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**AGENDA
WORK SESSION
OF THE PERRY CITY COUNCIL
November 19, 2018
5:00 P.M.**

1. **Call to Order:** Mayor Pro Tempore Randall Walker, Presiding Officer.
2. **Roll:**
3. **Items of Review/Discussion:** Mayor Pro Tempore Randall Walker
 - 3a. **Appearance(s):**
 1. **Perry Area Historical Society**
 - a. Request to place markers in Evergreen Cemetery – Ms. E. Loudermilk
 - b. Request to place a banner recognizing sponsors on the fence at the Sinclair station for a period of one month – Mr. B. Loudermilk.
 - 3b. **Office of the City Manager**
 1. Consider possible incentives for heliport installation – Mr. L. Gilmour.
 - 3c. **Community Development Department**
 1. Transient Merchant/Fruit Stands Ordinance Amendment – Mr. B. Wood.
 2. Supporting the creation of a Community Development Corporation in Perry – Mr. B. Wood.
 3. Water and Sanitary Sewer Standard Specifications update – Mr. B. Wood.
 - 3d. **Department of Economic Development**
 1. Consider incentives for an Italian restaurant – Ms. A. Hardin.
 - 3e. **Public Works Department**
 1. Downtown kiosk installation design – Ms. A. Fitzner.

4. Council Member Items:
5. Department Head Items:
6. Adjourn.



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager
DATE: November 7, 2018
REFERENCE: Transient Merchant/Fruit Stands
Ordinance Amendment

Per the discussion at your November 6, 2018 meeting covering the amendments to the transient merchant and fruit stands code sections, the Administration recommends the below adjustments to the fruit stands section.

- Fruit stand merchants can be allowed in commercially zoned property in the downtown district.
- Fruit stand merchants can only operate from sunrise to sunset in the downtown district.
- Fruit stand merchants cannot have any overnight structures/items/signs in the downtown district.

cc: Mr. B. Wood



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Memorandum

TO: Lee Gilmour, City Manager
FROM: Bryan Wood, Director of Community Development *BW*
DATE: November 14, 2018
RE: Supporting the Creation of a Community Development Corporation in Perry

According to the 2017 population estimates of the U.S. Census, 22.6% of the City's population (or 3,770 persons) live in poverty. This percentage is similar to that of Warner Robins (23.6), but much higher than Centerville (8.5), Houston County (14.9), the State of Georgia (14.9), and the United States (12.3).

In order for the community as a whole to excel, I believe all of its citizens must have the opportunity to excel. I propose working with the community to support the establishment of a Community Development Corporation.

Community development corporations (CDCs) are 501(c)(3) non-profit organizations that are created to support and revitalize communities, especially those that are impoverished or struggling. CDCs often deal with the development of affordable housing. They can also be involved in a wide range of community services that meet local needs such as education, job training, healthcare, commercial development, and other social programs.

In order to support this worthwhile effort, I propose inviting community and religious leaders to listen to Don Oglesby, founder of Homes of Hope, Inc. in Greenville, SC, talk about the history and achievements of his organization. Since its creation in 2000 to build a home for a family displaced by fire, Homes of Hope has completed over 500 affordable housing units in Greenville and surrounding communities, and graduated over 250 men from their training program. www.homesofhope.org

I believe an organization like Homes of Hope is needed in this community. I am willing to organize the initial presentation by Mr. Oglesby and any follow-up needed to get a local CDC organized. Under the umbrella of the Perry Housing Team, I also propose providing administrative support to such an organization until they get on their feet financially.



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Department of Community Development

TO: Bryan Wood, Community Development Director
CC: Lee Gilmour, City Manager
FROM: Chad McMurrian, Lead Engineering Technician
DATE: October 15, 2018
SUBJECT: Sewer Use Ordinance and Construction Standards update

City staff and engineering firm Carter and Sloope has recommended the updated changes for the City of Perry's Sewer Use Ordinance and Construction Standards. Below, I have outlined the major changes for 2018. Please see the attached full electronic copy for your reference.

- **Sewer Use Ordinance Local Limits:**
 - Our Local Limits address the maximum allowable daily limits of waste water pollutants from industrial sewer users to the City's Wastewater treatment plant.
- **Grease Management Program:**
 - This program establishes the City's guidelines for grease management of industrial and commercial users.
- **Requirement for minimum standard for C900 Water Pipe.**
- **Backfill and compaction requirements for streets, parking, rights of way, building and structures.**
- **Water and sewer crossing requirement standards.**
- **Manhole size requirement standards.**
- **Measure and payment procedure for city owner utility installation.**
- **Standard for Water detail.**
- **Standard for Sewer detail.**

Please let me know if you would like any further details.



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Department of Economic Development

To: Mayor & Council
CC: Lee Gilmour, Robert Smith
From: Economic Development Dept. Ashley Hardin
Date: 11/15/2018
Re: Project Tucson

Project Tucson

Project Tucson restaurant owner has requested city incentives for the \$1.2 million, 6,000 SF restaurant, new construction in Agriculture Village. The on-site Beer Brewery component of this project would make it the FIRST brewery in Perry. The outdoor rooftop deck overlooking the fairgrounds adds a unique component to this project.

Anticipated Building Permit Fees are as Follows:

- Bldg. permit issuance based on \$1.2 million= \$4,575.00
- Std. 1" irrigation meter \$642.00
- 3" water meter \$3,048.00 (anticipating larger due to type of project with the beer brewery component)
- Sewer connection \$8,723.00
- Gas Connection \$290.00 (it is available in the area)
- On/off charge \$37.00
- Solid Waste franchise fee \$20.00
- Fire Marshall New Construction Plan Review \$160.00

Total: \$17,495.00

The city of Perry's Economic Development Department asks that Mayor and Council consider waiving a portion of any of the fees outlined above as an incentive for this project as requested by the restaurant owner.



DAVITA PF Zhen'S Ferry
 CHECKED BY Anthony J. Corcobino
 ISSUED FOR: DATE:

KMA DESIGN

REVISION # NUMBER DATE

PROJECT # 1524 TYPE (P)
 1816.01 81 GS

DRAWING TITLE
 Kiosk

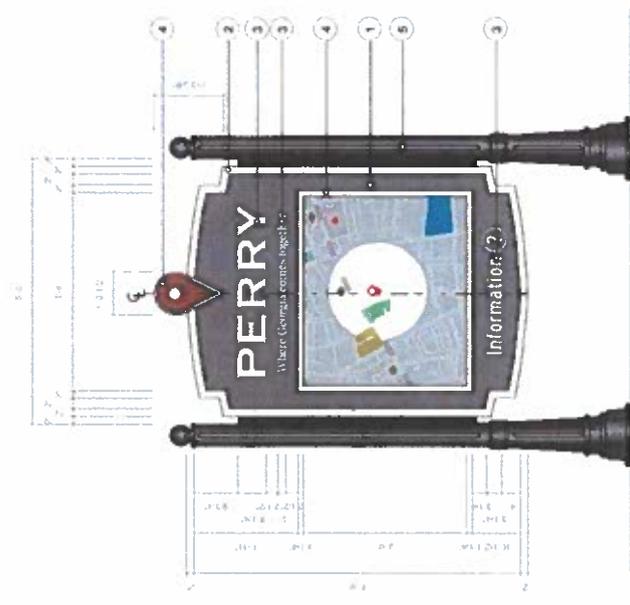
- NOTES
1. 125" Aluminum Sign Cabinet Painted to Match PMS 475
 2. 125" Aluminum Frame Painted to Match Natural Aluminum
 3. Reflective Vinyl
 4. 125" Aluminum Painted to Match PMS 478
 5. 6" Painted Aluminum Post & Base, Brandon Industries or Equal
 6. Mounting Hardware TBD by Fabricator

CITY: City of Perry
 PROJECT: Exterior Wayfinding

CUSTOMER APPROVAL: DATE:

KMA DESIGN THE KIOSK DESIGN
 114 Broadway Street
 Carnegie Pa 15106 E 412-428-4071

© KMA Design. All Rights Reserved. **05**

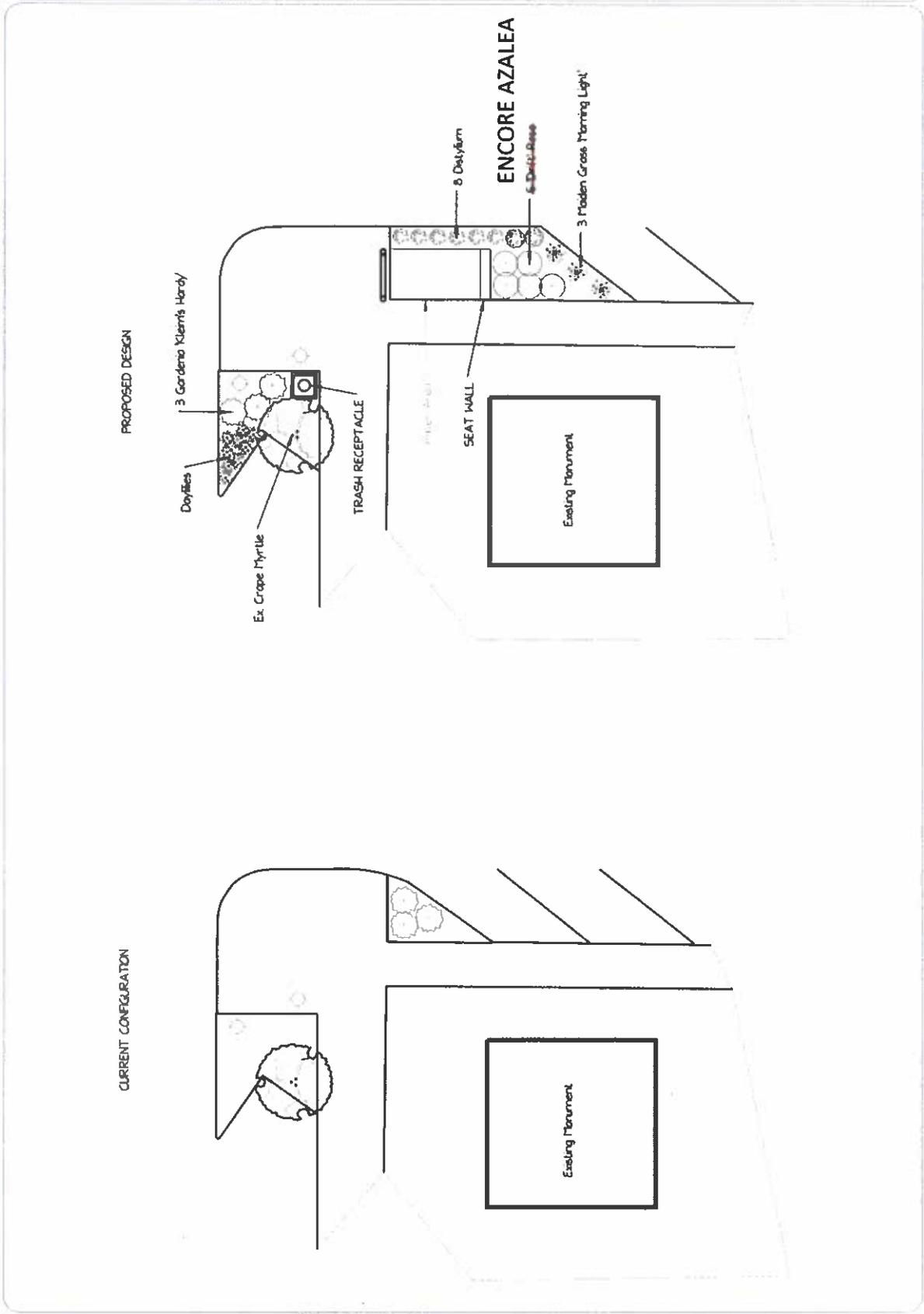


Scale: 1/2" = 1'-0" Kiosk
 Scale: 1/2" = 1'-0" Kiosk
 01 Kiosk
 02 End View

KIOSK DESIGN



KIOSK LOCATION



KIOSK INSTALLATION DESIGN



Michael Turner
President

October 18, 2018

Ansley Fitzner
Landscape Manager, City of Perry

RE: Estimate for the kiosk project
Ball Street, Perry

Scope of Work:

- Demolition work necessary for the construction of the new kiosk patio area including existing curbing, asphalt, etc. to be performed by others.
- Installation of the various elements of the kiosk patio area as shown on the landscape design including:
 - Paver patio area (approximately 65 sq. ft.). Paver selection will be made by city personnel. The pavers will be installed on a compacted sand base (minimum 4" deep).
 - Seat wall (6' long by 18" tall, modular block with caps, 1' deep). The modular block style will be selected by city personnel.
 - A low-voltage lighting package is included to provide area floor lighting and area lighting. Six fixtures with transformer are included. Electrical supply to be provided by others.
 - Plant material installation with mulch as shown on the landscape design.
 - Installation of the kiosk.
- Refer to the landscape drawing provided for the orientation of the various elements of the project.

Estimated cost: \$9,560.00
Design fees: \$885.00

A more detailed project description will be provided at a later date. This estimate is intended as a broad form for the establishment of a project budget. Please let me know if you have any questions or comments.

Michael Turner
Heart of Georgia Environmental



906 Ball Street Perry, Suite C, Perry, GA 31069

Office: 478-234-7070 heartofgeorgiaenvironmental.com

DEMO TO BE IN-HOUSE BY
PUBLIC WORKS STAFF

BRICK

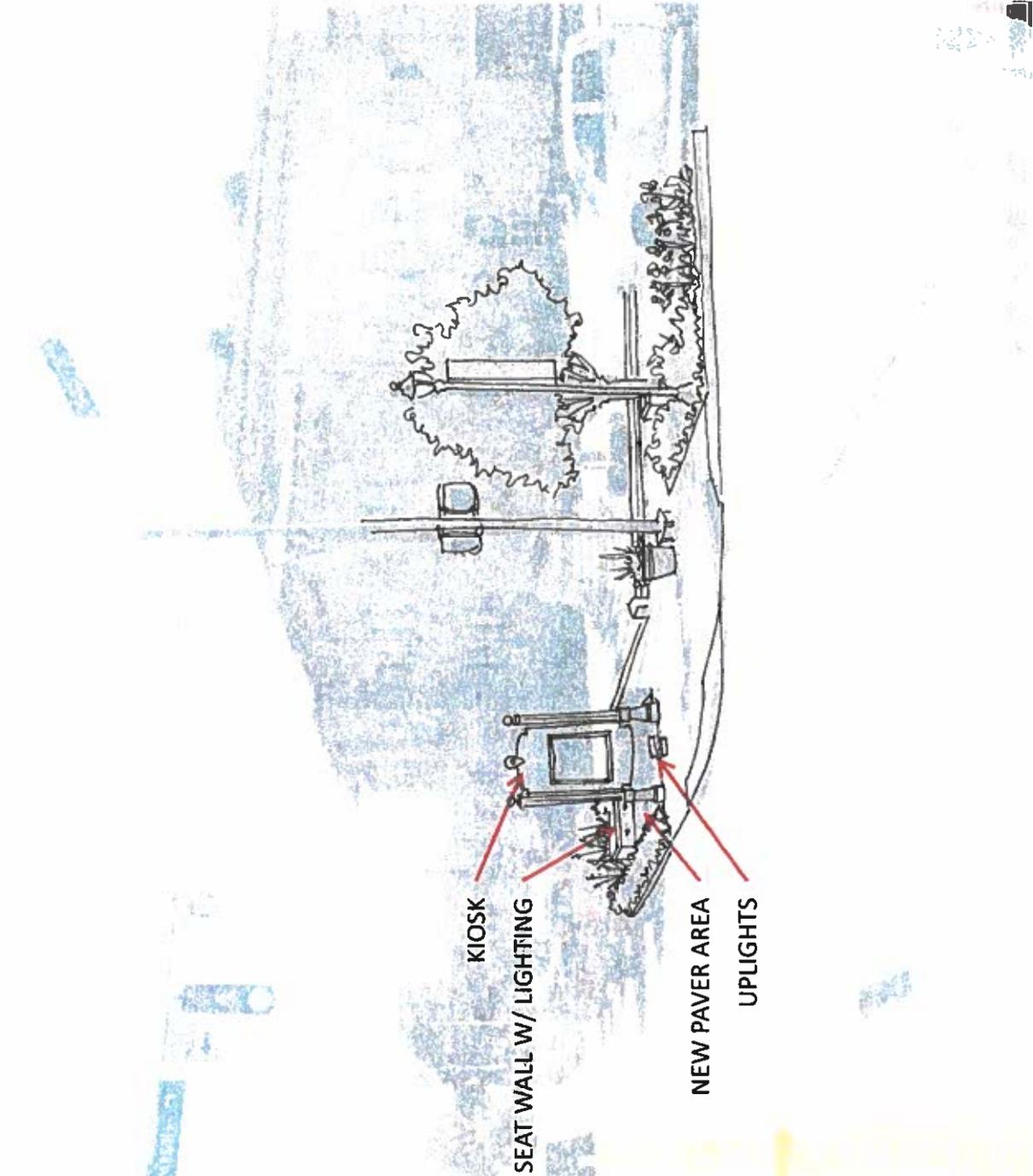
WALL LIGHTS AND IN-
GROUND UP-LIGHTS

TOTAL: \$10,445

COST ESTIMATE



EXISTING STREET VIEW



KIOSK

SEAT WALL W/ LIGHTING

NEW PAVER AREA

UPLIGHTS

PROPOSED KIOSK LOCATION