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AGENDA
WORK SESSION
OF THE PERRY CITY COUNCIL
March 20, 2017
5:00 P.M.

1. Call to Order: Mayor James E. Faircloth, Jr.
2. Roll:
3. Items of Review/Discussion: Mayor James E. Faircloth, Jr.
 - 3a. Administration
 1. Audit presentation - Mr. M. Edwards of Mauldin & Jenkins, LLC.
 2. Discussion of chain link fencing – Mr. L. Gilmour.
 3. Discuss street striping – Mr. L. Gilmour.
 - 3b. Economic Development Department
 1. City of Perry Wayfinding System – Mr. R. Smith
 2. City of Perry 2017 CDBG Project – Mr. R. Smith.
 3. *Your City* Program – Mr. R. Smith.
4. Other Business/Supplemental Agenda: Mayor James E. Faircloth, Jr.
 - 4a. Community Development Department
 1. Presentation relative to new water plant – Mr. Jim Kizer.
5. Council Member Items:
6. Department Head Items:
7. Adjourn.



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager *LG*
DATE: March 14, 2017
REFERENCE: Chain Link Fences

The Administration recommends Council direct that chain link fencing is to be allowed in all land use districts except the downtown district subject to:

1. No barbed wire or other similar additions on the fence.
2. No chain link fence in front of the building line.
3. Any chain link visible from a publicly maintained street shall be coated in a dark green/black covering.

This will end a number of variance requests, be more business friendly and address the major issues with chain link fencing. Should you adopt this position, the Perry Land Use Ordinance will be amended accordingly. This will be discussed at your March 20, 2017 work session.

cc: Mr. B. Wood



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OFFICE OF THE CITY MANAGER

MEMORANDUM

TO: Mayor/Council
FROM: Lee Gilmour, City Manager *LG*
DATE: March 13, 2017
REFERENCE: Street Striping

Other than Elko Road, please be prepared to discuss what streets need to be striped. Note that the City only stripes collector and arterial streets. This will be discussed at your March 20, 2017 work session.



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Department of Economic Development

To: Mayor and Council
CC: Lee Gilmour, City Manager
From: Robert D. Smith, Director
Date: March 16, 2017
Re: City of Perry Wayfinding

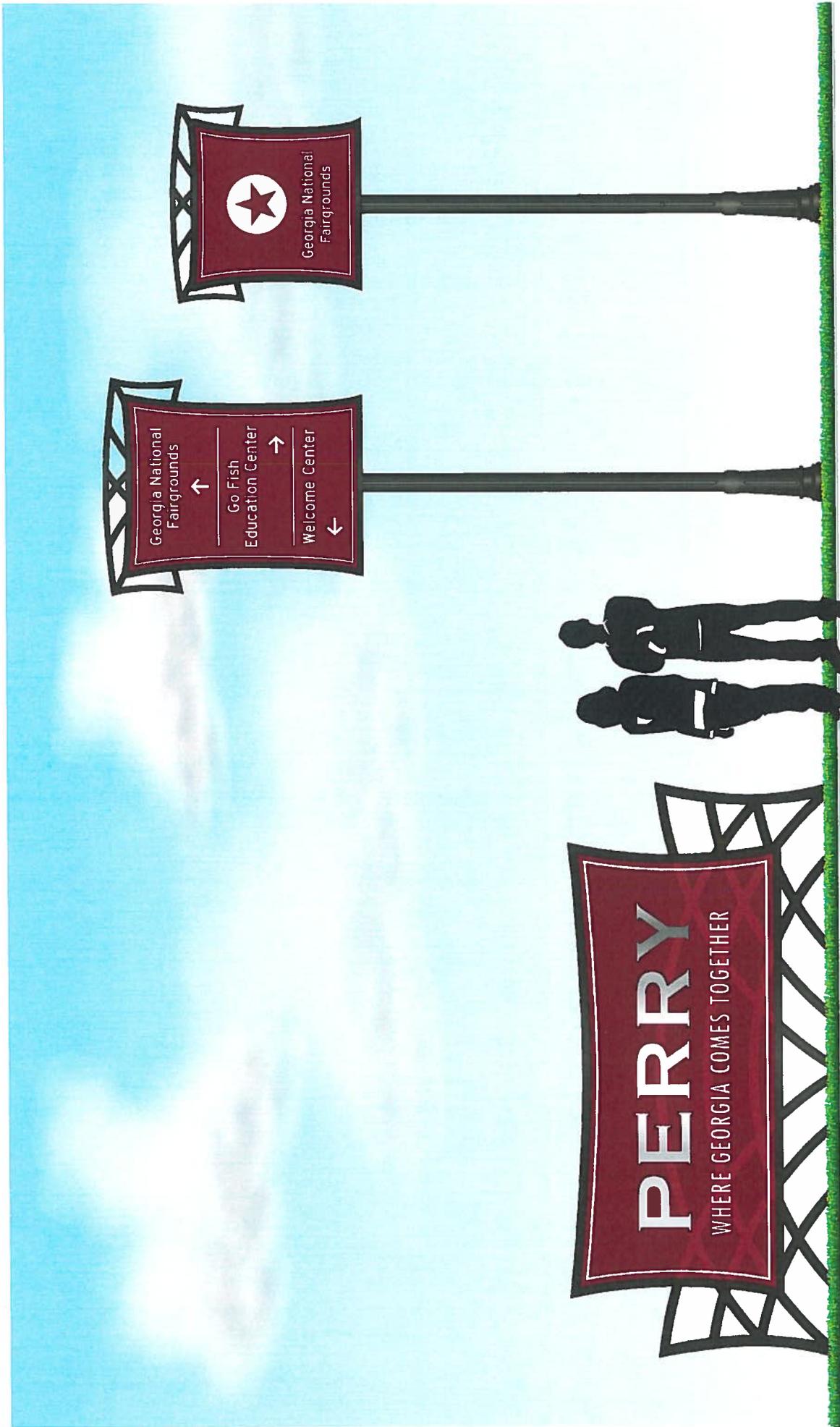
As you are aware, in accordance with the City's Strategic Plan, the City has been working with KMA Design on the development and implementation of a city-wide wayfinding system. The process is nearing completion and KMA staff will be on-hand at the March 20, 2017 Work Session to present their recommendations and discuss design and cost/implementation moving forward. Please be prepared to provide guidance regarding signage design. Once a design is chosen KMA will then put together a detailed architectural design package and more focused cost estimates.

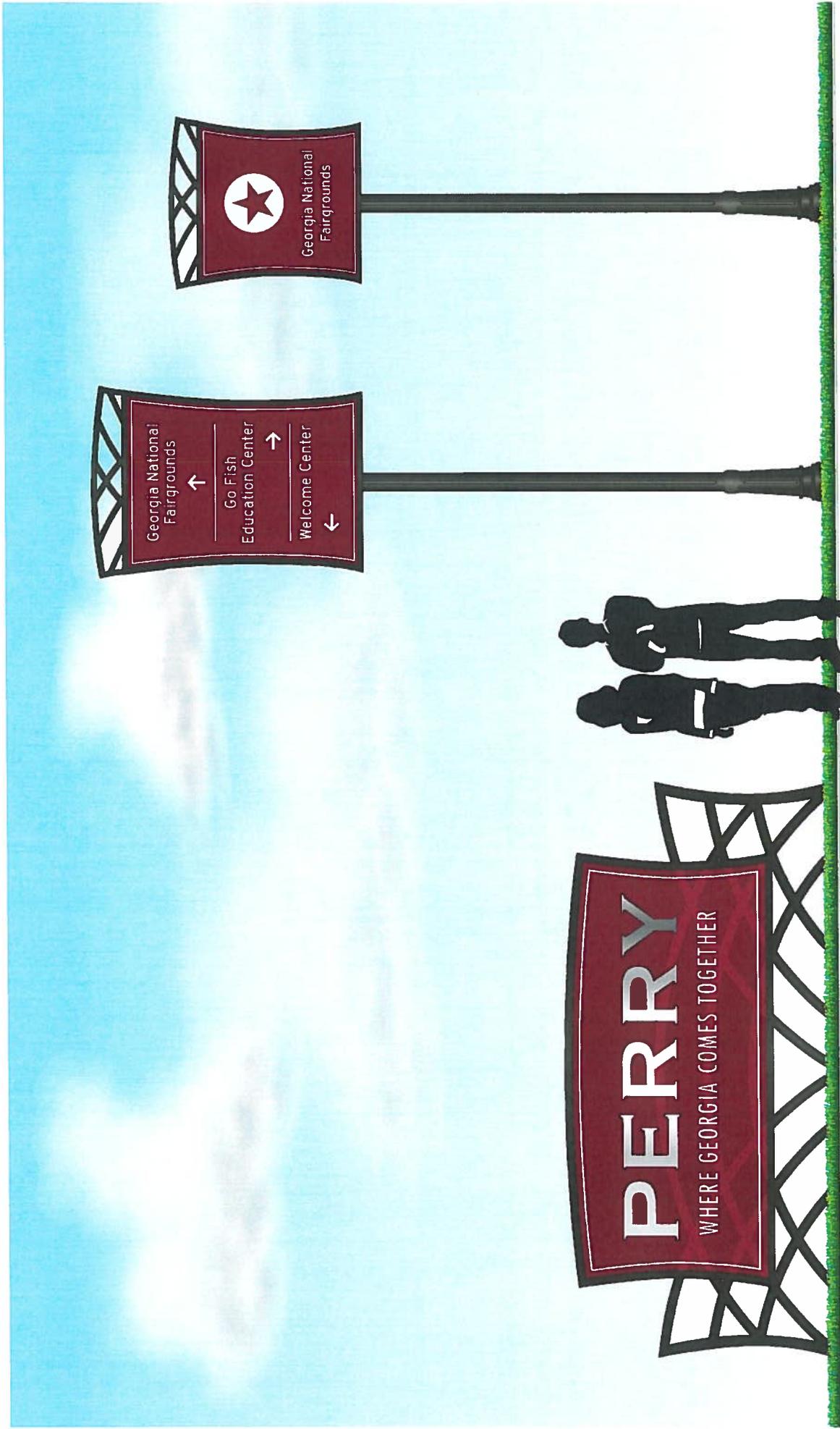
In preparation for the meeting I have attached some preliminary design concepts and cost estimates. Please let me know if you have any questions.

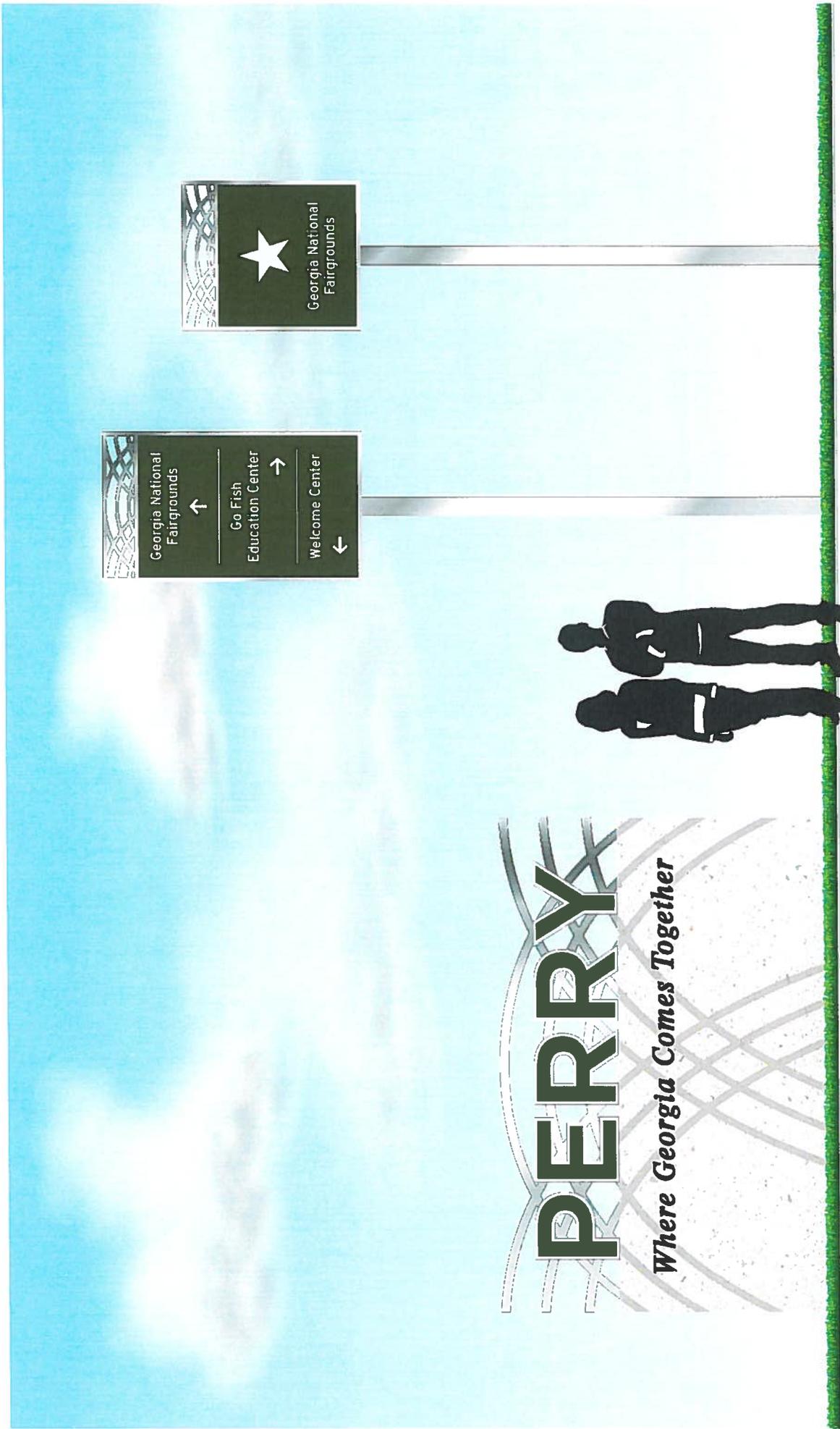
Sign Type	Description	Qty	Concept 1 & 1.1			Concept 2			Concept 3 & 3.1		
			FAB Unit Cost	Install Unit Cost	Total	FAB Unit Cost	Install Unit Cost	Total	FAB Unit Cost	Install Unit Cost	Total
ST-1	Primary Gateway	5	\$12,000.00	\$750.00	\$63,750.00	\$18,000.00	\$2,500.00	\$102,500.00	\$20,000.00	\$1,500.00	\$107,500.00
ST-1.1	Secondary Gateway	4	\$3,000.00	\$500.00	\$14,000.00	\$4,500.00	\$1,200.00	\$22,800.00	\$5,000.00	\$850.00	\$23,400.00
ST-2	Primary Directional	7	\$3,500.00	\$250.00	\$26,250.00	\$2,000.00	\$250.00	\$15,750.00	\$2,500.00	\$250.00	\$19,250.00
ST-4	POI / Destination ID	13	\$3,000.00	\$250.00	\$42,250.00	\$1,750.00	\$250.00	\$26,000.00	\$2,250.00	\$250.00	\$32,500.00
ST-5	Park Identification	10	\$3,000.00	\$250.00	\$32,500.00	\$1,750.00	\$250.00	\$20,000.00	\$2,250.00	\$250.00	\$25,000.00
ST-7	Informational Kiosk	3	\$5,000.00	\$500.00	\$16,500.00	\$4,000.00	\$500.00	\$13,500.00	\$4,000.00	\$500.00	\$13,500.00
					\$195,250.00			\$200,550.00			\$221,150.00

	Fab Only	\$180,500.00	Fab Only	\$174,250.00	Fab Only	\$201,250.00
	Install Only	\$14,750.00	Install Only	\$26,300.00	Install Only	\$19,900.00

Pricing listed above is based on construction and installation costs on similar design concept projects over the past 3 years and should be used only as a budgetary reference. The costs listed above should NOT be used as a project estimate or hard budget, but rather an example of potential costs anticipated in the early stages of design development. Actual costs still need to be determined based on final approved design, current material costs, fabrication methods and value engineering. KMA Design can not be held accountable for any disparity between budgetary pricing listed above and final costs associated with the construction and installation of the signage package once it has been fully developed and approved.





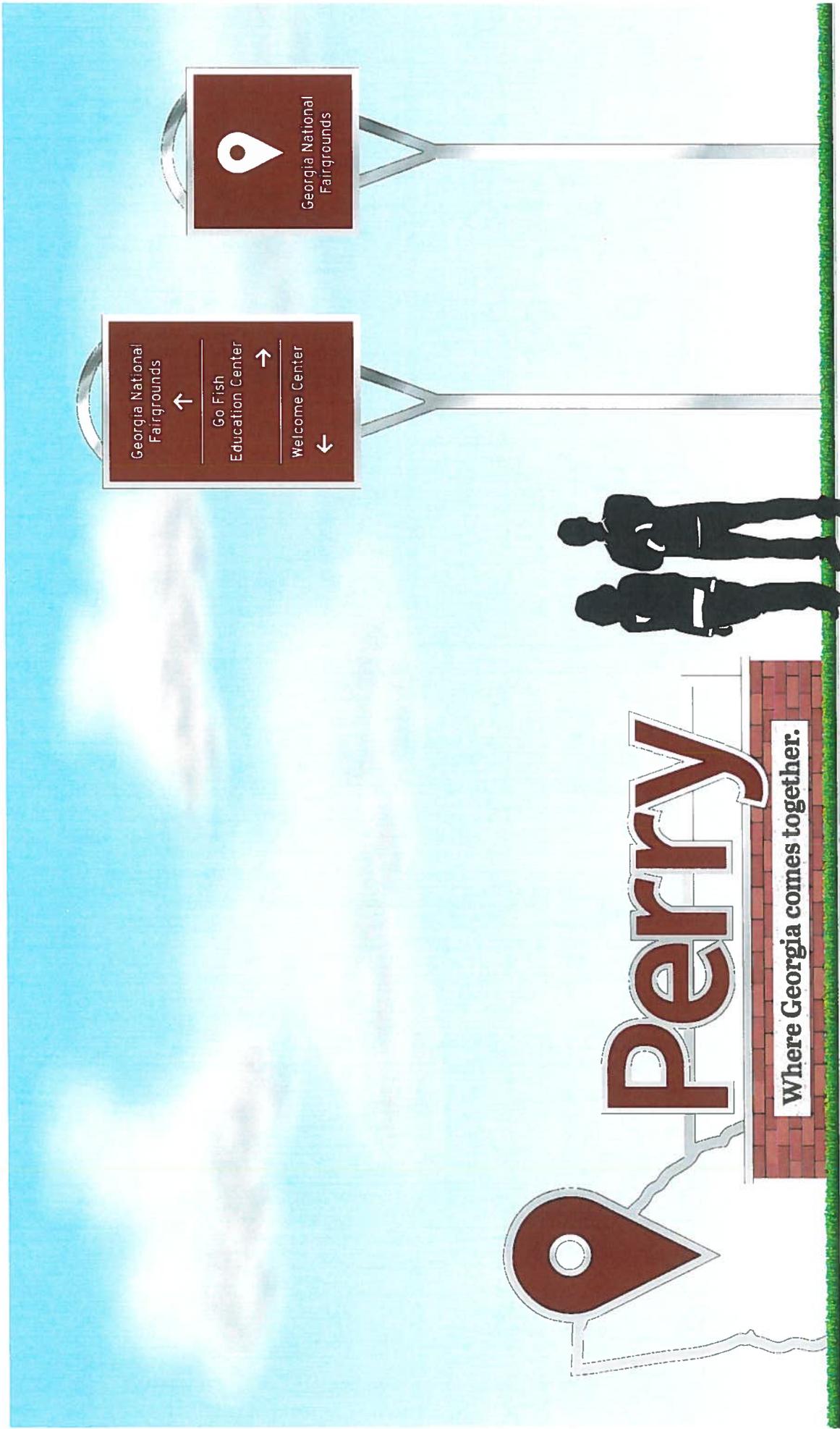


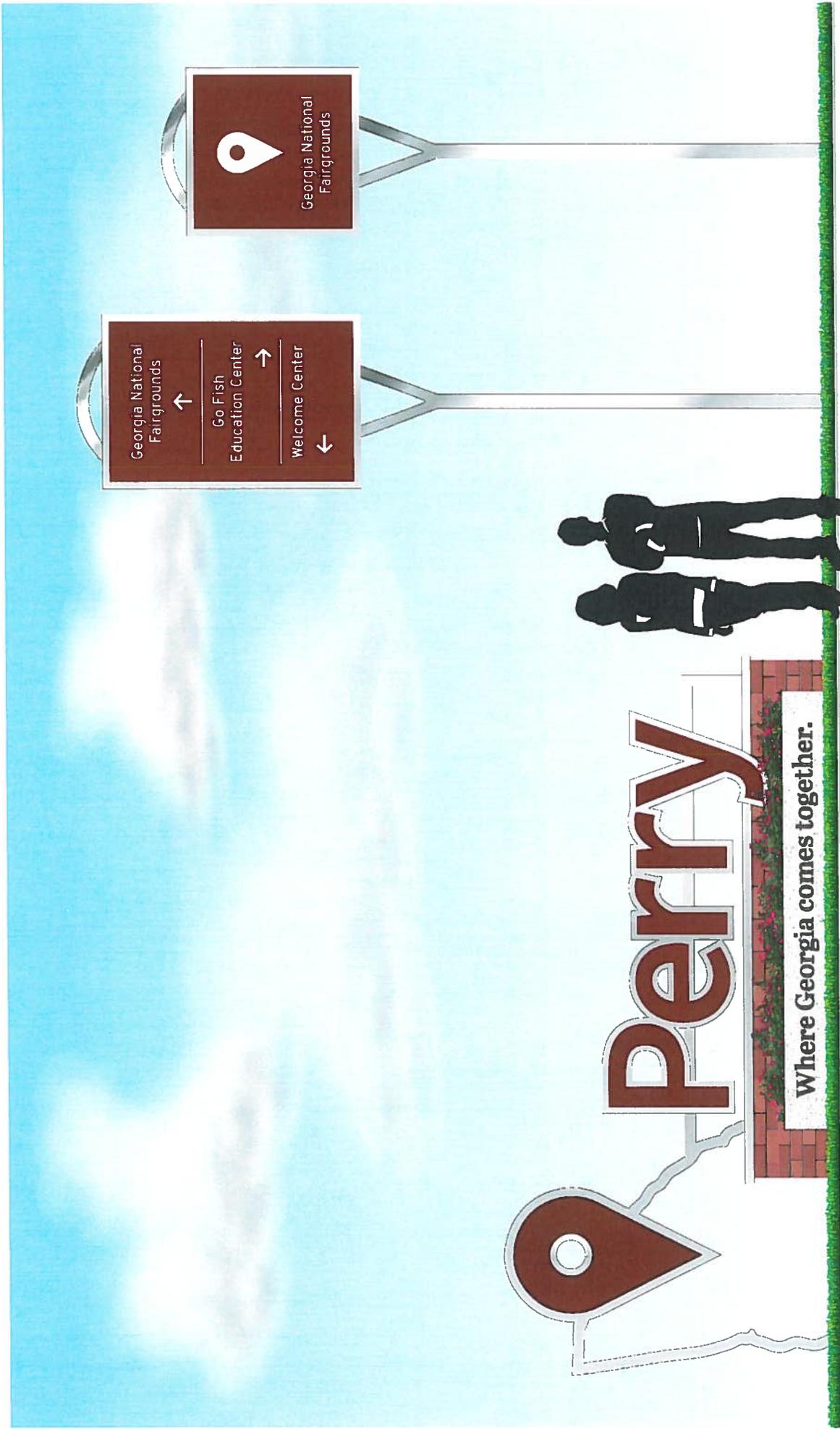
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Georgia National Fairgrounds ↑
 Go Fish Education Center →
 Welcome Center ←

★
 Georgia National Fairgrounds









To: Mayor and Council

CC: Lee Gilmour, City Manager
Annie Warren, City Clerk
Bryan Wood, Community Development
Brenda King, Administration
Perry Housing Team Members
Sherry Kurtz, Grant Specialists of Georgia, Inc.

From: Robert D. Smith, Team Leader

Date: March 15, 2017

Re: 2017 Community Development Block Grant (CDBG)

As you are aware the City, through the Perry Housing Team, is working with Grant Specialists of Georgia, Inc. and Mrs. Sherri Kurtz to develop and submit a Community Development Block Grant (CDBG) Housing application for the FY2017 award cycle (application due date of April 3). The project is coming together and you have before you a few items for consideration prior to us finalizing the project and application:

- CDBG Resolution
- Authorization to Submit
- Consideration of funding demolition portion of the project
- Consideration of waiving permitting fees associated with the project

Regarding the project:

- The project area (map attached) is in the Sand Hill neighborhood and is more specifically centered on Jeanne Street, Betty Street, Bill Street, and Edwards Street. With 16 total proposed beneficiary properties the project area was found to have a significant concentration of owner-occupied housing which is the preferable type of housing for CDBG projects. These houses are in various states of disrepair/neglect. In summarizing the status and recommendation of each identified property

Activity	Properties
Rehabilitation	9
Reconstruction	2
Acquisition/Clearance	5
	16

- In enhancing the overall impact of the project, making our application as competitive as possible, and furthering an established City goal, staff recommends that the City commit to



funding the demolition/clearance activities associated with the project. As you can see, five (5) of the project properties are vacant and dilapidated and it is recommended that the structures are acquired and cleared. The City would be committing to a \$25,000 maximum share of the demolition/clearance costs.

- Currently, the total funding request to DCA through this application is \$690,000. A fire this past week at one of the project houses may shift that property to a reconstruction and the total request to DCA to \$750,000.

Thank you for your continued support of our efforts. Please let me know if you have any questions or require any further information.

CITY OF PERRY 2017 CDBG PROJECT ACTIVITY LOCATION MAP



RESOLUTION OF CITY OF PERRY

To Submit an Application to the Georgia Department of Community Affairs (DCA) under the Community Development Block Grant (CDBG) Program

WHEREAS, at a regular meeting of the Perry City Council held on March 21, 2017, a motion was made and duly seconded that the City of Perry agrees to submit an application for funding from the Georgia Department of Community Affairs (DCA) under the Community Development Block Grant (CDBG) program for an amount up to \$750,000 for housing rehabilitation, housing reconstruction, and housing acquisition/clearance in Perry's Sand Hill neighborhood; and

WHEREAS, the proposed CDBG project builds on the CDBG project that was funded in 2016 and will benefit sixteen (16) households and many low-to-moderate income persons; and

WHEREAS, the City of Perry is committed to providing for the clearance of properties identified in the application in partnership with DCA up to the amount of \$25,000; and

WHEREAS, the Mayor of the City of Perry is hereby authorized to sign all documents pertinent to the CDBG application; and

WHEREAS, discussion was held regarding a conflict of interest and it was determined that none exists; and

WHEREAS, the City of Perry commits to affirmatively furthering fair housing and certifies that it will analyze impediments to fair housing choice in City of Perry, take steps to overcome any identified impediments in efforts to promote fair housing for City of Perry residents; and

WHEREAS, the City of Perry will ensure that employment and other economic opportunities generated by CDBG funds shall, to the greatest extent feasible, and consistent with Federal, State and local laws and regulations, be directed toward low and very low-income persons, particularly those who are recipients of government funding for housing and to business concerns which provide economic opportunities to low and very low-income persons in

coordination with the Section 3 provisions of the Housing and Urban Redevelopment Act of 1968 – 24CFR Part 135; and

WHEREAS, the City of Perry affirms that no qualified individual with a disability shall, by reason of such disability, be excluded from the participation in or be denied the benefits of services, programs, or activities of a public entity, or be subjected to discrimination of any such entity as prescribed by law in the Americans with Disabilities Act and Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. 794, as amended; and

WHEREAS, the City of Perry further agrees that in the event the City of Perry’s application is recommended for funding by the Department of Community Affairs, the City of Perry certifies and assures that it has the ability and intention to undertake this venture.

NOW THEREFORE BE IT RESOLVED that the City of Perry will move forward with due diligence to prepare, or have prepared, appropriate documentation required for a formal CDBG application to be submitted to the Department of Community Affairs by the April 3, 2017 deadline.

BY: _____

James Faircloth, Mayor

ATTEST: _____

DATE: _____

**AUTHORIZATION
FOR GRANT SPECIALISTS OF GEORGIA, INC.
TO SUBMIT A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY
AFFAIRS (DCA) ON BEHALF OF THE CITY OF PERRY**

After reviewing the document that was attached, I hereby authorize Grant Specialists of Georgia, Inc. to submit the application prepared on behalf of the City of Perry to DCA for consideration for 2017 Community Development Block Grant funding. Further, if the CDBG application to be submitted is approved for funding, then Grant Specialists of Georgia, Inc. will administer the grant on behalf of the City of Perry.

James Faircloth, Mayor

Date



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Department of Economic Development

To: Mayor and Council

CC: Lee Gilmour, City Manager
Annie Warren, City Clerk
Department Head

From: Robert D. Smith, Director

Date: March 15, 2017

Re: Perry *Your City* Program



As was discussed at your February 21, 2017 pre-council meeting, staff has been working to develop a general outline of what we are calling the “*Your City Program*”. Designed to educate and engage citizens in regards to their local government and its operations, we think the approximately four-month program will provide great insight into our operations as a City and provide an avenue to prepare citizens for further participation within our structure as volunteer board members or otherwise. Acknowledging that the type of persons we wish to participate in this program are busy with work, families, etc. we designed the program to be comprehensive but not burdensome. Please keep in mind all of the program specifics, timeframe, etc. are still being finalized.

Please review the attached programmatic outline and let me know if you have any questions, input, etc.



The City of Perry is pleased to announce the *Your City Program*! The *Your City Program* is an exciting and dynamic bi-monthly program held the first and third Thursday of each month from _____ to _____ designed to:

- 📌 Give Perry citizens an opportunity to learn about their local government and how to be an active and involved community member.
- 📌 Familiarize residents with government services, functions, programs, and activities.
- 📌 Enhance citizens' ability to communicate effectively with local officials and city staff and with visitors to our city in an ambassador-like interaction.

Program Details:

- 📌 Participants must be City of Perry residents and be at least 18 years of age.
- 📌 Class size is limited to 20 participants and spaces are provided on a first come, first serve basis. Prospective participants will be asked to complete a short application.
- 📌 Programs will take place Thursday evenings, 5:30-7:30 p.m. at various locations throughout the City of Perry. Dinner will be provided at each program. There will be optional field trips associated with some of the programs that will take place the week of the program.
- 📌 Each program will begin at Perry City Hall, 1211 Washington Street, Perry, GA
- 📌 Each program will be conducted by City of Perry representatives and will provide both an informational and interactive learning approach.
- 📌 Participants will be required to attend one (1) City Council meeting or work session and the meeting of a City of Perry board of their choosing.
- 📌 Deadline to apply is _____. Prospective participants will be notified no later than _____ regarding their selection.

The program is structured around six strategic City topics:

1. City Leadership & Government
2. Economic and Community Growth
3. A High Quality of Life
4. Essential Local Government Services
5. A Safe Community
6. An Informed & Engaged Community

Participants will work towards a better understanding of:

- 📌 The relationships between citizens, Mayor and Council, governmental departments/staff, and volunteer boards/commissions
- 📌 The local governmental processes/structures under which the City of Perry operates and how Mayor and Council make decisions on behalf of the citizenry
- 📌 The ways governmental programs/projects support Mayor and Council's established plans and goals for our community
- 📌 Local government service provision
- 📌 The budgeting process and revenues/expenditures
- 📌 Roles and functions of each City of Perry Department and volunteer boards and commissions



Program Dates & Overview

City Leadership & Government

Program 1 - DATE – The City of Perry – Kickoff Event

Location: TBD

- 📍 Meet the Mayor and Elected Officials
- 📍 Meet the City Manager and Department Heads
- 📍 Overview of the *Your City* Program
- 📍 Brief History of the City of Perry
- 📍 Overview of the Governmental Structure and Election Process
- 📍 Role of the Mayor & Council
- 📍 Role of the City Manager and Department Heads
- 📍 Perry as a Full-Service Municipality – Overview of City Programs and Services

Department of Administration

- 📍 City of Perry Budget Process
- 📍 Overview of the City's Revenue Streams
- 📍 Expenditures – Where does the money go?

Economic and Community Growth

Program 2 - DATE – Growing Perry

Location: City Hall Council Chambers
1211 Washington Street, Perry, GA 31069

Fieldtrip: TBD

Community Development

- 📍 Zoning and Development
- 📍 Perry, A Growing Community
- 📍 Perry Planning Commission

Economic Development Department

- 📍 Overview of Economic Development
- 📍 Perry Downtown Development Authority
- 📍 Why do business in Perry?
- 📍 Economic Development Exercise



A High Quality of Life

Program 3 - DATE - A Playful City: Leisure Services

Location: Worrall Community Center

Field Trip: Community Park Tour

- 📍 Overview of Leisure Services
- 📍 Perry Parks - Service Offerings and Programs
- 📍 New Developments
- 📍 Perry Public Arts Commission
- 📍 Perry Main Street Advisory Board (?)

Essential Local Government Services

Program 4 - DATE - Public Works

Location: Perry Public Works
500 Ball Street, Perry, GA 31069

Field Trip: Water and Wastewater Treatment Plants

- 📍 Roads and Landscaping
- 📍 City Buildings and Vehicles
- 📍 Where does all the trash go? – Solid Waste
- 📍 The City & ESG
- 📍 Water
- 📍 Sewer
- 📍 Gas

A Safe Community – Life Savers and Butt Kickers

Program 5 - DATE – The Perry Police Department

Location: Perry Public Safety Building
1207 Washington Street, Perry, GA 31069

Field Trip: Perry Shooting Range

- 📍 Overview of Police Department
- 📍 Community Operations
- 📍 Citizens Police Academy

Program 6 - DATE – Fire & Emergency Services

Location: Davis Farm Fire Station
150 Commodore Drive, Perry, GA 31069

- 📍 Overview of Fire & Emergency Services



- 📍 Training Exercise and Demonstration
- 📍 Emergency Management Operations

An Informed & Engaged Community

Program 7 - DATE – City of Perry...

Location: City Hall Council Chambers
1211 Washington Street, Perry, GA 31069

- 📍 City Communications – Proactive, Not Reactive
- 📍 Going Digital
- 📍 The Community is Changing
- 📍 What do YOU Want to See in Perry?
- 📍 How You Can Get Involved

Class Graduation Ceremony

DATE – Perry City Council Meeting

Location: City Hall Council Chambers
1211 Washington Street, Perry, GA 31069