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April 5, 2022

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): Mayor Randall Walker
 - 4a. Recognition of Perry University graduates – Mayor Walker and Ms. T. Clark.
5. Community Partner(s) Update(s):
6. Citizens with Input.
7. Public Hearing: Mayor Randall Walker

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

 - 7a. SUSE-004-2022. Applicant, Lannette Tomlin, request a special exception to allow a short-term residential rental. The property is located at 1107 Sunset Alley; Tax Map No. 0P0090 060000 – Ms. H. Wharton.
8. Review of Minutes: Mayor Randall Walker
 - 8a. Council’s Consideration – Minutes of the March 14, 2022 work session, March 15, 2022 pre council meeting, March 15, 2022 council meeting and March 22, 2022 strategic plan meeting.
9. Old Business: Mayor Randall Walker
 - 9a. Mayor Randall Walker
 - 9b. Council Members
 - 9c. City Attorney Brooke Newby
 - 9d. City Manager Lee Gilmour
 - 9e. Assistant City Manager Robert Smith

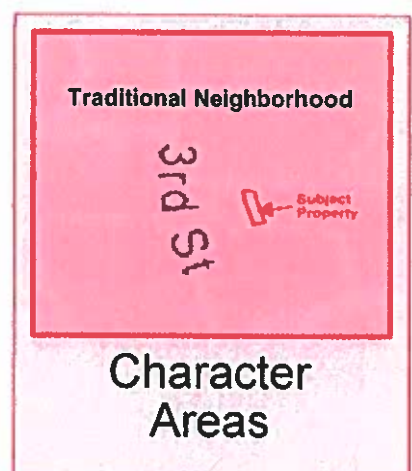
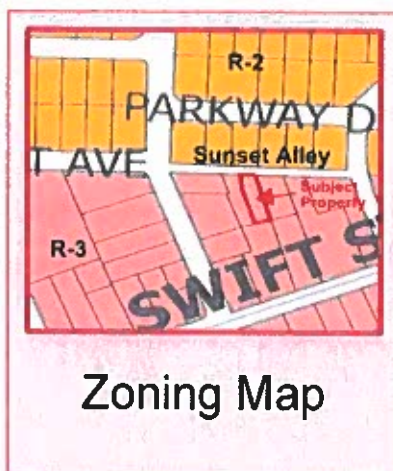
10. New Business: Mayor Randall Walker
 - 10a. Matters referred from April 4, 2022 work session and April 5, 2022 pre council meeting.
 - 10b. Special Exception Application 004-2022 – Mr. B. Wood.
 - 10c. Resolution(s) for Consideration and Adoption:
 1. Resolution adopting the 2023-2027 City of Perry Strategic Plan – Mr. R. Smith.
 - 10d. Selection of a voting delegate for the Municipal Gas Authority of Georgia Annual Election – Mr. L. Gilmour.
 - 10e. Approval of Professional Services Agreement with GWES for Infrastructure Expansion 2022-2023 Program Management - Ms. B. Newby.
11. Council Members Items:
12. Department Heads/Staff Items:
13. General Public Items:
14. Mayor Items:
15. Adjourn.

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



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Summary for Zoning Case: SUSE-0004-2022	
Property Location:	1107 Sunset Alley
Tax Map No:	0P0090 060000
Acres:	0.18
Request:	Special exception for short-term rental
Planning Commission Recommendation:	<p style="text-align: center;">Approval with conditions:</p> <ol style="list-style-type: none">1. The special exception is limited to the current owners of the subject property, Lannette and Michael Tomlin, and is not transferable.2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time.3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental.4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law.5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.





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STAFF REPORT

From the Department of Community Development
January 26, 2022

CASE NUMBER: SUSE-004-2022
APPLICANT: Lannette Tomlin
REQUEST: A Special Exception to allow short-term residential rental
LOCATION: 1107 Sunset Alley; Tax Map No. 0P0090 060000

REQUEST ANALYSIS: In August 2021 City Council adopted amendments to the Land Management Ordinance making short-term residential rentals (accommodations for periods of less than 30 days) a use that may be allowed in residential districts only by special exception. Using a contracted service, Staff identifies active short-term residential rentals in Perry and notifies those property owners of the requirement to obtain a special exception.

The subject property owner offers the entire 3-bedroom/2-bath duplex for short-term rental for up to 6 guests. Offering the entire house for rent meets the definition of "short-term residential rental."

"Short-term residential rental means a furnished dwelling unit used to provide overnight accommodations for periods of less than 30 days to transients for compensation. This use type is regulated under the "visitor accommodations" use category in article 4, use regulations."

STANDARDS FOR SPECIAL EXCEPTIONS:

1. *Are there covenants and restrictions pertaining to the property which would preclude the proposed use of the property?* Staff is not aware of covenants or restrictions on the subject property which would preclude the proposed use.
2. *Does the Special Exception follow the existing land use pattern?*

	Zoning Classification	Land Uses
Subject	R-3	Multi-family residential
North	R-2	Two-family residential
South	R-3	Multi-family residential
East	R-3	Multi-family residential
West	R-3	Multi-family residential

3. *Will the Special Exception have an adverse effect on the Comprehensive Plan?* The subject property is included in a "Traditional Neighborhood Character Area" in the 2017 Joint Comprehensive Plan. This character area is typically developed with inter-connected and varied street patterns with houses located near one another. These neighborhoods also have ready access by bike or foot to the town center.
4. *Will adequate fire and police protection be available?* Fire and police protection are already provided to the property. The proposed use should not impact these services.

5. *Will the proposed use be of such location, size, and character that it is not detrimental to surrounding properties?* Renting the existing house on a short-term basis should not be detrimental to surrounding properties. Other than the tenants changing on a more frequent basis, short-term rental should not be any different than a normal occupancy of a residence.
6. *Will the use interfere with normal traffic, pedestrian or vehicular, in the neighborhood?* Short-term rental of the residence should not cause inappropriate interference with the normal pedestrian and vehicular traffic in the neighborhood. The applicant states that no more than two vehicles will be permitted per rental and will only be permitted to park on the property's private driveway.
7. *Will the use result in an increase in population density overtaxing public facilities?* Short-term rental of the residence should not increase the population density above that expected for the size of the house.
8. *Will the use create a health hazard or public nuisance?* Short-term rental of the residence should not create a health hazard, and normally should not create a public nuisance. Renters who may use the property as a "party house" or otherwise disturb the normal peace and quiet of the neighborhood may result in the special exception being suspended or revoked.
9. *Will property values in adjacent areas be adversely affected?* Short-term rental of the residence should not adversely affect the value of properties in the area.
10. *Are there substantial reasons a permitted use cannot be used at this property?* The property is developed as a permitted use, a two-family residence. The special exception is to allow rental of the property on a less than 30-day basis.

STAFF RECOMMENDATION: Staff recommends approval of the special exception, with the following conditions:

1. The special exception is limited to the current owners of the subject property, Lannette and Michael Tomlin, and is not transferable.
2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time.
3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental.
4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law.
5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

PLANNING COMMISSION RECOMMENDATION: Following an informational hearing held on March 14, 2022, the Planning Commission recommends approval of the special exception, with the following conditions

1. The special exception is limited to the current owners of the subject property, Lannette and Michael Tomlin, and is not transferable.
2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time.
3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental.
4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law.
5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception



Eric Z. Edwards, Chairman of the Planning Commission

3/16/22

Date

Planning Commission
Minutes - March 14, 2022

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

Staff: Bryan Wood – Community Development Director, Holly Wharton – Community Planner, and Christine Sewell – Recording Clerk.

Guests: Michael and Lannette Tomlin, Chris Ross and Melissa Sparrow.

3. Invocation: was given by Commissioner Mehserle
4. Approval of Minutes from meeting on February 14, 2022, and February 28, 2022, work session. Commissioner Butler motioned to approve both sets of minutes as presented; Commissioner Moody 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. Old Business
 - A. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on April 5, 2022)
 - **SUSE-0004-2022**. Special Exception for short-term rental located at 1107 Sunset Alley. The applicant is Lannette Tomlin.

Ms. Wharton read the applicants' request which was for a special exception to allow short-term residential rental, along with staff responses. Staff was recommending approval with the following conditions: Staff recommends approval of the special exception, with the following conditions: The special exception is limited to the current owners of the subject property, Lannette and Michael Tomlin, and is not transferable, The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time, The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental, The property owner shall remit all required taxes and fees associated with the short-term rental as required by law and Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

Chairman Edwards opened the public hearing at 6:08pm and called for anyone in favor of the request. Mrs. Tomlin reiterated the request and advised she felt there was a need in the community, and it would be beneficial to the city. Chairman Edwards called for anyone opposed; there being none the public hearing was closed at 6:10pm.

Commissioner Mehserle motioned to recommend approval of the application as submitted to Mayor and Council with the following conditions:

1. The special exception is limited to the current owners of the subject property, Lannette and Michael Tomlin, and is not transferable.
2. The special exception is limited to short-term rental of the existing house for up to six (6) guests at any given time.
3. The property owner must obtain and maintain an annual City of Perry Occupational Tax Certificate for the duration of time in which the subject property is offered for short-term rental.
4. The property owner shall remit all required taxes and fees associated with the short-term rental as required by law.
5. Failure of the property owner and its guests to comply with all applicable local, state, and federal laws may result in the suspension or revocation of this special exception.

Commissioner Butler seconded; all in favor and was unanimously recommended for approval to Mayor and Council.

7. New Business

B. Informational Hearing (Planning Commission recommendation – Scheduled for public hearing before City Council on April 5, 2022)

- **SUSE-0032-2022.** Special exception for operation of daycare located at 303 Havant Way. The applicant is Jacklyn Hutto.

Mr. Wood advised the applicant had withdrawn the application.

C. Public Hearing (Planning Commission decision) – None

8. Other Business

- Discussion of revised zoning districts

Mr. Wood in continuing discussion from the work session on townhouse standards and the recent plat approval on South Perry Parkway brought forth the issue of density. Mr. Wood provided examples of townhomes already in place (Keith Drive, Morningside Drive, Villages at Camelot, Washington Place). Mr. Wood provided standards from different communities (from Carrollton, Duluth, Johns Creek, Peachtree Corners, and Roswell) and items for consideration for setbacks, exterior finishes, roof shape, garage location and associated setbacks, green space and should there be separate standards for the downtown area. The Commission began a robust discussion on maximum density (6 units per acre?), townhouse communities should have a human feel and not feel clustered, amount of open space to require (30%?) and how to ensure it is properly distributed throughout the development; including some recreation requirement; Materials - brick, stone, stucco, fiber cement siding (Duluth); should allow vinyl siding - affordability, maintenance; front-loaded garages - should there be a maximum percentage of the front facade covered by garage; should townhouses be allowed only in a new townhouse zoning district? Concern was also raised on the impact these standards may have

on providing affordable housing. Mr. Wood noted Council had place a moratorium on townhomes and from this discussion will take comments and work on a draft text amendment for further discussion at the March work session. Commissioner Mehserle suggested conceptual sketches would be appropriate for the amendment; staff agreed. Commissioner Moody felt there needed to be a balance between attractive and affordability. Chairman Edwards recommended different standards for the downtown.

- Commission questions or comments.

9. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 7:10pm.

**MINUTES
WORK SESSION
OF THE PERRY CITY COUNCIL
March 14, 2022
5:00 pm.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the work session meeting held on March 14, 2022, at 5:00 pm.

2. Roll:

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

Elected Officials Absent: None.

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

City Departmental Staffing: Chief Steve Lynn – Perry Police Department, Assistant Fire Chief Kirk Crumpton – Fire and Emergency Services Department, Brenda King – Director of Administration, Mitchell Worthington - Finance Director, Bryan Wood – Director of Community Development, Tabitha Clark – Communications Administrator, Ansley Fitzner – Public Works Superintendent and Sedrick Swan – Director of Leisure Services.

Press: William Oliver – Houston Home Journal.

Guest(s): Trey Gavin and Kristen Courson, ESG Engineering, and Aline Gill, ITI Digital.

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

3a. Department of Community Development

1. Presentation by ESG Operations, Inc. relative to GIS – Ms. H. Wharton. Mr. Gavin and Ms. Courson of ESG Engineering presented an overview of the FY 2023 GIS Planning and discussed future projects.

3b. Appear:

1. Ms. Aline Gill, Digital Strategy Director at ITI Digital. Ms. Gill provided a presentation promoting tourism.

3c. Office of the City Manager

1. Presentation of Go, Go, Gov Proposal. Ms. Turpin presented a proposal for the special events division. The concept of the Go, Go, Gov pop-up project is to take important information about city programs, events, new communication efforts, to various neighborhoods to educate, empower, and excite residents about their community and local governments. Ms. Turpin discussed what to expect from a pop-up, potential park pop-ups locations, what it would take for a pop-up and what the city would get, a return on investment. Council concurred to move forward with the Go, Go, Gov proposal.
2. Presentation of the City of Perry's Housing Survey. Ms. Hardin discussed the results of the City of Perry's Housing Survey. The main findings on the buyer side were larger lots and acreage as well as affordable housing and homes under \$200,000. Comments also reveal a market for townhomes and condos for young singles, young couples, and older couples. The rental market side showed a need for single-family rental neighborhood.
3. Presentation of AG Tech Leadership for Sustainable Economics summary. Ms. Hardin recently attended the International Economic Development Council Leadership Summit and was a panelist for Ag Tech Leadership for Sustainable Economics. Ms. Hardin talked about Ag Tech, peaches/pecans, technology, and the workforce.
4. Property tax charges appeal. Mr. Gilmour asked that this item be skipped since the petitioner was not present. Council concurred to skip this item.
5. Consider contracting with local community action agency to provide qualifying utilities customers with assistance. Mr. Worthington shared with Mayor and Council information outlining the Low-Income House Water Assistance Program, the community action agency's responsibilities, and the City's responsibilities. Administration recommended Council proceed with the caveat, 1) emphasize to the qualifying utilities customers this program will only go for as long as there is outside funding and 2) customers still have to pay the fire fees and stormwater fees. Mr. Worthington stated the action needed from Council would be approval of the Household Water Supplier Agreement between the City of Perry and the Georgia Department of Human Services, pending review by the City Attorney. It was the consensus of Council to move forward and bring back to Council for a vote.
6. Three laning of Gurr Road to Community Facilities Plan. Administration recommended Council approve adding three laning of Gurr Road to the Community Facilities Plan. Council concurred with Administration's recommendation.
7. Consider advisory group for planning of east Perry destination park. – Mr. Gilmour recommended Council set up an advisory group for the

planning of east Perry destination park. Council concurred to moved forward with Administration's recommendation.

3d. Office of the City Attorney

1. Discussion relative to participation in the National Opioid Settlement. – Ms. Newby asked for Council's consideration to participate in the National Opioid Settlements with Distributors Amerisource Bergen, Cardinal Health and McKesson and with Manufacturer Janssen Pharmaceuticals and parent company Johnson & Johnson for their roles on the opioid epidemic; and approval of the MOU with the State of Georgia relative to the settlements. Mayor Walker stated this item will be placed on the March 15, 2022 agenda.

4. Council Member Items.

Council had no reports.

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

5. Department Head/Staff Items:

Chief Lynn reported bikers will be in town June 6 – June 7.

6. Adjourn. There being no further business to come before Council in the work session held on March 15, 2022, Council Member King motioned to adjourn the meeting at 6:45 pm, and Mayor Pro Tempore King seconded the motion, and it carried unanimously.

MINUTES
PRE-COUNCIL MEETING
OF THE PERRY CITY COUNCIL
March 15, 2022
5:00 p.m.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the pre council meeting held March 15, 2022 at 5:00 p.m.

2. Roll:

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

Elected Official Absent: None.

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

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

Media: William Oliver – Houston Home Journal.

3. Items of Review/Discussion: Mayor Randall Walker

- 3a. Discussion of March 15, 2022 council meeting agenda.

4b. Dogwood Festival – Alcohol permit request. Ms. Turpin stated this is an amended application to include an alcohol permit request from Bodega Brew relative to the sale of alcohol. Ms. Turpin stated the Perry Chamber supports this request and the sale of alcohol would be for the time of the event.

7a. (1). Second Reading of an ordinance for the rezoning of property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at 1803 Houston Lake Road. Mr. Wood reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an

easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry's green corridor initiative.

7a.(2) Second Reading of an ordinance rezoning of the property from R-1, Single-Family Residential, to C-2, General Commercial. The property is located at Houston Lake Road and Gray Road. Mr. Wood reviewed the request. This item has been reviewed by the Planning Commission and staff and recommends approval with the outlined two (2) conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Houston Lake Road in support of the City of Perry's green corridor initiative.

7a (3) . Second Reading of an ordinance for the annexation of property to the City of Perry. The property is located at Kings Chapel Road and Gurr Road; Tax Map No. 000830 062000. Mr. Wood reviewed the request and stated the applicant had not submitted preliminary site plans for the property. This item has been reviewed by the Planning Commission and staff and recommends approval with the three (3) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Kings Chapel Road and Gurr Road in support of the City of Perry's green corridor initiative and (3). Sidewalks within the neighborhood shall be installed in addition to sidewalks along King Chapel Road and Gurr Road as reflected in the City of Perry Pathways Plan.

7a. (4). Second Reading of an ordinance for the rezoning of property from RAG (County) to R-2.A, Single-family Residential (City). The property is located at Kings Chapel Road and Gurr Road. Mr. Wood reviewed the request and stated that the applicant had not submitted preliminary site plans for the property. This item has been reviewed by the Planning Commission and staff and recommends approval with the three (3) outlined conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, (2). Upon development of the subject property, the property owner shall grant an easement in favor of the City of Perry for landscape installation and/or maintenance along Kings Chapel Road and Gurr Road in support of the City of Perry's green corridor initiative and (3). Sidewalks within the neighborhood shall be installed in addition to sidewalks along King Chapel Road and Gurr Road as reflected in the City of Perry Pathways Plan.

7a. (5). Second Reading of an ordinance for the rezoning of property from R-2, Two-family residential, to PUD, Planned Unit Development (residential). The property is located on Gurr Road. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval of the proposed rezoning classification to PUD, Planned Unit Development with the following conditions: (1).Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

Mr. Wood stated the recommendation from the Administration would be to include access to US Hwy 341/SR 11. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (6) Second Reading of an ordinance for the rezoning of property from C-2, General Commercial, to PUD, Planned Unit Development (Residential). The property is located on US Hwy 41 South at Holly Hills subdivision. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval with the following conditions: (1). Future development of the subject property shall only be permitted as sewer capacity is available in accordance with the City of Perry Sewer Master Plan, and (2). The applicant's conceptual site plan and staff recommended PUD standards shall constitute the approved PUD Plan and Standards for the subject property.

Mr. Wood stated the recommendation from the Administration would be to include access to US Hwy 341/SR 11 and removal of the buffer. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (7) Second Reading of an ordinance for rezoning of the property from R-2, Two Family Residential to C-2, General Commercial. The property is located at 613 and 615 Martin Luther King Jr. Drive. Mr. Wood reviewed the request and stated that the Planning Commission and staff recommends approval.

7a. (8) Second Reading of an ordinance for the rezoning of the property from C-1, Highway Commercial, to PUD, Planned Unit Development (Residential). The property is located at 1004, 1004a, and 1006 St. Patrick's Drive. Mr. Wood reviewed the request and stated the Planning Commission and staff recommend approval with the following condition: (1) The applicant conceptual site plan and staff-recommended PUD standards shall constitute the approval PUD Plan and Standards for the subject property.

Mr. Wood stated the Administration request the property to remain commercial property. Ms. Newby stated following up on a question, yes, the owner could sell the individual units.

7a. (9) Second Reading of an ordinance for rezoning the property from OC, Office-Commercial District, to C-3, Central Business District. Mr. Wood reviewed the request and stated the Planning Commission and staff recommends approval.

Mr. Wood stated the recommendation of the Administration would be to require paved parking on the property as a condition. Ms. Newby stated that the City Code stated that any additions/modifications to an ordinance would have to be tabled and sent back to Council for another First Reading.

7a. (10) Second Reading of an ordinance to amend the City Code re Meter Specifications. Ms. Brooke reviewed the ordinance to amend the City Code relative to re Meter specifications and recommended approval.

10a. (1). Approval of Household Water Supplier Agreement between the City of Perry and the Georgia Department of Human Services, pending review by the City Attorney. Mr. Worthington stated this agreement would provide low-income household water assistance for citizens of Perry and recommends approval subject to review by the City Attorney.

10a. (2) Approval of Participation in the National Opioid Settlements with distributors Amerisource Bergen, Cardinal Health and McKesson and with Manufacturer Janssen Pharmaceuticals and parent company Johnson and Johnson; and approval of the MOU with the State of Georgia relative to settlements. Ms. Newby recommends approval and would be able to execute the settlement documents.

10b. (1) Resolution to amend the Service Delivery Strategy for the City of Perry. Ms. Wharton stated this resolution is to amend the national gas provider from Jointly Owned to Mid-State Energy Commission.

10b. (2) Resolution amending the City of Perry Personnel Management System relative to Paid Time Off (PTO). Ms. Newby reviewed resolution that would provide for transitioning to Paid Time Off and recommends approval.

10b. (3) Resolution Opposing HB 1093 & SB 494 and opposing limitations on a City's Authority to make Housing, Land Use and Zoning decisions within a local Government's geographical boundaries. Mayor Walker reviewed the resolution and recommended approval stating HB 1093 & SB 494 would restrict a municipality and moving it forward to support GMA.

10c. Approval of the lease agreement with Norfolk Southern. Ms. Newby reviewed the lease agreement with Mayor and Council stating that this agreement would provide space for paved public parking.

4. **Council Member Items.**

Council Member Jones stated he received a call from a citizen relative to the dumping of furniture near the apartment complex on Hwy 41. Mr. Gilmour stated the Public

Works department will pick up those items and the nearest apartment complex will be charged. This helps deter the illegal dumping.

Mr. Smith stated there will be a Called City Council meeting on March 22nd at 5:00 p.m. to discuss the Strategic Plan.

5. Adjournment: There being no further business to come before Council in the pre council meeting held March 15, 2022 , Council Member Hunt motioned to adjourn the meeting at 5:45 p.m. Mayor Pro Tempore King seconded the motion and it carried unanimously.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
March 15, 2022
6:00 P.M.

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the regular meeting of the Perry City Council held March 15, 2022 at 6:02 p.m.

2. Roll.

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

Elected Official Absent: None

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

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

Media: William Oliver – Houston Home Journal

Guest(s)/Speaker(s): None

3. Invocation and Pledge of Allegiance to the Flag: Mayor Pro Tempore King rendered the invocation, and Council Member Hunt led the pledge of allegiance to the flag.

4. Recognition(s)/Presentation(s) Mayor Randall Walker

4a. Introduction of the new hire, Lacaundus McBride. Chief Lynn presented to Mayor and Council Mr. McBride, the new patrol officer that started today. Mayor and Council welcomed Mr. McBride to the City.

4b. Dogwood Festival Alcohol Permit request. Ms. Turpin reviewed the proposal to amend the special event application from the Perry Chamber of Commerce to permit Bodega Brew to serve alcohol during the Dogwood Festival. Mayor Pro Tempore King motioned to approve the amended application to allow Bodega Brew to serve alcohol at the Dogwood Festival event. Council Member Peterson seconded the motion and it passed 5 to 1 with Council Member Albritton against proposal.

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

6. Citizens with Input: None.

7. Old Business:

7a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of an ordinance for the rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at 1803 Houston Lake Road; Tax Map No. 0P41A0 024000.

Adopted Ordinance No. 2022-10 for the rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at 1803 Houston Lake Road; Tax Map No. 0P41A0 24000.
Council Member Peterson motioned to adopt the ordinance as presented; Council Member Jones seconded the motion, and it carried unanimously. (*Ordinance No. 2022-10 has been entered into the City's official book of record*).

2. **Second Reading** of an ordinance for the rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at Houston Lake Road and Gray Road, Tax Map No. 0P0440 07C000.

Adopted Ordinance No. 2022-11 for the rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at Houston Lake Road and Gray Road, Tax Map No. 0P0440 07C000. Council Member Jones motioned to adopt the ordinance as presented; Council Member Albritton seconded the motion, and it carried unanimously. (*Ordinance No. 2022-11 has been entered into the City's official book of record*).

3. **Second Reading** of an ordinance for the annexation of property to the City of Perry. The property is located at Kings Chapel Road. Tax Map No. 000830 062000.

Adopted Ordinance No. 2022-12 for the annexation of property to the City of Perry. The property is located at Kings Chapel Road. Tax Map No. 000830 062000. Council Member Albritton motioned to adopt the ordinance as presented; Mayor Pro-Tempore King seconded the motion, and it carried unanimously. (*Ordinance No. 2022-12 has been entered into the City's official book of record*).

4. **Second Reading** of an ordinance for the rezoning of the property from RAG (County) to R-2A, Single-family Residential (City). The property is located at Kings Chapel Road and Gurr Road; Tax Map No. 000830 062000.

Adopted Ordinance No. 2022-13 for the rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. The property is located at Kings Chapel Road and Gurr Road; Tax Map No. 000830 062000. Council Member Jones motioned to adopt the ordinance as presented; Council Member Peterson seconded the motion, and it carried unanimously. (*Ordinance No. 2022-13 has been entered into the City's official book of record*).

5. **Second Reading of an ordinance for the rezoning of the property from R-2, Two-family Residential to PUD, Planned Unit Development (Residential). The property is located on Gurr Road, Tax Map No. 0P0480 039000.**

Mr. Wood stated that the applicant has withdrawn this application.

6. **Second Reading of an ordinance for the rezoning of the property from C-2, General Commercial, to PUD, Planned Unit Development (Residential). The property is located on US Hwy 41 South at Holly Hills subdivision; Tax Map No. 0P0320 075000.**

Mr. Wood stated that the applicant has withdrawn this application.

7. **Second Reading of an ordinance for the rezoning of the property from R-2, Two-family Residential to C-2, General Commercial. The property is located at 613 and 615 Martin Luther King, Jr. Drive; Tax Map No. 0P0270 109000 and 0P0270 108000.**

Adopted Ordinance No. 2022-14 to rezoning of the property from R-1, Single-family Residential, to C-2, General Commercial. Council Member Bynum-Grace motioned to adopt the ordinance as presented; Mayor Pro Tempore King seconded the motion, and it carried unanimously. (*Ordinance No. 2022-14 has been entered into the City's official book of record*).

8. **Second Reading of an ordinance for the rezoning of the property from C-1, Highway Commercial, to PUD, Planned Unit Development (Residential). The property is located at 1004, 1004a, and 1006 St. Patrick's Drive; Tax Map No. 0P0400 021000, 0P0400 022000, and 0P0400 048000.**

Denied ordinance for the rezoning of the property located at 1004, 1004a, and 1006 St. Patrick's Drive. Council Member Albritton motioned to deny the ordinance as presented; Council Member Peterson seconded the motion and it carried unanimously.

9. **Second Reading of an ordinance for rezoning the property from OC, Office-Commercial District, to C-3, Central Business District. Tax Map**

No. 0PO040 035000.

Administration recommended to Council to table this item to add the condition that paved parking on the property should be added. Council Member Albritton motioned to table this item to have the paved parking area added to the property. Council Member Jones seconded the motion and it carried unanimously.

10. **Second Reading of an ordinance to amend the City Code re Meter Specifications.**

Adopted Ordinance No. 2022-15 to amend the City Code re Meter Specifications. Council Member Albritton motioned to adopt the ordinance as presented; Council Member Jones seconded the motion, and it carried unanimously. (*Ordinance No. 2022-15 has been entered into the City's official book of record*).

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

8a. Council's Consideration – Minutes of the February 28, 2022, work session minutes, March 1, 2022, pre-council meeting, and March 1, 2022, council meeting.

Council Member Bynum-Grace motioned to approve the minutes as submitted. Council Member Jones seconded the motion, and it carried unanimously.

9. **Any Other Old Business:**

- 9a. Mayor Randall Walker - none
- 9b. Council Members - none
- 9c. City Attorney Brooke Newby – none
- 9d. City Manager Lee Gilmour - none
- 9e. Assistant City Manager Robert Smith - none

10. **New Business:** Mayor Randall Walker

10a. **Matters referred from March 14, 2022, work session and March 15, 2022, pre-council meeting.**

- 1. **Approval of the Household Water Supplier Agreement between the City of Perry and the Georgia Department of Human Resources, pending review by the City Attorney.** Council Member Bynum-Grace motioned to approve the request as outlined. Council Member Peterson seconded the motion, and it carried unanimously.
- 2. **Approval of Participation in the National Opioid Settlements with Distributors Amerisource Bergen, Cardinal Health and McKesson and with Manufacturer Janssen Pharmaceuticals and parent company Johnson & Johnson; and approval of the MOU with the State of Georgia relative to the settlements.** Mayor Pro Tempore King motioned to

approve the request as outlined, Council Member Hunt seconded the motion, and it carried unanimously.

10b. Resolution(s) for Consideration and Adoption:

1. A resolution to amend the Service Delivery Strategy for the City of Perry. Ms. H. Wharton.

Adopted Resolution No. 2022-16 to amend the service delivery strategy for the City of Perry. Mayor Pro Tempore King motioned to adopt the resolution as presented; Council Member Jones seconded the motion, and it carried unanimously. *(Resolution No. 2022-16 has been entered into the City's official book of record).*

2. A resolution to amend the City of Perry Personnel Management System relative to the Paid Time Off (PTO) Policy - Ms. B. Newby.

Adopted Resolution No. 2022-17 to amend the City of Perry Personnel Management System relative to the Paid Time Off (PRO) Policy. Council Member Jones motioned to adopt the resolution as presented; Council Member Peterson seconded the motion, and it carried unanimously. *(Resolution No. 2022-17 has been entered into the City's official book of record).*

3. A resolution opposing HB 1093 & SB 494 and Opposing Limitations on a City's Authority to make Housing, Land Use and Zoning decisions within a Local Government's Geographical Boundaries - Mayor Walker.

Adopted Resolution No. 2022-18 opposing HB 1093 & SB 494 and opposing limitations on a city's authority to make Housing, Land Use, and Zoning decisions within a Local Government's Geographical Boundaries. Mayor Pro Tempore King motioned to adopt the resolution as presented; Council Member Jones seconded the motion, and it carried unanimously. *(Resolution No. 2022-18 has been entered into the City's official book of record).*

- 10c. Approval of the lease agreement with Norfolk Southern. Council Member Jones motioned to approve the lease agreement with Norfolk Southern as outlined. Council Member Hunt seconded the motion and it carried unanimously.

11. Council Members Items: None.

12. Department Heads/Staff Items:

Chief Lynn stated the Trust Imitative event will be held in Oldfield Park on April 16th from 12:00 p.m. – 2:00 p.m. to discuss issues. The Sunset Slush Classic Italian Ice food truck will be at the event. Chief Lynn stated that the Red Speed School safety project is underway.

Mr. Swan stated the Kids Fishing Rodeo event at Rozar Park will be held on March 26th and are currently accepting registration for the event. The Special Needs Community

Egg Hunt will be held on April 3rd at 12:00 p.m. at Rozar Park. Mr. Swan stated the scoreboards should be delivered in April.

Ms. Fitzner stated the Public Works Spring Clean Up Week is from April 4, 2022 – April 8, 2022.

13. General Public Items: None.

14. Mayor Items:

Food Truck Friday begins on March 18, 2022.

Oliver Perry's restaurant Grand Opening will be Friday, March 18, 2022.

March 22, 2022 at 5:00 p.m. Called Meeting to discuss strategic planning

April 4, 2022, at 5:00 p.m. Work session

April 5, 2022, at 5:00 p.m. Pre council and Council

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

15. Executive Session entered at 6:44 p.m.: Council Member Hunt moved to adjourn the regular meeting and enter into executive session for the purpose of real estate. Council Member Jones seconded the motion, and it carried unanimously.

16. Executive Session adjourned at 6:50 p.m., Council regular meeting reconvened. Council adjourned the executive session held March 15, 2022 and reconvened into the regular meeting.

17. Adopted Resolution No. 2022-19 stated that the purpose of the executive session held on March 15, 2022, was to discuss real estate. Council Member Bynum-Grace moved to adopt a resolution stating the purpose of the executive session held on March 15, 2022 was to discuss real estate; Council Member Albritton seconded the motion, and it carried unanimously. (*Resolution No. 2022-19 has been entered into the City's official book of record*).

18. Adjournment: There being no further business to come before Council in the regular meeting held on March 15, 2022, Council Member Hunt motioned to adjourn the meeting at 6:55 p.m. Council Member Jones seconded the motion, and it carried unanimously.

**MINUTES
STRATEGIC PLAN MEETING
OF THE PERRY CITY COUNCIL
March 22, 2022
5:00 pm.**

1. Call to Order: Mayor Randall Walker, Presiding Officer, called to order the strategic plan meeting held on March 22, 2022, at 5:00 pm.

2. Roll:

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

Elected Officials Absent: None.

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

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

Press: William Oliver – Houston Home Journal.

Guest(s): Laura Mathis, Middle GA Regional Commission, and Travis Falcione, ESG Operations, Inc.

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

3a. City of Perry Strategic Plan

Ms. Laura Mathis reviewed the plan development process, vision and mission statements and the focus areas for 2023-2027 Strategic Plan. The focus areas included: quality of life, organizational excellence, community engagement and accountability, growth and sustainability, economic development, equity and diversity and public safety. Chief Lynn, Mr. Worthington and Ms. Hardin suggested some changes to the plan.

4. Council Member Items.

Council had no reports.

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

5. Adjourn. There being no further business to come before Council in the strategic plan meeting held on March 22, 2022, Council Member Jones motioned to adjourn the meeting at 6:15 pm, and Council Member Hunt seconded the motion, and it carried unanimously.

**A RESOLUTION
ADOPTING THE CITY OF PERRY, GEORGIA,
2023-2027 STRATEGIC PLAN**

WHEREAS, the Mayor and City Council have defined its mission, vision and priorities for the City of Perry; and

WHEREAS, the Mayor and City Council have actively sought input from its citizens, partners and staff; and

WHEREAS, there is a need to establish goals, strategies, estimated timeframes and implementation partners for each of the priorities;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF PERRY, GEORGIA HEREBY RESOLVES THAT THE CITY OF PERRY STRATEGIC PLAN 2023-2027, a copy of which is attached hereto as Exhibit "A", is hereby adopted.

SO RESOLVED this 5th day of April, 2022.

CITY OF PERRY, GEORGIA

By: _____
RANDALL WALKER, MAYOR

Attest: _____
ANNIE WARREN, CITY CLERK

[CITY SEAL]



Where Georgia comes together.

City of Perry Strategic Plan



2023-2027

Prepared by Middle Georgia Regional Commission

March 2022

Background

The City of Perry's first strategic plan was adopted in 2014 and amended in 2016. With the significant growth that has occurred in Perry, the completion of many key implementation activities, and several newly elected officials on City Council, the City of Perry launched a new Strategic Plan process in 2021. In 2021, the City of Perry was also engaged in the development of the 2023-2027 Comprehensive Plan. Although separate plan development processes were used, the results of both planning processes informed both plans.

Plan Development Process

The development of the Strategic Plan was led by the Mayor and Council and involved two one-day retreats with the Mayor, Council, and key personnel from the city and a series of departmental sessions. Key Personnel included the City Manager, Assistant City Manager, City Attorney, and City Planner.

During Retreat One the attendees discussed accomplishments since the 2016 Strategic Plan and reflected on some of the unexpected challenges that arose over the past five years. In addition, the retreat included a review of future challenges and opportunities that the City will need to navigate or address. Seven key Focus Areas were explored and defined to guide the new Strategic Plan. Retreat One ended with a draft vision statement to guide city leaders over the next five years.

For the departmental briefings, each department was charged with the responsibility of presenting information on how their department aligned with the vision set by the Mayor and Council during the initial retreat. These sessions provided input into the needs of each department over the next five years and identified potential implementation activities around the Focus Areas.



Retreat Two provided the Mayor, Council, and key personnel the opportunity to reflect on the departmental briefings, refine the vision statement for the City of Perry and explore key concepts, such as quality of life and accountability. The Mayor and Council also continued work defining and prioritizing the seven Focus Areas.

Vision Statement for the City of Perry

The vision statement captures the ideal experience that visitors and residents would have in Perry. The focus of the vision statement is the broader community of the City of Perry, rather than the City of Perry government. After reflection, the City of Perry affirmed its vision for the 2023-2027 Strategic Plan.

The City of Perry, Georgia is a vibrant and growing community that recognizes its foundations of Southern heritage and pride in tradition. Our thriving City embraces change and progress where economic, cultural, educational, and leisure opportunities make Perry a model community for all generations.

Mission Statement for the City of Perry

In contrast to the vision statement, the mission statement looks to the purpose of the City of Perry government. It is designed to guide decision-making in conjunction with the Focus Areas outlined in the Strategic Plan.

It is the mission of the City of Perry to foster a safe, economically, and socially diverse community, providing services through a cost-effective, environmentally balanced process that encourages and protects the City's character and high quality of life.

Focus Areas

For the 2023-2027 Strategic Plan, the City of Perry established seven Focus Areas to organize their priorities, goals, and strategies. The descriptions below represent the desired future state for the City, while the goals and strategies embody the actions the City of Perry will implement over the next five years. The purpose of the Focus Areas is to communicate the priorities for the City and to serve as a lens through which decisions are made by the Mayor and Council.

Quality of Life

In Perry, citizens and businesses receive reliable city services provided cost-effectively and efficiently. Citizens feel safe and live without fear. Perry is clean with aesthetically pleasing streetscapes, and there is no blight or litter. Perry offers a variety of special events,

entertainment, restaurant venues, and programs to meet the multi-generational needs and interests of a diverse population.

Quality of Life Goals

1. Eliminate blight in the city.
2. Continue focus on Neighborhood Revitalization.
3. Increase the supply of quality housing for all income levels.
4. Ensure positive aesthetics across the city are maintained and enhanced.
5. Expand connectivity through sidewalks and bike paths.
6. Enhance and improve existing leisure services facilities.
7. Establish a new destination park in the East Perry Service Area.
8. Continue the development of downtown.



Organizational Excellence

The City of Perry is recognized by external agencies for operational excellence, such as the Georgia Finance Officers Associations, Georgia Municipal Association, and Georgia Department of Community Affairs. The City of Perry attracts and retains staff who are professional, highly trained, and customer focused. The City's policies and ordinances are current and reflect the changing environment. Technology, including GIS, is used to enhance city operations and services. Goals and strategies to accomplish the City's desire for organizational excellence are below.



Organizational Excellence Goals

1. Attract, develop and retain high-quality personnel.
2. Maintain financial management and fiscal policy.
3. Seek external validation of organizational excellence.
4. Maintain appropriate public buildings to provide services.
5. Establish East Perry multi-function/multi-department campus.
6. Create robust relationships with various partner agencies.
7. Continue to build Perry Brand.
8. Utilize technology to enhance operational effectiveness.
9. Regularly evaluate service levels and effectiveness of vendor relationships.
10. Maintain and expand GIS capabilities across the organization.

Community Engagement and Accountability

The City of Perry invites citizens to participate in governance through town hall meetings, citizen advisory groups related to specific issues, and regular city meetings. City staff and elected officials are visible at events. Public Safety interactions are positive and community focused. The City provides complete and accurate information for citizens on city operations and finances and is accessible to all. Volunteers who are appointed to Boards, Authorities, and Commissions by the City Council are active participants in their roles. Transparency is a priority in all communication.



Community Engagement and Accountability Goals

1. Enhance transparency and access to information
2. Utilize Citizen Advisory Boards to obtain input into public policy
3. Ensure state of the art records management
4. Provide access to information needed for a well-informed citizenry and candidates for elected office.

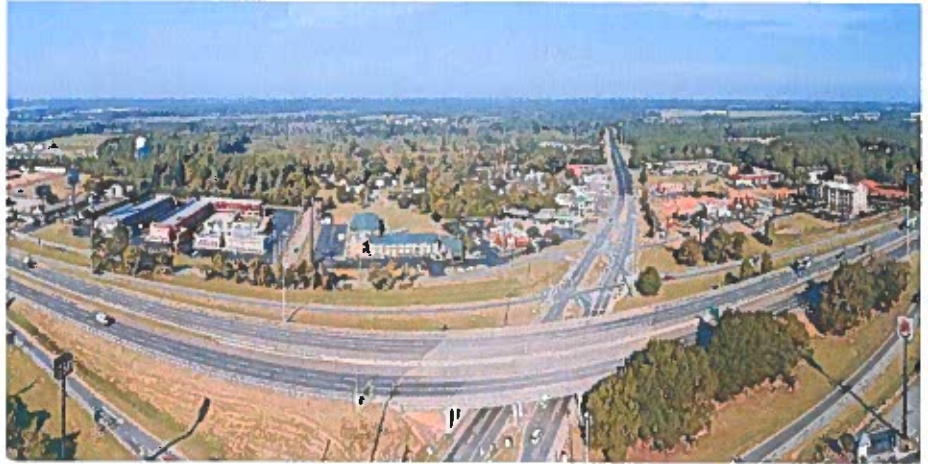
Growth and Sustainability

The City of Perry infrastructure is adequate and reliable for existing customers. The city's infrastructure has additional capacity to serve future citizens and businesses to the extent Perry intends to grow. In addition to water, sewer, and stormwater infrastructure, the City of Perry offers high-quality municipal services at reasonable costs. The process for receiving city services is well-known, easy to understand, and appropriate for a growing, modern city. Investment decisions are made, in part, through an analysis of the costs and benefits. Ordinances and policies exist to protect the character of Perry.



Growth and Sustainability Goals

1. Review and amend Service Delivery Strategy to reflect the city's capacity to provide quality services.
2. Provide infrastructure to sustain growth.
3. Protect and grow tree canopy and encourage green space preservation.
4. Establish a Historic Preservation Commission.
5. Maintain MS4 permitting authority.
6. Promote livable, sustainable, and quality neighborhoods.
7. Ensure existing/established neighborhoods and commercial zones remain stable and that growth is equitable.
8. Maintain a high level of reliable, uninterrupted water, sewer, and gas service.

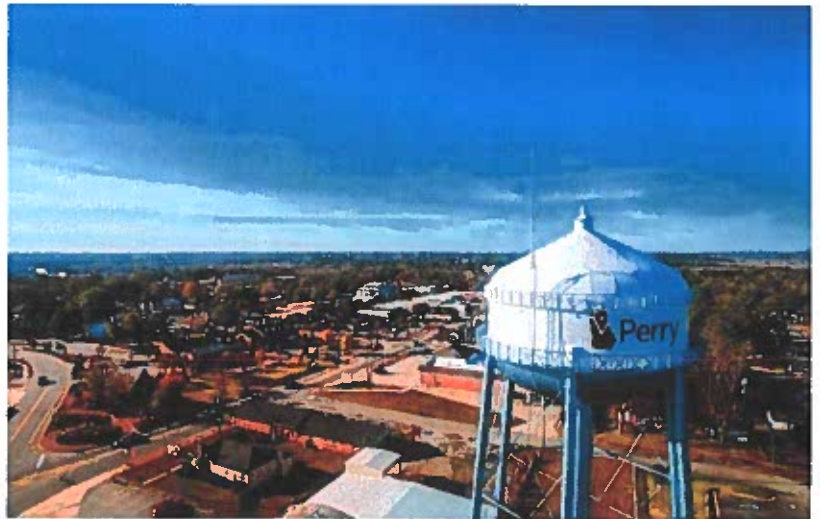


Economic Development

Perry is a place where business and commerce thrive. New and existing businesses are supported through city policies and ordinances. Perry has a mix of commercial, retail, and industrial establishments which provide high-quality employment opportunities for citizens and has a vibrant downtown.

Economic Development Goals

1. Support existing businesses.
2. Recruit new businesses to Perry.
3. Enhance partnership with the Development Authority of Houston County.
4. Attract technology firms to Perry
5. Develop and implement small-area commercial and industrial redevelopment plans
6. Pursue state and federal programs/resources as necessary



Equity and Diversity

Perry has a rich culture and recognizes and celebrates diversity through the services that are provided. Barriers to involvement have been eliminated. Minority and women-owned business development is encouraged and facilitated through city policies and ordinances.

Equity and Diversity Goals

1. Offer programs and services in a variety of languages and interests
2. Avail city services to all citizens and businesses.
3. Celebrate diversity in special events, marketing, and promotional efforts.
4. Boards, Authorities, Commission, and City Staff appointments will reflect the diversity of Perry.
5. Ensure that City Staff and elected officials are trained in diversity, equity, and inclusion.

Public Safety

Safety and security for residents and visitors are a priority. Prompt, professional services are provided through fire, police, and emergency services. Perry embraces the use of technology to assist with public safety while balancing privacy concerns.



Public Safety Goals

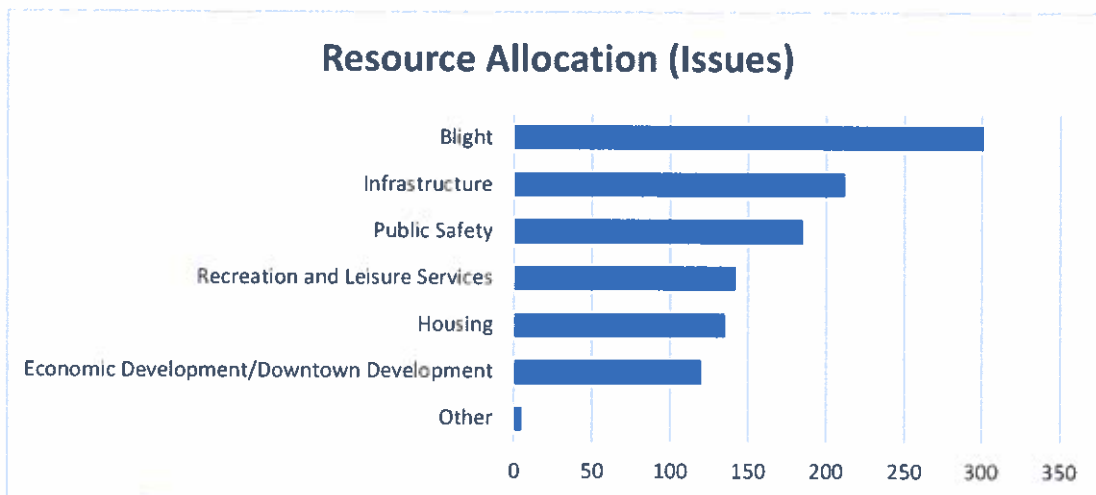
1. Provide consistent, prompt police response
2. Expand Community Policing Program
3. Provide consistent, prompt fire response
4. Provide a safe environment for city special events.
5. Insulate and protect the community from negative external factors and impacts.
6. Identify and adjust as necessary for changes in service demands.
7. Renew and strengthen partnerships with other agencies.
8. Adjust staffing as service levels indicate
9. Strengthen community engagement opportunities for police and fire

Resource Allocation



Realizing the natural constraints of time and revenue, the City completed an exercise to understand and further define priorities during the second retreat. It is important to note that this ranking should not be interpreted as the 7th ranked area (Community Engagement and Accountability) is not important and therefore should not be a Focus Area for the Strategic Plan. Rather, when a decision has to be made on resource allocation, other items such as Public Safety and Growth and Sustainability may be prioritized over Community Engagement and Accountability. After reflection, the Mayor and Council concluded that all seven Focus Areas are relevant and appropriate.

In addition to ranking the Focus Areas, the City completed an exercise to understand priorities and how decisions may be made around specific issues. The issues were identified through the discussions at Retreat One and Retreat Two. The issues do not encompass every aspect of local government operations, they do, however, represent some of the most pressing issues facing the City in the years ahead. As with the ranking of the Focus Areas, the exercise was intended to prioritize how City Council would invest its resources.



Implementation Activities

To accomplish the City's Vision and Mission, specific strategies are planned for implementation in fiscal years 2023 through 2027. Upon adoption of the Strategic Plan by City Council, implementation and accountability measures will be developed as appropriate by senior management and the department heads. These measures will enable the Mayor and Council to establish priorities and monitor progress periodically. To monitor implementation progress, a dashboard will be developed. The goals and strategies are included as Appendix A.

Annually, the Mayor and Council will hold a one-day session to review the Strategic Plan and make adjustments as needed based on budgetary constraints and/or environmental changes.

Appendix A

Implementation Activities

Focus Area: Quality of Life

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Eliminate blight throughout the City	
	1.a. Conduct code enforcement citywide.	Community Development
	Prioritize code enforcement in areas with concentrations of distressed or failing structures to target redevelopment through demolition, rehabilitation, or infill development.	Community Development
	1.b. Maintain Housing Assessment database, including training for new code enforcement staff.	Community Development
	1.c. Conduct assessment of non-residential parcels to determine areas of distressed or failing non-residential properties.	Community Development
	1.d. Promote redevelopment of distressed or failing properties through redevelopment incentives.	Community Development / Economic Development
	1.e. Develop and implement blight tax or other programs to encourage redevelopment in targeted areas.	Community Development / Economic Development
2	Continue focus on Neighborhood Revitalization	
	2.a. Develop Revitalization Area Strategy for Old Field neighborhood.	Community Development
	2.b. Pursue CHIP and CDBG grants to promote housing and neighborhood stabilization. Develop small area plans or Revitalization Area Strategies as needed to promote continued investment.	Community Development
3	Increase the supply of quality housing for all income levels	
	3.a. Modify Land Management Ordinance, zoning, and planning activities to encourage a diverse mix of housing citywide.	Community Development
	3.b. Locate a new multi-family housing development in Sand Hill neighborhood.	Community Development
	3.c. Develop and implement landlord accountability processes.	Community Development

City of Perry
Strategic Plan Fiscal Years 2023-2027

4	Ensure positive aesthetics across the City are maintained and enhanced		Community Development / Public Works
4.a.	Develop and implement initiatives to reduce litter.		Public Works
4.b.	Enhance high-profile gateways, including highways coming into Perry and Interstate 75 interchanges.		Community Development
4.c.	Promote the Nasty Nine Code Compliance Program.		Leisure Services
4.d.	Develop and Implement Public Art Master Plan.		Public Works
4.e.	City properties and rights of way are maintained and manicured.		
5	Expand connectivity through sidewalks and bike paths		Community Development / Public Works
5.a.	Implement Connectivity Plan adopted by City Council in 2022.		Community Development
5.b.	Amend Land Management Ordinance to require new residential and commercial development to have sidewalks and other pedestrian enhancements.		
6	Enhance and improve existing leisure services facilities		Public Works
6.a.	Complete construction projects at Pine Needle Park, Crossroads Park, Legacy Park, and Heritage Oaks Park.		Public Works / Community Development
6.b.	Enhance existing pocket parks and require the development of additional parks in neighborhoods.		Community Development
6.c.	Amend Land Management Ordinance to require new development to set aside public greenspaces.		
7	Establish a new destination park in the East Perry Service Area		City Manager
7.a.	Establish advisory board to assess and advise on project feasibility and parameters.		Leisure Services
7.b.	Identify and acquire (if needed) park property.		Leisure Services
7.c.	Develop a master plan for park.		Leisure Services
7.d.	Finance and construct park.		
8	Continue development of downtown		Economic Development
8.a.	Implement Downtown Master Plan adopted by City Council in 2021.		Economic Development
8.b.	Pursue Georgia Main Street designation as a Georgia Exceptional Main Street (GEMS) community.		Economic Development
8.c.	Attract, train and retain quality Board members for DDA and Main Street that support the development of downtown.		Economic Development
8.d.	Attract and retain businesses downtown working towards an appropriate mix.		Economic Development
8.e.	Promote downtown residential development.		Economic Development

Focus Area: Organizational Excellence

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Attract, develop and retain high-quality personnel	
1.a.	Develop and implement targeted employee recruitment efforts.	Human Resources
1.b.	Develop and implement initiatives that promote employee engagement and employee wellness.	Human Resources
1.c.	Seek opportunities to expand upon the benefits and services the City provides to employees.	Human Resources
1.d.	Invest in employee professional development.	Human Resources
1.e.	Develop and implement formalized cross-training program.	Human Resources
1.f.	Amend City Personnel Manual.	Human Resources
1.g.	Benchmark staff levels of Perry with near-peer and next-highest-peer cities.	Human Resources
1.h.	Continue and enhance implementation of succession training initiatives.	All Departments
1.i.	Focus on "experience" and work / life balance in recruitment efforts.	Human Resources
2	Maintain financial management and fiscal policy	
2.a.	Develop and implement Treasury Management Policy.	Finance
2.b.	Establish a fund-based reserve policy.	Finance
2.c.	Issue Popular Annual Financial Report (PAFR) on the financial state of the city.	Finance
2.d.	Develop and maintain five-year projections for major operating funds	Finance
3	Seek external validation of organizational excellence	
3.a.	Maintain PlanFirst, WaterFirst, GICH, Main Street Accreditations from DCA and GEFA.	Community Development
3.b.	Obtain CAPRA Accreditation for leisure services operations.	Leisure Services
3.c.	Obtain GFOA Certificate of Excellence in Financial Reporting.	Finance
3.d.	Maintain GMA Certified City of Excellence designation.	City Manager
3.e.	Obtain GFOA Distinguished Budget Presentation Award.	Finance
4	Maintain appropriate public buildings to provide services	
4.a.	Public Works renovation.	City Manager
4.b.	Vehicle Storage Area.	Administration
4.c.	Regularly assess facility operations and uses and adjust accordingly.	City Manager

City of Perry
Strategic Plan Fiscal Years 2023-2027

5	Establish East Perry multi-function/ multi-department campus		
5.a.	Determine which departments need a satellite location.		City Manager
5.b.	Identify / acquire location for campus.		City Manager
5.c.	Finance and construct campus		City Manager
6	Create robust relationships with various partner agencies		
6.a.	Maintain effective communications with applicable partner agencies and advisory boards.		All Departments
7	Continue to build Perry brand		
7.a.	Develop and implement Perry organizational standards.		City Manager
8	Utilize technology to enhance operational effectiveness		
8.a.	Ensure all data and work product is backed-up citywide.		City Manager
9	Regularly evaluate service levels and effectiveness of vendor relationships		
9.a.	Prioritize vendor relationships for evaluation		City Manager
10	Maintain and expand GIS capabilities across the organization		
10.a.	Inventory city functions where deployment of GIS would be beneficial.		City Manager
10.b.	Develop strategy to expand utilization of GIS.		City Manager
11	Ensure state of the art records management systems		
11.a.	Update Records Management Policy.		Administration/Clerk

Focus Area: Community Engagement and Accountability

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Enhance transparency and access to information	
	1.a. Publish a budget book annually.	Finance
	1.b. Host quarterly town hall meetings to share information and to gather input.	City Manager
2	Utilize Citizen Advisory Boards to obtain input into public policy	
	2.a. Establish accountability measures for members.	Community Development / Economic Development
	2.b. Conduct training for all members.	Community Development / Economic Development
3	Provide access to information needed for a well-informed citizenry and candidates for elected office.	
	3.a. Provide Voter Education for candidates or those considering candidacy.	City Clerk
	3.b. Conduct Civic Education through the Perry University Program.	Communication
	3.c. Create educational programs for Community Development services.	Community Development
	3.d. Continually assess City's social media trends and needs	Communication

Focus Area: Growth and Sustainability

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Review and amend Service Delivery Strategy to reflect city's capacity to provide quality services.	
	1.a. Amend Service Delivery Strategy Service area for Water and Sewer to reflect growth and capacity.	Community Development
	1.b. Develop, maintain and implement master plans for all services.	Community Development
2	Provide infrastructure to sustain growth	
	2.a. Complete planning for East Perry Service Area: water, sewer, public safety, recreation, and public works.	All Departments
	2.b. Establish East Perry and South Perry sewer basins.	Public Works
	2.c. Construct New Wastewater Treatment Facility.	Public Works
	2.d. Old Courthouse renovation.	City Manager
	2.e. City Hall renovation into Police Headquarters.	City Manager
	2.f. Public Safety Building renovation into Fire Headquarters.	City Manager
	2.g. Develop new administration building.	City Manager
2.h. Construct new elevated water tank West of I75	Public Works	
3	Protect and grow tree canopy and encourage green space preservation	
	3.a. Develop and implement green corridor landscape plans as appropriate.	Public Works
4	Establish a Historic Preservation Commission	
5	Maintain MS4 permitting authority.	
	5.a. Identify and maintain stormwater easements.	Community Development
6	5.b. Complete the Langston Road Regional Stormwater Pond.	Community Development
	Promote livable, sustainable, and quality neighborhoods.	
	6.a. Review and revise LMO to include desirable guidelines and standards.	Community Development
7	Ensure existing / established neighborhoods and commercial zones remain stable and that growth is equitable.	

City of Perry
Strategic Plan Fiscal Years 2023-2027

8	Maintain a high level of reliable, uninterrupted water, sewer and gas service		
	8.a. Pump station upgrades (Perry Parkway, Lemley, Airport Road)		Public Works
	8.b. Replace 15 miles of bare steel gas main		Public Works
	8.c. Perry Branch Sewer Main Replacement		Public Works
	8.d. Satterfield Road WPCP Upgrade		Public Works
	8.e. Correct stormwater infiltration into city sewer system		Public Works
9	Complete critical transportation infrastructure projects.		
	9.a. Langston Road Extension		Public Works
	9.b. St. Patrick's Drive Extension		Public Works
	9.c. Kings Chapel Road Widening		Public Works
	9.d. Gurr Road Widening		Public Works
10	Account for and adjust to changing workforce trends and patterns		

Focus Area: Economic Development

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)	
1	Support existing businesses		
	1.a. Conduct existing business surveys on a rotating basis - 20% of licensed businesses per year.	Economic Development	
	1.b. Complete a new business outreach within 30 days of the business opening to discuss city services and resources.	Economic Development/ Community Development	
	1.c. Work with existing businesses on workforce initiatives as requested.	Economic Development/ Community Development	
	1.d. Continue offering educational and outreach opportunities relative to City processes.	Economic Development/ Community Development	
2	Recruit new businesses to Perry		
	2.a. Inventory/Catalogue available space for new business.	Economic Development	
	2.b. Identify target industries based on infrastructure capacity.	Economic Development	
	2.c. Continue supporting entrepreneurs and create an ecosystem where entrepreneurs can thrive.	Economic Development	
3	Enhance partnership with the Development Authority of Houston County and Peach County Development Authority.		
	3.a. Conduct quarterly meetings with Development Authority and City Council to enhance understanding of priorities and goals for both.	Economic Development	
	3.b. Evaluate the need for a speculative building (industrial/warehouse/distribution)	Economic Development	
	3.c. Develop Industrial Development Plan	Economic Development	
	3.d. Establish guidelines regarding business type preferences and ability to serve with city utilities.	Economic Development	
	4	Attract technology firms to Perry	
	4.a. Identify potential location and acquire land (if needed) for Technology Park	Economic Development	
	4.b. Partner with Robins AFB in support of a Software Center of Excellence designation	City Manager / Economic Development	
5	Develop and implement small-area commercial and industrial redevelopment plans		
	5.a. Identify redevelopment opportunities	Economic Development/ Community Development	

City of Perry
Strategic Plan Fiscal Years 2023-2027

6	Pursue state and federal programs / resources as necessary	
6.a.	Recommend to state partner agencies possible programs or initiatives.	All Departments
7	Explore the creation of a competitive sports complex	
7.a.	Establish advisory board to assess and advise on project feasibility and parameters.	City Manager
8	Assess East and South Perry development relating to commercial nodes and work towards complimentary commercial development.	

Focus Area: Equity and Diversity

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Offer programs and services in a variety of languages and interests	
	1.a. Provide recreational opportunities that reflect the diversity of the city.	Leisure Services
	1.b. Bi-lingual staff or resources to meet different language needs	City Clerk
	1.c. Cultivate relationship with the Latino Chamber of Commerce in working towards Latino business development.	Economic Development
2	Avail city services to all citizens and businesses.	
	2.a. Strategic outreach and communication efforts.	Communications
	2.b. Provide inclusive facilities, programs, services, etc.	All Departments
	2.c. Establish Perry Youth Advisory Council	City Manager
3	Celebrate diversity in special events, marketing and promotional efforts.	
	3.a. Black History Month Banner Program and Celebration.	Special Events
	3.b. International Festival	Special Events
	3.c. Juneteenth Celebration	Special Events
4	Boards, Authorities, Commission and City Staff appointments will reflect the diversity of Perry.	
	4.a. Evaluate board, authority and commission composition to identify opportunities for inclusion.	Communications
	4.b. Evaluate city employee demographics and work towards a workforce that reflects the diversity of Perry.	City Manager
	4.c. Engage with culturally diverse media outlets	Human Resources
5	Ensure that City Staff and elected officials are trained in diversity, equity, and inclusion	
	5.a. Participate in the Georgia Municipal Association Embrace Program.	City Manager
	5.b. Continue to utilize the RITE Training program with city employees.	Police Department

Focus Area: Public Safety

GOAL	STRATEGY	RESPONSIBLE PARTY(IES)
1	Provide consistent, prompt police response	
	1.a. Maintain satisfactory crime rate and data / statistics.	Police Department
	1.b. Shift Certified Law Enforcement Officers to direct law enforcement activities.	Police Department
	1.c. Maintain State Certification.	Police Department
2	Expand Community Policing Program	
	2.a. Continue the Trust Initiative.	Police Department
	2.b. Host "pop up" community events.	Police Department
	2.c. Focused initiatives such as book reading to children, etc.	Police Department
3	Provide consistent, prompt fire response	
	3.a. Adequate force levels to meet City standards	Fire Department
	3.b. Response times exceed City standards	Fire Department
	3.c. Maximum ISO rating of 3 under currently established criteria.	Fire Department
4	Provide a safe environment for city special events.	
	4.a. Develop and implement strategies for Special Events	Police Department/ Fire Department
4	4.b. Determine level of public safety services that City will provide for non-city special events	Police Department/ Fire Department
	Insulate and protect the community from negative external factors and impacts.	
	5.a. Utilize technology to bolster human efforts.	Police Department/ Fire Department
6	Identify and adjust as necessary for changes in service demands.	
	6.a. Implement the use of mental health professional services in Police Department	Police Department
7	Renew and strengthen partnerships with other agencies.	
	7.a. Work with established partners to support and exchange ideas and information.	Fire Department
	7.b. Collaborate with community partners during planning.	Fire Department
	7.c. Existing partnerships are constantly worked, renewed, and strengthened when needed	Police Department
	7.d. Maintain existing agreements and expand as needed	Police Department

City of Perry
Strategic Plan Fiscal Years 2023-2027

7.e.	Explore new areas for partnerships, such as the new effort to collaborate on camera systems.	Police Department
7.f.	Maintain current FBI Task Force affiliation.	Police Department
7.g.	Seek additional opportunities to join federal and state task forces.	Police Department
7.h.	Active participation in the recently announced DA Gang Task Force.	Police Department
7.i.	Focus must remain on drugs and gangs to impact violent crime.	Police Department
7.j.	Continue quarterly law enforcement agency head meetings.	Police Department
7.k.	Host and participate in regional trainings with local law enforcement partners to raise training levels and build working relationships	Police Department
7.l.	Continue regional working dog training sessions	Police Department
7.m.	Continue participation in the Houston County Safe Routes to Schools	Police Department
7.n.	Share technology resources when able to strengthen area abilities	Police Department
8	Adjust staffing levels as service demands indicate.	
8.a.	Monitor response data for indications of increased service demand.	Fire Department
8.b.	Ensure adequate suppression forces capable of extinguishing anticipated fires based on response data and ISO/NFPA recommendations.	Fire Department
8.c.	Ensure adequate emergency service forces capable of responding to community needs based on response data.	Fire Department
8.d.	Ensure adequate administrative personnel capable of conducting fire inspections, training, and education duties based on data.	Fire Department
8.e.	Track crime statistics and calls for service on an ongoing basis and adjust staffing requests accordingly	Police Department
8.f.	T & E new technology with an eye of acquiring systems that assist existing law enforcement officers with being more efficient	Police Department
8.g.	Consider the creation of an Explorer Program or Big Brothers/Bi Sisters program to encourage youth to pursue LE as a career	Police Department
9	Strengthen community engagement opportunities for police and fire.	
9.a.	Identify key stakeholders, target audiences, and at-risk populations.	Fire Department
9.b.	Continue to develop engaging content for distribution through social media.	Fire Department
9.c.	Develop additional education programs/engagement opportunities for citizens of all ages.	Fire Department
9.d.	Develop a forward-facing Use of Force Seminar.	Police Department

City of Perry
Strategic Plan Fiscal Years 2023-2027

9.e.	Offer community events like Citizen's Police Academy, firearm classes, and open forums.	Police Department
9.f.	Continue with Stuff the Cruiser and Coffee with a Cop.	Police Department
9.g.	Expand the School Resource Officer program to cover all schools.	Police Department
9.h.	Participate in community events like Health and Housing Fair.	Police Department

TO: Municipal Gas Authority of Georgia Members

FROM: Bill Hatcher, Election Committee Chairman

DATE: March 11, 2022

RE: **Initial Notice - 2022 Municipal Gas Authority of Georgia Annual Election**

This is the initial notice that the 2022 Gas Authority Annual Election will be held on **Friday, May 6, 2022 at 10:30 a.m.** in conjunction with the Gas Authority 2022 Annual Membership Meeting in the Ballroom at The King & Prince Beach and Golf Resort - St. Simons Island, Georgia. Member voting delegates that are unable to attend the in-person meeting will have the opportunity to participate remotely, with details to follow.

Three board terms are expiring at the Annual Membership Meeting, positions currently held by David Nunn, R. Daren Perkins and Stephen D. Sykes.

If your delegate or alternate has changed from those named on the attached list, or if no delegate or alternate is listed for your City, a certified copy of a resolution naming a delegate and an alternate should be delivered, on or before Tuesday, May 3, 2022, to the following address:

Peter K. Floyd, Esq.
Alston & Bird LLP
One Atlantic Center
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Peter.floyd@alston.com

A sample resolution is attached for your convenience. **Please check the attached delegate list to verify that your City's voting delegate and alternate are current.**

The statute provides that nominations are taken live at the Election Committee meeting. If you would like to nominate a person to one of the open positions, please have your delegate or alternate participate in the meeting prepared to do so. You are also welcome to contact other Election Committee members (other Members' voting delegates) to advise them of your planned nominations in advance of the election.

As you know, we need 67% of the weighted vote for a quorum. **Please be sure that your delegate will participate at the meeting.** And, please remember that each delegate may represent only one city. Therefore, each city must appoint a separate delegate to the Election Committee.

Also, attached is a list showing the distribution of votes for your information along with a form to be completed by each Member indicating its intent to send a delegate to the Election to help us with planning the meeting and gathering a quorum. Please contact Peter Floyd at (404) 881-4510 or peter.floyd@alston.com or me at (912) 764-3525 with any questions.

cc: Mr. Arthur C. Corbin and Gas Authority Board Members

A RESOLUTION

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

This day of _____, 2022.

CITY OF _____

Mayor

Councilmember

Councilmember

ATTEST:

City Clerk

[SEAL]

**MUNICIPAL GAS AUTHORITY OF GEORGIA
DISTRIBUTION OF VOTES FOR 2022
ELECTION BY AUTHORITY GEORGIA MEMBERS**

MEMBER	STANDARD VOTES	TOTAL MCF PIPELINE CAPACITY	% OF TOTAL	NUMBER OF VOTES	MCF GAS PURCHASED	% OF TOTAL	NUMBER OF VOTES	TOTAL NUMBER OF VOTES
Adamsville	1000	2676	0.78%	0517	783,272	1.91%	1260	2777
Adel	1000	1193	0.35%	0230	174,878	0.42%	0281	1511
Albany	1000	16,817	4.92%	2248	2,036,427	4.98%	3278	7524
Americus	1000	3,578	0.75%	0498	227,842	0.55%	0364	1864
Andersonville	1000	62	0.02%	0012	1,434	0.00%	0002	1014
Ashburn	1000	502	0.15%	0097	85,540	0.21%	0137	1234
Bainbridge	1000	1,200	0.37%	0242	203,780	0.50%	0328	1571
Blakely	1000	984	0.28%	0171	157,960	0.38%	0254	1428
Bowman	1000	174	0.05%	0034	9,462	0.02%	0018	1050
Burford	1000	56,488	16.59%	10948	3,273,204	7.99%	5268	17,216
Byron	1000	1,262	0.37%	0244	246,016	0.60%	0399	1643
Caro	1000	1,251	0.37%	0242	118,864	0.29%	0181	1433
Carters	1000	2,678	0.78%	0517	519,267	1.27%	3835	2352
Canton	1000	1,023	0.30%	0188	264,318	0.65%	0423	1830
Cochran	1000	3,963	1.16%	0765	573,978	1.40%	0923	2888
Colquitt	1000	140	0.04%	0027	29,288	0.07%	0047	1074
Commerce	1000	1,860	0.54%	1538	663,837	1.63%	1393	3932
Covington	1000	13,121	3.84%	2034	2,146,348	5.23%	3452	8966
Dawson	1000	1,252	0.37%	0242	284,098	0.70%	0437	1896
Decatur County	1000	249	0.07%	0048	101,051	0.25%	0163	1211
Doraville	1000	250	0.07%	0048	45,878	0.11%	0074	1127
Donalsonville	1000	250	0.07%	0048	55,688	0.14%	0090	1138
Douglas	1000	3,580	1.05%	0693	620,627	1.50%	1320	3013
Dublin	1000	8,904	2.61%	1720	2,561,538	6.24%	4120	8840
Eastman	1000	3,031	0.89%	0585	120,963	0.29%	0180	1780
Edison	1000	250	0.07%	0048	39,375	0.10%	0064	1112
Elberton	1000	4,399	1.25%	0888	326,963	0.80%	0529	2417
Fairburn	1000	1,150	0.34%	0210	783,637	1.91%	1260	2870
Fort Valley	1000	4,430	1.31%	0887	547,658	1.33%	0891	2748
Griffin	1000	3,813	1.06%	0698	28,700	0.07%	0044	1744
Grovetown	1000	518	0.15%	0100	808,478	1.97%	1320	2400
Hartwell	1000	5,244	1.53%	1013	508,293	1.24%	0817	2830
Hawkinsville	1000	5,084	1.48%	0978	1,096,355	2.68%	1787	3745
Hogansville	1000	1,380	0.47%	0308	84,080	0.21%	0158	1487
Lafayette	1000	2,935	0.86%	0587	239,407	0.58%	0385	1952
Lawrenceville	1000	62,540	18.30%	12078	3,921,480	9.58%	6208	19,386
Louisa	1000	1,062	0.31%	0205	94,464	0.23%	0152	1357
Lumpkin	1000	164	0.05%	0032	16,904	0.04%	0027	1050
Macon	1000	3,788	1.10%	0728	344,884	0.84%	0555	2382
Madison	1000	2,326	0.68%	0448	311,158	0.76%	0500	1949
Marion	1000	4,465	1.27%	0907	326,345	0.80%	0525	2432
Marshall	1000	1,210	0.36%	0248	67,948	0.17%	0109	1358
Moultrie	1000	2,202	0.64%	0425	320,494	0.78%	0518	1941
Nashville	1000	866	0.25%	0150	181,138	0.44%	0291	1481
Palmer	1000	483	0.14%	0093	28,004	0.07%	0045	1138
Perry	1000	8,524	2.45%	1260	907,029	2.21%	1450	3710
Quitman	1000	865	0.25%	0167	115,473	0.28%	0186	1353
Raydon	1000	3,689	1.06%	0712	254,078	0.62%	0410	2122
Social Circle	1000	1,957	0.57%	0384	623,475	1.52%	1001	2747
Spartan	1000	722	0.21%	0138	84,293	0.21%	0133	1247
Statesboro	1000	3,581	1.05%	0692	516,093	1.26%	0830	2922
Sugar Hill	1000	13,406	3.96%	2428	778,387	1.89%	1249	4877
Sumnerville	1000	8,713	2.52%	1103	747,611	1.82%	1203	3306
Sylvester	1000	975	0.29%	0188	813,222	1.98%	1308	2496
Sylva	1000	1,027	0.30%	0198	59,588	0.15%	0098	1294
Thomaston	1000	3,016	0.88%	0582	485,678	1.18%	0781	2382
Thomson	1000	3,413	1.00%	0659	1,174,814	2.86%	1889	3548
Tifton	1000	2,236	0.65%	0425	546,387	1.33%	0879	2504
Toccoa	1000	10,538	3.08%	2035	1,326,345	3.24%	2136	5171
Trion	1000	3,873	1.10%	0700	954,792	2.33%	1536	3238
Union Point	1000	226	0.07%	0044	98,578	0.24%	0160	1204
Vienna	1000	336	0.09%	0082	177,815	0.43%	0285	1448
Warner Robins	1000	18,777	5.39%	3827	4,258,782	10.38%	6449	11,871
Waynesboro	1000	1,819	0.53%	0351	123,188	0.30%	0198	1548
West Point	1000	2,601	0.76%	0386	111,508	0.27%	0173	1585
Winder	1000	9,841	2.84%	1921	1,663,443	4.05%	1748	4847
TOTALS	66000	341,742	100.00%	66000	41,632,358	100.00%	66000	198000

NOTES TO VOTE SCHEDULE Adjusted to match Standard Vote Total (B)
Balance fractional shares Purchases Votes Column (F) Subtracted 0.001 from Warner Robins to equal rounding for Mid State Energy Allocation
Total MCF Pipeline Capacity Column (E) Added .003 to Warner Robins to adjust rounding for Mid State Energy Allocation

Definitions MCF Demand: Firm services to the city/county including one part capacity
Demand Services delivered locally and seasonal capacity purchased or (sold)

MCF Purchased: Gas volumes purchased by a city from the Authority for resale to its customers, excludes enduser distribution volumes

Other notes Union Point split with Greensboro based on sales data furnished by Tri County Natural Gas

**MEMBERS
MUNICIPAL GAS AUTHORITY
MEMBERSHIP ELECTION COMMITTEE
(Last Revised May 6, 2021)**

MEMBER SYSTEM	ELECTION COMMITTEE REPRESENTATIVE	ELECTION COMMITTEE ALTERNATE
Adairsville	Dwayne Muse	Caleb Martin
Adel	Luther L. Duke III	John H. Flythe
Albany	Stan Logue	Brenda Battle
Americus	David Wooden	Darrell King
Andersonville		
Ashburn	Joseph Adam Lavender	Demario Byrd
Bainbridge	Chris Hobby	Bo Ladner
Blakely	Danny Thomas Tye	Melinda Crook
Bowman	Roberta Rice	Loyd Ivester
Buford	Phillip Beard	Bryan Kerlin & Daren Perkins
Byron	William F. McDaniel	Michael L. Chidester
Cairo	Rod Prince	Chris Addleton
Camilla	Steve Sykes	Mike Atkinson
Claxton	Terry Branch	Diane Parker
Cochran	Mayor Pro Tem Gary Ates	Jimmy Jones
Colquitt	Cory J. Thomas	Craig Tully
Commerce	Keith Burchett	James Wascher
Covington	Mike Jewell	Freddy Morgan
Dawson	William Tracy Hester	Michael Sinquefield
Decatur County	Alan Thomas	Pete Stephens
Doerun	Eddie Harp	Mike Blair
Donalsonville	Steven W. Hicks	Ronald Johnson
Douglas	Michael Hudson	Robert Moore & Edwin Taylor
Dublin	Michael Clay	Phil Best & Lance Jones
Eatonton	Gary M. Sanders	Alvin Butts
Edison	Walt Pierce	Reeves Lane
Elberton	Larry L. Guest	Lanier Dunn
Fitzgerald	Jeff Lewis	Robert Levenson
Fort Valley ¹	Alre' Horton	Ned Watson
Grantville	Doug Jewell	Ruby Hines
Greensboro	Larry Postell	Ronnie Stovall
Hawkinsville ²	Tim Young	Ken Clark
Hartwell	Jon Herschell	Audie Laviolette
Hogansville	William Stankiewicz	Jonathan H. Lynn
LaFayette	Phillip A. Arnold	David Hamilton
Lawrenceville	Todd Hardigree	Barry Mock
Louisville	Richard T. Sapp	Jenny Smith
Lumpkin	David Davis	Willie Clark

¹ Resolution appoints FVUC Chairman and General Manager

² Appointed by title (City Manager and City Commission Chairman).

MEMBER SYSTEM	ELECTION COMMITTEE REPRESENTATIVE	ELECTION COMMITTEE ALTERNATE
Madison	Rusty Johnson	David Nunn
Millen	Jeff Brantley	John Thomas
Monroe	John S. Howard	Rodney Middlebrooks
Monticello	Larry Thurman	David Wense
Moultrie	Elvira Gibson	Marvin Mobley
Nashville	Peter Schultz	Michael Richbourg
Pelham	James T. Eubanks	Craig M. Bennett
Perry	Randall Walker.	Willie King
Quitman	Dr. Nancy Whitfield Dennard	Willie Burns
Royston	Tonya Allen	Travis Quarles
Social Circle³	Paul Schlageter	Adel Schirmer
Sparta	R. Allen Haywood	Tim Griffin
Statesboro	Steve Hotchkiss	Frank Parker
Sugar Hill	Paul Radford	Troy Besseche
Summerville	Terry Tinney	Herbert Cordle, Jr.
Sylvania	Stacy Mathis	Preston Dees
Sylvester	Isaac Jackson, Jr.	Autron Hayes
Thomasville	Todd Mobley	Chris Hayes
Thomson	Rodney Dunaway	Kenneth Usry
Tifton	Julie B. Smith	Pete Pyrzenski
Toccoa	Harry Scott	David Austin
Trion	Mike Hughes	Larry E. Stansell
Union Point	Lanier Rhodes	James "Jimmy" Scott
Vienna	Jeff Priest	Michael Bowens
Warner Robins	Randy Toms	Montie Walters
Waynesboro	Jerry L. Coalson & Valerie Kirkland	Everett Rhodes
West Point	Ed Moon	Sammy Inman
Winder	Roger Wilhelm	Thomas Taylor

³ AI pointed by title (Utilities Director and City Manager).

GWES, LLC

PROFESSIONAL SERVICES AGREEMENT

This agreement made as of March 10, 2022 between City of Perry (**Client**) and GWES, LLC (**GWES**) to perform professional services for the assignment described as follows:

Project: Infrastructure Expansion 2022 Program Management

Location: Perry, Georgia

Description of Project:

As discussed in the recently completed *Perry Sewer Master Plan, South and East Perry Service Areas*, development is anticipated to increase within the City's service areas over the next 30 years. This development will require significant coordinated expansion of water and sewer infrastructure to accommodate growth without interruption. As such, the City is planning to invest over \$150 million over the next 10 years on water and sewer infrastructure throughout the City's service areas.

An Infrastructure Program Manager is a necessity to assist the City with staff, local expertise, and experience in tasks such as project coordination and integration, contract preparation, design of infrastructure projects, review of work by others, GEFA funding, rate studies, permitting, and other related efforts to ensure all work within the infrastructure expansion program proceeds as efficiently and economically as possible. Program management services are not limited to the south and east services areas but are intended to include the City's entire service area.

- I. **PROFESSIONAL SERVICES:** GWES agrees to perform the following Basic Services under this contract:

As outlined in the Infrastructure Expansion 2022-2023 Program Management Proposal for Services ("Proposal") dated March 10, 2022, a copy of which is attached hereto as Exhibit "A" and incorporated herein by reference.

- II. **COMPENSATION:** The compensation to be paid to GWES for providing the requested services shall be:

<input type="checkbox"/>	Estimated Fee \$ Enter	or Maximum Fee \$ Enter
<input type="checkbox"/>	Lump Sum \$ Enter	
<input checked="" type="checkbox"/>	Other Time and Materials as described in the Proposal attached hereto as (specify) Exhibit "A" and incorporated herein by reference.	

GWES shall submit invoices to the Client monthly for services rendered. Invoices shall be accompanied by a description of services rendered and progress schedule for completion of the work. Payment is expected within net 30 days from receipt of invoice. GWES reserves the right to suspend or terminate work and to charge 1.5% per month for any invoice amount not paid within 30 days.

- III. TERMINATION:** This Agreement may be terminated by seven (7) days' written notice from either party in the event of substantial failure by the other party and through no fault of the terminating party to perform in accordance with the terms herein. This agreement may also be terminated for convenience by either party by thirty (30) days' written notice. If this Agreement is so terminated, the **Client** shall pay **GWES** for work satisfactorily completed up to the date of termination.
- IV. INDEMNIFICATIONS:** **GWES** and the **Client** mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damage, liability or cost (including reasonable attorneys' fees and costs of defense) arising from their own negligent acts, errors or omissions in the performance of their services under this agreement, to the extent that each party is responsible for such damages and losses on a comparative basis of fault.
- V. INSURANCE:** **GWES** shall, prior to commencement of work, submit to the **Client** a certificate of insurance for coverage currently in effect (errors and omissions, worker's compensation, automobile, and general liability coverage) naming **Client** as an additional insured. Such coverage shall be provided by an insurance company licensed to do business in the State of Georgia and shall be primary and non-contributory. It is **GWES's** responsibility to notify the **Client** in writing prior to any significant policy change or termination of coverage and to supply new certificates of insurance when policies are renewed.
- VI. DISPUTE RESOLUTION:** It is agreed by both parties that all unsettled claims, counterclaims, disputes, or other matters in question arising out of or related to this Agreement shall first be attempted to be resolved by mediation. This provision can be waived by the mutual consent of the parties or by either party if its right would be irrevocably prejudiced by a delay in filing a lawsuit. Venue for any claims arising out of or related to this Agreement shall be in the Houston County Superior Court.
- VII. NONDISCRIMINATION:** **GWES** shall comply with all applicable laws, rules, orders, and regulations of governmental authority covering the production, sale and delivery of materials or services specified herein. Such laws, rules, orders, and regulations shall include, but are not limited to, Executive Order 11246, 41CFR60-741.4, which covers Section 503 of the Rehabilitation Act of 1973, and 41CFR60-250.1, which covers the Vietnam Era Veterans' Readjustment Assistance Act of 1974, both of which are hereby incorporated by reference.
- VIII. GOVERNING LAW:** Unless otherwise specified within this Agreement, this Agreement shall be governed by the Law of the State of Georgia.

City of Perry		GWES, LLC	
By:		By:	<i>Burke B. Murph III</i>
Printed Name:	Randall Walker	Printed Name:	Burke B Murph III
Title:	Mayor	Title:	Managing Principal
Address:	1211 Washington Street Perry, GA 31069	Address:	733 Carroll Street Perry, GA 31069
Date Signed:		Date Signed:	March 10, 2022



March 10, 2022

Mr. Chad McMurrin
Engineering Services Manager
City of Perry
741 Main Street
Perry, GA 31069

**Re: Infrastructure Expansion 2022-2023 Program Management
Proposal for Services**

Dear Mr. McMurrin,

Please accept this letter as GWES' proposal for services for the Infrastructure Expansion 2022-2032 program. We thank you for the opportunity to assist the City with this important project.

PURPOSE

As discussed in the recently completed *Perry Sewer Master Plan, South and East Perry Service Areas*, development is anticipated to increase within the City's service areas over the next 30 years. This development will require significant coordinated expansion of water and sewer infrastructure to accommodate growth without interruption. As such, the City is planning to invest over \$150 million over the next 10 years on water and sewer infrastructure throughout the City's service areas.

An Infrastructure Program Manager is a necessity to assist the City with staff, local expertise, and experience in tasks such as project coordination and integration, contract preparation, design of infrastructure projects, review of work by others, GEFA funding, rate studies, permitting, and other related efforts to ensure all work within the infrastructure expansion program proceeds as efficiently and economically as possible. Program management services are not limited to the south and east services areas but are intended to include the City's entire service area.

BACKGROUND

As development occurs throughout the City's service areas, it will be critical that water and sewer infrastructure meets the demand of area development in a timely manner. At the same time, it is important to avoid over-investing in infrastructure and burdening the existing residents with an unmanageable level of debt. Sewer infrastructure expansion and upgrades will not be limited to the South and East Service Areas. While those areas are likely to see the most significant growth and will need the greatest investment, water and sewer improvements are also necessary across the City's entire service area. It is understood that Houston County will provide water infrastructure in the City's East Service

Area for as long as they ensure the City's water demands are met, so coordination of the City's projects with Houston County's will be important.

The projects anticipated to be part of this infrastructure program over the next 10 years are expected to include, but are limited to, those listed below. The projects below are provided as a representative list and are in no particular order.

1. East Perry Wastewater Treatment Facility Phase I (2.5 MGD)
2. East Service Area (Big Indian Creek) Gravity Sewer Outfall Phase II
3. Houston County Water System Expansion
4. Perry Parkway Pump Station Decommissioning
5. Ivy Glenn Pump Station Decommissioning
6. Chinaberry Pump Station Decommissioning
7. South Service Area (Big Indian Creek) Gravity Sewer Outfall Phase IA
8. South Service Area (Flat Creek) Gravity Sewer Outfall Phase IB
9. US Highway 41 South Pump Station Decommissioning
10. East Service Area (Mossy Creek) Gravity Sewer Outfall Phase III
11. Satterfield Water Pollution Control Plant 4.4 MGD Upgrades
12. Water and Sewer Rate Studies
13. Thompson Road Sewer Extension
14. Lemley Pump Station Decommissioning
15. Langston Place Pump Station Upgrades
16. Northwest Service Area (Industrial Park) Water and Sewer Expansion
17. Water Plant #2 Electrical and I&C Upgrades
18. South Service Area Water System Expansion
19. St. Patrick's Drive Water and Sewer System Expansion
20. East Perry Wastewater Treatment Facility Phase II
21. East Service Area (Mossy Creek) Sewer Interceptor Phase III
22. Stonebridge-New Haven Subdivision Water System Improvements

APPROACH

GWES proposes to provide full program management services for the City's water and sewer system expansion program, with an annual review of progress and needs for the following year. In addition to program management services, GWES will provide design and construction phase services for projects on which GWES has the skills, staffing, and experience to complete to the satisfaction of the City. Each November, GWES will meet with City staff to evaluate program priorities and tasks and will prepare an updated scope and fee for the City's review and consideration.

The City identified priorities in 2022 to include the following:

- East Perry Wastewater Treatment Facility Phase I (2.5 MGD)
- East Service Area (Big Indian Creek) Gravity Sewer Outfall Phase II
- Satterfield Water Pollution Control Plant 4.4 MGD Upgrades
- Northwest Service Area (Industrial Park) Water and Sewer Expansion

The scope described below includes the anticipated Program Management services for 2022, but other needs may arise which will be handled separately by amendment.

SCOPE

Task 1 – Program Management

GWES will provide 2022 Program Management services to include overall program scheduling, , budget monitoring and analysis, periodic review of actual growth rates versus those anticipated, coordination of water and wastewater distribution, collection, and treatment capacity, review of the design work of others, review of progress and pay requests, preparation of detailed monthly reports, planning for future projects, coordination with the City and ESG staff, and periodic presentation of program status to the Mayor and Council.

Task 2 - East Perry Wastewater Treatment Facility Phase I (2.5 MGD)

Continuation of EPD Permitting:

GWES is currently under contract to provide permitting services for the new wastewater treatment facility (WWTF). Permitting requirements include the Anti-Degradation Report, Environmental Impact Document, Design Development Report, Watershed Assessment, and Watershed Protection Plan. GWES anticipates completion of the preliminary permitting work in July 2022. **No additional work effort is currently anticipated outside of the existing scope.**

Selection of Engineer of Record:

GWES will assist the City with development of a Request for Qualifications (RFQ) for selection of an engineering firm to provide design services for the new treatment facility. Additional work in the task will include assistance in the review of submitted proposals, the development of a list of firms to invite for interviews, and participation in the interview and selection process.

Selection of a Construction Manager at Risk (CMAR):

GWES will assist the City with development of a Request for Qualifications (RFQ) for selection of a contractor to provide Construction Manager at Risk services for the new treatment facility as well as developing contract language for the CMAR work. Additional work in the task will include assistance in the review of submitted proposals, the development of a list of contractors to invite for interviews, and participation in the interview and selection process.

Design (Pre-Construction) Phase Management Services:

GWES will assist with review of the design engineer's scope, coordinate and conduct pre-design and progress meetings, and review milestone design documents, and coordinate the permitting process as the design proceeds. This work will also include review of pay requests by the design engineer and CMAR and providing review and recommendation services for any value engineering suggestions submitted.

Task 3 - East Service Area Gravity Sewer Outfall Phase II

Final Capacity Determination:

GWES will review historical flows and anticipated growth/development and will develop a technical memorandum summarizing the information and suggesting design flows for the project.

Environmental Delineation and Survey:

GWES will review National Wetland Inventory Maps and will perform approximately 7 miles of streams and wetlands delineations to define the applicable boundaries of sewer infrastructure expansion and reduce the likelihood of impacting environmentally sensitive areas. Following those efforts, topographic survey efforts will be performed along this corridor.

Preliminary Design and Alignment Determination:

GWES will provide a preliminary design of the project adequate to identify any real property and easements necessary to construct the project. Progress and coordination meetings are anticipated to facilitate this work.

Land Acquisition Assistance:

GWES will proceed with development of parcel descriptions and plats for use by the City in the land acquisition process. Two meetings are anticipated in this task – one for kick-off of the process and one for delivery of the exhibits. This information will be provided to the City's attorney and acquisition agent for record and use.

Task 4 - Satterfield Water Pollution Control Plant 4.4 MGD Upgrades

Continuation of EPD Permitting and Plan Development:

GWES is currently under contract with the City to permit and design upgrades to the water pollution control plant (WPCP). Permitting requirements include the Anti-Degradation Report, Environmental Impact Document, and Design Development Report. Plan development includes the design package and Contract Documents to bid the work. GWES anticipates permitting and plan development completion in October 2022. *No additional work effort is currently anticipated outside of the existing scope.*

Bidding

GWES will provide bidding and construction phase services for this project. Bidding efforts will include advertisement assistance, answering RFIs and Clarifications, conducting the pre-bid meeting and bid opening, and providing a Recommendation of Award to the City.

Construction Administration and Inspection:

Construction administration and observation efforts will include, but are not limited to, conducting a pre-construction meeting, answering RFIs and Clarifications, reviewing pay requests, conducting weekly on-site review meetings, providing daily inspections, preparing daily reports and cataloging photographs, witness equipment testing, performing punch-list inspection, commissioning, and preparing Record Drawings. *These efforts will be an addition to the existing scope and determined later.*

Task 5 - Northwest Service Area (Industrial Park) Water and Sewer Expansion

Perry Parkway Industrial Park Water and Sewer Needs Analysis:

GWES is currently under contract to evaluate the impacts of industrial growth in the City's Northwest service area. The analysis will discuss water and sewer

capacity issues and recommendations for expansion including alternatives to accommodate future growth in the area. **No additional work effort is currently anticipated outside of the existing scope.**

Perry Parkway Industrial Park Water and Sewer Expansion Design:

Based on the recommendations in the above analysis and City's direction, GWES will prepare preliminary and final design drawings and technical specifications for water and sewer system improvements and expansion. *The level of effort is not known at this time pending the completion of our analysis. These efforts will be an addition to the existing scope and determined later.*

ASSUMPTIONS

- A kickoff meeting with Mr. McMurrin will be scheduled to discuss project schedule, expectations, lines of communication, etc.
- Projects may subsequently present themselves during the course of the program that are not anticipated in this scope. Such projects or tasks will be handled on an individual basis by amendment under this Program Management contract.
- Program Management services and fees will be evaluated each subsequent year.
- Additional efforts for design, bidding, construction administration, and inspection may be necessary beyond the scope of work and projects listed above.

FEE

We propose to provide the above engineering services on a time and materials basis including expenses with an initial budget as defined in the following table:

Infrastructure Expansion 2022 Program Management	
Task	Fee
1 - Project Management	\$176,158
2 - East Perry WWTF Phase I	\$194,194
3 - East Perry Service Area Gravity Sewer Outfall Phase II	\$318,773
4 - Satterfield Water Pollution Control Plant 4.4 MGD Upgrade	\$43,292
5 - Northwest Service Area Water and Sewer Expansion	TBD

GWES shall submit an invoice in the first week of the month for services rendered during the previous month. Invoices shall be accompanied by a description of services rendered and progress schedule for completion of the work. Payment is expected within 30 days from receipt of invoice.

SCHEDULE

We are prepared to begin with these services within ten (10) days upon proposal approval.

We greatly appreciate the opportunity to provide this proposal. If the City approves of this proposal, we will provide our professional services agreement for the work. If you have any questions, please contact me.

With Highest Regards,

GWES, LLC.



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