00 pm and 8:00 a.m.8:00 a.m. If the Club desires to pay for extra duty officers, the Club can pay.
4. Safety cones on Walker-Rhodes tractor display site.
5. Use of drive-by Legacy Park for vendors
6. Denial of golf cart shuttle transportation between Legacy Park and downtown.

Council concurred to proceed with outlined requested approval items.

3. Review speed bumps at Northside Road/Cedar Ridge Drive. Mr. Gilmour stated that based on concerns from Citizens and police monitoring, speed bumps were installed on Northside Road and Cedar Ridge Drive. Since installing the speed bumps, complaints have come in relative to the noise and being too rough. Since the initial speed bumps did not go through proper procedures, the Administration's recommendation is to pull up the speed bumps. Council concurs with the Administration recommendation to pull up the speed bumps.
4. Consider installing sidewalks on a portion of Langston Road. Mr. Gilmour stated that it has become dangerous to jog or walk due to growing traffic on Langston Road. The Administration's recommendation is to proceed with the design and cost to install sidewalks on a portion of Langston Road from Lake Forest Subdivision to Houston Lake Road sidewalks. Council concurred to proceed with the design and cost estimates to install sidewalks on a portion of Langston Road.

5. DDA project update and financing. Mr. Smith reviewed with Mayor and Council the DDA “project handle.” This project is for the DDA parking lot located at Ball and Main Street. The prospective business will be a destination restaurant with 170 seats for the 7,200 sq ft business. The DDA is requested for the prospective business to issue 30-year Revenue bonds (\$2,347,764.50) to the DDA backed by the City via IGA with a 3% interest rate, flexible purchase option, annual debt service of \$113,537 for an estimated lease rate of \$9,461.00. Mr. Smith stated that this is a very viable project that has a long track record and appears to have sound financials.

After discussion, concerns were raised relative to the City issuing a 30-year revenue bond that could fall back to the residents to pay back if the company fails. Council suggested possibly having DDA sell the site to the business to help with their funding of the project. Council does not have a problem with the type of business but does not want to show favoritism or set standards. Mr. Gilmour and Mr. Smith stated they would take the Council’s concerns back to the prospective company and report back to Council.

4. Council Member Items:

Council Member Hunt, and King had no items.
Mayor Pro Tempore Jones has no items.

Council Member Bynum-Grace stated that there is a hole in the street in New Hope Church.

Council Member Albritton stated the Christmas Lights looks good around the City.

Council Member Peterson stated that the sidewalks are starting to cave in due to water breaks in two places at Stonegate Subdivision.

5. Department Head/Staff Items:

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

Chief Lynn, Mr. Swan, Ms. Fitzner, Ms. Clark, Ms. Wharton, Ms. Hardin, Mr. Thomas, and Ms. Warren had no reports.

Ms. King stated that the City had received its 21st Certificate of Excellence in Financial Reporting. The City has received this award for the last 14 years consecutively.

Mr. Wood stated that his department has met with the Grant Administration and the City still has funds available for the Creekwood Drive area.

Chief Parker stated that the City’s new ISO rating came into effect December 1st, and residents should contact their insurance companies to receive a discount on their premium.

6. Executive Session entered at 7:37 p.m.: Council Member King moved to adjourn the work session and enter into executive session for the purpose of real estate acquisition. Mayor Pro Tempore Jones seconded the motion, and it carried unanimously.
7. Executive Session adjourned at 7:45 p.m.; Council work session reconvened. Council adjourned the executive session held December 6, 2021 and reconvened into the council work session.
8. Adopted Resolution NO. 2021-56 stated that the purpose of the executive session held on December 6, 2021, was to discuss real estate acquisition. Council Member Peterson moved to adopt a resolution stating the purpose of the executive session held on December 6, 2021, was to discuss real estate acquisition; Council Member Hunt seconded the motion, and it carried unanimously. No action was taken. (*Resolution No. 2021-56 has been entered in the City's official book of record*).
9. Adjournment: There being no further business to come before Council in the work session held on December 6, 2021, Council Member Bynum-Grace motioned to adjourn the meeting at 7:45 p.m. Council Member Albritton seconded the motion, and it carried unanimously.

MINUTES
PRE COUNCIL MEETING
OF THE PERRY CITY COUNCIL
December 7 , 2021
5:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held December 7, 2021 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: Council Member Phyllis Bynum-Grace

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

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

Media: William Oliver – Houston Home Journal

Guest(s)/Speaker(s): Bill and Ellie Loudermilk, Terri Walker, Jay Layson, and Walton and Becky Wood.

3. Items of Review/Discussion: Mayor Randall Walker

Mayor Walker exercised Point of Personal Privilege and moved items 3b up on the agenda for the sake of members of the Perry Area Historical Society present.

3b. Historic Signage Initiative. Mr. Smith reviewed the Perry Historic Street Sign proposal. The Perry Area Historical Society will go in and change out existing street signs in the historic overlay district. Funding for the signage will be provided by the Perry Area Historical Society, and the coordination, purchasing, installation and maintenance will be provided by Public Works. Staff recommended Council move forward with the proposal. Council concurred with staff recommendation.

3a. Discussion of December 7, 2021 council meeting agenda.

4a. Introductions - Jeffrey Tarver, Officer Stephanie Lenigar, Jessica Lange, Coby Pickering, Carter Morris, and Gregory Davis. Chief Lynn will introduce the new hires in the police department.

4b. Recognition of Officer Antonio Scott. Chief Lynn stated Officer Scott went out the way to assist someone.

4c. Introduction of Mrs. Alicia Hartley, new Special Events Coordinator. Ms. Turpin will introduce Mrs. Hartley to Mayor and Council.

4d. Proposed 2022 Special Events Calendar. Ms. Turpin will present to Mayor and Council the proposed 2022 Special Events Calendar. Council Member Peterson noted that Food Truck Friday had been reduced to every other month. Ms. Turpin stated the Food Friday Event was created with the intention of bringing more restaurants' downtown, as more restaurants open downtown, we are trending to more of a block party, First Friday type of feeling. Council Member Peterson also inquired about "Light the Night" event. Ms. Turpin stated this event will be held at the Perry Events Center outdoor venue. It will be an outdoor concert with different glow in the dark activities. Council Member Albritton inquired about "Skate the Streets" event. The streets are closed to vehicles but open to pedestrians who encouraged to bring their skates, bicycles, and anything with wheels. Mayor Pro Tempore Jones stated "Octoberfest" is not on the calendar. Ms. Turpin stated the "Octoberfest" was not as inclusive and recommended including it into the Perry International Festival. Council Member Peterson asked where the "Fall Film Festival" event will be held. Mr. Turpin stated Heritage Oaks Park.

7a. SUSE-269-2021. Mr. Wood stated this is a request for a parking lot for vehicles associated with a trash/junk removal business. No trash/junk will be brought or stored on the subject property. The property is located at 938 Jeanne Street behind S Wings Restaurant. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The parking lot must be paved with asphalt or concrete, and 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.

7b. ANNEX-291-2021. Mr. Wood stated this is a request to annex a 2.07-acre parcel 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. The Planning Commission and staff recommends approval of the annexation request and the proposed zoning classification of R-1, Single-family residential. The County concurred with the annexation.

7c. ANNEX-292-2021. Mr. Wood stated this is a request to annex a 1.76-acre parcel into the City of Perry with 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. The Planning Commission and staff recommends 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. The county neither concurred nor non-concurred with the annexation. Mayor Walker stated the county in its neutral stance had a large number of restrictions, the sewer line cannot go across any county property (owner is aware), and the owner has to be a county water customer (owner is aware).

9a (1). Second Reading of an ordinance amending Sections 1.13 and 4-1.1 (d) to address Self-service Vending Machines. Mr. Wood stated this ordinance defines Self-service Vending Machine.

9b. Special Event Application – Peaches to Beaches event. Administration recommends approval subject to conditions concurred to at Council's work session.

11c (5). First Reading of an ordinance amending FY 2021 Operating Budget. Administration stated this is an ordinance adjustment for FY 2021 Operating Budget.

11c (6). First Reading of an ordinance amending FY 2022 Operating Budget. Administration stated this a mid-year adjustment based on revenues and expenditures.

11d (1). Bid No. 2022-14 Community Development Parking Lot Paving. Mr. Worthington stated his office received four responsive bids. Staff recommends awarding the bid to the low bidder Sam Hall & Sons in the amount of \$63,416.25.

11d (2). Bid No. 2022-15 Hafley Park Parking Lot Paving. Mr. Worthington stated his office received four responsive bids. Staff recommends awarding the bid to the low bidder Sam Hall & Sons in the amount of \$70,371.25.

11e (1). Resolution amending the City of Perry Position Classification Plan. Administration stated this change is to account for the supervision duties of the Special Events Administrator and recommends approval.

11f. Second amendment to the Intergovernmental Contract with PFFA to amend the Project Description for Series 2019 Bonds. Ms. Newby stated the Gas Main Upgrade and Gas Line Service, and Connections were completed under budget and there are funds still available from the Authority's Revenue Bonds, Series 2019. The City has requested to amend the Description of the Projects to add the acquisition and renovation of the Houston County Government Building for use as a City Municipal Court Building and new city hall to the project description. The City would use \$2,344,892 from the Authority's Revenue Bonds, Series 2019, towards the acquisition and renovation of the Houston

County Government Building for use as a City Municipal Building and new city hall.

4. Supplemental Agenda:

- 4a. New Haven/Stonebridge water main breaks. Mr. Gilmour provided Mayor and Council with a memo relative to New Haven /Stonebridge water main breaks that include a brief history, options addressing the situation, and issues with the options. Administration recommends proceeding with the looping and valving water mains through Sadie Heights subdivisions and installing additional isolation valves to reduce the number of customers affected by a break repair. Council concurred with Administration's recommendation.

5. Council Member Items:

Council had no reports.

Mr. Gilmour provided updates on sidewalk projects.

- Main Street – the initial design has been done and has been advised by engineer the city is going to have to acquire some additional easement or right-of-way from Eastgate.
- Perry Parkway – basic design and concept is done, and the engineer has determined the sidewalk is going to have to go on the drainage ditch side.
- Tucker Road – just starting on the design.

Mr. Smith and Ms. Newby had no reports.

6. Adjourn. There being no further business to come before Council in the pre council meeting held December 7, 2021 Council Member King motioned to adjourn the meeting at 5:51 p.m. Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
December 7, 2021
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held December 7, 2021 at 6:00 p.m.

2. Roll.

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

Elected Official Absent: Council Member Phyllis Bynum-Grace

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

Departmental Staffing: Brenda King - Director of Administration, Bryan Wood – Director of Community Development, Mitchell Worthington – Finance Director, Chief Lee Parker - Fire and Emergency Services Department, Chief Steve Lynn – Perry Police Department, Sedrick Swan – Director of Leisure Services, Ansley Fitzner – Public Works Superintendent, Anya Turpin – Special Events Manager, Alicia Hartley – Special Events Coordinator, Jazmin Thomas – Downtown Manager, Officer Antonio Scott – Perry Police Department, Officer Stephanie Lenigar – Perry Police Department, Jeffrey Tarver – Perry Police Department, Jessica Lange, Coby Pickering, Carter Morris, and Gregory Davis – Perry Police Department, and Tabitha Clark – Communications Administrator.

Media: William Oliver – Houston Home Journal

Guest(s)/Speaker(s): Walton and Becky Wood, and Michael and Victoria Brown

3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker

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

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

Chief Lynn introduced the hires and Mayor and Council welcomed them to the City of Perry.

4b. Recognition of Officer Antonio Scott

Chief Lynn recognized Officer Scott for his assistance with a motorist.

4c. Introduction of Mrs. Alicia Hartley, new Special Events Coordinator

Ms. Turpin introduced Mrs. Hartley to Mayor and Council. Mayor and Council welcomed Mrs. Hartley to the City of Perry.

4d. Proposed 2022 Special Events Calendar

Ms. Turpin presented the proposed 2022 Special Events Calendar to Mayor and Council. Council Member King motioned to approve the 2022 Special Events Calendar as submitted; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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

Ms. Jazmin Thomas appeared on the behalf of the Main Street Advisory Board.

Ms. Thomas invited everyone to the following events:

- December 11, Storywalk
- December 18, Jingle Bell Walk

6. Citizens with Input.

Mr. Robbin Jackson (Perry, GA), thanked Mayor and Council for the sign placed on James Street recognizing the Houston County Indians 1969 State Championship

7. PUBLIC HEARING CALLED TO ORDER AT 6:24 P.M. Mayor Randall Walker called to order a public hearing at 6:24 p.m. to provide any interested parties with an opportunity to express their views and concerns in accordance with O.C.G.A. Sec. 36-66-4.

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. 0P0260 082000 – Mr. B. Wood.

Staff Report: Mr. Wood reviewed the Special Exception request to allow a parking lot at 938 Jeanne Street. The Planning Commission and staff recommends approval of the special exception with the following conditions: 1) The parking lot must be paved with asphalt or concrete, and 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.

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

For: Michael Brown, 2308 Norwood Springs Road, Fort, Valley, GA, spoke in favor of the application.

Against: none

- 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.

Staff Report: Mr. Wood reviewed the application and stated the Planning Commission and staff recommends approval of the annexation request and the proposed zoning classification of R-1, Single-family residential. The County concurred with the annexation.

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

For: Mr. Walton Wood, 426 Sandefur Road, spoke in favor of the application.

Ms. Valerie Thomas, (Keith Newton Development), spoke in favor of the application.

Against: none

- 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.

Staff Report: Mr. Wood reviewed the application and stated the Planning Commission and staff recommends 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. The county neither concurred nor non-concurred with the annexation.

PUBLIC HEARING CLOSED AT 6:50 P.M. Mayor Walker closed the public hearing at 6:50 p.m.

Mr. Gilmour recommended the City take a look and see if it's viable to include some of the conditions that the County specified (ANNX-292-2021). Mayor Walker also recommended including the County's letter. Ms. Newby advised Mayor and Council that if there are any additional conditions imposed on the

actual annexation of the property there will have to be an additional first reading.

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.

Council Member Hunt motioned to accept the minutes as submitted; Council Member Albritton seconded the motion and it carried unanimously.

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.

Adopted Ordinance No. 2021-21 amending Sections 1.13 and 4-1.1 (D) to address Self-service Vending Machines. Mayor Pro Tempore Jones motioned to adopt the ordinance as submitted. Council Member King seconded the motion and it carried unanimously. (*Ordinance No. 2021-21 has been entered into the City's official book of record*).

- 9b. Special Event Application – Peaches to Beaches event. Mr. Gilmour recommended approval subject to the conditions outlined by Administration. Council Member motioned to approved subject to the conditions outlined by Administration; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

10. Any Other Old Business: Mayor Randall Walker

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

11. New Business: Mayor Randall Walker

- 11a. Matters referred from December 6, 2021 work session and December 7, 2021 pre council meeting. none

- 11b. Special Exception Application – 269-2021. Council Member Peterson motioned to approve Special Exception Application – 269-2021 with the following conditions: 1) the parking lot must be paved with asphalt or concrete, and 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; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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

Mr. Worthington presented for Council's consideration an award of bid for Community Development Parking Lot Paving. Mr. Worthington stated his office received four responsive bids. Staff recommends awarding the bid to Sam Hall & Sons in the amount of \$63,416.25 and the funding source is General Capital Projects Fund. Mayor Pro Tempore Jones moved to award the bid to Sam Hall & Sons in the amount of \$63,416.25; Council Member Peterson seconded the motion and it carried unanimously.

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

Mr. Worthington presented for Council's consideration an award of bid for Hafley Park Parking Lot Paving. Mr. Worthington stated his office

received four responsive bids. Staff recommends awarding the bid to Sam Hall & Sons in the amount of \$70,371.25 and the funding source is 2018 SPLOST. Council Member Albritton moved to award the bid to Sam Hall & Sons in the amount of \$70,371.25; Mayor Pro Tempore Jones seconded the motion and it carried unanimously.

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

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

Adopted Resolution No. 2021-57 amending the City of Perry Position Classification Plan to make certain adjustments and additions. Council Member Peterson motioned to adopt the resolution as presented; Council Member Hunt seconded the motion and it carried unanimously. *(Resolution No. 2021-57 has been entered into the City's official book of record).*

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

Council Member Hunt motioned to approve the amendment to the Intergovernmental Contract with the Perry Public Facilities Authority; Council Member Albritton seconded the motion and it carried unanimously.

12. Council Members Items:

Council Member Peterson

- commended Mr. Brown for his comments relative to Special Exception Application 269-2021
- congratulated Chief Lynn on his recruits

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

Mr. Gilmour and Ms. Newby had no reports.

13. Department Heads/Staff Items.

Mr. Worthington provided an update on the Paddy Wagon surplus status.

Mr. Wood reported the closing of 203 South Street on tomorrow.

Chief Lynn thanked Mayor and Council for allowing him to bring new employees before them.

Chief Parker reported the ISO Class dropped to Class 3.

Ms. Hardin reported effective November 29, they closed two state loans for the Muse

Theater.

14. General Public Items: none

15. Mayor Items:

- December 20, work session
- December 21, pre council and council

16. Adjourn. There being no further business to come before Council in the council meeting held December 7, 2021 Mayor Pro Tempore Jones motioned to adjourn the meeting at 7:24 p.m. Council Member Peterson seconded the motion and it carried unanimously.

ORDINANCE

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

WHEREAS, proper application to annex property to the City of Perry, Georgia has been made by 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 (10th) 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 1st, 2022.

SO ENACTED this 21st day of December, 2021.

CITY OF PERRY, GEORGIA

(SEAL)

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 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 (10th) 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



Where Georgia comes together.

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.**

	Zoning Classification	Land Uses
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



Where Georgia comes together.

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)	000530-040000
*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 <u>Note: A Site Plan and/or other information which fully describes your proposal may benefit your application.</u> 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	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,

Doc Magic Law Firm



Doc ID: 012116220007 Type: GLR
Filed: 09/27/2011 at 11:55:49 AM
Fee Amt: \$184.00 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.
Wecner & Nathan LLP
5887 Glenridge Drive N.E.
Suite 275
Atlanta, Georgia 30328

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HOUSTON

THIS INDENTURE, made this 20th 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 10th 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.

This conveyance is subject to all matters of record.

TO HAVE AND TO HOLD the said tracts or parcels of land, 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 Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

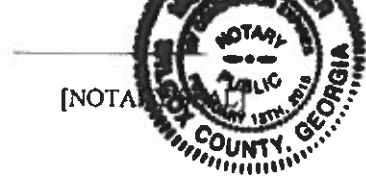
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, on the day and year first above written.

Signed, sealed and delivered in the presence of:

Glenn White
Unofficial Witness

G. W. Cooke
Notary Public

My Commission



GRANTOR:

WOODEN EAGLE, LLC

By: *Charlie N. McGlamry* (SEAL)
CHARLIE N. MCGLAMRY,
Managing Member

By: *Howard Wooden* (SEAL)
HOWARD WOODEN,
Managing Member

(SEAL)

LEGAL DESCRIPTION

TRACT I: (3498/185)

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 121 OF THE 10TH 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.





SANDEFUR RD

Subject Property

Wooden Eagle

PUD





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 1. The General Fund revenue and expenditure appropriations are:

	FROM	TO
Revenues		
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	\$ 18,206.600	\$ 20,474.400

Expenditures

General Government

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	\$ 6,172.100	\$ 6,979.900

PUBLIC SAFETY

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	\$ 5,878.400	\$ 6,058.200

PUBLIC WORKS

Animal Control Donations	\$ —	\$ 5,600
Department of Public Works	2,596.300	2,888.300
Tree Replacement	—	<u>18,900</u>
Category total	\$ 2,596.300	\$ 2,912.800

HEALTH/WELFARE

Senior/Disabled Utility Assistance	\$	84,600	\$	—
Perry Volunteer Outreach		5,500		3,600
Trust Initiative		—		1,000
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 st 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		—		100
Revenue Total	\$	6.500	\$	15.600

Expenditures

PUBLIC SAFETY

Perry Police Department	\$	27.300	\$	54.800
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	\$	—	\$	376.900
Revenue Total	\$	—	\$	376.900

Expenditures

CAPITAL

Community Facilities	\$	—	\$	377.200
Category Total	\$	—	\$	377.200
Expenditure Total	\$	—	\$	377.200
Annual Gain/(Loss)	\$	—	\$	(300)
Fund Balance				
Beginning	\$	—	\$	—
Ending	\$	—	\$	(300)

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	\$	_____	\$ 121,100
Revenue Total		_____	121,100
Expenditures			
HOUSING/ECONOMIC DEVELOPMENT			
Housing	\$	_____	\$ 121,200
Expenditures Total	\$	_____	121,200
Fund Balance			
Beginning	\$	_____	\$ _____
Ending	\$	_____	(100)

CARES ACT 2020
SPECIAL REVENUE FUND

Revenues			
Intergovernmental	\$	655,700	\$ 936,700
Revenue Total	\$	655,700	\$ 936,700
Expenditures			
PUBLIC SAFETY			
COVID-19	\$	7,100	\$ _____
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	\$	51,300	\$ 78,300
Revenue Total	\$	51,300	\$ 78,300
Expenditures			
GENERAL GOVERNMENT			
Perry Municipal Court System	\$	32,500	\$ 44,700
Category Total	\$	32,500	\$ 44,700
PUBLIC SAFETY			
Perry Police Department	\$	18,800	\$ 21,900
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	\$	<u>797,500</u>	\$ <u>1,106,900</u>

Expenditures

HOUSING/ECONOMIC DEVELOPMENT
GENERAL PURPOSE

Support Services	\$	16,300	\$ 35,900
Department of Public Works		<u> </u>	<u>269,100</u>
Georgia National Fairgrounds		<u> </u>	<u>7,300</u>
Economic Development		<u> </u>	<u>91,100</u>
Main Street		<u> </u>	<u>2,100</u>
Group Total	\$	<u>16,300</u>	\$ <u>405,500</u>

TOURISM PROMOTION

Perry Area Convention and Visitors Bureau Authority	\$	199,400	\$ 398,000
Perry Area Chamber of Commerce		<u> </u>	<u>23,700</u>
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	\$	<u>341,800</u>	\$ <u>445,900</u>

TOURISM DEVELOPMENT

Special Events	\$	113,900	\$ 31,000
Department of Public Works		<u> </u>	<u>83,700</u>
Economic Development		<u> </u>	<u>78,900</u>
Perry Area Historical Society		<u> </u>	<u>13,900</u>
Group Total	\$	<u>113,900</u>	\$ <u>207,500</u>

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	\$	<u>(325,500)</u>	\$ <u>(48,900)</u>

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>—</u>	<u>7.100</u>
Category Total	\$	35.800	\$ 680.400
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>	\$ 200
Revenue Total	\$	—	\$ 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	\$	25.200	\$ 59.900
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>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	\$	—	\$ 202,600
Expenditures Total	\$	—	\$ 202,600
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		—	\$ 705,400
Expenditure Total	\$	—	\$ 705,400
Other Financing			
GEFA Loan	\$	<u>—</u>	\$ <u>705,400</u>
Other Financing Total	\$	—	\$ 705,400
Annual Gain/(Loss)	\$	—	\$ —

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	\$	5,956,000	\$	6,769,100

CAPITAL

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

DEPRECIATION

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

DEBT SERVICE

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

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	\$	(10,700)	\$	(180,200)

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	<u> </u>
Public Awareness		5.100	5.800
Meters		<u> </u>	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		<u> </u>	863.800
Mid-State Energy Commission		1,317.400	838.800
Line Extension		<u> </u>	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	\$ 19.500

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

Other Financing			
Transfer	\$	(261.700)	\$ (1,167.000)

Other Financing Total	\$	(261.700)	\$ (1,167.000)
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Annual Gain/(Loss)	\$	(147.300)	\$ (439.000)
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Cash Balance			
Beginning	\$	1,882.200	\$ 1,352.500
Ending	\$	1,734.500	\$ 913.500

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>—</u>	<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>—</u>	<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>—</u>	<u>8.700</u>
Category Total	\$	<u>499.600</u>	\$ <u>671.700</u>

CAPITAL			
Community Facilities	\$	<u>157.100</u>	\$ <u>187.200</u>
Category Total	\$	157.100	\$ 187.200

DEPRECIATION			
Depreciation	\$	<u>87.200</u>	\$ <u>85.400</u>
Category Total	\$	87.200	\$ 85.400

DEBT SERVICE			
Principal	\$	65.300	\$ 65.500
Investment	\$	<u>5.700</u>	\$ <u>5.900</u>
Category Total	\$	71.000	\$ 71.400

Expenditure Total \$ 814.900 \$ 1,015.700

Other Financing			
Transfer	\$	6.000	\$ 210.800
Lease		<u>—</u>	\$ <u>68.100</u>
Other Financing Total	\$	6.000	\$ 278.900

Annual Gain/(Loss) \$ (49.700) \$ 76.100

Cash Balance			
Beginning	\$	101.000	\$ 108.200
Ending	\$	51.300	\$ 269.700

GEFA ENERGY LOAN REVENUE FUND

Revenue			
Charge for Services	\$	100	\$ —
Other Charge for Services		<u>—</u>	\$ <u>300</u>
Revenue Total	\$	100	\$ 300

Expenditures			
Grant Administration	\$	<u>—</u>	\$ <u>100</u>
Expenditures Total		<u>—</u>	\$ <u>100</u>

Annual Gain/(Loss) \$ 100 \$ 200

Cash Balance			
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
Revenues		
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		
General Government		
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 st 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
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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	\$	<u>570,500</u>	\$	<u>618,800</u>

Annual Gain/(Loss)	\$	410,900	\$	641,300
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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	\$	—	\$ 91,100
Expenditures			
Housing/Economic Development			
Housing	\$	—	\$ 91,100
Expenditure Total	\$	—	\$ 91,100
Annual Gain/(Loss)	\$	—	\$ —
Fund Balance			
Beginning	\$	—	\$ —
Ending	\$	—	\$ —

MUNICIPAL COURT TECHNOLOGY
SPECIAL REVENUE FUND

Revenue			
Charge for Service	\$	—	\$ 29,500
Revenue Total	\$	—	\$ 29,500

GENERAL GOVERNMENT

Municipal Court	\$	—	\$ 14,600
Category Total	\$	—	\$ 14,600

PUBLIC SAFETY

Perry Police Department	\$	—	\$ 37,300
Category Total	\$	—	\$ 37,300
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	\$	2,826,500	\$ 2,826,600

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	\$	<u>3,221.600</u>	\$	<u>3,221.600</u>

CAPITAL

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

DEBT SERVICE

Principal	\$	192.500	\$	—
Interest		<u>33.600</u>		<u>—</u>
Category Total	\$	<u>226.100</u>	\$	<u>—</u>
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	\$	<u>319.000</u>	\$	<u>556.400</u>
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	\$	<u>895.600</u>	\$	<u>1,100.700</u>

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	\$	<u>318.800</u>	\$	<u>399.200</u>

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	\$	380.600	\$	384.100

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	\$	221.000	\$	207.400
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	\$	—	\$	152.600
Expenditures				
Streets/Sidewalks	\$	—	\$	37.300
Public Safety		—		39.600
Water/Sewer		—		2.700
Recreation/Parks		<u>—</u>		<u>147.200</u>
Expenditures Total	\$	—	\$	226.800
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	\$	—	\$	100
Expenditures				
Transfer Station	\$	—	\$	225.600
PEBS Bldg. Imps.		<u>—</u>		<u>300</u>
Expenditures Total	\$	—	\$	225.900

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

PERRY PUBLIC FACILITIES AUTHORITY
CONSTRUCTION FUND

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

LOCAL MAINTENANCE AND IMPROVEMENT GRANT
CONSTRUCTION FUND

Revenue			
Investment	\$	—	\$ <u>100</u>
Revenue Total	\$	—	\$ <u>100</u>
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		—	<u>14.500</u>
Revenue Total	\$	<u>9,555.100</u>	\$ <u>9,619.300</u>
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	<u>12.100</u>
Category Total	\$	<u>6,495.800</u>	\$ <u>6,611.000</u>

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	\$	—	\$	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	\$	—	\$	<u>68,600</u>
Ending	\$	—	\$	<u>68,700</u>

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

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 (10th) 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. Water and sanitary sewer service shall be established at and brought to the subject property at the expense of the owner; and
2. Based on the letter from Houston County of November 9, 2021, sewer lines to service this property will not be allowed to be located on County-owned properties; and
3. This parcel will be a county water customer.

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, 2022, and for all other purposes shall become effective on February 1st, 2022.

SO ENACTED this 4th day of January, 2022.

CITY OF PERRY, GEORGIA

(SEAL)

BY: _____
RANDALL WALKER, MAYOR

ATTEST: _____
ANNIE WARREN, CITY CLERK

1st Reading: December 7, 2021
1st Amended Reading: December 21, 2021
2nd Reading: January 4, 2022

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 (10th) 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 February 1, 2022, in accordance with O.C.G.A. § 36-66-4(d)(4).

SO ENACTED this 4th day of January, 2022.

CITY OF PERRY, GEORGIA

BY: _____
RANDALL WALKER, Mayor

ATTEST: _____
ANNIE WARREN, City Clerk

1st Reading: December 7, 2021
1st Amended Reading: December 21, 2021
2nd Reading: January 4, 2022



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	906 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)	000B10 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.

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,



Kyle Snell
Project Engineer
Bryant Engineering



Doc ID: 01888280002 Type: GLR
Recorded: 10/29/2018 at 02:50:24 PM
Fee Amt: \$48.00 Page 1 of 2
Transfer Tax: \$30.80
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 17th 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 (10th) 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

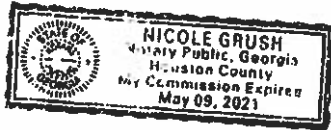

By: Kevin Sullivan (SEAL)
Title: Managing Member


By: Christopher Murman (SEAL)
Title: Member

Signed, sealed, and delivered in presence of:


Unofficial Witness

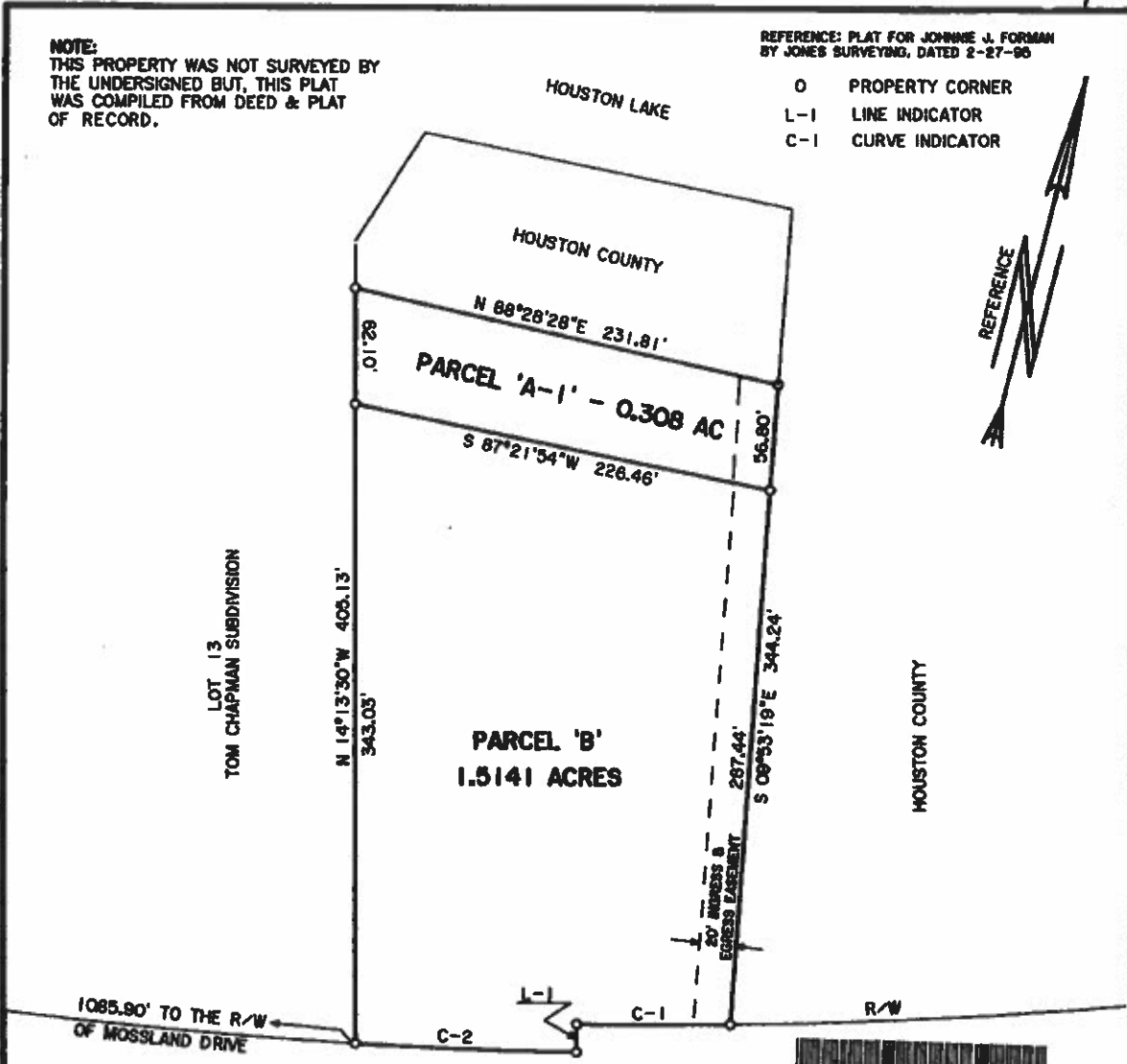

Notary Public



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

[Signature]
Secretary

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

Doc ID: 0057200000; Type: PLA
Filed: 11/05/1998 at 13:34:02 EST
Fee Amt: Page 1 of 1
Houston, Ga. Clerk Superior Court
Carolyn V. Sullivan Clerk
53 107

STATE ROUTE 127
R/W VARIES

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

[Signature]
DATE

CURVE	RADIUS	LENGTH	CHORD	CH BEARING
C-1	2784.90'	82.02'	82.02'	S 70°43'08"W
C-2	2799.90'	117.99'	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

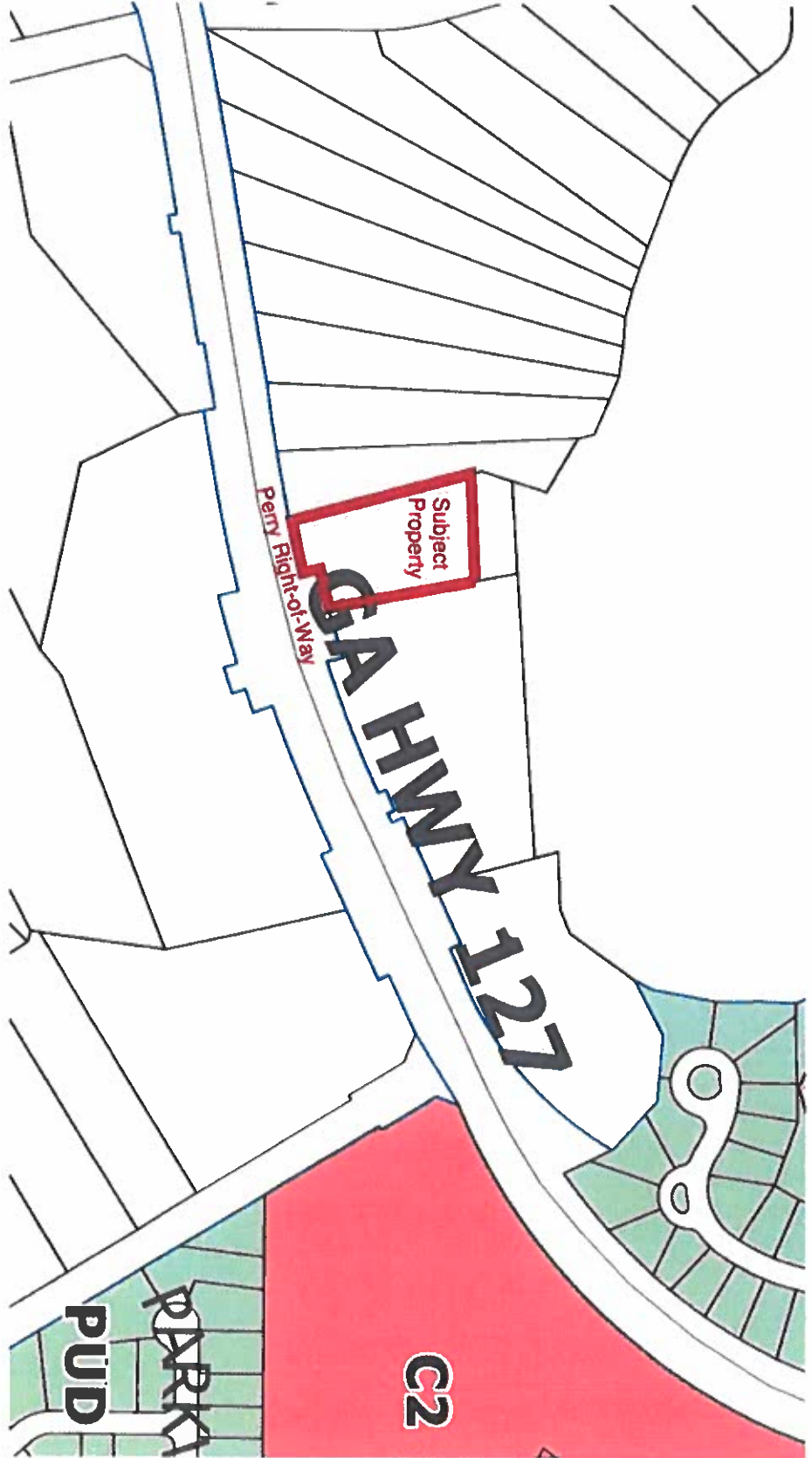
JOHNNIE J. FOREMAN

PARCEL '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

PARKA

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.

Bid Submittal Summary Sheet

Bid Title/Number: 2022-12
Inspection of Perry Branch
Gravity Sewer

M&CC Meeting Date: 12/21/2021


Funding Source: Water/Sewerage Fund

Budgeted Expense? No

Responsive Bidders:	Bid Amount
Southeast Pipe Survey, Inc.	\$ 49,718.00
Certified Environmental Services, Inc.	\$ 68,505.00
Gulf Coast Underground, LLC	\$ 87,000.00

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

Department Recommendation:
Vendor: Southeast Pipe Survey, Inc.
Amount: \$ 49,718.00
Department: Community Development
Department Representative: Chad McMurrin, Engineering Svcs Manager

Purchasing Agent Recommendation:
Vendor: Southeast Pipe Survey, Inc.
Amount: \$ 49,718.00
Purchasing Agent: Mitchell Worthington, Finance Director
Signature: 



GWES

Perry - Brunswick - Mansfield

733 Carroll Street, Perry, Georgia 31069

1510 Newcastle Street, Brunswick, Georgia 31520

3130 Hwy 11, Mansfield, Georgia 30055

December 3, 2021

Mr. Chad McMurrian
Engineer Services Manager
City of Perry
714 Main Street
Perry, GA 31069

**RE: Perry Branch Sewer Upgrades
Recommendation of Contract Award for CCTV Inspection
GWES Project No. 033.35.1.20**

Mr. McMurrian,

This letter shall serve as our Recommendation of Award of the contract for Closed Circuit Television (CCTV) inspection of the existing Perry Branch gravity sewer of the referenced project. The purpose of this effort is to identify existing services that need to be transferred as part of construction.

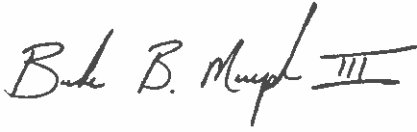
During advertisement of the project, proposal solicitation included invitations to three (3) contractors as well as inclusion on the Georgia Procurement Registry. There were five (5) planholders for the project.

After the advertisement period, bids were received until 3:00 p.m., Tuesday, November 23, 2021, at Perry City Hall. Responsive proposals were submitted by three (3) contractors. We have examined the submitted proposals and determined that Southeast Pipe Survey, Inc. is the low, responsive proposer. Please refer to the attached Official Proposal Tabulation for the project bid specifics.

In due diligence, GWES performed an evaluation of the completeness of the proposals and on the contractor's capability to perform the work. Based on the Qualifications of Bidders, GWES finds no apparent reason to believe that Southeast Pipe Survey, Inc. cannot complete the work satisfactorily within the 60-day project schedule. We therefore recommend that this project be awarded to Southeast Pipe Survey, Inc. for the proposal amount of \$49,718.00.

If you have any questions or require additional information, please contact us.

Respectfully,

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

Burke B. Murph III, PE, MBA
Principal
478.235.0307
burke.murph@gwesllc.com

Attachments: Official Proposal Tab
Proposals



BID ADVERTISEMENT
 PROJECT NAME: Perry Branch Sewer Upgrades
 CLIENT NAME: City of Perry
 PROJECT NO.: 655,34,1,20
 DATE: Tuesday, November 23, 2021 @ 3:00 pm

Item No.	Description	Quantity	Unit	BIDDERS					
				CERTIFIED ENVIRONMENTAL SERVICES, INC.		GULF COAST UNDERGROUND, LLC		SOUTHEAST PIPE SURVEY, INC.	
				Unit Price	Item Total	Unit Price	Item Total	Unit Price	Item Total
1	Mobilization/Demobilization	1	LS	\$	-	\$1,500.00	\$1,500.00	\$1,983.00	\$1,983.00
2	Traffic and Pedestrian Control	1	LS	\$	-	\$2,900.00	\$2,900.00	\$1,504.50	\$1,504.50
3	CCTV Inspection 18" PVC pipe	1	LS	\$	-	\$2,500.00	\$2,500.00	\$1,147.50	\$1,147.50
4	CCTV Inspection 12" PVC pipe	1	LS	\$	-	\$15,000.00	\$15,000.00	\$7,898.50	\$7,898.50
5	CCTV Inspection 12" DI pipe	1	LS	\$	-	\$82,000.00	\$82,000.00	\$38,587.50	\$38,587.50
6	CCTV Inspection 12" Clay pipe	1	LS	\$	-	\$8,000.00	\$8,000.00	\$3,322.00	\$3,322.00
7	CCTV Inspection 41 Manholes	1	LS	\$	-	\$7,500.00	\$7,500.00	\$3,266.00	\$3,266.00
TOTAL BASED BID					\$68,506.00		\$97,000.00		\$49,718.00

Burke B. Murphy III

Burke B. Murphy III, PE
 GWES, LLC





3523 Williams Street, Pateson, GA 31557-0477
 Telephone: (912) 647-2847
 www.southeastpipe.com

Quote #: Q210284

Quote To:	Date:	Job Name:
City of Perry, GA	November 23, 2021	Inspection of Perry Branch Gravity Sewer
1211 Washington		
Perry, GA 31069		

Bid Item	Description	Qty	UOM	Unit Price	Bid Price
5	Mobilization and Demobilization	1	LS	\$1,983.00	\$1,983.00
7	Traffic and Pedestrian Control	1	LS	\$1,504.50	\$1,504.50
10	Clean and CCTV 10" PVC	1	LS	\$1,147.50	\$1,147.50
20	Clean and CCTV 12" PVC	1	LS	\$7,868.50	\$7,868.50
30	Clean and CCTV 12" DI	1	LS	\$28,597.50	\$28,597.50
40	Clean and CCTV 12" Clay	1	LS	\$3,322.00	\$3,322.00
50	Manhole Inspection	1	LS	\$5,295.00	\$5,295.00
				Total:	\$49,718.00

Scope of Work: Southeast Pipe Survey, Inc. to provide all labor, equipment, and materials to perform work as per the above description.

Others to Provide:
 All Rights of Entry

Exclusions:
 Point Repairs
 Ground water pumping



**PROPOSAL
METRO-ROOTER
CERTIFIED ENVIRONMENTAL SERVICES, INC.**

**ORGAN DONOR?
"Tell Your Family"**

8892 NORMANDY BLVD. JACKSONVILLE, FL 32221
JACKSONVILLE (904) 695-1911 - ORANGE PARK (904) 264-1911 - BEACHES (904) 249-1911

CFC#052702

FAX 904-695-1800 ATTN:

Proposal Submitted To:	Work to be Performed at:
Name: Inspection of Perry Branch Gravity Sewer	Street: Bid Number 2022-12
Street:	City: Jacksonville
City: Perry	State: Florida
State: Florida 32348	Telephone Number :
Telephone Number : (904)	Email:

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:
Clean & camera sanitary pipes & CCTV. Pipe is 10" 12" PVC 12" DI pipe & 12" Clay pipe. Also clean 41 existing Manholes.
Price for the above work is \$68,505.

Disposal to be onsite – If we need to set plugs that will be an additional cost.

**PLEASE READ ITEMS 1 through 7 BELOW BEFORE YOU SIGN
UNDERGROUND LOCATES FOR ITEM NO. 4 --- YOU CAN CALL 1-800-432-4770**

- Metro-Rooter/C.E.S. will perform the work described above and supply all required materials for the sum of \$SEE ABOVE
- Payment shall be made as follows: Please Note: the Price Above Represents The Full Cost. No Sales Tax Will Be Added.
 _____ % of the cost due (\$) upon start of work.
 100 % of the cost due (\$) upon completion of work.
 Balance of the cost upon completion of the job. If payment is not made on time, interest will accrue on the unpaid balance at the highest rate permissible by law.
- All materials is guaranteed to be as specified above. All work will be completed according to standard practice and in good workmanlike manner.
- In the event an H.R.S. permit has been issued, Metro-Rooter/C.E.S. guarantee's approval of the installation as specified by the permit. Metro-Rooter/C.E.S. makes no other warranties as to system design or performance.
- Metro-Rooter/C.E.S. is not responsible for any damage, which may occur to driveways, sidewalks, patios, shrubbery, flowers, or grass, fences, etc. We are not responsible for any damage to any existing under-ground installations such as: sprinkler systems, telephone or electric cables, water lines, sewer lines, culverts or gas lines, ETC.
- In the event that circumstances arise in the course of performance which necessitate a deviation from the work described above or if customer request that additional or different work be performed, an additional charge shall be agreed upon before the different or additional work is undertaken and a new written work description shall be executed.
- Customer shall maintain fire, tornado and other necessary insurance on the property on which the work is being performed. Metro-Rooter/C.E.S. shall maintain Worker's Compensation and public liability insurance.
- This proposal constitutes our entire agreement and may be withdrawn by us if not accepted within 30 days. No modifications of this agreement shall be valid unless in writing and signed by both parties.

Respectfully submitted Pat Daniel

Date: 11/23/21

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Accepted: _____

Signature: _____ Date: _____



5655 Middle Rd, Theodore, AL 36582

Florida CUC1225011 * Alabama 42416 * Mississippi 14487-MC * Louisiana 49568 * Georgia GCQA004190 * Tennessee 00068834 * South Carolina G121548 * Arkansas 0383430521 * Virginia 2705174316

SEALED BID ENCLOSED FOR:

INSPECTION OF PERRY BRANCH GRAVITY SEWER

Perry, GA

BID OPENING TIME: 3:00 PM, local time

DATE of BID OPENING: November 23, 2021

SUBMITTED TO: City of Perry
1211 Washington Street
Perry, GA 31069

BIDDER: GULF COAST UNDERGROUND, LLC
5655 Middle Rd, Theodore, AL 36582
251-725-0200

UTILITY CONTRACTOR'S LICENSE NUMBER: UC302410

GENERAL CONTRACTOR'S LICENSE NUMBER: GCCO004185

PHONE
(251) 725-0200

FAX
(866) 471-2753

WEB
www.gulfcoastunderground.com



5655 Middle Road
 Theodore, AL. 36582
 Office: 251-472-6684
 Fax: 866-720-9834

Bid Date: November 23, 2021
 Re: Inspection of Perry Branch Gravity Sewer

We propose to furnish the Cleaning and CCTV in accordance with industry standards and following NASSCO guidelines for problem characterization:

Item#	Description	Quantity	Units	Unit Price	Total
1	Mobilization and Demobilization	1	LS	1,500.00	\$ 1,500.00
2	Traffic and Pedestrian Control	1	LS	2,500.00	\$ 2,500.00
3	CCTV Inspection 10" PVC Pipe - 259 LF	1	LS	2,500.00	\$ 2,500.00
4	CCTV Inspection 12" PVC Pipe - 1,657 LF	1	LS	15,000.00	\$ 15,000.00
5	CCTV Inspection 12" DI Pipe - 6,300 LF	1	LS	52,000.00	\$ 52,000.00
6	CCTV Inspection 12" CLAY Pipe - 639 LF	1	LS	6,000.00	\$ 6,000.00
7	CCTV Inspection 41 Manholes	1	LS	7,500.00	\$ 7,500.00
				TOTAL	87,000.00

BOND AND SALES TAX IS EXCLUDED (ADD 2% IF BOND IS REQUIRED). QUANTITIES ARE ESTIMATES ONLY. PAYMENT SHALL BE MADE FOR THE ACTUAL WORK PERFORMED AT THE SPECIFIED UNIT PRICES. PRICING IS BASED ON GCU BEING CONTRACTED FOR ALL WORK QUOTED

Proposal Inclusions for the Cleaning and CCTV:

1. All labor, material, and equipment required to clean and televise the above referenced lines.
2. NASSCO certified reports and data collection.
3. One mobilization.
4. Worker's compensation insurance and employer's liability insurance
5. Certificate of Insurance within normal limits

For the Cleaning and CCTV, the following is to be provided to GCU at no charge:

1. Supply water, hydrant meter, backflow preventer and hose protection ramps (as required).
2. This service does not include the removal of additional debris caused by a collapse in the pipe.
3. This service does not include the removal of non typical sewer hazardous material that can not be disposed of at a WWTP or landfill location. Any special permitting costs shall be incurred by the customer.
4. In the event that there is tuberculation, objects that are 6 inches in diameter or greater, large diameter rock and/or a buildup of chemical material (polymer, wax, fat, grease, etc.) or minerals (calcium, etc.) on the interior of the pipeline that require removal to industry standards, such removal of material is NOT included in the service cost unless specifically included in the proposal as noted above. This service does NOT include the removal of fixed debris or materials, like cement or concrete, from the pipeline. Specialty cleaning items including, but not limited to, those aforementioned will be billed at \$450/Hr.
5. Ingress and egress access to manholes and the site work area(s) adequate for set up, operation, maintenance, and removal of equipment and related site restoration, if any. Equipment shall be capable of accessing manholes **under it's own power**. NOTE: If manholes are not located, accessible and uncovered prior to GCU arrival, time spent to prepare the manhole for access will be billed at the rate listed above. Equipment shall include one 12CY Vac truck and one camera van, neither of which are 4x4 or off-road capable.
6. Plugging and Bypass pumping, if required.
7. Traffic Control (signage, flaggers, etc), if required. GCU will **only** provide cones to go around our vehicles.
8. Spill containments shall be provided if required.
9. Laydown or storage yard for equipment for weekends and nights.

Other terms:

1. Payment due within **sixty** days of our invoice (Retainage due within 120 days of completion of GCU's work performed).
2. Stated prices are in effect for thirty days from the date of this proposal.
3. A service charge of 1-1/2% per month, which is an annual rate of 18%, will be added for all past due accounts.
4. GCU will not be responsible for liability, loss or expense (including damage caused by the backup of basement sewers) where the primary cause of the claim or damage is pre-existing conditions including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of GCU's work. Customer is responsible for loss of service equipment caused by the pre-existing conditions at the job site.
5. The customer and GCU will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other part resulting from a negligent act or omission in performance of work under this agreement.

ACCEPTED:

Spencer Tuell, PE
Cell # 251.472.6684

By: _____

Title: _____

Date: _____

Bid Submittal Summary Sheet

Bid Title/Number: 2022-13
Crossroads Park Improvements

M&CC Meeting Date: 12/21/2021

Funding Source: 2018 SPLOST

Budgeted Expense? Yes


Responsive Bidders:	Bid Amount
Dixie Lawn & Landscape, Inc	\$ 142,115.20
S & W Sales & Services, LLC	\$ 245,972.75

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

Department Recommendation:

Vendor:	Dixie Lawn & Landscape, Inc
Amount:	\$ 142,115.20
Department:	Public Works
Department Representative:	Ansley Fitzner, Public Works Superintendent

Purchasing Agent Recommendation:

Vendor:	Dixie Lawn & Landscape, Inc
Amount:	\$ 142,115.20
Purchasing Agent:	Mitchell Worthington, Finance Director
Signature:	



December 7, 2021

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

RE *Recommendation of Award – Crossroads Park Improvements
SEC Project # 1152*

Dear Mr. McMurrian;

On Tuesday, December 7, the City opened two bids on the subject project with the results outlined below:

<i>Bidder</i>	<i>Bid Amount</i>
Dixie Lawn & Landscape, Inc	\$142,115.20
S & W Sales & Service, LLC	\$245,972.75

We recommend awarding the Contract for the subject project to the Dixie Lawn & Landscape, Inc., in the amount of \$142,115.20. 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

**Crossroads Park Improvements
Bid Tabulations**

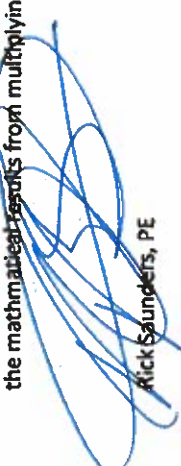
City of Perry

Bid Date: December 7, 2021

SEC Project # 1152

Item	Qty	Unit	Description	Dixie Lawn & Landscape		S & W Sales & Service	
				Unit Price	Total Cost	Unit Price	Total Cost
1	1	Lump	150-1000 Traffic Control	\$3,000.00	\$3,000.00	\$2,782.61	\$2,782.61
2	420	Lin Ft	171-0010 Temporary Silt Fence, TP A	\$6.00	\$2,520.00	\$7.40	\$3,108.00
3	1	Each	163-0550 Const & Rem. Inlet Sediment Trap	\$2,400.00	\$2,400.00	\$2,837.48	\$2,837.48
4	1	Lump	Hardscape Construction	\$73,500.00	\$73,500.00	\$130,110.35	\$130,110.35
5	1	Lump	Irrigation Construction	\$8,500.00	\$8,500.00	\$34,148.06	\$34,148.06
6	1	Lump	Landscape Construction	\$26,600.00	\$26,600.00	\$56,990.60	\$56,990.60
7	1	Lump	210-0100 Grading Complete	\$8,000.00	\$8,000.00	\$4,112.29	\$4,112.29
8	6	SF	636-1033 Highway Signs, TP 1 Matl. Refl Sheeting, TP 9	\$110.00	\$660.00	\$7.19	\$43.14
9	30	Lin Ft	636-2070 Galv Steel Posts, TP 7	\$20.00	\$600.00	\$9.21	\$276.30
10	145	SY	441-0104 Concrete Sidewalk, 4in (w/ Brick Accent)	\$85.76	\$12,435.20	\$70.88	\$10,277.60
11	14	Lin Ft	653-1704 Thermoplastic Solid Traf Stripe, 24 IN, White	\$250.00	\$3,500.00	\$90.47	\$1,266.58
12	1	Lin Ft	653-1804 Thermoplastic Solid Traf Stripe, 8 IN, White	\$400.00	\$400.00	\$19.74	\$19.74
					\$142,115.20		\$245,972.75

I certify that the unit prices shown above accurately reflect those opened from each bidder on December 7, 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: 2022-17
Heritage Oaks Park
Fencing Installation

M&CC Meeting Date: 12/21/2021


Funding Source: 2018 SPLOST Fund

Budgeted Expense? Yes

Responsive Bidders:	Bid Amount
Georgia Belle Fence Company LLC	\$ 33,447.00
T&T Fencing Company, Inc.	\$ 52,220.00

Posting Sources:
City of Perry's Website: www.perry-ga.gov
Direct Solicitation

Department Recommendation:
Vendor: Georgia Belle Fence Company LLC
Amount: \$ 33,447.00
Department: Public Works
Department Representative: Ansley Fitzner, Public Works Superintendent

Purchasing Agent Recommendation:
Vendor: Georgia Belle Fence Company LLC
Amount: \$ 33,447.00
Purchasing Agent: Mitchell Worthington, Finance Director
Signature: 

RESOLUTION FOR DECLARATION OF OFFICIAL INTENT TO REIMBURSE COSTS OF ACQUIRING VEHICLES AND EQUIPMENT WITH TAX-EXEMPT FINANCING

WHEREAS, the City of Perry (the "Issuer") plans to acquire and/or equip (Pickup Trucks, SUV Patrol Vehicles, SUV Emergency Services Vehicle, Service Trucks and Boom Truck.)

WHEREAS, the Mayor and Council (the "Governing Body") desires to declare its official intent to reimburse costs of the Equipment through the use of a lease-purchase or other financing mechanism to provide such reimbursement,

NOW, THEREFORE, BE IT RESOLVED, that the Governing Body hereby declares pursuant to Treasury Regulations Section 1.150-2 its official intent to reimburse the costs of the Equipment through the use of a lease-purchase or other obligations for the purpose of paying or reimbursing costs of the Project up to approximately \$1,000,000.

BE IT FURTHER RESOLVED, that a copy of this Resolution be placed in the official records of actions of the Governing Body.

ADOPTED, this ____ day of _____, _____.

CERTIFICATE OF ADOPTION

The undersigned hereby certifies that the foregoing resolution was duly adopted at a meeting called and held by the Governing Body on the date set forth in the foregoing, at which a quorum was present and acting throughout, and that said resolution has not been repealed, and is in full force and effect, and copy of which is contained in the official records of the Governing Body in my control.

Randall Walker, Mayor

Annie Warren, City Clerk
City of Perry GA

**RESOLUTION TO ACCEPT DONATION OF PROPERTY IN LEGACY
PARK SUBDIVISION FROM PERRY PARKWAY RESIDENTIAL, LLC
AND CENTERVILLE DEVELOPMENT CO., LLC**

WHEREAS, Perry Parkway Residential, LLC and Centerville Development Co., LLC have offered to donate certain real property to be used as greenspace to the City of Perry (“City”); and

WHEREAS, the property to be donated contains greenspace and existing storm water drainage ponds; and

WHEREAS, the City agrees to maintain the existing storm water drainage ponds as a public storm water pond in compliance with the City’s MS4 permit; and

WHEREAS, the property accepted through this Resolution is as follows (hereinafter “Property”):

Owners of the
Property: Perry Parkway Residential, LLC and Centerville
Development Co., LLC

Parcel Number(s): _____

Property: Tract “A-1”, 8.18 acres; Tract “A-2”, 4.92 acres; Tract “A-3”, 6.08 acres; Tract “A-4”, 2.13 acres; Tract “A-5”, 1.45 acres; Tract “A-6”, 0.21 acres; and Tract “A-7”, 0.46 acres

WHEREAS, the legal description for the Property to be donated is as follows:

All that tract or parcel of land situate, lying and being in Land Lots 77 and 78 of the Tenth Land District of Houston County, Georgia, and being shown and designated as **Tract A-1 containing 8.18 acres, Tract A-2 containing 4.92 acres; Tract A-3 containing 6.08 acres, Tract A-4 containing 2.13 acres, Tract A-5 containing 1.45 acres, Tract A-6 containing 0.21 acres; and Tract A-7 containing 0.46 acres**, as is more particularly shown on a Plat of Survey dated December 8, 2021, prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, a copy of said plat being of record in **Plat Book __, Page __**, Clerk’s Office, Houston County Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto for all purposes; and

WHEREAS, the Mayor and Council of the City of Perry, Georgia (“Mayor” and “Council”) by this Resolution desire that the donation of said Property be accepted by the City.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council to accept the Property, as described above, subject to the following:

1. Prior to the City accepting ownership of the Property and a deed conveying title to the City being recorded, the Property must be released from the security deeds of record as outlined in the Certificate of Title prepared by Daniel, Lawson, Tuggle & Jerles, LLP, dated December 9, 2021, and the releases filed of record in the Clerk’s Office of Houston Superior Court; and

BE IT FURTHER RESOLVED, that the City Attorney, or her designee, is directed with respect to the Property as described above, to issue receipt to the donor acknowledging the City’s receipt of the donor’s donation.

SO RESOLVED this ____ day of December, 2021.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk



Where Georgia comes together.

OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, ^{LG} City Manager
DATE: December 13, 2021
REFERENCE: Workers Compensation Renewal

The City contracts with an insurance broker firm to review and recommend worker's compensation insurance carriers. The responding companies for FY-2022 coverage are:

BTCO	\$	220,515
ENCOVA	\$	214,777

BTCO is our current carrier. The broker and Personnel recommend awarding the contract to ENCOVA.

cc: Mr. R. Smith
Ms. K. Bycenski



Where Georgia comes together.

Department of Economic Development

MEMORANDUM

TO: Mayor and Council

FROM: Jazmin Thomas, Downtown Manager

DATE: December 13, 2021

RE: Perry Farmer's Market – location request

The Perry Main Street Advisory Board has been asked to oversee the Perry Farmer's Market and as of December 10, 2021, the Perry Farmer's Market is no longer permitted to utilize the parking lot at the corner of Commerce Street and Ball Street. The Perry Main Street Advisory Board would like to use the new City Hall parking lot as the new location for the farmer's market effective January 1, 2022.

CC: Mr. L. Gilmour
Mr. R. Smith
Mrs. T. Cossart



GMA Voting Delegate Form

Special Membership Meeting

2022 Cities United Summit

Sunday, January 23, 2022 - 12:15 PM

Atlanta Hilton - Grand Ballroom

Atlanta, GA

City *

Will a representative from your city be attending the City United Summit Special Membership Meeting? *

Yes No

Voting Delegate

Title

Person filling out the Form *

Title *

Email *

Submit