

# TOWN HALL MEETING

# FOLLOW-UP

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## A follow-up on the comments made at Council's January 16, 2025, Town Hall meeting.

- 📍 Access to meeting information is available through social media, posted on the website, and the agenda is posted on site of the meeting location, or a request to the City Clerk.
- 📍 The City cannot enforce private property parking restrictions. A notice is being prepared for all City events held downtown advising attendees to avoid private, commercial parking areas.
- 📍 While the Perry Police Department will monitor log truck speeds, there is no practical way to redirect log trucks from using downtown. Street routes have been established and marked. Interfor is a corporate resident, a historic employer, and has the right of any corporation to use City streets.
- 📍 The Administration's review comments for the Oldfield/Hill Top small area plan have been sent to the Department of Community Development for its review. The Department's response is planned for early February 2025.
- 📍 The City's planning process is outlined on the following pages.








Where Georgia comes together.

# CITY OF PERRY




## PLANNING PROCESS

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In the late 1990s, Mayor and Council determined it needed to take an active role in the development of the Perry area. Impacting this decision were:

-  A need to preserve the Historic Downtown from failing.
-  Uncontrolled growth was coming and would overwhelm the City if it was not prepared.
-  Traffic congestion would occur if no plans were made.
-  Continued extensive use of septic tanks could impact City water supply and the environment.
-  Future employment of residents would require a diverse community.

Perry Parkway was constructed in the late 1990s to remove traffic from downtown. Realizing transportation planning is only part of the community planning process through Council.

-  Established the original land use strategy for the Perry Service Area in 2001 and setting minimum residential use standards.
-  Adopted a strategic plan and implementation program in 2014 outlining growth impacts and a series of strategies through 2024. Highlights include:
  - Align revenue sources with appropriate service and need.
  - Develop Perry as a community of choice for businesses, residents, and tourists.
  - Adequately plan for future growth.
-  Established in 2015 strategic planning districts to collect data from all departments to provide council with plan measurements to formulate policies. The current strategic planning districts map is attached.

# CITY OF PERRY

## PLANNING PROCESS

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- Established benchmark criteria for planning districts to determine when to replace, expand, or adjust service levels such as water/sewer, fire response, street improvements, park space, etc.
- Established conditions for development such as a special exception for multi-family exceeding six (6) units, lot size when adjacent to an existing subdivision, minimum lot size, building setbacks, etc.
- Provided for requiring property set aside for future street improvements.
- Established an arterial street plan for smooth transit in the service area.
- Require developers to provide as part of their projects stormwater retention/water quality, water/sewer infrastructure, street infrastructure, sidewalks, and tree canopy.
- Require new construction pay, where appropriate, the cost of providing expanded infrastructure.
- Maintain a relatively level debt service payment schedule.

In order to pay for infrastructure improvements, the city uses a mixture of the below sources.

- Federal and state grants.
- Houston County SPLOST allocations.
- Houston County Countywide SPLOST projects.
- Depreciation balances.
- Connection charges.
- Perry Public Facilities Authority revenue bonds.

An example of this process for the average residential customer is outlined in the following Distribution Data.

# CITY OF PERRY

## DISTRIBUTION DATA

ITEM	COST	PERCENTAGE
<b>Water Consumption</b>		
Pumping, treatment, purchase, and storage of water	\$12.33	39.06%
Maintenance and operation of water distribution system	\$6.93	21.97%
Depreciation	\$5.97	18.92%
Debt Service		
Maintenance of System	\$0.65	2.05%
Expansion of System	\$5.68	18.00%
<b>TOTAL</b>	<b>\$31.56</b>	<b>100.00%</b>




<b>Water Base Charge</b>		
Meter reading and maintenance	\$1.10	23.49%
Account maintenance and billing	\$3.60	76.51%
<b>TOTAL</b>	<b>\$4.70</b>	<b>100.00%</b>

<b>Sewer Consumption</b>		
Collection of wastewater	\$9.56	14.75%
Treatment of wastewater	\$27.48	42.41%
Depreciation	\$12.30	18.99%
Debt Service		
Maintenance of System	\$14.66	22.63%
Maintenance of System	\$0.79	1.22%
<b>TOTAL</b>	<b>\$64.79</b>	<b>100.00%</b>

# SUMMARY OF THE DISTRIBUTION DATA

Type	Annual Operating	Maintenance of Existing System	Expansion of Existing System	Total
Water Consumption	79.95%	2.05%	18.00%	100.00%
Base Charge	100.00%	—	—	100.00%
Sewer Consumption	76.15%	22.63%	1.22%	100.00%

## KEY TAKEAWAYS

-  A significant majority of any rate increase is for ongoing operating expenses.
-  Of the account holder's total water/sewer costs 6.40% is for expansion of the system.
-  Water/sewer costs are 63.69% of the average city services monthly bill.

