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May 19, 2020

COUNCIL AGENDA

6:00 PM

PERRY ARTS CENTER

1121 MACON ROAD, PERRY, GA 31069

*** Pursuant to O.C.G.A. § 50-14-1(g), this meeting is available to the public via teleconference and Facebook live streaming.**

To join the meeting by phone: Dial 425-436-6367 Access Code: 850369#

If you choose this option, you will **ONLY** be able to hear the meeting and will not be able to participate in any public comment.

To join the meeting by Facebook: Use this URL - facebook.com/cityofperryga

This will allow you to view and hear the meeting and be able to participate in the public comments. Your questions will be read to the Mayor and Council by the Host.

1. Call to Order: Mayor Randall Walker, Presiding Officer.
2. Roll:
3. Invocation and Pledge of Allegiance to the Flag: Mayor Randall Walker
4. Community Partner(s) Update(s):
5. Citizens with Input.
6. Review of Minutes: Mayor Randall Walker
 - 6a. Council's Consideration – Minutes of the May 5, 2020 council meeting.
7. Old Business: Mayor Randall Walker
 - 7a. Mayor Randall Walker
 - 7b. Council Members
 - 7c. City Attorney Brooke Newby
 - 7d. City Manager Lee Gilmour
 - 7e. Assistant City Manager Robert Smith
8. New Business: Mayor Randall Walker
 - 8a. Matters referred from May 18, 2020 work session and May 19, 2020 pre council meeting.
 - 8b. Resolution(s) for Consideration and Adoption:

1. Resolution Accepting a Donation of Property from Cherokee Pecan Company, Inc. – Ms. B. Newby.
- 8c. Consider cancellation of Hotel Development Incentive Policy – Mr. L. Gilmour.
9. Council Members Items:
10. Department Heads/Staff Items.
11. General Public Items:
12. Mayor Items:
13. 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.

MINUTES
REGULAR MEETING OF THE PERRY CITY COUNCIL
May 5, 2020
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 May 5, 2020 at 6:00 p.m.

2. Roll.

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

Elected Officials Absent: None

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

City Departmental Staffing: Ashley Hardin – Economic Development Manager, Chad McMurrian – Engineering Services Manager and Tabitha Clark – Communications Manager.

Guest(s): Stephen Shimp, Georgia National Fairgrounds and Agricenter

Media: Lauren Harris – Houston Home Journal

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

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

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

4a. Recognition of Ms. A. Warren, Professional Municipal Clerks Week

Mayor Walker and Council recognized Ms. Warren and thanked her for her service.

5. Review of Minutes: Mayor Randall Walker

5a. Council's Consideration – Minutes of the April 2, 2020 council meeting.

Council Member Bynum-Grace motioned to accept the minutes as submitted; Mayor Pro Tempore King seconded the motion and it carried unanimously.

6. Old Business:

6a. Ordinance(s) for Second Reading(s) and Adoption:

1. **Second Reading** of Wireless Facilities and Antenna Act Ordinance – Ms. B. Newby.

Adopted Ordinance 2020-06 Wireless Facilities and Antenna Act Ordinance. Ms. Newby reviewed the ordinance and recommended approval in order to be in compliance with Federal and State laws. Council Member Albritton moved to adopt the ordinance as presented; Mayor Pro King seconded the motion and it carried unanimously. (*Ordinance 2020-06 has been entered in the City's official book of record*).

7. Any Other Old Business:

- 7a. Mayor Pro Tempore Randall Walker - none
- 7b. Council Members – none
- 7c. City Attorney Brooke Newby -none
- 7d. City Manager Lee Gilmour - none
- 7e. Assistant City Manager Robert Smith -none

8. New Business: Mayor Randall Walker

8a. Project Sleep: City of Perry Hotel incentives request. Ms. Hardin presented a request from a company that would lease land on the Fairgrounds to build a hotel to be tied to the Miller Murphy Howard Building. Ms. Hardin asked on the behalf of the company, 1) waiver of permit fees and utility connection fees, 2) review and permitting process be expedited and 3) a road be constructed on property connecting the hotel to General Courtney Hodges Boulevard. Mr. McMurrin estimated the cost of the road would be \$80 thousand to \$100 thousand. Mr. Shimp did not promote the construction of a public roadway on state property and stated he would discuss the roadway with the company. Administration recommended Council proceed with expediting the permit and review process and waive the requested fees. Administration also recommended Council not agree to the roadway request. Council Member Jones moved to approve the incentive package but not the road and include the stipulations recommended by Administration relative to connecting water and sewer to the fairgrounds. Council Member Peterson seconded the motion and it carried unanimously.

8b. Adjustment to fee billing process. Administration reviewed its memo dated April 27, 2020 requesting Council authorize an adjustment of who the City charge for service fees (stormwater and fire protection fees), subject the review by the City Attorney. Administration requested Council authorize the invoicing of the property owner that has a qualifying structure and/or impervious surface on the parcel with no utility service account, subject to review by the City Attorney. Mayor Pro Tempore King motioned to proceed with the adjustment

to the fee billing process, subject to review by the City Attorney; Council Member Albritton seconded the motion and it carried unanimously.

- 8c. Designation of a handicap parking space. Administration stated this is a follow up to the last meeting relative to front or rear ADA access to 809 Carroll Street. The City has received notice from the state agency stating for historical purposes no ramp or lift can be installed in the front but can be installed in the back alley. Administration requested Council's permission to establish a designated handicap parking space on Ball or Jernigan Street. Council Member Jones moved to designate a handicap parking space to be determined later on either Ball or Jernigan Street; Council Member Bynum-Grace seconded the motion and it carried unanimously.

9. Council Members Items:

Council Member Jones inquired relative to the status of remediation plan for erosion control at Creekwood Estates. Mr. McMurrian advised he would follow up on the request.

Council Member Peterson recognized ESG Operations, Inc. for its repair of a water main break in Grand Reserve.

10. Department Heads/Staff Items.

Mr. Gilmour

- Discussed exposure at Legacy Park relative to water feature. The City contacted the insurance carrier and it recommended signage stating no playing or throwing coins in the fountain. It was the consensus of Council to move forward with Administration's recommendation. Mr. Smith advised Council that the fountain is vacuum every two weeks.
- Recommended dates for budget hearings between Council and department heads: May 21, May 26, and May 28. June 1 will be outside agencies and the public hearings will be held June 2 and June 16.

Mr. Smith provided follow up information and dates relative to the proposed strategic planning process.

August 8 – Kick off retreat

August 24 and 25 - Department sessions

September 26 – Strategic Plan Retreat

11. General Public Items: none

12. Mayor Items:

- Encouraged everyone to complete the 2020 Census
- May 18, work session
- May 19, pre council and council

Ms. Newby reviewed the roles of mayor, council, and the city manager

13. Adjournment. There being no further business to come before Council in the council meeting held June 19, 2019 Council Member Jones motioned to adjourn the meeting at 6:25 p.m.; Council Member Hunt seconded the motion and it carried unanimously.

**RESOLUTION TO ACCEPT DONATION OF PROPERTY FROM
CHEROKEE PECAN COMPANY, INC.**

WHEREAS, Cherokee Pecan Company, Inc. has offered to donate a parcel of land as listed below to the City of Perry, Georgia; and

WHEREAS, the Property accepted through this Resolution is as follows:

Owner of Property: Cherokee Pecan Company, Inc.

Parcel Number: a portion of 0P0480 042000

Property: TRACT A – 3.14 acres; and

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

All that tract or parcel of land situate, lying and being in Land Lot 145, of the 10th Land District of Houston County, Georgia, and being shown as Tract A, containing 3.14 acres, according to a plat of survey prepared by Marty A. McLeod, Georgia Registered Land Surveyor No. 2991, dated April 30, 2020, and recorded in Plat Book 81, Page 239, Clerk’s Office, Houston County Superior Court. Said plat and the recorded copy thereof is incorporated herein by reference thereto.; and

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

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council as follows:

1. That the donation of the Property set forth herein above is hereby accepted, subject to confirmation of clear title.
2. That the City Attorney or her designee is authorized and directed, with respect to the Property described herein above, to acquire and obtain fee simple title to the Property by donation.
3. That the City Attorney be and hereby is authorized to engage the services of any attorney, title examiner, appraiser or expert as necessary to assist with the donation of said Property.

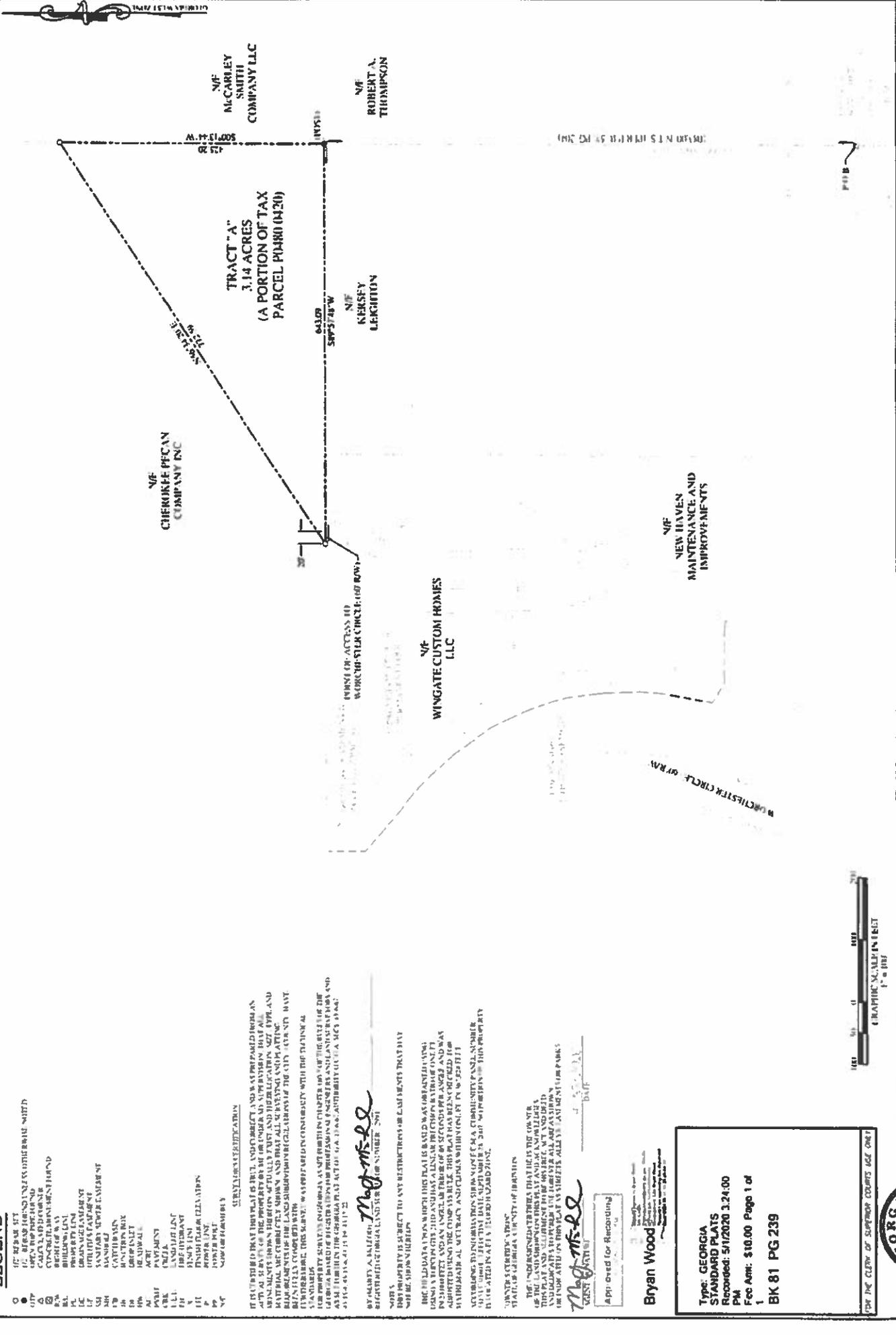
[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

SO RESOLVED this ____ day of May, 2020.

CITY OF PERRY, GEORGIA

By: _____
Randall Walker, Mayor

Attest: _____
Annie Warren, City Clerk



McLeod SURVEYING
 906 Ball Street
 Perry, Georgia 31069
 Office (478) 224-7070
 Fax (478) 224-7072
 WWW.MCLEODSURVEYING.COM

CITY OF PERRY

SURVEY FOR:

COUNTY:	HOUSTON
DISTRICT:	10TH
LAND LOT:	145
DATE:	04/30/2020
SCALE:	1" = 100'
JOB NO.:	0674-006

APPROVED FOR RECORDING:
 Bryan Wood
 Title Officer

Type: GEORGIA STANDARD PLATS
 Recorded: 5/11/2020 3:24:00 PM
 Fee Amt: \$10.00 Page 1 of 1
 BK 81 PG 239

FOR THE CLERK OF SUPERIOR COURTS USE ONLY



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/ Council
FROM: Lee Gilmour, City Manager ^{LG}
DATE: 5.6.20
RE: Hotel Development Incentive Policy

Attached is a copy of the current Hotel Development Incentive Policy. The Administration recommends Council cancel this policy. The goals of obtaining new hotels (Holiday Inn Express and Avid) plus the proposed hotel on the fairgrounds site have been achieved.

cc: Mr. R. Smith
Ms. A. Hardin



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Department of Economic Development

City of Perry

Hotel Development Incentive Policy

Generally

In order to promote the development of additional hotel properties/rooms in the City of Perry, the City, through the Department of Economic Development, can discuss with/offer any qualifying hotel project within the city limits any of the incentive options outlined in this policy if the proposed project adheres to the base criteria outlined in this policy. The value and level of incentives offered will be determined through a preliminary project evaluation taking into account all pertinent criteria as outlined below. Further, alternate means of evaluation for each project may be undertaken by the City at the discretion of staff and/or Mayor and Council. Each project will be evaluated independently with all decisions ultimately decided by Mayor and Council on a case-by-case basis.

Base Criteria

MINIMUM NUMBER OF ROOMS

In order to be eligible for incentives hotel projects must develop a minimum of seventy (70) rooms.

MINIMUM INVESTMENT

For new hotel development projects, the minimum level of investment to be considered for incentives is \$4,550,000.

JOB CREATION AND RETENTION

In order to be considered for incentives, new hotel development projects must hire a minimum 8 employees (FTE).

MINIMUM QUALITY STANDARDS

Hotel development projects must propose/maintain quality standards most commonly associated with limited service midscale to upper-midscale hotel properties. Section 6.3.1 of the *Hotel Market Assessment Study* outlines the general recommended guestroom amenities and Sections 6.4 and 6.5 outlines the recommended public amenities for hotel properties.

Examples of Required Guestroom Amenities:

- *Coffee Maker*
- *High-Definition Television*



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Department of Economic Development

- *Wireless Internet Access*
- *Full-Length Mirror*

Examples of Required Public Space Amenities:

- *Fitness Center*
- *Meeting Room*
- *Business Center*

City of Perry staff will ultimately determine whether or not a proposed project meets the required quality standards.

Incentive Options

The following incentive options will be considered on a case-by-case for each project:

- **Permit Fee Waiver**
The City will waive all local permitting fees associated with a qualified hotel project.
- **Expedited Review and Permitting**
The City will expedite the review and permitting processes associated with a qualified hotel project.
- **Utility Connection Fee Waiver**
The City will waive utility connection fees, or "tap fees", associated with a qualified hotel project.
- **Public Infrastructure Improvements**
The City will develop necessary public infrastructure improvements (water, sewer, gas, roads, etc.) in support of a qualified hotel project. Necessary improvements will be determined and recommended by the City Engineer and approved by Mayor and Council. No improvements will be made prior to the issuance of a building permit for the pertinent project.

The City will also work to provide incentives outside of the above offering scope on an as-needed basis.

Other

A general form will be completed and submitted to the Department of Economic Development to advise the City of an impending project and request for incentives. Once verified (developer must comply regarding requests for information pertaining to incentive criteria) and prior to the provision of any incentives an MOU will be entered into between the City and project developer.