



# Mayor & City Council

## Regular Session Meeting

City of College Park  
3667 Main Street  
College Park, GA 30337

<http://www.collegeparkga.com>  
404-669-3756 (Main)

Experience College Park  
Georgia's Global City

### ~ Agenda ~

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**Monday, December 6, 2021**

**7:30 PM**

**Council Chambers**

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1. Opening Ceremonies

**A. Pledge Of Allegiance**

**B. Invocation**

2. Additions, Deletions, Amendments, or Changes to the Agenda

3. Presentation of Minutes of City Council

A. Approval of Regular Session Minutes dated November 15, 2021

**ACTION:**

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B. Approval of Workshop Session Minutes dated November 15, 2021.

**ACTION:**

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4. Proclamations, Resolutions, Plaques, and Announcements

A. Introduction of New Employees by Director of Human Resources and Risk Management Christa Gilbert. See attached memorandum dated November 29, 2021. Also, see attached supporting documentation.

B. Presentation of a Proclamation in recognition of the outstanding achievements of the College Park 14 & Under Volleyball team in 2021 GRPA State Tournament. See memorandum dated November 19, 2021 from Director of Recreation & Cultural Arts, Michelle Johnson.

C. COVID-19 Update. See memorandum dated November 30, 2021 from Fire Chief Wade Elmore. Also, see attached PowerPoint presentation.

D. Mayor and Council consideration and action on Resolution regarding Legislation for Charter Amendment. See memorandum dated November 29, 2021, from City Attorney, Danielle Matricardi. Also, see attached resolution.

**ACTION:**

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- 5. Remarks of Citizens
- 6. Other Business

- A. Discussion and update on top ten delinquent utility customer accounts. See memorandum dated November 27, 2021, from the Director of Finance & Accounting Althea Philord-Bradley. Also, see attached background information.

**ACTION:**

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- B. Discussion and update on top ten delinquent property tax payers. See memorandum dated November 27, 2021 from Director of Finance & Accounting Althea Philord-Bradley. Also, see attached background information.

**ACTION:**

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- C. College Park Utility Assistance Grant Program Update. See memorandum dated November 30, 2021, from Director of Finance & Accounting Althea Philord-Bradley. Also, see attached supporting documentation.

**ACTION:**

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- D. Consideration of and action on a request for approval of an easement that will allow for designated Residential Parking. See memorandum dated November 23, 2021, from City Planner Nikki Washington recommending approval. Also, see attached supporting documentation.

**ACTION:**

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- E. Consideration of and action on a request for approval of updates to the City's Driveway Apron Ordinance. See memorandum dated November 23, 2021, from Director of Infrastructure and Development, Jackson Myers recommending approval. Also, see attached supporting documentation.

**ACTION:**

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- F. Consideration of and action on a request for approval to updates to the City's multiple family dwelling on individual water meters. See memorandum dated November 23, 2021, from Director of Infrastructure and Development, Jackson Myers recommending approval.

**ACTION:**

- 
- G. Consideration of and action on a request for authorization to make application to Georgia Transportation Infrastructure Bank. See memorandum dated November 29, 2021, from Director of Infrastructure and Development Jackson Myers recommending approval to apply.

**ACTION:** Requesting Mayor and City Council approval to move forward with applying for GTIB funds. GTIB funds road infrastructure projects that enable local communities and businesses to thrive.

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- H. Consideration of and action on approval to accept grant funding from Georgia Environmental Finance Authority (GEFA). See memorandum dated November 30, 2021, from Director of Infrastructure and Development, Jackson Myers recommending approval. Also, see attached supporting documentation

**ACTION:**

- 
- I. Consideration of and action on a request for authorization to adopt 2016-2020 Edition of the Georgia Stormwater Management Manual Volumes 1 & 2. See memorandum dated November 22, 2021, from Director of Infrastructure and Development Jackson Myers recommending adoption of Georgia Stormwater Management manual.

**ACTION:**

7. Public Hearings

- A. Public Hearing to consider the rezoning of 1905 Godby Road from C1 - Neighborhood Business to RM - MultiFamily Residential Zoning District. Also, see attached supporting documentation. Ward 3.

**ACTION:**

- 
- B. Request to Set a Public Hearing for a Text Amendment to Reconcile Zoning with the New Alcohol Ordinance. See memorandum dated November 29, 2021, City Planner, Nikki Washington. Also, see attached supporting documentation.

**ACTION:**

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8. Annual Contracts

**A. Bids, Change Order Requests and Contracts**

- A. Consideration of and action on a request for approval to replace the Power Distribution Unit located in the Computer Room on the 2nd Floor of the Federal Aviation Administration (FAA) Regional Headquarters. See memorandum dated November 16, 2021, from Interim City Manager Mercedes Miller and letter dated November 12, 2021, from Colliers International Commercial Property Manager Ron Wilkerson recommending Joe Powell & Associates, in the amount of \$25,600. Also, see attached scope of work. This is an approved Capital budget item. Ward 3

**ACTION:**

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- B. Consideration of and action on bids received for material for upcoming construction and lighting. See memorandum dated November 29, 2021 from Power Director Hugh Richardson recommending bids for a total combined amount of \$136,650.00. Also, see attached bid matrix and supporting documentation. This is a budget approved capital projects item.

**ACTION:**

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- C. Consideration of and action on a request for approval to purchase Distribution Automation Software and Reclosers for Electric Power Restoration. See memorandum dated November 29, 2021, from Power Director Hugh Richardson. Also, see attached supporting documentation. This is a budget approved item.

**ACTION:**

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- D. Mayor and Council approval for renewal of a one year contract for Landscape Maintenance Services Request. See memorandum dated November 22, 2021, from Interim GICC Executive Director, Denise Cole. Also, see attached supporting documentation.

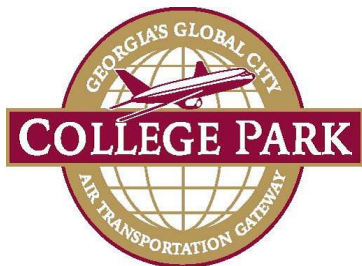
**ACTION:**

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9. Unfinished (Old) Business
10. New Business
11. City Attorney's Report
12. City Manager's Report
13. Report of Mayor and Council
14. Executive Session
15. Approval of Executive Session Minutes
16. Adjournment



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9133

**DATE:** November 30, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim Ciity Manager

**FROM:** Gabrielle Thornton, Deputy City Clerk

**RE:** Regular Session Minutes dated November 15, 2021

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See attached Regular Session Minutes dated November 15, 2021.

Thank you.

### ATTACHMENTS:

- RS111521 (PDF)

### Review:

- Gabrielle Thornton Completed 11/30/2021 4:09 PM
- Sonya Harold Completed 11/30/2021 4:53 PM
- Mercedes Miller Completed 12/01/2021 9:42 AM
- Mayor & City Council Pending 12/06/2021 7:30 PM

CITY OF COLLEGE PARK  
MAYOR AND CITY COUNCIL  
REGULAR SESSION  
NOVEMBER 15, 2021

MINUTES

Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick Taylor, Ken Allen, and Roderick Gay; Interim City Manager Mercedes Miller; City Clerk Shavala Moore; City Attorney Winston Denmark.

Absent: None.

1. Opening Ceremonies.

A. Pledge of allegiance to the flag.

B. Invocation by Chaplain Alexander.

2. Additions, Deletions, Amendments, Or Changes To The Agenda.

**ACTION:** Councilman Clay moved to add to the agenda Item 8f, Consideration of approval for Interim City Manager Mercedes Miller to make a payment in the amount of \$15,448.00 to the Environmental Protection Division, seconded by Councilman Allen and motion carried. (All Voted Yes).

3. Presentation Of Minutes Of City Council.

A. Regular Session held November 1, 2021.

**ACTION:** Councilman Clay moved to approve Regular Session Minutes dated November 1, 2021, with corrections, seconded by Councilman Taylor and motion carried as follows: (All Voted Yes).

Packet Page 11, Line 201 "...Arthur Funds..." s/b "...ARPA Funds..."  
Packet Page 18, Line 528 "...of nonprofit..." s/b "...or nonprofit..."

B. Workshop Session held November 1, 2021.

**ACTION:** Councilman Clay moved to approve Workshop Session Minutes dated November 1, 2021, as presented, seconded by Councilman Taylor and motion carried. (All Voted Yes).

4. Proclamations, Resolutions, Plaques, And Announcements. None.

5. Remarks Of Citizens.

48 a. (Read by City Clerk) Hi, I would like to invite the Community to Attend the Community  
49 Thanksgiving Service being hosted by the College Park Woman’s Club on Sunday,  
50 November 21, 2021 at 6:30 p.m.

51  
52 **Stephanie Jones**

53  
54 b. (Read by City Clerk) Madame Mayor and Council, Hello and I hope you and yours are  
55 well. Congratulations to CM Gay on his re-election and CM Carn on his election.

56  
57 I am hoping to get clarity on current mask mandates and any future mandates our  
58 government is considering. I have carefully researched the laws here. Masks only have  
59 Emergency Use Authorization from the FDA, and the EUA clearly states that 1) masks  
60 have not been FDA cleared or approved and 2) no one should represent or suggest that  
61 masks are safe or effective for the prevention of or protection from COVID. I attached a  
62 copy of the EUA to this message for your reference.

63  
64 21 US Code 360 bbb-3 governs all EUA products like masks, COVID shots, and PCR  
65 tests. The Code clearly states any American has the right to refuse an EUA Product like  
66 masks for any reason whatsoever. It specifically says that individuals to whom the  
67 product is administered must be informed of their option to accept or refuse  
68 administration of the product. By law, no one can mandate someone wear a mask if they  
69 do not consent. Anywhere an American Citizen goes, he or she can be asked to wear a  
70 mask or take a COVID test or get a COVID shot. But he or she can also say, No Thanks,  
71 I do not consent to wearing that mask or taking that test or getting that COVID shot. It  
72 should be just that simple. Unfortunately, government at every level has reached way  
73 over their boundaries on this issue, and I’ve had a lot of trouble with this here in College  
74 Park. That’s why I’m writing you today.

75  
76 I am a Disabled Veteran. Substances to which I was exposed in The Army have  
77 compromised the inside lining of my nose, and on a good day it’s very closed off inside  
78 and hard to breathe. I’ve had 2 surgeries inside my nose to help keep it from closing off  
79 completely, the latest of which was earlier this year. Allergy seasons are particularly  
80 tough for me, as I’m now very sensitive to a lot of different environmental triggers. So  
81 is mask wearing. I wore a mask for as long as I could, but we are approaching year 3 of  
82 2 weeks to stop the spread and I physically and mentally can’t take it anymore. Once I  
83 had to have a 2<sup>nd</sup> surgery in my nose this year because all the mask wearing was doing  
84 more harm than good, I decided I no longer consent to wearing a mask. My kids were  
85 also adversely affected mentally and physically by an entire year in masks last school  
86 year, so we decided not to mask them anymore, either. Bottom line: I do not consent to  
87 masking myself or my children, as is my right.

88  
89 Beyond my sincerely held beliefs and the laws I referenced above, I also have ADA  
90 protections - -

91  
92 **Alisha Houston, Associate Broker**  
93 **Founder & Principal, Houston Realty Group**

94 City Clerk Shavala Moore called time.

95

96 Mayor Motley Broom said if you have not had an opportunity to submit a comment  
97 before 7:00 p.m. and you wish to speak, you may do so at this time for 1 minute. Ms.  
98 Moore, can you let people know how they can do that.

99

100 City Clerk Shavala Moore complied.

101

102 There were no further public comments.

103

104 6. Other Business.

105

106 A. Consideration and Action on Amendments to Alcoholic Beverages Ordinance.

107

108 City Attorney Winston Denmark said this is the comprehensive rewrite of the Alcohol  
109 Ordinance. Perhaps it didn't start that way, but we ultimately got there. So, we made  
110 significant changes to the Alcohol Ordinance. We created a tier system and created a situation  
111 where we are no longer required to have a certain threshold on food sales in order to serve  
112 alcohol. So, it is a comprehensive rewrite that we discussed at 3 workshop sessions, and the  
113 matter is now before the Mayor & Council.

114

115 Mayor Motley Broom said we still do have a threshold.

116

117 Councilman Clay said yes, we do.

118

119 Mayor Motley Broom said for each category.

120

121 City Attorney Winston Denmark said right.

122

123 Mayor Motley Broom said we haven't removed the threshold for alcohol sales. I don't think  
124 that was the intent of the rewrite. Any questions for Mr. Denmark on this one?

125

126 Councilman Allen said I'd like to say that Danielle did a fabulous job. She worked with a  
127 lot of people on it. I think she has done a very good job with it.

128

129 Mayor Motley Broom said I agree. On page 3-46.1, packet page 90, for clarification's sake,  
130 it is Sub Section B (reading), the phrase "shall be jointly made" would indicate that it is made  
131 by the City Manager and someone else. So, I would like that it would be referenced the Chief  
132 of Police in Sub Section A; that that decision would be made by City Manager and the Chief  
133 of Police.

134

135 Councilman Clay said that's the way I interpreted it.

136

137 Mayor Motley Broom agreed.

138

139

140 City Attorney Winston Denmark said I agree. We can take action subject to that revision.

141

142 Mayor Motley Broom said this is more of an administrative question. As people are coming  
143 back for their alcohol licenses for 2022, it is one thing if we were to hand them the new Code,  
144 but can we do our best to boil down some of these changes so people understand how things  
145 are different going into the new year? I guess that is a question for Ms. Miller.

146

147 Interim City Manager Mercedes Miller said we can have Danielle to highlight them and give  
148 them a highlighted copy of these changes.

149

150 Councilman Clay said give them the redline or a Fact Sheet.

151

152 Mayor Motley Broom said giving them a copy of the revised ordinance is great, but we should  
153 highlight some of the larger changes that are going to impact business owners across the city,  
154 just so there is no ambiguity.

155

156 Councilman Allen said and make sure that our people are up to date with everything.

157

158 Councilman Gay said Winston, I want to be clear, since the Body doesn't have this  
159 document in front of them, that one of the chief changes in this is that we can now serve  
160 alcohol at events without a special event permit. Can you clarify that?

161

162 City Attorney Winston Denmark said I think that you can apply for the ability to serve alcohol  
163 and then you can get that. It changes it from the old special event permit process to a new  
164 process as outlined in this ordinance, but that should be clarified by a Fact Sheet or Cheat  
165 Sheet, or at a glance or something that highlights this. Because obviously educating the public  
166 on this is kind of a cumbersome ordinance where we are all bound to know what is in it. But  
167 from a practical matter from a Customer Service point of view, it would be very useful for the  
168 public.

169

170 Councilman Gay said I had a constituent arrested from the park this summer because of  
171 ambiguity in some of our ordinances. So, what you are saying is you are going to ask to see  
172 to clarify how you can serve alcohol without a special permit license?

173

174 Mayor Motley Broom said we have not made that change here.

175

176 Councilman Gay asked, it is not in this ordinance?

177

178 Councilman Clay said no.

179

180 Councilman Gay asked, that is not in this document?

181

182 Mayor Motley Broom said no, sir.

183

184 Councilman Gay said thank you for clarifying.

185

186 Mayor Motley Broom asked, any other questions or comments?

187

188 There were no other questions or comments.

189

190 Mayor Motley Broom called for a motion.

191

192 **ACTION:** Councilman Clay moved to approve a request from Interim City Manager Mercedes  
193 Miller on amendments to Alcoholic Beverages Ordinance, with additional joint  
194 decision to add the Chief of Police to the language, seconded by Councilman Allen  
195 and motion carried. (All Voted Yes).

196

197 B. Quarterly Discretionary Balance Report for the Mayor and each City Council Member.

198

199 Mayor Motley Broom asked, any questions on this item?

200

201 Councilman Clay said I had a correction for it.

202

203 Mayor Motley Broom said I cleared mine up as well.

204

205 Director of Finance & Accounting Althea Philord-Bradley said there is a correction for  
206 Councilman Clay's discretionary usage. There was a reservation that was cancelled, but he  
207 did not receive credit for it. He did make the cancellation in time for a full refund. He still  
208 has \$5,000.00 in his discretionary balance.

209

210 Mayor Motley Broom said I think I have some too that was cancelled from NLC, and it  
211 wasn't processed in time for the generation of this report.

212

213 Councilman Gay said some time ago I thought we approved to move this scholarship money  
214 to the nonprofit. Why don't we just move all of the balance, rather than just what was  
215 allotted for this school year? Why don't we send them all the money?

216

217 Director of Finance & Accounting Althea Philord-Bradley said they only requested  
218 \$18,200.00 to be distributed to some students. As far as why we did not transfer all the  
219 funds, they did not request all the funds. They want us to hold on to the funds, until they  
220 request the remaining balance, until they identify the students that will receive the grants.

221

222 Councilman Gay said all right. Thank you.

223

224 Director of Finance & Accounting Althea Philord-Bradley said you're welcome.

225

226 C. College Park Utility Assistance Grant Program Update.

227

228 Mayor Motley Broom said we can take 6C-6E altogether. Any questions on those for Ms.  
229 Philord-Bradley?

230

231 Councilman Clay said on the grants program, we are very close to using the total grant, plus  
 232 the extension on it, which amounts to around \$600,000.00, if I remember rightly, with the  
 233 extension. So, I was the one who was continuously pushing to make sure we don't leave any  
 234 money on the table. Now I'm saying, let's make sure we don't owe any money to the table.  
 235 In other words, we have to be careful that we add in the administrative costs and everything  
 236 else that we have given out and not end up having to give out a grant with General Fund  
 237 money, since we are so tight on money. That's all. We just have to watch it. You are going  
 238 to be threading the needle. A few dollars here and there is one thing, but not to be significantly  
 239 off, ideally.

240  
 241 Councilman Allen said there is a program that is still open for senior citizens. And if they  
 242 will call 678.608.9200, there is still some money left in that program. That is the LIHEAP  
 243 Cooling Program, which I got from Customer Service. So, if someone is interested, they  
 244 can still apply for that program.

245  
 246 Councilman Clay said we have something on the website. You're not out of luck from what  
 247 I understood. They still have a fair amount of money to give out. It's just that we are out of  
 248 our money.

249  
 250 Councilman Allen said right.

251  
 252 Mayor Motley Broom said we had a slow start, but when we started running it went quickly.  
 253 But, yes, both of you are correct. There are still a number of options on the county and state  
 254 level that people can reach out to. And they can see more about that at *collegedparkga.com*.

255  
 256 D. Discussion and update on top ten delinquent property taxpayers.

257  
 258 Councilman Clay said on packet page 194, I just want to congratulate staff. One of my  
 259 questions was on one of the delinquencies, and we got the full amount of money today.

260  
 261 Mayor Motley Broom said on No. 1, right?

262  
 263 Councilman Clay said yes, No. 1. I think Althea and Philip Latona ought to be congratulated.  
 264 That was over \$110,000.00. Very good work guys.

265  
 266 E. Discussion and update on top ten delinquent utility customer accounts.

267  
 268 There was no discussion on this item.

269  
 270 F. Mayor and City Council consideration and action on Homestead Tax Exemption  
 271 Resolution.

272  
 273 Mayor Motley Broom said we have talked about this for quite a while. Does anyone have any  
 274 questions or comments on it at this time?

275  
 276 Councilman Allen asked, where is the money going to come from?



277 Mayor Motley Broom said the General Fund, I believe.  
278  
279 Director of Finance & Accounting Althea Philord-Bradley said yes, ma'am, you are correct.  
280  
281 Councilman Allen asked, what about putting that off until next year?  
282  
283 Councilman Gay asked, didn't we just spend money on employee salaries that came from  
284 the CARES Act? That is money going to the General Fund, and that is \$2 million. And  
285 isn't this approximately under \$100,000.00?  
286  
287 Mayor Motley Broom said those numbers are up, not in line. No, sir, that is incorrect. It is  
288 \$300,000.00 for those one-time bonuses that are going to start on December 1, 2021.  
289  
290 Councilman Gay said that is my point exactly. This exemption is not \$100,000.00. My  
291 point is that \$2.5 million from the CARES Act money that is going in the General Fund.  
292  
293 Director of Finance & Accounting Althea Philord-Bradley said it is \$5.7 million to replace  
294 lost revenue.  
295  
296 Councilman Gay said this could easily be paid for. But what is more important is how  
297 significant it is. I will make a motion to approve.  
298  
299 Mayor Motley Broom asked, is there a second?  
300  
301 Councilman Clay said there are changes that I recommended that Danielle made to this  
302 document. And I think we ought to know what those changes are, before we make the motion.  
303  
304 Mayor Motley Broom said there is a motion on the floor. Is there a second?  
305  
306 Councilman Gay said I am happy to hold my motion until Danielle discusses the changes  
307 that were made. We spent some time on a Zoom meeting discussing these changes.  
308  
309 Councilman Clay said I can go over the changes.  
310  
311 Mayor Motley Broom said a motion has been made, and a second is the appropriate. I need  
312 a second to move forward. Are you withdrawing your motion at this time?  
313  
314 Councilman Gay said I am withdrawing my motion at this time.  
315  
316 Councilman Clay said let's start with packet page 212, starts on page 211, line 20, talks about  
317 the MOST income (reading). I proposed and Danielle made the change in the document that  
318 I think is currently in existence. But it came in after the packet had been distributed. I propose  
319 that that be deleted. And we simply talked about gross income as it is adjusted for federal tax  
320 purposes. And the problem with that was that you could actually - - It was very confusing as  
321 to what other things could be included, et cetera, et cetera, in this overall ordinance.  
322

323 Councilman Clay said the second thing I had - -

324

325 Mayor Motley Broom asked, can you read how it should read?

326

327 Councilman Clay said it should simply delete those lines on packet page 212 from line 21-26.  
328 Should be “Gross income means adjusted gross income as determined pursuant to the Internal  
329 Revenue Code of 1986 as amended for Federal Tax purposes.”

330

331 Mayor Motley Broom said understood.

332

333 Councilman Clay said no special adjustments to it.

334

335 Councilman Clay said the second thing is on line 30, packet page 212, instead of saying  
336 “resident”, say “each resident owner”. The idea is that each person that will file for the  
337 exemption is the owner who is being billed for the taxes.

338

339 Councilman Clay said and then on the next page, packet page 213, in the tax law you can file  
340 either jointly or you can file separately. And like I say, I do my own taxes, so I’m probably  
341 more familiar than some people with the tax law. But on line 53, instead of saying “designate  
342 thereof with a copy of the person’s federal income tax”, say “person’s, and spouses if filing  
343 separately, federal income tax.” In other words, what you want to do is show the total income.  
344 And if you are talking about just one person, the owner, then it is their tax return. If the owner  
345 files jointly with his spouse, then it’s a joint return. However, if the spouse files a separate  
346 tax return, you include both tax returns, if they are filing separately. Further down on that  
347 page on line 61, the owner shall be eligible for to apply. The word “for” should be deleted.

348

349 Councilman Clay said on packet page 213, last line, my argument is you would strike the  
350 Homestead Exemption granted by the Sub Section B, et cetera, et cetera, because we are  
351 giving 100 percent exemption, so no other exemption is relevant to be applied to this.” You  
352 are not going to give a negative exemption. You are not going to pay them. If you are  
353 eliminating the tax entirely, then those words are unnecessary.

354

355 Councilman Clay said on packet page 217, those changes would be made again. It’s the same  
356 structure to the document.

357

358 Councilman Clay said we’re talking about packet page 217, lines 21-26, delete it.

359

360 Councilman Clay said on line 30, the resident’s owner.

361

362 Councilman Clay said on the next page, line 31, the 2 income tax returns.

363

364 Councilman Clay said we are getting rid of the debt on line 61.

365

366 Councilman Clay said on line 62, we are getting rid of all those words that were stated  
367 beginning on the last line of line 72 on the previous page all the way through line 75.

368

369 Councilman Clay said those are the changes that I would suggest. And I think Danielle didn't  
 370 really have a problem with it, but we need to discuss it with the Council. The intent is to give  
 371 this to people who need it. And the way to do that is to use ideally the federal income tax  
 372 returns. That is the fairest and enforced by the government; not enforced by us.

373  
 374 Councilman Clay said those changes I would like to see in there. I don't think we want to be  
 375 giving this to people that have a huge portfolio but maybe no Social Security being paid to  
 376 them. They may not be on Social Security. They may have some other arrangement.

377  
 378 Councilman Gay said I make a motion to approve with the changes that Councilman Clay has  
 379 outlined.

380  
 381 Councilman Clay seconded the motion.

382  
 383 Mayor Motley Broom asked, any further discussion, questions?

384  
 385 There was no further discussion made.

386  
 387 Mayor Motley Broom called for the vote.

388  
 389 Councilman Allen said I think we ought to wait until next year.

390  
 391 Councilman Taylor said I think we should wait.

392  
 393 Mayor Motley Broom said I am in favor, as this is something that will not take place until the  
 394 fall of 2023 because it has to go to the voters.

395  
 396 Councilman Clay said I think that we are going to see double digit inflation, and the people  
 397 that are going to be hardest hit and most vulnerable are seniors who are living on Social  
 398 Security period. And I think we need to do something for them as soon as is practicable.

399  
 400 Mayor Motley Broom said it is not our call. We will have to see what the voters have to say.

401  
 402 **ACTION:** Councilman Gay moved to approve a request from City Attorney Danielle Matricardi  
 403 on Homestead Tax Exemption Resolution, per the changes submitted by City  
 404 Attorney, seconded by Councilman Clay. Councilman Gay voted yes. Councilman  
 405 Clay voted yes. Councilman Allen opposed. Councilman Taylor opposed. Mayor  
 406 Motley Broom voted in favor of the request. Motion carried.

407  
 408 G. Consideration of and action on a request to approve 2022 City Holiday Calendar.

409  
 410 Mayor Motley Broom asked, any questions on the calendar?

411  
 412 Councilman Gay moved to approve.

413

414 Councilman Clay said we are adding another holiday to the list. Are we taking off any  
415 holiday? For example, we could add Juneteenth. I have no issue with that. It's a personally  
416 important holiday. But we could take away the day after Thanksgiving. Now, personally I  
417 think Thanksgiving is special. And I think I like it better than Christmas because it's not so  
418 commercial. So, I would like to see the employees have that day after. And I certainly don't  
419 have a problem with Juneteenth being a holiday.

420  
421 Councilman Clay said so then I asked the question to City Manager, how much is it going to  
422 cost? This is going to cost around \$82,000.00, if I recall. And I asked if it is budgeted, and  
423 the answer is it is not budgeted. So, those are my questions. And I guess I answered the  
424 questions at the same time.

425  
426 Councilman Clay said we talked about money. It keeps coming up over and over. I think  
427 because it is coming in next year. That is fine. Can we afford \$82,000.00 more? The other  
428 night we were talking about a couple thousand dollars in another meeting. That was a serious  
429 discussion. So, tonight it is \$82,000.00.

430  
431 Councilman Gay said I will take back my motion.

432  
433 Mayor Motley Broom said okay.

434  
435 Councilman Clay asked, could we make it an approval for the following year, but just not  
436 implement it this particular year? Can we legally decide a year in advance?

437  
438 Councilman Gay asked, do you want to approve the calendar that we currently have?

439  
440 Councilman Clay said Councilman Gay, what I am suggesting for next year is we keep the  
441 same holiday we have now. We keep 8 holidays and don't add a ninth one. But the following  
442 year we add Juneteenth. I think Juneteenth is a really important holiday, and we add that the  
443 following year. I'm concerned about getting hit with \$82,000.00.

444  
445 Councilman Clay said we have another item on the agenda where our contract with the Collier  
446 Group is going up by 5 percent. This is the beginning of the inflationary cycle that we are  
447 going to see over and over again. I just throw that out.

448  
449 Councilman Gay moved to approve a request from Interim City Manager Mercedes Miller for  
450 the 2022 City Holiday Calendar as presented and amend the calendar the following year.

451  
452 Councilman Clay seconded the motion.

453  
454 Councilman Taylor said I think you should go ahead and acknowledge this holiday. If we  
455 don't do it, people are going to take off anyway, either way it goes. We may as well just go  
456 ahead and get ready for it. What is going to be the difference?

457  
458 Mayor Motley Broom said because this is a Friday, when we have holidays on Friday, we  
459 shut down early anyway. We shutdown City Hall at 12:00 p.m. or 2:00 p.m. For Good Friday

460 we shut down early. There are a number of holidays for which we shut down early. We are  
 461 going to get a lot of people that are on a 3-day weekend anyway. In addition, I understand  
 462 the budgetary concerns as well. We approved the ARPA Funds for the one-time bonus. But  
 463 if we can't give people raises, I think we should give them time.

464  
 465 Councilman Allen said we have to do this for the employees.

466  
 467 City Attorney Winston Denmark said it might be problematic to vote this year.

468  
 469 Mayor Motley Broom said to bind a following Council.

470  
 471 City Attorney Winston Denmark said yes, ma'am.

472  
 473 Councilman Gay withdrew his prior motion.

474  
 475 Councilman Gay said if we are talking about money, I'm just curious ma'am, why would we  
 476 not take that same approach for elderly seniors that can barely make ends meet, but the same  
 477 money you want to give to the Juneteenth Holiday?

478  
 479 Mayor Motley Broom said let's keep on this motion.

480  
 481 **ACTION:** Councilman Allen moved to approve the proposed 2022 City Holiday Calendar, with  
 482 the Juneteenth addition, seconded by Councilman Taylor. Councilman Allen voted  
 483 yes. Councilman Taylor voted yes. Councilman Gay opposed. Councilman Clay  
 484 opposed. Mayor Motley Broom voted in favor of the request. Motion carried.

485  
 486 H. Mayor and City Council consideration and approval of proposed 2022 City Council  
 487 Meeting Schedule.

488  
 489 **ACTION:** Councilman Allen moved to approve a request from Interim City Manager  
 490 Mercedes Miller for proposed 2022 City Council Meeting Schedule, seconded by  
 491 Councilman Taylor and motion carried. (All Voted Yes).

492  
 493 I. Consideration of and action on a request from Ahmed Ismail, of Renaissance Marriott  
 494 Gateway to host a Patel Wedding Baraat. This is a one-time special event to be held on  
 495 November 20, 2021, from 8 a.m. to 2 p.m.

496  
 497 City Clerk Shavala Moore said this is a one-time traditional Indian precession across the street  
 498 from one hotel to the other. It will not be an all-day event. Just be dancing across the street  
 499 to the next part of their event. They are asking for the usage of the streets to do so.

500  
 501 Councilman Clay said I got my question answered. I had a concern about liability, and legal  
 502 reviewed it. And based on their comments, I think we are okay.

503  
 504 **ACTION:** Councilman Clay moved to approve a request from City Clerk Shavala Moore for  
 505 Ahmed Ismail, of Renaissance Marriott Gateway to host a Patel Wedding Baraat, to

506 be held on November 20, 2021, from 8 a.m. to 2 p.m., seconded by Councilman  
507 Allen and motion carried. (All Voted Yes).

508  
509 J. Consideration of and action on a request for approval of an easement that will allow for  
510 designated Residential Parking.

511  
512 City Planner Nikki Washington said I worked with City Attorney and the engineering office.  
513 There is an easement as to not put any responsibility on the City as far as enforcements. So,  
514 the idea would be that we would grant easements for parking. However, that agreement would  
515 be that the new sidewalk and island parking that contain the power poles would be dedicated  
516 back to the City. And the owner would be responsible for the parking that is in the right-of-  
517 way.

518  
519 Councilman Allen asked, is it specifically for the people that stay in that building, rather than  
520 the ones that park there every day?

521  
522 City Planner Nikki Washington said it is specific to 1805 Harvard that is being constructed  
523 there.

524  
525 Councilman Clay asked, so why don't they have parking? They have parking across the street.  
526 Why do we need to designate special spaces for the people that are there? And were those  
527 special places in the plans from the beginning when we decided how much parking they  
528 needed?

529  
530 Councilman Allen said I thought one of the reasons why they got the lot that was at  
531 Washington and Princeton was they wanted to do parking for some of those people in that  
532 building at the time, and they admitted that they were not going to build on it and only wanted  
533 to use it for a parking lot, and therefore, for a very good rate.

534  
535 Councilman Clay agreed.

536  
537 Councilman Allen said I thought that was going to take care of all the parking. I hate to  
538 designate any part of a street strictly for that building, when it is on the main street. And I  
539 have been by there 4 times or 5 times since Thursday, and there are always 10 to 17 cars  
540 parked along that street. So, what are we going to tell those people who normally park there?  
541 That bothers me a little bit.

542  
543 Councilman Clay asked, what about the people that want to go to church? They are still going  
544 to have a small chapel.

545  
546 Cherie Ong, Representing the Development Group, said I understand your concern that it be  
547 designated for parking. One of the things that we discovered, after we received the tax credits,  
548 is that the investors for the tax credits, RBC's, they specifically insisted on a reserve parking  
549 that has thrown a lot of our calculations off. We originally intended to do a shared parking  
550 program that would solve everybody sharing on off periods.

551

552 Cherie said right now we are in a situation where we are unable to do that as much as we did  
553 not want to add additional parking. And that leaves us in that position where now we really  
554 need to find a couple more additional spaces. I think we can add another 12 spaces, which,  
555 again, are already spaces that are being used illegally. So, somebody else can speak to that.  
556 The people who park on Washington are actually parking illegally because it is not wide  
557 enough currently.

558  
559 Councilman Clay asked, can someone summarize what you just said?

560  
561 Cherie said it is pretty complicated. There is a shared parking plan and a reserved parking  
562 plan.

563  
564 Councilman Clay asked, what changed? Where was the error made or misunderstanding that  
565 you thought you had this many parking places and now you have that many? What is driving  
566 that?

567  
568 Cherie said the investor, whether it is the Royal Bank of Canada. They are the investors for  
569 the tax credits where the equity is coming from for the tax credits. That was not disclosed to  
570 us from the beginning, and they are insisting on that.

571  
572 Councilman Clay said the parking lot that is down the street, that is the investors for the multi-  
573 family development?

574  
575 Cherie said yes.

576  
577 Councilman Clay said we didn't know there were going to be 38 spaces reserved.

578  
579 Cherie said no. At the time when we applied for the Department of Community Affairs  
580 (DCA), we presented the plan without securing the tax credits. So, when we secured the tax  
581 credits, we go to find an investor to see who is going to then purchase those tax credits. And  
582 when the RBC decided to invest and purchase those tax credits, they made it a condition that  
583 those parking spaces are to be reserved.

584  
585 Councilman Clay asked, so when did we find that out?

586  
587 Cherie said about 2 months ago, roughly.

588  
589 Councilman Allen asked, why can't you reserve the spots in this parking lot that you have had  
590 originally set up beside the parsonage?

591  
592 Cherie said that is what we are doing now. The remaining amount is not sufficient for the  
593 current phase and the next phase.

594  
595 Councilman Allen asked, in connection with the spaces for the parsonage or the new facility  
596 across the street?

597

598 Cherie said the parsonage.

599  
600 Councilman Clay asked, so why are you bringing this problem up now? Why don't you  
601 wait until the next phase?

602  
603 Cherie said because we feel like right now it is better to sell those condos with adjacent  
604 parking that is actually closer for those residents to access those parking spots. We are  
605 allocating some parking in the BIDA lot as well, the bottom lot along Washington. The fire  
606 trucks cannot fit down that street.

607  
608 Councilman Clay said there is a solution to that. Don't allow The Pad people to park there.

609  
610 Councilman Allen said some are Indigo and some are MARTA.

611  
612 Cherie said the idea is we are going to make legal, and it will enable the cars to park safely  
613 and allow enough space for a fire truck.

614  
615 Councilman Allen said the people at the very end of that block can park on Princeton and  
616 Washington at the very end. They have further to walk than the people that are in the  
617 parking lot.

618  
619 Cherie said when we look at all the different ways, there is no good scenario, unfortunately.

620  
621 Councilman Allen said you are getting this because of the affordable housing, and yet you  
622 are going to use it for the condos.

623  
624 Cherie said the affordable housing is driving the need for the parking and the timing of the  
625 delivery of the parking.

626  
627 Councilman Allen said you proposed some retail underneath those affordable housing multi-  
628 housing units. Where would those people park?

629  
630 Cherie said there are going to be 14 parking spots located on-site, and the rest of it will be on  
631 the BIDA lot.

632  
633 Councilman Allen asked, which lot?

634  
635 Cherie said next to the MARTA Station on the other side of the church.

636  
637 Councilman Allen asked, for retail?

638  
639 Cherie said for the residents and retail.

640  
641 Councilman Clay said I would love to see a parking plan for that area of who parks where,  
642 and how many parking spaces are required. Because it sounds to me like, even if you get  
643 these parking places, which is just going to displace someone that is already parking there,



644 and what do you do for the church? For example, on a Sunday morning? You are still  
645 going to have a church there. So, where are those people going to park?

646  
647 Cherie said those parking for the church can park in the BIDA lot.

648  
649 Councilman Clay said that is too bad. We just had a parking problem on the west side of the  
650 tracks, on the upper part of Main Street in my ward. I think you could paint the curb next to  
651 The Pad and mark it "by permit only" and The Pad people don't park there anymore. They  
652 park where they are supposed to park.

653  
654 Cherie said that is what we are advocating in this proposal.

655  
656 Councilman Clay asked, then why do you need 13 spaces?

657  
658 Cherie said it is driven because of this need for reserved parking by the bigger part of the  
659 development.

660  
661 Councilman Clay asked, who is parking in that reserved parking? Is that people that live in  
662 the affordable housing units?

663  
664 Cherie said no. It is the people who are purchasing the condos.

665  
666 Councilman Clay said the people who live in the condos, they were going to park somewhere  
667 else, and now you want their space reserved, so if they are out-of-town, that space is empty,  
668 correct?

669  
670 Cherie said those spaces will be shared. We are intending for those to only be like an  
671 evening parking and weekends. We are quite happy for the condos to share the parking  
672 during the day and write their condo agreements that way. It is a half a million dollars' worth  
673 at minimum to develop that parking lot.

674  
675 Councilman Clay asked, if we were 3 years into the future, do you need these 13 parking  
676 spaces or not?

677  
678 Cherie said yes.

679  
680 Councilman Clay said you were making it sound like a timing problem.

681  
682 Cherie said it is both.

683  
684 Councilman Allen said we could be setting a precedent. I could make some reserve spots  
685 for my apartment people, if it were for the multi-family. That is why you are getting the  
686 money. But yet, you are going to use it for the condo owners, and some are going to be  
687 down the street further from where your parking lot is, but your parking is not going to be  
688 one for 16 months.

689

690 Councilman Clay said I don't have a lot of confidence in the plan that is being presented  
 691 right now. Even if we approve the 13 spaces tonight, I don't feel that this isn't going to  
 692 come back to bite in 6 months, a year, 2 years, what have you. Secondly, I would like to see  
 693 the plan. I would like to see where different colors are allocated. Who is parking where? I  
 694 don't feel comfortable about this decision for a couple of different reasons. I have a real  
 695 problem trying to approve this tonight anyhow.

696  
 697 Councilman Allen asked, can you come back with a plan, and tell us where the residential is  
 698 going to park and where the people in the condos are going to park?  
 699

700 Cherie said yes.

701  
 702 Councilman Clay asked, who in the City thinks this is okay? Is it Nikki?  
 703

704 Cherie said I have run it through the Chief of Police, Fire Marshal, City Planning, and Nikki.  
 705 And I think Nikki has also spoken and looked at the ordinance, ran it through City Manager  
 706 who is apparently together with the Chief of Police. They have emailed their approval.  
 707

708 Mayor Motley Broom said it sounds to me that there are a lot of questions.  
 709

710 Councilman Allen agreed.

711  
 712 Councilman Clay said amen.  
 713

714 Mayor Motley Broom said it doesn't sound like the Body is going to get all those questions  
 715 answered tonight. Is there an opportunity for a more in depth discussion via Zoom to  
 716 answer some of these questions within the next couple of weeks, and we reconsider this at  
 717 our last meeting this year on December 6, 2021?  
 718

719 Interim City Manager Mercedes Miller said yes, ma'am.  
 720

721 **ACTION:** Councilman Clay moved to table until December 6, 2021 the request from City  
 722 Planner Nikki Washington for approval of an easement that will allow for  
 723 designated Residential Parking, seconded by Councilman Allen and motion carried.  
 724 (All Voted Yes).  
 725

726 K. Consideration of and action on approval of a Development Agreement with Rocklyn  
 727 Homes.  
 728

729 City Planner Nikki Washington said this is from the Hawthorne Development that was  
 730 approved previously with the Folia Group. This is a very similar agreement. There are a few  
 731 differences. But this one is the Rocklyn Homes.  
 732

733 Councilman Clay asked, what happened to Folia?  
 734

735 City Planner Nikki Washington said I do not have the answer to that question.

736 Councilman Clay said we made the agreement with Folia, so have they gone bankrupt? Have  
737 they sold the property to someone else? How is it now the responsibility of Rocklyn Homes?  
738 Did they subcontract with Rocklyn Homes?  
739

740 City Planner Nikki Washington said Rocklyn Homes has taken over this project.  
741

742 Mayor Motley Broom asked, is there anyone on-line that is able to explain that transition?  
743

744 Interim City Manager Mercedes Miller said Rocklyn Homes said they took over the Folia  
745 Group, and we never updated the contract. They came to Council a couple of months ago to  
746 talk about taking over the project.  
747

748 Councilman Clay said I didn't realize at the time they had taken over. And I got answers to  
749 my questions in advance. Two of the things that had changed already had been approved by  
750 us when it belonged to Folia, so I'm okay with that.  
751

752 Mayor Motley Broom asked, any other issues?  
753

754 Councilman Clay said it's basically the same contract. We were comfortable with Folia. Is  
755 staff comfortable?  
756

757 Interim City Manager Mercedes Miller said yes, sir They showed what the homes were going  
758 to look like, and we went over the project.  
759

760 Mayor Motley Broom asked, any other questions?  
761

762 There were no other questions.  
763

764 **ACTION:** Councilman Clay moved to approve a request from City Planner Nikki Washington  
765 for a Development Agreement with Rocklyn Homes, seconded by Councilman  
766 Allen and motion carried. (All Voted Yes).  
767

768 L. Consideration of and action on a request for approval of a resolution authorizing  
769 reallocation of T-SPLOST funds for the replacement and improvement of roadway  
770 infrastructure for the Six West Development.  
771

772 Director of Economic Development Artie Jones said I would like to ask City Council to  
773 authorize the Mayor to execute the amendment prioritized T-SPLOST Resolution which will  
774 be utilized to fund the infrastructure work on Rhodes Street within the Six West Development.  
775

776 Councilman Gay asked, can someone refresh my memory, the Fulton County School Board,  
777 is that the same T-SPLOST?  
778

779 Mayor Motley Broom said no, that is the E-SPLOST.  
780

781 Councilman Gay asked, is that E-SPLOST for Six West as well?

782 Mayor Motley Broom said no, sir. E-SPLOST is a function of the school board. They put  
783 that on the ballot for improvements to educational facilities.

784

785 Councilman Gay said one of my constituents asked me if we previously approved money  
786 from the E-SPLOST for Six West.

787

788 Mayor Motley Broom said no, we did not.

789

790 Councilman Clay said we wouldn't.

791

792 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
793 Development Artie Jones, III for a resolution authorizing reallocation of T-SPLOST  
794 funds for the replacement and improvement of roadway infrastructure for the Six  
795 West Development, seconded by Councilman Allen. Councilman Clay voted yes.  
796 Councilman Allen voted yes. Councilman Taylor opposed. Councilman Gay  
797 opposed. Mayor Motley Broom voted in favor of the request. Motion carried.

798

799 M. Consideration of and action on a request for approval to allow Main Street Selfie Mural  
800 project.

801

802 Main Street Manager Renee Coakley explained the request.

803

804 Councilman Gay asked Ms. Coakley, how was this paid for?

805

806 Main Street Manager Renee Coakley said from funds from the large mural that we did on  
807 Main Street. There were some items that were not used, so I returned them back to Sherwin-  
808 Williams. So, we have a credit.

809

810 Councilman Gay asked, no additional cost to the City?

811

812 Main Street Manager Renee Coakley said no, sir.

813

814 Mayor Motley Broom asked, any other questions?

815

816 There were no further questions.

817

818 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
819 Development Artie Jones, III to allow Main Street Selfie Mural Project, seconded  
820 by Councilman Taylor and motion carried. (All Voted Yes).

821

822 N. Consideration of and action on a request for authorization to issue credits to commercial  
823 accounts that have cooling towers.

824

825 Director of Power Hugh Richardson said this is our annual credit we give to those commercial  
826 accounts. They have paid for sewer during the year, and we give them some money back  
827 because their water was evaporating.

828 Mayor Motley Broom asked, any questions for Mr. Richardson?

829

830 There were no questions.

831

832 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
833 Development Artie Jones, III to allow Main Street Selfie Mural Project, seconded  
834 by Councilman Gay and motion carried. (All Voted Yes).

835

836 O. Consideration of and action on a request for approval to allow the Power Department to  
837 enter into an agreement with Georgia Power for GDOT Projects PI #0013848 & 013949  
838 - Buffington Road-Lighting plans.

839

840 Director of Infrastructure and Development Jackson Myers said the Georgia Department of  
841 Transportation (GDOT) has donated \$30 million to build this road and the bridge out there.  
842 As they came up with a plan, they said they were going to put a roundabout in there. Part of  
843 the roundabout is in the City of South Fulton, the majority, and we have a small portion that  
844 is inside the City of College Park.

845

846 Director of Infrastructure and Development Jackson Myers said we have a contract with  
847 Georgia Power to install the light fixtures, the LED's. So, since GDOT doesn't power up  
848 stuff, and we don't have any power lines out there to power up the lights because it is  
849 GDOT's territory. It wouldn't be much of a monthly charge. They may just waiver the  
850 monthly charge and move on. So, we have to have an agreement with Georgia Power  
851 with our Power Department so we can satisfy one of the checkmarks on the list for GDOT,  
852 so the project can move on.

853

854 Councilman Allen asked, do you have any problems with this Hugh?

855

856 Director of Power Hugh Richardson said no. It is very similar to the one on Godby Road on  
857 the west side.

858

859 Councilman Allen said okay. Thank you.

860

861 Councilman Gay asked, is there a cost to the City?

862

863 Director of Infrastructure and Development Jackson Myers said at this time we haven't  
864 come up with any cost. It may be under \$100.00 a month. We may come up with zero.

865

866 **ACTION:** Councilman Allen moved to approve the request from Director of Infrastructure and  
867 Development Jackson Myers to allow the Power Department to enter into an  
868 agreement with Georgia Power for GDOT Projects PI #0013848 & 0013949-  
869 Buffington Road-Lighting plans, seconded by Councilman Clay and motion carried.  
870 (All Voted Yes).

871

872 P. Consideration of and action on a request for approval of updates to the City's Retaining  
873 Wall Ordinance.

874 Director of Infrastructure and Development Jackson Myers said we don't have any records  
875 of the various retaining walls throughout the city and who approved them. A lot of times  
876 they were built on their own. And we don't have any financing mechanism to go throughout  
877 the city and reconstruct these retaining walls. So, I asked City Attorney to take a look at it.  
878 Winston is on the line, and he looked at it too, along with staff. We came up with an  
879 ordinance that the homeowner would take responsibility.

880  
881 Councilman Clay said I don't understand. And there is a question for Winston on how we  
882 can write an ordinance that says the duty to repair any retaining wall within the city,  
883 regardless of whether that retaining wall is located partially or fully within the city's right-of-  
884 way, shall lie with the private property owner or owners upon whose property the retaining  
885 wall is located. Are we saying that on Lyle, and I don't have a retaining wall, so I don't  
886 have a dog in the fight, but on Lyle, do I own the land out to the center of the street, but the  
887 City has an easement for that land? Is that actually my land, but I'm letting the city use it for  
888 cars driving down it?

889  
890 City Attorney Winston Denmark said at all times we are not shifting the burden to maintain  
891 public property on private citizens. We are saying that this is at all times private property and  
892 the private property may be in the public right-of-way.

893  
894 Councilman Clay said you are saying that a wall in front of my house on Rugby, which is  
895 where we see a lot of walls, if I have a wall that somebody sometime built on city right-of-  
896 way, that that wall is my responsibility to maintain, even though it is totally on the city's right-  
897 of-way, and we don't know who built it?

898  
899 City Attorney Winston Denmark said that is exactly what we are saying.

900  
901 Councilman Clay said I find that hard to believe legally.

902  
903 Councilman Allen said let's just say in front of my house I have a gutter, and the gutter has  
904 weeds and grass growing up, is it now my responsibility to make sure it is taken care of?

905  
906 Director of Infrastructure and Development Jackson Myers said no.

907  
908 Councilman Clay asked, why wouldn't it be? What about the sidewalk in front of my  
909 house?

910  
911 Director of Infrastructure and Development Jackson Myers said we have revenue streams for  
912 the sidewalks, but we don't have a revenue stream for all the retaining walls.

913  
914 Councilman Clay said you, the City, not having a revenue stream for something makes it my  
915 responsibility to maintain it. I just don't understand that. My General Fund taxes are your  
916 revenue stream, Mr. City.

917  
918 City Attorney Winston Denmark said the duty to maintain shall lie with the private property  
919 owner or owners, upon whose property the retaining wall is located. That is the linchpin. It

920 is not a retaining wall that does not lie on their property. The theory being, if they are going  
921 to derive the benefit of the retaining wall, then they should maintain the retaining wall.

922  
923 Councilman Clay said if it is on their property, it is clearly their duty to maintain it. The  
924 reason I make this clear is we have a huge amount of walls that could cost the City a whole  
925 bunch of money, if we have to maintain them. So, if it is not on their property, the wall is  
926 holding back dirt that is specific to their property.

927  
928 City Attorney Winston Denmark said that is exactly right.

929  
930 Councilman Clay said that makes sense. I got my answer.

931  
932 Mayor Motley Broom asked, any other questions?

933  
934 There were no other questions.

935  
936 **ACTION:** Councilman Clay moved to approve the request from Director of Infrastructure and  
937 Development Jackson Myers for updates to the City's Retaining Wall Ordinance,  
938 seconded by Councilman Taylor and motion carried. (All Voted Yes).

939  
940 7. Public Hearings.

941  
942 A. Request to set a Public Hearing to consider the rezoning of 1905 Godby Road from C1-  
943 Neighborhood Business to RM - Multi-Family Residential Zoning District. Ward 3.

944  
945 Mayor Motley Broom said this is just a request to set a public hearing. Is there a motion?

946  
947 Councilman Allen said I move to approve with comments.

948  
949 Councilman Clay moved to second.

950  
951 Councilman Allen said this is Godby Road, and it takes up to Jones Circle and Jones Circle  
952 is outside of South Hampton. Can we make sure that those people in Jones Circle receive a  
953 letter letting them know, so they can have an opportunity to come to the public hearing and  
954 voice their opinions?

955  
956 Councilman Clay said 4 of the 16 homes are to be rented. We are trying to reduce rental  
957 properties in the city. This isn't consistent with what we have done elsewhere. And I think  
958 we ought to be down to 2 rental properties. I think 25 percent is too much. I think more like  
959 15 percent.

960  
961 Councilman Allen said the Planning Commission recommended 15 percent which is 2  
962 homes.

963  
964 City Planner Nikki Washington said they have received the letters for the public hearing date.

965

966 **ACTION:** Councilman Allen moved to approve the request from City Planner Nikki  
 967 Washington to set a public hearing date for December 6, 2021 for the rezoning of  
 968 1905 Godby Road from C1- Neighborhood Business to RM- Multi-Family  
 969 Residential Zoning District, Ward 3, seconded by Councilman Clay and motion  
 970 carried. (All Voted Yes).

971

972 8. Bids, Change Order Requests And Contracts.

973

974 A. Consideration of and action on a request for approval of a contract renewal with Colliers  
 975 Management Services.

976

977 Interim City Manager Mercedes Miller said we are seeking approval for a contract renewal  
 978 with Colliers Management. Their fees have gone up from \$114,000.00 to \$ 119,700.00. I did  
 979 put on the background that Colliers is one of our companies that had the PPE, and they have  
 980 returned to the City \$40,000.00, and we are expecting another refund in a couple of weeks of  
 981 \$37,000.00.

982

983 Councilman Clay asked, how much is this going to increase the cost?

984

985 Interim City Manager Mercedes Miller said the fee is going up \$5,700.00.

986

987 **ACTION:** Councilman Allen moved to approve the request from Interim City Manager  
 988 Mercedes Miller for a contract renewal with Colliers Management Services,  
 989 seconded by Councilman Clay and motion carried. (All Voted Yes).

990

991 B. Consideration of and action on Bids received for Rhodes Street Widening and  
 992 Improvements from Camp Creek Parkway to Redwine Avenue.

993

994 Director of Economic Development Artie Jones said an RFP was released on August 10, 2021  
 995 for the construction of Rhodes Street from Camp Creek Parkway to Redwine. The bids were  
 996 collected on August 26, 2021. Staff is recommending C.W. Matthews at \$9,734,945.02.  
 997 Jessie Frasier and Mike Lobdell (Kimley-Horn) is here for any questions. They have also  
 998 written a letter of support for C.W. Matthews. Any questions?

999

1000 Mayor Motley Broom said C.W. Matthews was slightly higher. CMES was nonresponsive.  
 1001 Was it because they would use C.W. Matthews as a sub, and C.W. Matthews has done work  
 1002 with the City before, that C.W. Matthews was ultimately the one recommended?

1003

1004 Director of Economic Development Artie Jones said it is a combination of the two. C.W.  
 1005 Matthews has worked with us in the past. We feel more comfortable with C.W. Matthews  
 1006 because of that. The bids were very tight.

1007

1008 Mr. Jesse Frasier (BDR) agreed.

1009

1010 Councilman Gay said I have 2 comments. For the record, first off, I got part of my question  
 1011 answered earlier, but there are streets in Ward 4 that have not been paved in 10, 20, 30 years.



1012 I think it is unfair to the voters to spend their tax money on a development that is not  
1013 generating revenue and tell the voters that we can't afford to pave their streets.

1014  
1015 Councilman Gay said my second comment is: I don't think it is fair that we continue to select  
1016 prime contractors and don't have any goals or any method whatsoever to support minority-  
1017 owned businesses. I want to say publicly that the 2 gentlemen that continue this process  
1018 are doing a disservice to the citizens of College Park.

1019  
1020 Councilman Allen asked, C.W. Matthews, were they the ones that went out to investigate,  
1021 took their drilling equipment, as I understand it?

1022  
1023 Mr. Frasier said that is correct. They did their site due diligence and were much more  
1024 prepared.

1025  
1026 Councilman Allen asked, do you know how many borings they did?

1027  
1028 Mr. Frasier said it was at least 5.

1029  
1030 Councilman Allen said the other two did not do any borings at all.

1031  
1032 Mr. Frasier said that's correct.

1033  
1034 Councilman Clay said you are saying that they already put money into this project to  
1035 generate an accurate estimate?

1036  
1037 Mr. Frasier said that is correct.

1038  
1039 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
1040 Development Artie Jones, III, to recommend C.W. Matthew Contracting Company  
1041 for Rhodes Street Widening and Improvements from Camp Creek Parkway to  
1042 Redwine Avenue, in the amount of \$9,734,945.05, seconded by Councilman Allen.  
1043 Councilman Clay voted yes. Councilman Allen voted yes. Councilman Taylor voted  
1044 yes. Councilman Gay opposed. Motion carried.

1045  
1046 C. Consideration of and action on a request for approval of a contract extension with BDR  
1047 for Program Management Advisory Services for Phase I of the Six West Development  
1048 for a 12-month duration.

1049  
1050 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
1051 Development Artie Jones, III, for a contract extension with BDR for Program  
1052 Management Advisory Services for Phase I of the Six West Development for a  
1053 12-month duration, in the amount of up to \$144,000.00, seconded by  
1054 Councilman Taylor. Councilman Clay voted yes. Councilman Taylor voted  
1055 yes. Councilman Allen voted yes. Councilman Gay opposed. Motion carried.

1056

1057 D. Consideration of and action on a request for approval of a contract with BDR Partners  
 1058 for program management services for the Rhodes Street Improvements.

1059  
 1060 Mayor Motley Broom asked, any questions or comments?

1061  
 1062 There were no questions or comments.

1063  
 1064 **ACTION:** Councilman Clay moved to approve a request from Director of Economic  
 1065 Development Artie Jones, III, for a contract with BDR Partners for program  
 1066 management services for the Rhodes Street Improvements, in the amount of  
 1067 \$255,937.60, seconded by Councilman Allen. Councilman Clay voted yes.  
 1068 Councilman Allen voted yes. Councilman Taylor voted yes. Councilman Gay  
 1069 opposed. Motion carried.

1070  
 1071 E. Consideration of and action on a request to purchase a replacement vehicle for Unit 97  
 1072 in the Engineering Department.

1073  
 1074 Mayor Motley Broom asked, any questions for Mr. Myers?

1075  
 1076 There were no questions.

1077  
 1078 **ACTION:** Councilman Clay moved to approve a request from Director of Infrastructure  
 1079 and Development Jackson Myers to purchase a replacement vehicle for Unit 97  
 1080 in the Engineering Department, from Allen Vigil Food at state contract pricing,  
 1081 in the amount of \$28,300.00, seconded by Councilman Allen and motion carried.  
 1082 (All Voted Yes).

1083  
 1084 F. Consideration of approval for Interim City Manager Mercedes Miller to make a  
 1085 payment in the amount of \$15,448.00 to the Environmental Protection Division.

1086  
 1087 **ACTION:** Councilman Clay moved to approve Interim City Manager Mercedes Miller to make  
 1088 a payment in the amount of \$15,448.00 to the Environmental Protection Division,  
 1089 seconded by Councilman Allen. Councilman Clay voted yes. Councilman Allen  
 1090 voted yes. Councilman Taylor voted yes. Councilman Gay abstained. Motion  
 1091 carried.

1092  
 1093 9. Unfinished (Old) Business. None.

1094  
 1095 10. New Business. None.

1096  
 1097 11. City Attorney's Report. None.

1098  
 1099 12. City Manager's Report. None.

1100  
 1101 13. Report of Mayor and Council.

1102

1103 Councilman Gay – said one of the things I did for 12 years was cost containment. I used to  
1104 provide a service to governments/counties and municipalities to help them find where monies  
1105 were being spent. One of the things that is classic with this Council is that you want to argue  
1106 that you can't afford to give old seniors a break, but you want to pass an almost \$10 million  
1107 contract to a company that gets most of all of our contracts. I think this is past being  
1108 discretionary. I think this is overt, and it is an insult to my intellect. It is almost like the  
1109 bourgeoisie versus the proletariats. I hope the voters can somehow understand why it is so  
1110 important to vote for people who can balance their needs with the status quo. That's all I  
1111 have.

1112  
1113 Councilman Allen – said just a couple of things. I noticed in Ward 3 the people that came out  
1114 and did the gas checks for the city, there are some holes in the middle of the street where  
1115 they ran some checks for the gas, and those holes seem to be shrinking and causing potholes.  
1116 So, staff needs to get in touch with them and they need to fix the potholes on the sidewalks  
1117 where they have messed up the sidewalks.

1118  
1119 Councilman Allen said a shout out to the Atlanta Choral Guild that performed in  
1120 College Park. They were fabulous at St. John's Church. There were a couple of the people  
1121 that performed, Anita and Carol. It was just a delightful hour. I want to thank them and  
1122 the Choral Guild for bringing that to College Park. They are coming back in the spring.

1123  
1124 Councilman Allen said people have asked me if I plan to run. I do plan to run for the next  
1125 election.

1126  
1127 Councilman Taylor – said I have nothing to report.

1128  
1129 Councilman Clay – said well, just a couple of things. For one thing, I will add on to what  
1130 Councilman Allen said about the Choral Guild. I think it was well worth going to, and I  
1131 appreciate that group coming. They had a relatively small attendance, but a very  
1132 appreciative one.

1133  
1134 Councilman Clay said another negative point I'd like to bring up. Almost every packet that  
1135 I get for Council meeting has a document, usually several in it, that has been scanned in that  
1136 may be an old contract, a bunch of other things they will scan in, and they are not what we  
1137 call OCR'd. In other words, I can't just run my marking across there and it recognizes the  
1138 word. If I want to copy something out of there, I can copy words that I can paste into an  
1139 email or a text message. I don't understand why we cannot do the OCR process on those  
1140 things that are not coming out of Word. I spent 8 to 10 hours reviewing the stuff for this  
1141 Council meeting.

1142  
1143 Councilman Clay said I think it's reasonable for me to expect my efforts to be facilitated.  
1144 And I understand you can make mistakes, but it is really easy to test whether a document is  
1145 OCR'd or not. Take the PDF and lay your finger on it or lay a cursor on it and see if it is  
1146 scanning over the word or just capturing the whole thing as an image.

1147

1148 Councilman Clay said I would be happy to give a training course to staff on how to do this.  
1149 I have been biting my tongue every council meeting. I bring it up to staff that a document is  
1150 not OCR'd. It is driving me crazy that we can't get this one thing done. And when the final  
1151 document is put together, all you have to do is test it. So, please, don't make me rant and rave  
1152 again. I don't like ranting and raving. That's all I have.  
1153

1154 Mayor Motley Broom – said I've got another one-on-one coming up on November 29,  
1155 2021. Feel free to sign up and call **404.669.3755**. We still have some slots left, if you want  
1156 to come in. My door is open from 9:00 a.m. to 5:00 p.m.  
1157

1158 Mayor Motley Broom said we have another great event which is our Senior Summit. And I  
1159 realized there is also a great event on November 29, 2021. Is Ms. Coakley here?  
1160

1161 Main Street Manager Renee Coakley said we have the Light Up for the City of College  
1162 Park. And then we also have the first ever Holiday Tree Trim where various businesses,  
1163 residents, and organizations have purchased trees, and they will all be decorated  
1164 communitively on the grounds of City Hall and the Auditorium. We have another portion  
1165 called Warm Up and Wine. CPMSA will be selling commemorative mugs and a spice cider  
1166 for the adults. And the Rec Center will be having hot chocolate for the younger generation.  
1167 And if they come up with their commemorative glasses from any Wine Stroll, they will be  
1168 afforded a wine pour. We want everyone to come out and join the festivities. All the trees  
1169 will remain on the ground until January 3, 2022.  
1170

1171 Mayor Motley Broom said fantastic. And a holiday parade the first weekend in December.  
1172

1173 Mayor Motley Broom said and again, I don't mean to put people on the spot, Ms. Johnson.  
1174

1175 Director of Recreation & Cultural Arts Michelle Johnson said December 4, 2021 is the  
1176 Christmas Parade. The lineup will be at 9:00. We are looking forward to it. Please register  
1177 for joining the Christmas Parade.  
1178

1179 Mayor Motley Broom said there is a separate ride around with the Fire Department.  
1180

1181 Director of Recreation & Cultural Arts Michelle Johnson said yes. On December 18, 2021,  
1182 Santa will ride around and visit some areas in College Park.  
1183

1184 Mayor Motley Broom said the second slide is in conjunction with our Senior Summit that  
1185 we are working with Fulton County on. It is going to be a great event with lots of fantastic  
1186 information for some of our most valued residents. The Fulton County DA's office will talk  
1187 about some of the things you should look out for, in terms of people that may not have your  
1188 best interest at heart with scams and on-line scams that you may want to avoid.  
1189 Commissioner Abdur Rahman will be there as well to discuss some of the great things going  
1190 on in Fulton County. We have the Fulton County Library System coming in to talk about  
1191 senior services. We will have an attorney to talk about estate planning. We are going to  
1192 learn about Meals On Wheels. We have Judge Farmer who is going to talk about  
1193 grandparents' rights.

1194 Mayor Motley Broom said it will be a great day on December 8, 2021. We urge you to spread  
1195 the word. Call 404.669.3755 or email Lisa Swan at [lswan@collegeparkga.com](mailto:lswan@collegeparkga.com) to reserve  
1196 your spot. We will have refreshments and will have a few drawings for some fun prizes. It  
1197 is going to be a really informative and fantastic afternoon at Camp Truitt. That's all I  
1198 have.

1200 Mayor Motley Broom said we have to go back in for executive session minutes.

1201  
1202 **ACTION:** Councilman Clay moved to recess Regular Session to take up Executive Session  
1203 to discuss Executive Session Minutes, seconded by Councilman Allen and motion  
1204 carried. (All Voted Yes).

1205  
1206 14. Executive Session.

1207  
1208 Executive Session adjourned at 9:29 p.m. and Regular Session reconvened at 9:30 p.m.

1209  
1210 15. Approval of Executive Session Minutes.

1211  
1212 **ACTION:** Councilman Clay moved to approve the Executive Session Minutes dated  
1213 November 15, 2021, as presented, seconded by Councilman Allen and motion  
1214 carried. Councilman Taylor not present for the vote. (All Voted Yes).

1215  
1216 **ACTION:** Councilman Clay moved to approve Cyber Security A Issue, seconded by  
1217 Councilman Allen and motion carried. (All Voted Yes).

1218  
1219 16. Adjournment.

1220  
1221 Mayor Motley Broom declared the Regular Session adjourned at 9:32 p.m.

1222  
1223  
1224  
1225  
1226  
1227  
1228  
1229  
1230  
1231  
1232  
1233  
1234  
1235  
1236  
1237  
1238  
1239

**CITY OF COLLEGE PARK**

\_\_\_\_\_  
**Bianca Motley Broom, Mayor**

1240 **ATTEST:**

1241

1242

1243

1244 \_\_\_\_\_  
**Shavala Moore, City Clerk**



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9134

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Gabrielle Thornton, Deputy City Clerk

**RE:** Workshop Session Minutes dated November 15, 2021

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See attached Workshop Session Minutes dated November 15, 2021.

Thank you.

### ATTACHMENTS:

- WSS111521 (PDF)

### Review:

- Gabrielle Thornton Completed 11/29/2021 8:57 AM
- Sonya Harold Completed 11/29/2021 12:14 PM
- Sonya Harold Completed 11/29/2021 12:17 PM
- Mercedes Miller Completed 11/29/2021 3:29 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM

1 CITY OF COLLEGE PARK  
 2 MAYOR AND CITY COUNCIL  
 3 WORKSHOP SESSION  
 4 NOVEMBER 15, 2021

5  
 6 **MINUTES**  
 7

8 Present: Mayor Bianca Motley Broom; Councilmen Ambrose Clay, Derrick  
 9 Taylor, Ken Allen, and Roderick Gay; Interim City Manager Mercedes  
 10 Miller; City Clerk Shavala Moore; City Attorney Winston Denmark.

11  
 12 Absent: None.  
 13

14 Mayor Motley Broom called the workshop session to order at 5:00 p.m.  
 15

16 **ACTION:** Councilman Clay moved to take up executive session to discuss personnel,  
 17 pending litigation, and the potential purchase of real estate, seconded by  
 18 Councilman Taylor and motion carried. (All Voted Yes).  
 19

20 Mayor & Council entered into executive session at 5:02 p.m.  
 21

22 The workshop session reconvened at 6:00 p.m.  
 23

24 **1. Presentation from William Pastor, Coordinator of Architecture and**  
 25 **Engineering with Fulton County Schools.**  
 26

27 Mayor Motley Broom asked, is Mr. Pastor here? I don't see him. Is there anyone else  
 28 that is going to do this presentation in his absence?  
 29

30 Dr. Gyimah Whitaker said yes.  
 31

32 Dr. Whitaker gave a power point presentation and discussed what is "Middle College".  
 33

34 Mayor Motley Broom said we are talking about the location of what is McClarin High  
 35 School, correct?  
 36

37 Dr. Whitaker said yes. It is an alternative path to high school graduation where students  
 38 graduate with a high school diploma and 2 technical college certificates that can lead to a  
 39 technical college diploma or an Associates Degree. The Senate Bill 2 reduces the core  
 40 academic courses required for graduation to 9. And it requires that the remaining course  
 41 work be completed in training for a high wage in demand high-skilled career.  
 42

43 Dr. Whitaker said research shows that students that take advance CTAE courses for  
 44 career technical and agricultural education courses in high school is associated with a  
 45 reduced drop out and higher rates of on-time graduation. Finally, staff looks to partner



46 with Atlanta Technical College to provide relevant and career-ready curriculum for  
47 students.

48

49 Dr. Whitaker said our potential, prioritized instructional model for Middle College  
50 considers the facility where Middle College will be held which is McClarin currently and  
51 Atlanta Technical College. So, potential programming offered at the Fulton County  
52 Schools Middle College would be Computer Networking, Cybersecurity, Digital and  
53 Media Production, Early Childhood Care and Education, Logistics, and Welding. Our  
54 Fulton County School students will take courses at Atlanta Technical College, and they  
55 would also engage in Automotive Technology, Diesel Equipment Technology, and  
56 Avionics Technology.

57

58 Mr. Noel Maloof with Fulton County Schools discussed on the next slide the project's  
59 scope of work, to include site improvements, exterior improvements, interior  
60 improvements, heating and cooling systems, plumbing, and upgrade electrical systems.

61

62 Mr. Maloof discussed the Middle College concept for the front entry.

63

64 Mr. Maloof asked, any questions?

65

66 Mayor Motley Broom said I have been beating the drum for this project.

67

68 Mr. Maloof said yes, and we appreciate it.

69

70 Mayor Motley Broom said I am so excited about using this campus to its fullest potential  
71 and creating an opportunity for students in the region to be able to contribute their first  
72 day out of school and getting this Aerotropolis region on the map even more. We have a  
73 quarterly breakfast with the Airport, and I mentioned it. And I am so grateful to see  
74 Avionics Technology on the list. I think we have a call next month to talk about it a little  
75 bit to dive in and bring along the business community to make sure that what is  
76 happening inside these walls correspond with what our businesses in this area need.

77

78 Mr. Looney said we look forward to those partnerships to make sure this is an impactful  
79 school for the students and business community as well.

80

81 Mayor Motley Broom said fantastic.

82

83 Councilman Clay said I have been looking forward to doing something really productive  
84 with that school for a long time. And I know I have been on at least one trip with the  
85 principal from there trying to line something up several years ago. I couldn't be more  
86 pleased. My question is: What are the next steps? There are obviously, since we own  
87 the building, a whole bunch of things that need to be worked out, and I'm not aware of  
88 anything specifically that has been discussed in that area. Are we prepared to talk about  
89 that tonight, or is that something that is going to be forthcoming?

90

91 Dr. Whitaker said we need to adjust the lease to make it a land lease. Noel may be able  
92 to give you additional details.

93

94 Mr. Maloof said we are in the process of working up an updated agreement that would  
95 allow us to come in and do improvements to make sure we are protecting the City's  
96 investment as well. So, we are taking the next steps. So, forthcoming on that agreement,  
97 and you should see something soon from us.

98

99 Councilman Clay asked, are we talking about in the next month or two?

100

101 Mr. Maloof said that is our target.

102

103 Councilman Clay said that will come before Council, of course. It sounds fantastic, and  
104 it makes sense to do that with that building, I think. The location is good. I couldn't be  
105 more pleased.

106

107 Councilman Allen said it is a fantastic program. I think it is just the beginning. When  
108 you get into the program with Delta being here and Chick-fil-A being here, you will find  
109 other avenues for these young people where they can grow, and they can go into, and  
110 they can develop and see where they want to go and see the areas that interest them the  
111 most. I don't know what the timeframe is for the whole project, but it can't be soon  
112 enough for me. And I think with everything else involved, it gives people a chance to  
113 find their path and their goals and where they want to go and kind of work towards those  
114 goals. So, again, hats off to Fulton County Schools and to everybody involved. The  
115 name on the building says Middle College, will it be called McClarin Middle College?  
116 Have you thought about that at all? It's a super project for the young people involved.

117

118 Mayor Motley Broom asked Mr. Maloof if he can answer Councilman Allen's questions  
119 on the naming and the timeline.

120

121 Mr. Maloof said the name will be forthcoming. And the timeline, we are looking to get it  
122 open by fall of 2023 or fall of 2024. A lot of that has to do with agreements set with you  
123 all and the design and industry right now.

124

125 Councilman Gay said I have 2 questions. Will this development come out of the  
126 SPLOST collected years ago? And, what is the cost of this development?

127

128 Mr. Maloof said we haven't developed a full budget. We don't have an exact cost yet.  
129 We are still in the preliminary stages of design concepts. We have funds allocated for  
130 our current SPLOST initiative, not the future. Right now we have \$15.9 million, almost  
131 \$16 million, and we will make any modifications that are necessary from there.

132

133 Councilman Gay said thank you.

134

135 Mayor Motley Broom asked, any other questions?

136 Fulton County School Board Vice President Kimberly Dove (District 6) said thank you  
137 guys for having us. That is part of our commitment as a Fulton County School Board and  
138 working along with the City as we move along. We want you to be partners with us. I  
139 am so excited about the Early Childhood Center because my son went to a 3-year-old  
140 preschool with high schoolers, and by the time he got to kindergarten he thought he was  
141 not in the right school because he was so used to being with high schoolers. So, I do  
142 think there is an advantage there.

143  
144 Mayor Motley Broom said I second that. Thank you for sharing the renderings with us  
145 and the plans thus far. We look forward to next steps and continuing the conversation. If  
146 there is nothing else on this topic, we will go ahead and move to our second item for  
147 discussion. Thank you so much for being here.

148  
149 Ms. Bernath and Ms. Dean said thank you.

150  
151 **2. Considerations Regarding Term Limits from City Attorney Winston**  
152 **Denmark.**

153  
154 City Attorney Winston Denmark said we had some preliminary discussions, and we are  
155 considering it again. The term limit concept is embodied in Section 5-8 of the Charter  
156 which sets forth the terms for Mayor & City Councilmembers. When it was last amended  
157 in 1966, it provides 4-year terms for the Mayor and each of the 4 Ward Councilmembers.

158  
159 City Attorney Winston Denmark said to the extent there was any interest in changing that  
160 to create term limits for even shorter terms for Mayor & Council, we would have to  
161 amend the Charter in order to accomplish that. There would be only 2 ways we can  
162 amend the Charter. The first is by a local act of the General Assembly, and the second  
163 one is we can amend the Charter in limited instances by Home Rule, and those Home  
164 Rules are provided for in OCGA 36-35-6.

165  
166 City Attorney Winston Denmark said the question becomes, under what circumstances  
167 can we amend by Home Rule, and when must we amend by local act? Well, under the  
168 Code Section I just cited, we are prohibited from using Home Rule in the Charter from  
169 about 8 different circumstances. The 2 that are most relevant, Sub Section A of that Code  
170 Section, which prohibits Home Rule amendments when we are trying to affect the  
171 procedure for the election and appointment of elected officials and the continuance in  
172 office or limitation thereon for such officials.

173  
174 City Attorney Winston Denmark said if we are proposing term limits, then we are  
175 prohibited from using Home Rule amendments, and we are obligated in that circumstance  
176 to get a local act passed in the Georgia General Assembly. So, that would be the path  
177 that we would need to go. We would have to draft or work with this Council to draft the  
178 legislation that would have to be passed. We would have to work with our local  
179 delegation to get that accomplished on the front-end.

180

181 City Attorney Winston Denmark said we also considered, while we are under the hood,  
182 so to speak, there may be other things in the Charter that haven't been touched. We  
183 could go very surgically in and just consider a term limit amendment, or the Mayor &  
184 Council may elect to address some other things while we are there. And if we want to  
185 take the latter approach, Danielle Matricardi in my office has begun to look at some  
186 things that are some pretty good candidates for getting an amendment, and I won't go  
187 through all of them. I believe Danielle's list was in your packet.

188

189 City Attorney Winston Denmark said over the years, on packet page 15, we had looked at  
190 amending the Charter with a bunch of charitable contributions. And we are prohibited  
191 from doing that. So, we have tried to contract with outside entities to provide a service  
192 that the City could provide. But we could go more directly, because in the Atlanta  
193 Charter there is a provision that allows the City of Atlanta to make charitable  
194 contributions. And we could have a similar provision in our Charter as well.

195

196 Councilman Clay said the Charter would effectively be approved by a local legislation  
197 with a subset of the State Legislature, and then the State Legislature would probably vote  
198 to approve all the local legislation without actually debating it and going through and  
199 reviewing the legislation, per se; is that correct?

200

201 City Attorney Winston Denmark said I would say that our local delegation would  
202 certainly present or introduce the legislation, and then it would have to be approved by  
203 the General Assembly, in order to become effective as a local act.

204

205 Councilman Clay said what I don't quite understand is why isn't the Gratuities Law in  
206 conflict with this, even though this would be approved by the State? I mean, the State is  
207 being in conflict with itself. Why would the local legislation prevail against statewide  
208 legislation?

209

210 City Attorney Winston Denmark said in the Gratuities Clause itself, it says unless there is  
211 a provision in the local Charter saying otherwise, you shall not.

212

213 Councilman Clay said that answered my question.

214

215 City Attorney Winston Denmark said Article 5 is extraordinarily outdated. Most of it has  
216 been supplanted by the State Election Code and is unenforceable and outdated anyway.  
217 It would be a good idea to get rid of all of that. Some provisions require candidates to be  
218 free holders, to be landowners. It would be a good idea, in our opinion, to remove those  
219 provisions from the Charter, since they would be unenforceable anyway.

220

221 Mayor Motley Broom said may I add; that if we are going to that, and I don't know what  
222 the Body's thoughts are about doing the wholesale change of the Charter, I think it should  
223 read gender neutral.

224

225 City Attorney Winston Denmark said yes, ma'am. I couldn't agree more. We just need  
226 to fix it.

227 Mayor Motley Broom said if we are going to do it, I don't think it really contemplates  
228 anyone but men.

229

230 Councilman Clay said it was glaringly obvious from reading through it.

231

232 Mayor Motley Broom said we should use Councilmembers as opposed to Councilmen.  
233 And change all the "he" to "they". Just saying.

234

235 City Attorney Winston Denmark said yes, ma'am. The choice is now before the Mayor  
236 & Council to A, if we do anything at all. And B, and if we do something, do we just go  
237 after the term limits piece or fix everything while we are under the hood? That is the  
238 choice that ultimately presents itself. You are not obligated to make a decision this  
239 evening. In Section 5-8 of the Charter is where we are referring, as it relates to the term  
240 limits piece, and that is something that is also in Article 5 that needs an entire rewrite if  
241 not stricken altogether.

242

243 Mayor Motley Broom said we are regulating fowl and livestock, all sorts of stuff.

244

245 Councilman Gay said Winston, I asked for this to be brought up for discussion. I  
246 appreciate you looking at an opportunity to fix some other things. But for me, I want to  
247 have a serious conversation about term limits. And there is another item on the agenda  
248 tonight, tax exemption, and that could possibly be included. But specifically, a lot of the  
249 candidates ran on term limits is something that has been talked about throughout the  
250 community. And quite frankly, it has been done in a lot of other municipalities and  
251 throughout the election process. I, for one, think that we should be at a 2-term limit, and  
252 one term you can set out and have the option to run again. That is where I am with this  
253 conversation.

254

255 Councilman Allen said I agree. I think there should be a 2-term limit. Unless it is going  
256 to take a long period of time, I think we need to go back. They have pointed out a lot of  
257 items that needs to be changed. So, I don't know Winston if you had an idea of how long  
258 it would take to do a complete review of this and change what we need to change. Would  
259 that take a long period of time? Months? What are we talking about?

260

261 City Attorney Winston Denmark said to be honest, we didn't have it as an extraordinarily  
262 high priority. It's a heavy lift. I think it is not as bad as the alcohol ordinance. It would  
263 be that kind of a timeframe. I know Councilman Clay and the Mayor were involved then.  
264 In fairness, I think it is kind of like that, even though we are further down the road from  
265 where we started with the alcohol ordinance. So, yes, Councilman Allen, we are  
266 measuring time in months. We might do a piecemeal on this and look at term limits and  
267 everything that we could do by Home Rule. So, maybe we just go to the General  
268 Assembly on the term limits and do everything else by Home Rule. And in the following  
269 session look at some other things that require a local act. That is just one way to think  
270 about it.

271

272 Councilman Clay said the Home Rule part would not involve the legislature at all.

273 City Attorney Winston Denmark said no, sir.

274

275 Councilman Clay said I think that approach makes a lot of sense. It would get us moving  
276 on something without dragging it out too long. And we could do the Home Rule  
277 legislation at our own pace. I would suggest that we do that like the alcohol ordinance at  
278 one time or in a big chunk at least. I don't think the Charter is quite as convoluted as the  
279 alcohol ordinance.

280

281 Mayor Motley Broom said I don't think so either.

282

283 Councilman Clay said I think it would be an easier lift than the alcohol ordinance.

284

285 Mayor Motley Broom agreed.

286

287 Councilman Gay asked City Attorney, how do we move forward Winston?

288

289 City Attorney Winston Denmark said my recommendation would be to draft a proposed  
290 local legislation in sufficient time to get it to the delegation in advance of the upcoming  
291 session. And then, simultaneously work on the amendments that we can do by Home  
292 Rule. So, we would only have one thing going to the General Assembly, which is the  
293 term limit legislation, and then we could work on Home Rule stuff for everything else  
294 that we could do by Home Rule.

295

296 Mayor Motley Broom asked, is there anything else glaring that has to be local act? The  
297 election procedure stuff, let's handle that as well.

298

299 City Attorney Winston Denmark said things in Article 5 would include the term limit  
300 piece.

301

302 Mayor Motley Broom said yes. Let's see if we can get Article 5 together.

303

304 Councilman Clay said that is basically defined by State Law; isn't it?

305

306 Mayor Motley Broom said yes.

307

308 City Attorney Winston Denmark said there will be a lot of deleting.

309

310 Councilman Gay asked, do we have to vote on you drafting this for the local legislative?

311

312 Mayor Motley Broom asked, what is the consensus of the Body? Is there an agreement  
313 that you would like to go forward with 2 consecutive terms as being the limit? Three  
314 term limits? None? What is the thought?

315

316 Councilman Clay said I think there are 2 issues here. One is, is there any concern about  
317 total number of terms? Second issue is: What about consecutive terms? Councilman  
318 Gay was saying 2 terms, but you could come back again. So, all I am saying is: Do we

319 have any reason to say the total number of terms, overall time is limited? That is an easy  
320 way to address the problem. The next question is: Okay, if you don't care, then how  
321 many consecutive terms?  
322

323 Councilman Gay said no cap on consecutive terms but sit out one term.  
324

325 Mayor Motley Broom said you could have 2 consecutive terms, but you would not be  
326 permitted to run for a third consecutive term, but there would be no limit as to the number  
327 of terms that you could ultimately serve.  
328

329 Councilman Allen said I think that is what we are all saying.  
330

331 Councilman Clay said I was thinking 3 terms Mayor.  
332

333 Mayor Motley Broom agreed.  
334

335 Councilman Gay said I just like how Atlanta does it and some other cities. Eight years is  
336 a long time to be on Council. There are so many other people that can serve and bring a  
337 lot to the table. I'm going to stick with 2 terms.  
338

339 Councilman Taylor said I think it should stay the way it is. I think the people are going  
340 to vote. I just feel if a person is doing pretty good for 8 years, and they have to sit out,  
341 well, his 8 years is up and know nothing about the city and can just run because that  
342 person can't be there. I think we should let the voters decide when you need to step  
343 down. I'm not for the term limits.  
344

345 Councilman Allen said I'm for the term limits. I think we need to clarify term limits for  
346 anywhere in the city. If I run 2 terms here, could I move over to another ward and run  
347 there? I think 2 is the limit. You sit out a year and 2 more. People are not going to serve  
348 longer.  
349

350 Councilman Gay said the other concern is incumbents present an unfair advantage. It is  
351 hard for someone who can serve and can bring real value to this Body. It is not good to  
352 have undue influence on the voters. We need to make the process fair.  
353

354 Mayor Motley Broom asked, under this proposal Councilman Gay, this will be your  
355 second full term, correct?  
356

357 Councilman Gay said yes.  
358

359 Mayor Motley Broom said starting January 1, 2022. If this were adopted, would you  
360 envision that you would be prohibited from running for another term?  
361

362 Councilman Gay said yes, ma'am.  
363

364 Mayor Motley Broom asked City Attorney, can we do that? Because his prior term is  
365 one that happened before we would make this change to the Charter.

366  
367 City Attorney Winston Denmark said I'm not 100 percent sure about that. I think so. I  
368 would have to look at it. We would have to create term limits in a way that does not  
369 compromise the rights of current term holders.

370  
371 Mayor Motley Broom said it sounds like there is consensus from the Body to move  
372 forward on getting some local legislation for term limits, and 2 consecutive terms is the  
373 way to go in terms of addressing sitting office holders. We will have to explore that a  
374 little bit more. Am I forgetting anything?

375  
376 Councilman Clay said no. And to clean up the remainder of Section 5 with this local  
377 legislation to have it align with State Law.

378  
379 Councilman Allen said sounds good.

380  
381 Mayor Motley Broom declared the Workshop Session adjourned at 6:38 p.m.

382  
383  
384  
385  
386  
387  
388  
389  
390

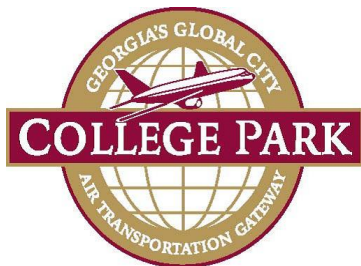
**CITY OF COLLEGE PARK**

\_\_\_\_\_  
**Bianca Motley Broom, Mayor**

398  
399 **ATTEST:**

400  
401  
402 \_\_\_\_\_  
403 **Shavala Moore, City Clerk**





# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9279

**DATE:** November 30, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Christa Gilbert, Director of Human Resources & Risk Management

**RE:** Introduction of New Employees

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The introduction of new employees is an opportunity to show new employees that the City values them and their expected contributions to their respective department and the City's success. Additionally, it helps employees build a sense of security in their value to the City, motivating them to continue outstanding work.

### ATTACHMENTS:

- 2021 New Hires - November (PDF)

### Review:

- Christa Gilbert Completed 12/01/2021 11:07 AM
- Sonya Harold Completed 12/01/2021 11:17 AM
- Mercedes Miller Completed 12/01/2021 12:35 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM

# 2021 NEW HIRES

CITY OF COLLEGE PARK, OFFICE OF HUMAN RESOURCES



# NOVEMBER

2021



April L. Ryce  
Laborer I

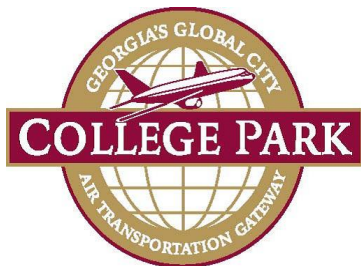


Darius K. Collins  
Laborer I



Marshall Stanford  
Laborer I





# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9274

**DATE:** November 22, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Michelle Johnson, Director of Recreation & Cultural Arts

**RE:** Proclamation for Volleyball GRPA State Champs

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## Proclamations, Plaques and Announcements

**Council Meeting Date: Monday, December 6, 2021**

**Presented by: Michelle Johnson**

**Summary: Proclamation to recognize the College Park 14 & Under Volleyball team for the accomplishment of Georgia Parks & Recreation Association (GRPA) State Champions on the weekend of November 12-13, 2021 in Savannah, Georgia.**

**Supporting Documents: See Attached Proclamation**

### ATTACHMENTS:

- GRPA 2021 Proclamation Volleyball State Champions (PDF)

### Review:

- Michelle Johnson Completed 11/22/2021 8:23 AM
- Sonya Harold Completed 11/22/2021 8:25 AM
- Mercedes Miller Completed 11/22/2021 10:06 AM

- Mayor & City Council Pending 12/06/2021 7:30 PM



*City of College Park*  
*Proclamation*  
*College Park Volleyball Team*

- WHEREAS:** The College Park 14 & Under Volleyball team had an impressive undefeated regular season record of 8-0.
- WHEREAS:** The Volleyball team played in a Middle School Fall League.
- WHEREAS:** The Volleyball team season was from September 11- November 6, 2021.
- WHEREAS:** On the weekend of November 12-13, 2021, the College Park Volleyball team traveled to Savannah for the Georgia Recreation and Parks Association (GRPA) State Volleyball Tournament.
- WHEREAS:** The 14 & Under team was the first volleyball team to ever enter the GRPA State Volleyball Tournament for the City of College Park Recreation and Cultural Arts Department.
- WHEREAS:** In the GRPA Volleyball State Tournament the team went undefeated and won the 14 & Under State Championships.
- WHEREAS:** The team competed with only eight girls on their roster.
- WHEREAS:** These ladies were coached by Catherine Murray, owner of Dream Chasers Club Volleyball, Inc; Her Assistant Coaches are Lydia and Ashley Elmore.

**NOW, THEREFORE, BE IT PROCLAIMED** by the Mayor and City Council of the City of College Park that

***College Park Volleyball Team***

Is recognized for their hard work, dedication, and their accomplishments during the competitive 2021-2022 season at the local, and state level of competition.

**PROCLAIMED THIS 6<sup>TH</sup> DATE OF December 2021.**

ATTEST:

\_\_\_\_\_  
Shavala Moore, City Clerk

CITY OF COLLEGE PARK

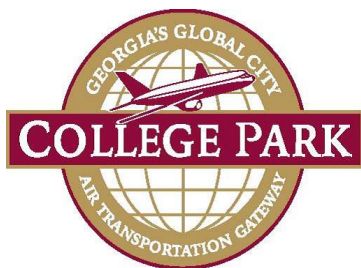
\_\_\_\_\_  
Bianca Motley Broom, Mayor

\_\_\_\_\_  
Ambrose Clay, Councilman

\_\_\_\_\_  
Derrick Taylor, Councilman

\_\_\_\_\_  
Ken Allen, Councilman

\_\_\_\_\_  
Roderick D. Gay, Councilman



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9286

**DATE:** November 30, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Wade Elmore, Fire Chief

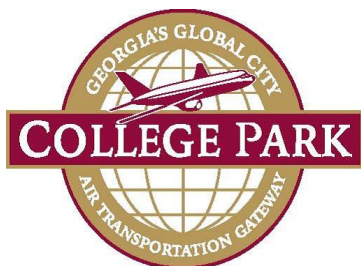
**RE:** COVID-19 Update

This presentation is to provide Mayor and Council with an COVID -19 update regarding the number of cases in Georgia and Fulton County. Information will also be provided on the new Omicron variant. This information will be provided by our Medical Director Elija Robinson, MD.

### Review:

- Sonya Harold      Completed      12/01/2021 10:02 AM
- Wade Elmore    Completed      12/01/2021 10:08 AM
- Mercedes Miller   Completed      12/01/2021 12:35 PM
- Mayor & City Council   Pending      12/06/2021 7:30 PM





# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9283

**DATE:** November 30, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Danielle Matricardi, City Attorney

**RE:** Resolution re Legislation for Charter Amendment

**PURPOSE:** To consider and act on Resolution 2021-\_\_ requesting the Fulton County and Clayton County Delegations to introduce legislation before the General Assembly amending the City's Charter provisions governing term limits.

**BACKGROUND:** The Mayor and Council requested the City Attorney's Office to prepare a resolution requesting the Fulton County and Clayton County Delegations to introduce legislation before the General Assembly to amend the City's Charter provisions governing term limits. The proposed legislation is attached as Exhibit A to Resolution 2021-\_\_\_. If enacted by the General Assembly, the City Charter would be amended to include provisions prohibiting the mayor and city council members from serving for more than two consecutive terms.

### ATTACHMENTS:

- CP- Charter Amendment- Term Limits Resolution and Legislation 11.29.21 (PDF)

### Review:

- Danielle Matricardi Completed 11/29/2021 3:07 PM
- Shavala Moore Pending
- Sonya Harold Pending
- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM

**STATE OF GEORGIA**

**CITY OF COLLEGE PARK**

**RESOLUTION NO. 2021-\_\_\_**

1 A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF COLLEGE PARK,  
2 GEORGIA, RESPECTFULLY REQUESTING THAT THE FULTON COUNTY AND  
3 CLAYTON COUNTY LEGISLATIVE DELEGATIONS INTRODUCE LEGISLATION  
4 DURING THE 2022 SESSION OF THE GEORGIA GENERAL ASSEMBLY TO AMEND THE  
5 CITY’S CHARTER PROVISIONS GOVERNING TERM LIMITS OF ELECTED OFFICIALS;  
6 TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

7 **WHEREAS**, the City of College Park (“City”) is a municipal corporation duly organized  
8 and existing under the laws of the State of Georgia; and

9 **WHEREAS**, the duly elected governing authority of the City is comprised of the Mayor  
10 and Council thereof; and

11 **WHEREAS**, pursuant to O.C.G.A. § 36-35-6, municipal charter amendments affecting  
12 the procedure for election and appointment of elected officials and the continuance in office  
13 and limitation thereon for such officials must be enacted via a Local Act by the Georgia General  
14 Assembly; and

15 **WHEREAS**, the governing authority desires to amend Section 5-8 (Same—Election by  
16 ward; terms of office) of the City’s Charter governing the term limits for the mayor and city  
17 council members.

18 **THEREFORE, BE IT AND IT IS HEREBY RESOLVED** by the Mayor and Council  
19 of the City of College Park, Georgia, and by the authority thereof that:

20 **Section 1.** The Mayor and Council respectfully request that the Fulton County and Clayton

21 County Legislative Delegations introduce legislation for consideration by the General Assembly  
22 to amend Section 5-8 (Same—Election by ward; terms of office) of the City’s Charter to include  
23 a prohibition on serving more than two (2) consecutive full terms as mayor or as a council member  
24 and additional amendments to serve such purpose. Draft legislation including such amendments is  
25 attached hereto and incorporated by reference herein as Exhibit A.

26 **Section 2.** The preamble of this Resolution shall be considered to be and is hereby  
27 incorporated by reference as if fully set out herein.

28 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all  
29 sections, paragraphs, sentences, clauses, and phrases of this Resolution are or were, upon their  
30 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

31 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest  
32 extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this  
33 Resolution is severable from every other section, paragraph, sentence, clause, or phrase of this  
34 Resolution. It is hereby further declared to be the intention of the Mayor and Council that, to the  
35 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Resolution  
36 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this  
37 Resolution.

38 (c) In the event that any phrase, clause, sentence, paragraph, or section of this Resolution  
39 shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable  
40 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of  
41 the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the  
42 greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable  
43 any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Resolution and

44 that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs,  
45 and sections of the Resolution shall remain valid, constitutional, enforceable, and of full force and  
46 effect.

47 **Section 4.** All resolutions and parts of resolutions in conflict herewith are hereby expressly  
48 repealed.

49 **Section 5.** The effective date of this Resolution shall be the date of adoption unless  
50 otherwise specified herein.

**RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**CITY OF COLLEGE PARK, GEORGIA**

\_\_\_\_\_  
**Bianca Motley Broom**, Mayor

**ATTEST:**

\_\_\_\_\_  
**Shavala Moore**, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**A BILL TO BE ENTITLED**

**AN ACT**

1 To amend an Act creating the City of College Park, Georgia, approved December  
2 16, 1895 (Ga. L. 1895, p. 251), as amended, so as to provide limitations on more  
3 than two consecutive terms for elected officials; to provide for other matters relative  
4 to the foregoing; to repeal specific laws; to repeal conflicting laws; and for other  
5 purposes.

6 **BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:**

7 **SECTION 1.**

8 An Act creating the City of College Park, Georgia, approved December 16, 1895  
9 (Ga. L. 1895, p. 251), as amended, is hereby amended by striking the text in Article  
10 V, Section 5-8 of said Act and inserting the following text in lieu thereof, which  
11 shall read as follows:

12 “(a) The four (4) councilmembers of said city shall consist of one  
13 councilmember each from the first, second, third, and fourth wards of  
14 said city.

15 (b) The mayor and councilmembers shall serve for terms of four years and  
16 until their respective successors are elected and qualified.

17 (c) Effective January 1, 2023, no person shall serve for more than two  
18 consecutive full terms as mayor or as a councilmember. For the  
19 purposes of this subsection, a person serving a partial term shall not  
20 constitute a full term. A person who has served two consecutive full  
21 terms as mayor or as a councilmember shall be eligible for the office of  
22 mayor or councilmember following the intervening of a full four-year

23 term.”

24

**SECTION 2.**

25 Except as otherwise provided in Section 2 of this Act, this Act shall become  
26 effective upon its approval by the Governor or upon its becoming law without such  
27 approval.

28

**SECTION 3.**

29 All laws and parts of laws in conflict with this Act are repealed.

30



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9280

**DATE:** December 1, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Althea Philord-Bradley, Director of Finance & Accounting

**RE:** Top 10 Delinquent Customers

**PURPOSE:** To update Mayor/Council regarding Top 10 delinquent customers, commercial and residential.

**REASON:** To keep updated on Top 10 commercial and residential accounts to ensure the accounts balances are current.

**RECOMMENDATION:** To deliver information to Mayor/Council by Customer Service team.

**BACKGROUND:** Each council meeting we deliver data that indicates who the Top 10 customers are based on balances owed, length of time unpaid.

**COST TO CITY:** N/A.

**BUDGETED ITEM:** N/A.

**REVENUE TO CITY:** N/A.

**CITY COUNCIL HEARING DATE:** December 6, 2021.

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A.

**AFFECTED AGENCIES:** N/A.

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A.

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A.

**STAFF:** Customer Service Manager

**ATTACHMENTS:**

- Top Ten 11-30-21-redacted (PDF)
- CC Aging Report2 11-30-2021 (PDF)
- CF Aging Report 11-30-2021-redacted (PDF)
- RC Aging Report 11-30-2021-redacted (PDF)
- RF Aging Report 11-30-2021-redacted (PDF)

**Review:**

- Althea Philord-Bradley Completed 12/01/2021 11:08 AM
- Sonya Harold Completed 12/01/2021 10:05 AM
- Mercedes Miller Completed 12/01/2021 12:34 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM



City of College Park											
TOP TEN UTILITY CUSTOMER OUTSTANDING BALANCES											
11/30/2021											
Prepared By LISA KEELS											
Business											
Prior Adjustments	Payment Plan	Liens	BUSINESS NAME	ADDRESS	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
No	No	No			\$0.00	\$767.13	\$6,567.54	\$7,334.67	Yes	90 days	Account Active last payment 10-18-21 of \$2364.48. Reminder letter sent 11-19-2021.
No	No	No			\$0.00	\$0.00	\$1,883.51	\$1,883.51	Yes	60 days	Last payment received for \$1712.28 on 9/14/2021. Reminder letter sent 11-19-21.
No	No	No			\$0.00	\$1,050.10	\$0.00	\$1,050.10	No	60 days	Temporary Hydrant Meter account. Last payment received for \$50 on 11/01/2021.
Apartments											
Adjustment	Plan	Liens	APARTMENT NAME	ADDRESS	Power	Sewer	Sanitation	Total Unpaid	LETTER	DEBT	Notes or Status
No	No	No			\$0.00	\$5,050.57	\$0.00	\$5,050.57	Yes	60 days	Last pymt of \$1846.27 was received on 11/23/2021. Reminder letter sent 11/19/2021.
No	No	No			\$0.00	\$0.00	\$4,098.24	\$4,098.24	Yes	60 days	Account Active last payment 11/17/2021 for \$2644.75. Reminder letter sent 11-08-21. Customer disputing bill.
No	No	No			\$0.00	\$0.00	\$4,057.40	\$4,057.40	Yes	60 days	Account Active last payment 11/23/2021 for \$3557.40. Reminder letter sent 11-19-21.
Prior Adjustment	Payment Plan	Liens	CUSTOMER NAME	Account #	Power	Water & Sewer	Storm Water & Sanitation	Total Unpaid	CUT OFF LETTER	AGE OF DEBT	Notes or Status
No	No	No			\$1,517.46	\$4,436.13	\$110.30	\$6,063.89	Yes	90 days	Account is Active a reminder letter was sent on 11-19-21. Last pymt 11/01/2021 \$500.00. Customer had a water leak on the customer side. Customer has applied for the CDBG Grant awaiting approval.
No	No	No			\$4,362.35	\$0.00	\$0.00	\$4,362.35	Yes	90 days	Account is Disconnected. Last payment was paid on 04/26/2021 for \$60.00. The account is scheduled to be final billed and closed.
No	No	No			\$1,699.19	\$0.00	\$0.00	\$1,699.19	Yes	60 days	Account is Disconnected. Last Payment received \$300 on 10/15/2021.
No	No	No			\$873.04	\$391.19	\$198.54	\$1,462.77	Yes	90 days	City employee. Reminder letter last sent on 9/27-2021.
<b>TOTALS</b>					<b>\$8,452.04</b>	<b>#</b>	<b>#</b>	<b>\$37,062.69</b>			
		N	Signifies that Lien has not been filed due to legal statute (not property owner)								
		+	Recesses Lien filed against account								
		N	Signifies account Lien has not been filed								
		yes	Signifies account received prior billing adjustment								
		N/A	Signifies account that has not received prior billing adjustment								

City of College Park

A / R A G I N G

12/01/2021 09:35:41

Page: 1

Cyc	Rte	Account Name	0 to 30	31 to 60	61 to 90	Over 91	Total	Date	--- Last Payment --- Amount
=====									
Cycle:	8		0.00	0.00	0.00	0.00	0.00	0.00	
-----									
0 Subtotals for Cycle 008			0.00	0.00	0.00	0.00	0.00	0.00	
Cycle:	15								
-----									
0 Subtotals for Cycle 015			0.00	0.00	0.00	0.00	0.00	0.00	
=====									
0 Grand Totals			0.00	0.00	0.00	0.00	0.00	0.00	

SELECTION CRITERIA

Cycle	:		New Page per Cycle	:	N
Route	:		Exclude Up to Block	:	0
Account Number	:		Print Credit Balances	:	Y
Category	:		Order by	:	1
Alpha Code	:		Zero Supress	:	N
End Date	:		Include Budget Cust.	:	N
			Minimum Balance	:	1000.00
			A/R Block 1	:	30
			A/R Block 2	:	60
		A/R Block 3	:		90

Filter:  
(category = 'cc' AND end\_date IS NULL)

City of College Park A / R A G I N G 11/30/2021 11:57:37 Page: 1

City of College Park A / R A G I N G 11/30/2021 11:57:36 Page: 1  
--- Last Payment ---

Cyc Rte Account Name 0 to 30 31 to 60 61 to 90 Over 91 Total Date --- Last Payment ---  
Amount

Cycle: 8

	1883.51	856.14	0.00	0.00	2739.65	09/14/2021	1712.28
	778.95	2364.48	2395.89	192.53	9731.85	10/18/2021	2364.48

2 Subtotals for Cycle 008

6662.46	3220.62	2395.89	192.53	12471.50
---------	---------	---------	--------	----------

Cycle: 21

68.00	34.00	34.00	948.10	1084.10	11/01/2021	50.00	0
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1 Subtotals for Cycle 021

68.00	34.00	34.00	948.10	1084.10
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3 Grand Totals

6730.46	3254.62	2429.89	1140.63	13555.60
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City of College Park

A / R A G I N G

11/30/2021 11:57:37

Page: 2

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	Date	Amount
-----	-----	--------------	------------	---------	----------	----------	---------	-------	------	--------

--- Last Payment ---

SELECTION CRITERIA

Cycle	:	New Page per Cycle	:	N
Route	:	Exclude Up to Block	:	0
Account Number	:	Print Credit Balances	:	Y
Category	:	Order by	:	1
Alpha Code	:	Zero Supress	:	N
End Date	:	Include Budget Cust.	:	N
		Minimum Balance	:	1000.00
		A/R Block 1	:	30
		A/R Block 2	:	60
		A/R Block 3	:	90

Filter:  
(category = 'cf' AND end\_date IS NULL)

City of College Park

A / R A G I N G

11/30/2021 14:36:41

Page: 1

Cyc	Rte	Account Name	0 to 30	31 to 60	61 to 90	Over 91	Total	Date	--- Last Payment --- Amount
=====									
Cycle:	8								
			362.56	274.44	281.97	167.90	1086.87	09/07/2021	400.00 T
			293.28	309.54	319.88	823.57	1746.27	09/25/2021	500.00 T
-----									
2 Subtotals for Cycle 008			655.84	583.98	601.85	991.47	2833.14		
-----									
Cycle:	15								
			513.21	327.21	377.91	243.68	1462.01	10/11/2021	668.41 T
-----									
1 Subtotals for Cycle 015			513.21	327.21	377.91	243.68	1462.01		
=====									
3 Grand Totals			1169.05	911.19	979.76	1235.15	4295.15		

SELECTION CRITERIA

Cycle	:	New Page per Cycle	:	N
Route	:	Exclude Up to Block	:	0
Account Number	:	Print Credit Balances	:	Y
Category	:	Order by	:	1
Alpha Code	:	Zero Supress	:	N
End Date	:	Include Budget Cust.	:	N
		Minimum Balance	:	1000.00
		A/R Block 1	:	30
		A/R Block 2	:	60
A/R Block 3	:		:	90

Filter:  
(category = 'rc' AND end\_date IS NULL)

City of College Park

A / R A G I N G

11/30/2021 13:56:13

Page: 1

Cyc	Rte	Account Name	Home Phone	A / R A G I N G					--- Last Payment ---	
				0 to 30	31 to 60	61 to 90	Over 91	Total	Date	Amount
=====										
Cycle:	1			184.42	111.47	178.83	834.24	1308.96	02/04/2021	241.09
1 Subtotals for Cycle 001				184.42	111.47	178.83	834.24	1308.96		
-----										
Cycle:	8			1384.12	801.32	1706.78	2171.67	6063.89	11/01/2021	500.00
				2718.20	1471.24	1233.06	0.00	5422.50	11/23/2021	1846.27
2 Subtotals for Cycle 008				4102.32	2272.56	2939.84	2171.67	11486.39		
-----										
Cycle:	15			84.41	371.90	357.24	1711.81	2525.36	04/26/2021	60.00
				916.61	631.23	289.15	0.00	1836.99	09/20/2021	300.00
2 Subtotals for Cycle 015				1001.02	1003.13	646.39	1711.81	4362.35		
-----										
Cycle:	22			274.43	187.94	287.58	851.06	1601.01	02/12/2021	
1 Subtotals for Cycle 022				274.43	187.94	287.58	851.06	1601.01		
=====										
6 Grand Totals				5562.19	3575.10	4052.64	5568.78	18758.71		

City of College Park

A / R A G I N G

11/30/2021 13:56:20

Page: 3

Cyc	Rte	Account Name	Home Phone	0 to 30	31 to 60	61 to 90	Over 91	Total	Date	Amount
-----	-----	--------------	------------	---------	----------	----------	---------	-------	------	--------

--- Last Payment ---

SELECTION CRITERIA

Cycle	:	New Page per Cycle	:	N
Route	:	Exclude Up to Block	:	0
Account Number	:	Print Credit Balances	:	Y
Category	:	Order by	:	1
Alpha Code	:	Zero Supress	:	N
End Date	:	Include Budget Cust.	:	N
		Minimum Balance	:	1000.00
		A/R Block 1	:	30
		A/R Block 2	:	60
		A/R Block 3	:	90

Filter:  
(category = 'rf' AND end\_date IS NULL)



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9281

**DATE:** November 30, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Althea Philord-Bradley, Director of Finance & Accounting

**RE:** Delinquent Property Tax Payers Update

**REASON:** To provide Mayor and Council with the names, addresses, and outstanding balances of the top ten delinquent property tax payers as well as a brief update on collection efforts.

**RECOMMENDATION:** To proceed with established policies and procedures to ensure collection of these accounts. To escalate the collection process as appropriate to minimize the loss of revenue.

**BACKGROUND:** The City of College Park contracts with GTS (Government Tax Services) to facilitate the collection of delinquent accounts to the extent necessary. Past collection efforts have included GTS providing assistance with filing liens and assisting with tax sales.

**COST TO CITY:** Varies with each situation.

**BUDGETED ITEM:** None.

**REVENUE TO CITY:** As of November 24th, 2021, the City has collected 98% of 2020's Ad Valorem taxes due.

**CITY COUNCIL HEARING:** December 6th, 2021.

**OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** Aggressive collection efforts to full extent of the law.

**STAFF:** Philip Latona, Property Tax Accountant



**ATTACHMENTS:**

- Top Ten Delinq Property Tax Accounts 11242021 (PDF)

**Review:**

- Althea Philord-Bradley Completed 11/30/2021 8:29 AM
- Sonya Harold Completed 11/30/2021 10:07 AM
- Mercedes Miller Completed 11/30/2021 12:26 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM

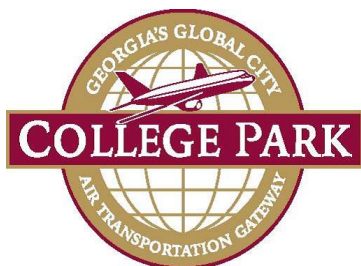
**City of College Park  
Department of Finance & Accounting  
Top Ten Delinquent Property Tax Accounts  
As of November 24, 2021**

<b>Lien</b>	<b>Taxpayer Name</b>	<b>Property Address</b>	<b>Business Name If Known</b>	<b>Amount</b>	<b>District - Tax Type</b>	<b>Additional Comments</b>	<b>Tax Years</b>
Y	ExpressJet	0 Candler Way		\$ 74,700.32	Fulton - Real	Uncollectible - County Assessor reclassified property to Exempt status. Owner seeking refund on paid taxes 2017-2019 (\$225K). 6/23/21 Requested response from Chief & Deputy Chief Appraiser on taxability issues on Capital Improvements utilizing Statute 6.3.25 - Allows for the taxation on Improvements - Legal is involved in pursuing matter too	2020
Y	Hydro Generation Inc	2561 West Point Ave	f/k/a Atlantis Hydroponics Pensacola LLC	\$ 4,637.78	Fulton - Personal	8/19/21 Identified Owner and new mailing addresses. Sending out statements and calling place of business. Working account.	2019-2020
Y	Uncle Maddios Pizza	Hartsfield ConcT		\$ 3,381.28	Clayton - Personal	8/19/21 Calling District Mgr, Emailing & Mailing Statements. Concessionnaire Joint Venture operation. There was an April 2019 Chp 11 filing - we were not listed as a creditor	2019-2020
	Olalude Victor	2465 Roosevelt Ave		\$ 1,212.80	Fulton - Real	10/7/21 Acquired the name firm that purchased the Tax Fifas a week before our Notice of Levy was recorded from Fulton Tax Commissioner's Office - I'll reach out to them, see if I can get payment	2020
	Comcast Cable Communications	College Park Various		\$ 1,102.75	Fulton - Personal	Balances are from Valuation Changes by Assessor , due date was Beginning of Sept. I'll research a Corp phone to call to follow up	2019-2020
Y	Cozumel The Mexican Cantina	5098 Old National Hwy		\$ 1,022.48	Fulton - Personal	10/15/21 Located owner's address and phone #. Mailing statement and calling	2020
	Jones Derek	3547 Lee St		994.54	Fulton - Real	10/18/21 Left message, emailed and resent statements to 2 different addresses. Supplemental taxes	2020
Y	Primeflight Aviation Services	1626 Virginia Ave		\$ 798.58	Fulton - Personal	10/4/21 Business acquired by another firm. Claim no longer at location - I'll research through Code Enforcement & Business License.	2020
	Carolina Handling LLC	Various		\$ 689.45	Fulton - Personal	Re-sent statements.Reseaching best contact #	2020
	Williams Kristen	1780 Hawthorne Ave		\$ 493.14	Fulton - Real	Balance from Supplemental Valuation - reaching out to owner to satisfy.	2020
				<u>\$ 89,033.12</u>			

Represents Lien filed against account.

**Inactive Account - off active list - candidates to write-off**

Level Concrete Co.	2560 West Point Avenue	Proximity of Metro Mustang	\$ 25,211.96	Fulton - Personal Property	Corporation dissolved 5/16/2008	2000-2003
Western Pacific	Airline		39,223.87	13K Base Ad Valorem	Chapter 11 - February 1998	
Vanguard Airlines	Airline		9,237.94	Public Utility Digest - Clayton	Ceased Operations July 29, 2002	
PSINet Inc			12,082.94	Fulton - Personal Property		
Larry Jones	0 Camp Creek Pkwy		11,314.39	Fulton - Real	Parcel Mapping indicates plat is a public roadway/right of	1992-2014
F H Kilgore	0 Camp Creek Pkwy		6,436.02	Fulton - Real	Parcel Mapping discrepancy	1992-2014



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9282

**DATE:** December 1, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Althea Philord-Bradley, Director of Finance & Accounting

**RE:** College Park Utility Assistant Grant Program Update

As of November 30, 2021, the overall progress status of the College Park CARES Utility Assistance Grants are as follows:

### I. College Park CARES Utility Assistance Grant Final Numbers Including Administration Costs

<b>CONTRACT "A" \$500,000 CDBG-CV Contract</b>	
<b>Grant Disbursement</b> (9/1/21 - 9/23/21)	\$428,581.04
<b>Grant Administration</b> (8/24/20 - 9/23/21)	\$71,242.83
<b>Total Amount</b>	<b>\$499,823.87</b>

<b>CONTRACT "B" \$110,000 CDBG-CV Contract</b>	
<b>Grant Disbursement</b> ( 10/25/2021 -11/30/2021)	\$83,470.00
<b>Grant Administration</b> (10/25/2021-11/30/2021) ***Does not include Projected Admin costs from 11/11/21-12/3/2021)	\$13,202.00
<b>Grant Contractor Cost</b> (9/1/2020 -6/30/2021) ***Does not include projected contractor costs from 7/1/2021 - 12/3/2021)	\$5,640.00
<b>Total Amount</b>	<b>\$102,312.00</b>

- **Overall ( Phase 1 + Phase 2) Approved to-date:** 389
- **Overall Denied Applications to-date:** 365
- **Overall Number of Applications Received:** **754**

The College Park CARES Utility Assistance Grant program has ended and is on target to be closed out by or before December 3, 2021.

**ATTACHMENTS:**

- Grant Progress Memo Nov30 2021 (PDF)

**Review:**

- Althea Philord-Bradley Completed 12/01/2021 11:19 AM
- Sonya Harold Completed 12/01/2021 11:20 AM
- Mercedes Miller Completed 12/01/2021 12:35 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM



# CITY OF COLLEGE PARK

P.O. BOX 87137 • COLLEGE PARK, GA. 30337 • 404/767-1537

November 30, 2021

## MEMORANDUM

**To:** Althea P. Bradley, Director, Finance

**From:** Donnea N. Anderson, Grant Administrator, College Park CARES Utility Assistance

**RE:** College Park CARES Utility Assistance Grant Final Status Memorandum as of 11/30/2021, including Administration Costs

As of November 30, 2021, the overall progress status of the College Park CARES Utility Assistance Grants are as follows:

### I. College Park CARES Utility Assistance Grant Final Numbers Including Administration Costs

<b>CONTRACT "A" \$500,000 CDBG-CV Contract</b>	
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<b>Grant Administration</b> (10/25/2021-11/30/2021) ***Does not include Projected Admin costs from 11/11/21-12/3/2021)	\$13,202.00
<b>Grant Contractor Cost</b> (9/1/2020 -6/30/2021) ***Does not include projected contractor costs from 7/1/2021 – 12/3/2021)	\$5,640.00
<b>Total Amount</b>	<b>\$102,312.00</b>

- **Overall ( Phase 1 + Phase 2) Approved to-date:** 389
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The College Park CARES Utility Assistance Grant program has ended and is on target to be closed out by or before December 3, 2021.



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9258

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Nikki Washington, City Planner

**RE:** Approval of an Easement for Residential Parking

**PURPOSE:** Consideration of and action on a request for approval of an easement that will allow for designated Residential Parking.

**REASON:** Consideration of and action on a request for approval of an easement that will allow for designated Residential Parking.

**RECOMMENDATION:** Staff recommends approval of the attached easement for designated residential parking to be executed by the City Attorney Office with the following conditions:

1. The easement allows for the applicant to alter City Owned property in the ROW to create the parking spaces and new sidewalk.
2. The applicant dedicates the new sidewalk back to the City as well as the islands with the City power polls as part of this easement.
3. The easement grants the applicant control of the newly constructed parking spaces and requires that the applicant provide parking permits and enforce the delineated parking as necessary. The City will not be responsible for any enforcement of the designated parking.
4. The applicant installs signage designating the parking and providing fine or towing information as necessary based on the enforcement by the applicant.
5. The public aspects including the new sidewalk, islands, and other land in the ROW not used as parking be controlled and maintained by the City.

**BACKGROUND:** The applicant is proposing to pay for and build 13 new street parking spaces as part of the development at the United Methodist Church. This includes 3 new street parking

spaces on the North side of Harvard Avenue adjacent to the UMC and 10 new street parking spaces on the West side of Washington St stretching from Harvard Ave to Princeton St. The applicant is proposing these to be restricted for the residential spaces being built at 1805 Harvard Ave. A PDF is attached here showing the location, size and quantity of parking spaces we are seeking to construct as well as a legal description of the easements.

Approval of this item will result in the execution of an easement agreement between the City of College Park and the applicant as approved by the City Council.

**CITY COUNCIL HEARING DATE:** December 6, 2021

**STAFF:** Nikki Washington, City Planner.

**ATTACHMENTS:**

- 21-175 - PROJ.4-C200 - SITE (PDF)
- F954 Parking Easements (PDF)
- 2021.11.24\_ION Master Parking Key Plan (PDF)

**Review:**

- Nikki Washington Completed 11/29/2021 8:08 AM
- Sonya Harold Completed 11/29/2021 10:41 AM
- City Attorney's Office Completed 11/29/2021 10:54 AM
- Shavala Moore Pending
- Jackson Myers Pending
- Fire Completed 11/29/2021 1:15 PM
- Police Completed 11/30/2021 3:07 PM
- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM



**BID**

**CONTINIO GROUP**  
7555 COMMERCE DRIVE  
SUITE 600  
DECATUR, GA 30030  
770-335-9403  
www.icg.engineer



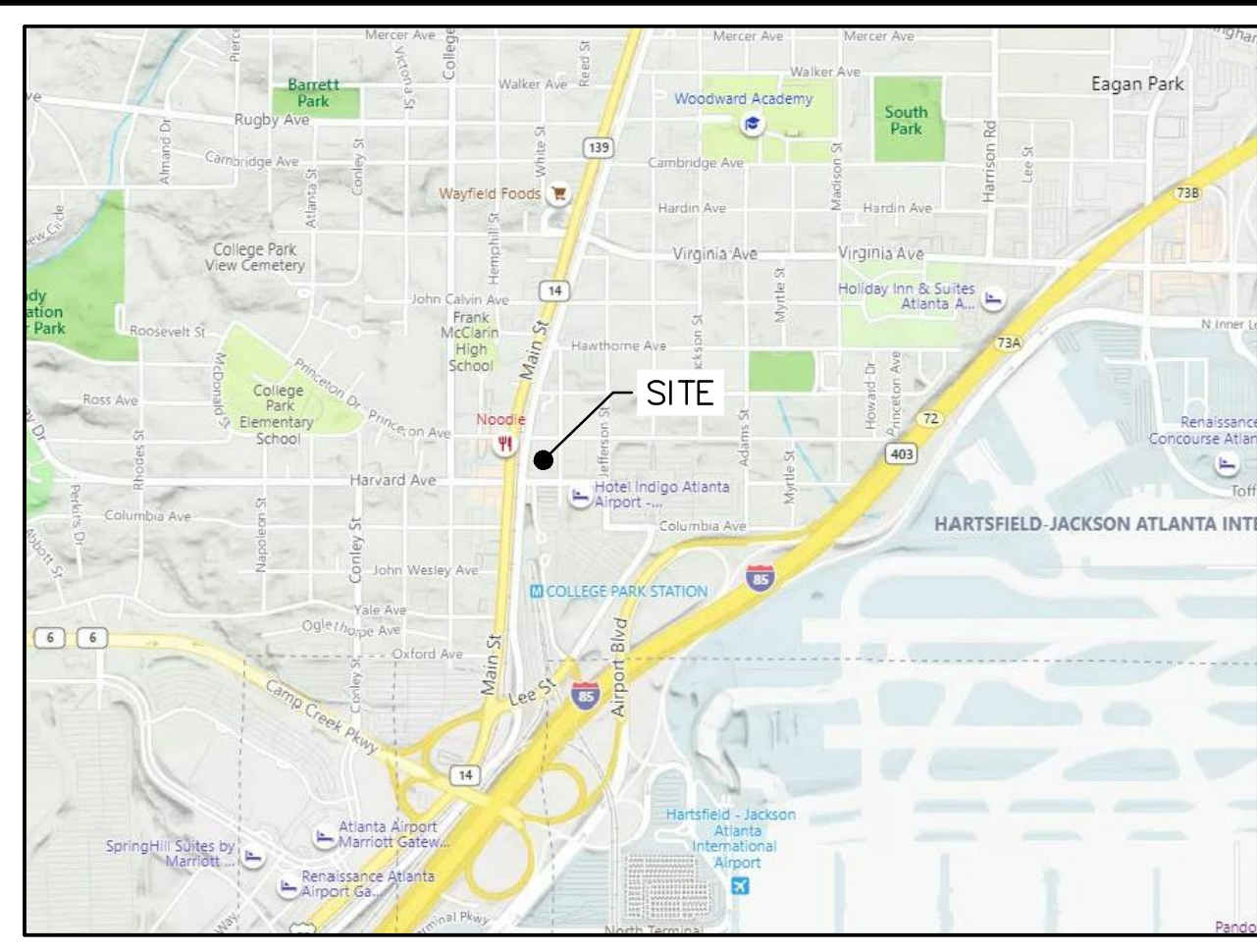
**1805 ACADEMY LLC**  
1805 HARVARD AVE  
COLLEGE PARK, GA 30337  
770-856-5757

ISSUED FOR:  
JURISDICTION:  
LOCATION:

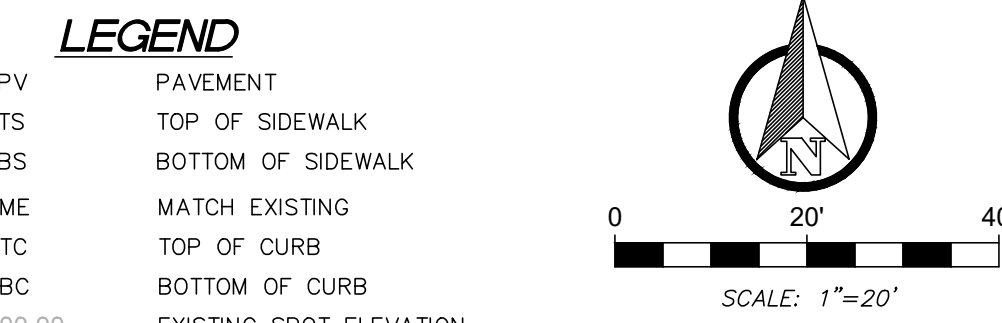
#	DATE	REVISIONS

DRAWN:      CHECK:  
JOB NO:      DATE:

**SITE PLAN**  
SHEET **C200**



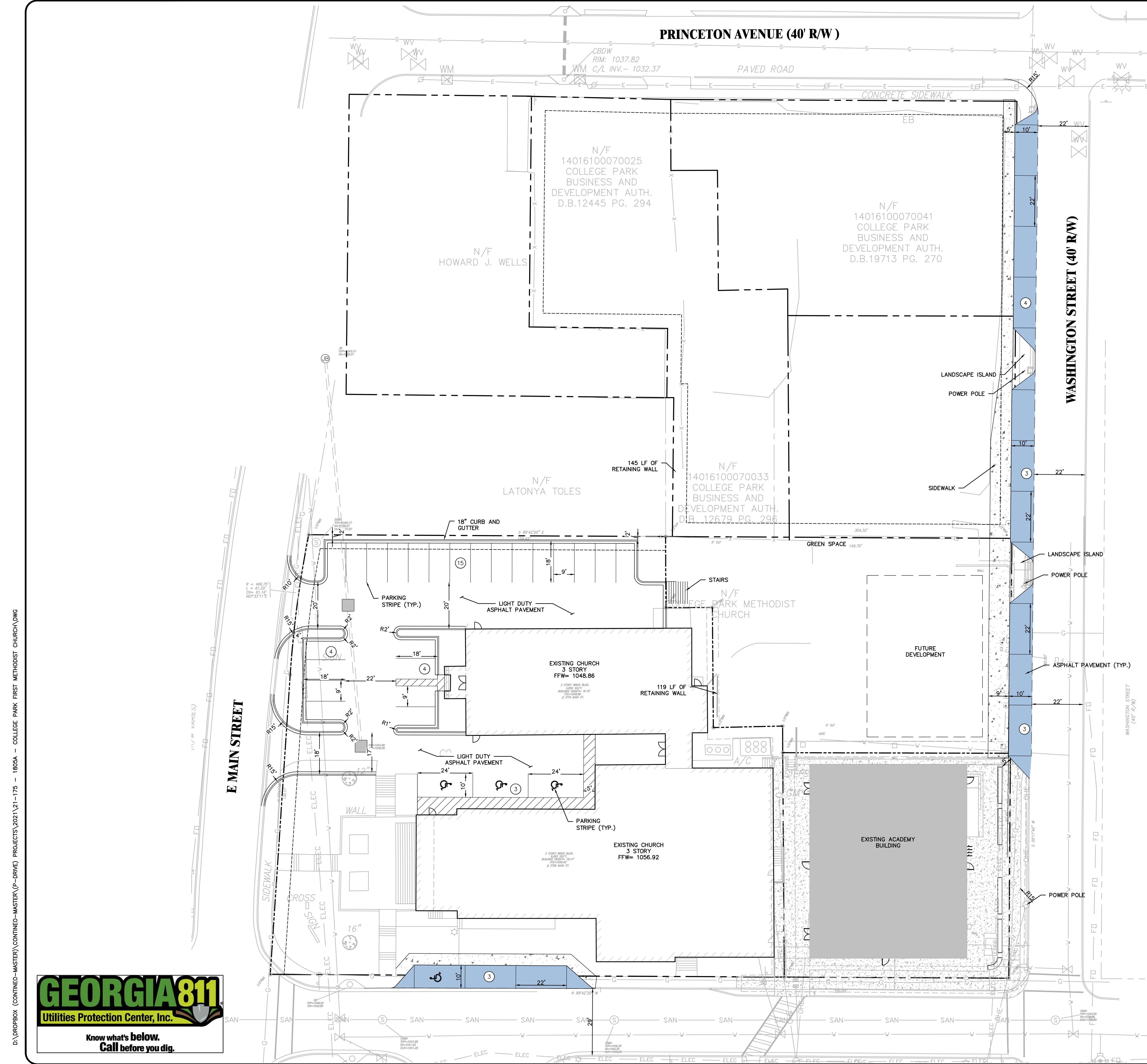
**VICINITY MAP**  
N.T.S.



- LEGEND**
- PV PAVEMENT
  - TS TOP OF SIDEWALK
  - BS BOTTOM OF SIDEWALK
  - ME MATCH EXISTING
  - TC TOP OF CURB
  - BC BOTTOM OF CURB
  - X 100.00 EXISTING SPOT ELEVATION
  - 1000.00 PROPOSED SPOT ELEVATION
  - LIMITS OF CONSTRUCTION
  - HANDICAP STALL
  - HANDICAP SIGN
  - PROPOSED WHEEL STOP
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED FLEXIBLE PERMEABLE GRASS PAVERS
  - PROPOSED STANDARD DUTY ASPHALT PAVEMENT

**SITE SUMMARY**

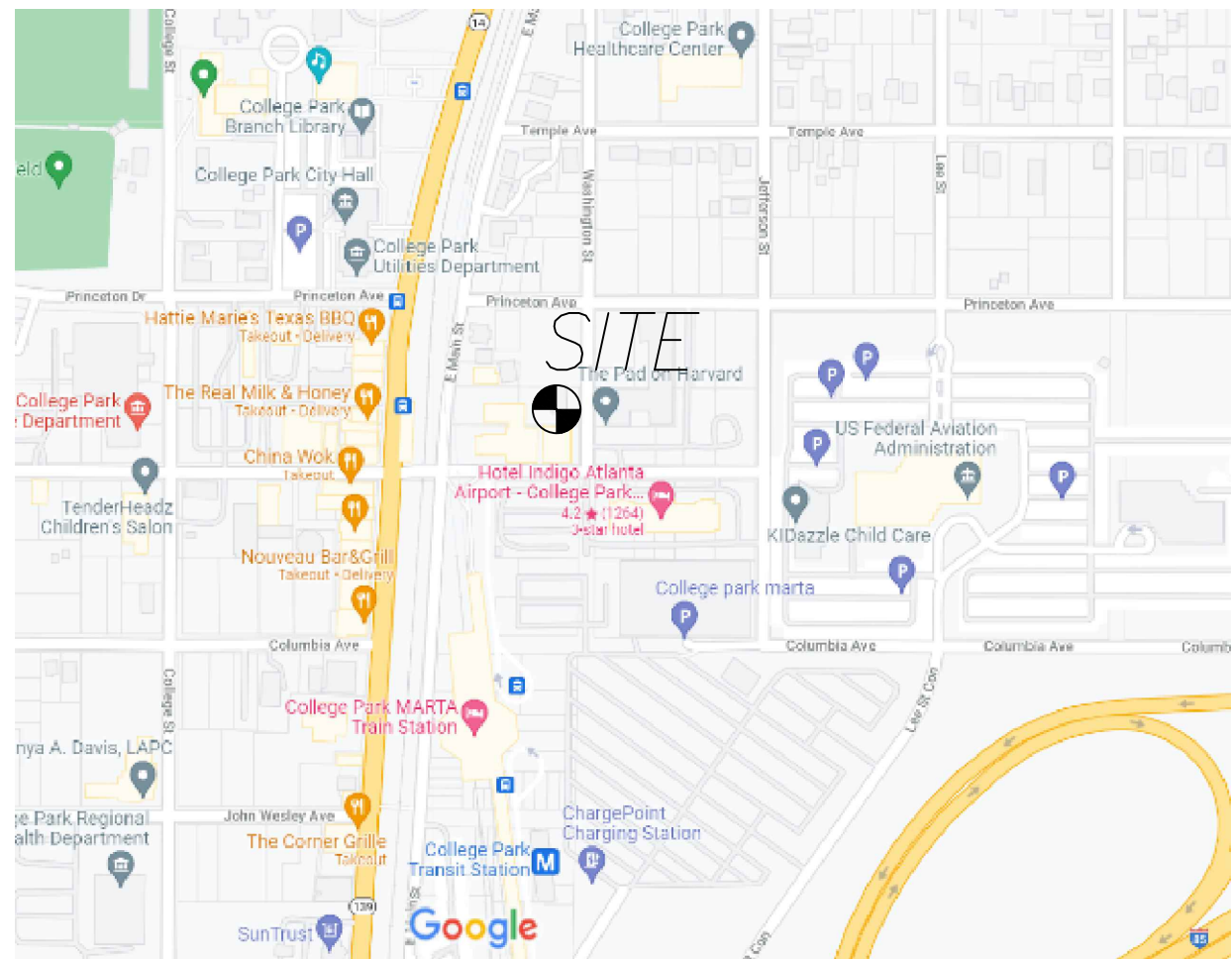
JURISDICTION	CITY OF COLLEGE PARK
ZONING DISTRICT	TOD (TRANSIT ORIENTED DEVELOPMENT)
PROPOSED USE	PARKING LOT
CHURCH SITE AREA	APPROX. 0.87 AC
BIDA SITE AREA	APPROX. 0.79 AC
EXISTING IMPERVIOUS AREA (CHURCH)	APPROX. 8,064 SF
PROPOSED IMPERVIOUS AREA (CHURCH)	APPROX. 11,488 SF
PROPOSED IMPERVIOUS AREA (BIDA)	APPROX. 11,488 SF
FRONT BUILDING SETBACK	15'
SIDE BUILDING SETBACK	5'
REAR BUILDING SETBACK	25'
MAX BUILDING HEIGHT	35'
LANDSCAPE BUFFER	6'
MAX LOT COVERAGE	85%



**GEORGIA811**  
Utilities Protection Center, Inc.  
Know what's below.  
Call before you dig.

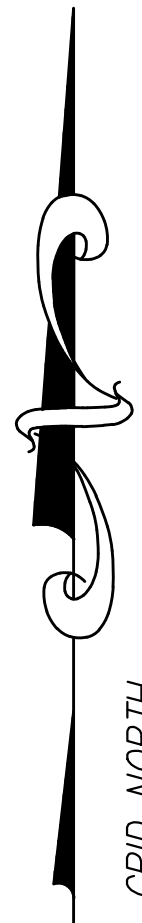
D:\VORPBOX (CONTINIO-MASTER)\CONTINIO-MASTER (P-DRIVE) PROJECTS\2021\21-175 - 1805A - COLLEGE PARK FIRST METHODIST CHURCH\DWG



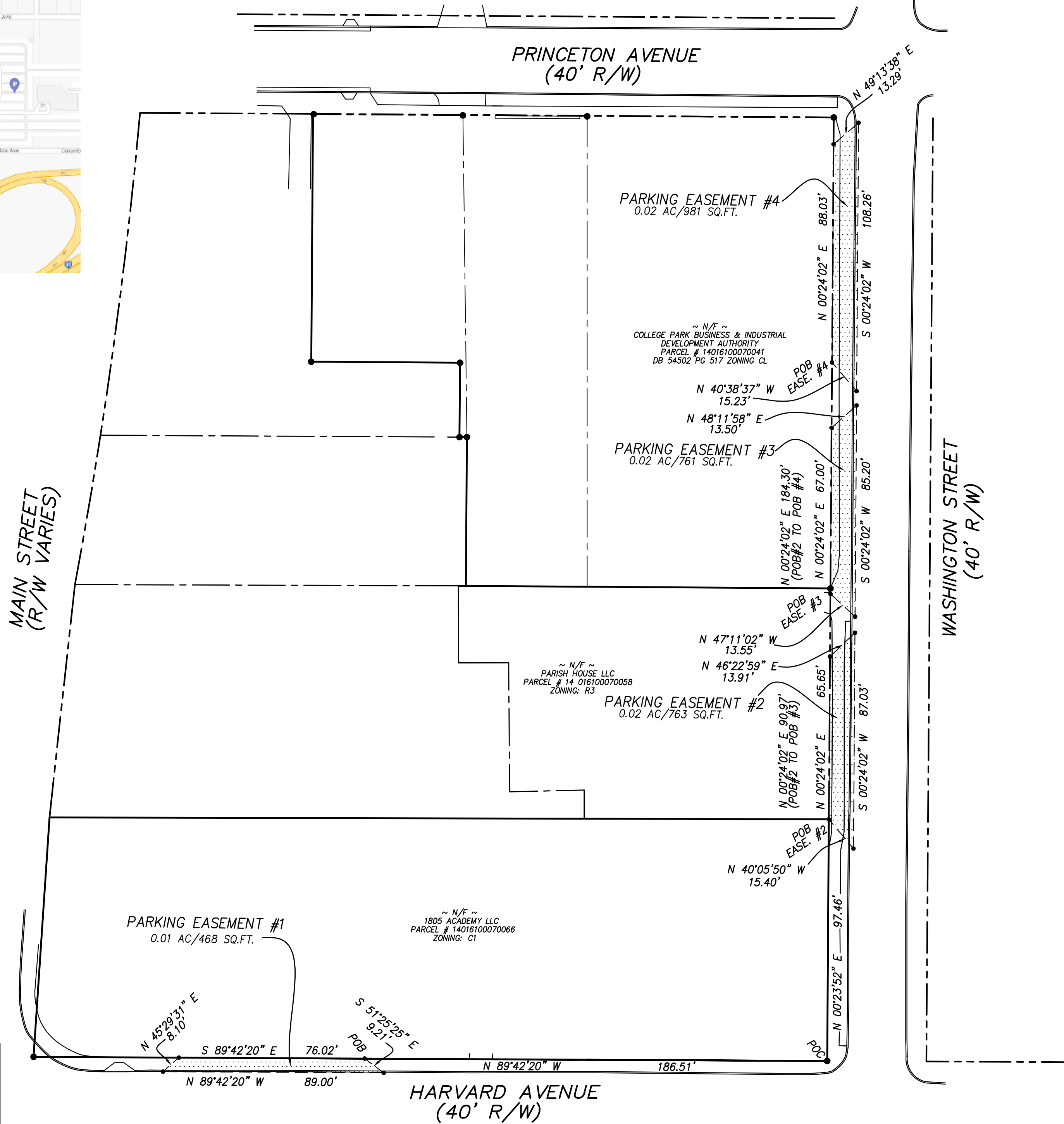


LOCATION MAP NTS

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT



(MARTA) CSX RAILROAD



**SURVEYOR'S NOTES**

1. THE FIELD DATA ON WHICH THIS PLAT IS BASED WAS COMPLETED ON JUNE 28, 2020..
2. THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 97,139 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE, AND WAS ADJUSTED USING LEAST SQUARES.
3. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY FIELD SURVEY USING A GEOMAX 90 ELECTRONIC TOTAL STATION.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 480,750 FEET.
5. LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES ARE PROVIDED BY VISIBLE ACCESSIBLE FIELD EVIDENCE. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS SURVEY. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS CONSULTANTS, AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THIS SURVEYOR IS NOT RESPONSIBLE FOR THE SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION PROVIDED HEREON.

**LEGAL DESCRIPTION ~ PARKING EASEMENT #1**

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN R/W OF WASHINGTON STREET (40' R/W) AND THE NORTHERN R/W OF HARVARD AVENUE (40' R/W), THENCE ALONG SAID R/W OF HARVARD AVENUE NORTH 89 DEGREES 42 MINUTES 20 SECONDS WEST A DISTANCE OF 186.51 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND LEAVING THE NORTHERN R/W OF SAID HARVARD AVENUE SOUTH 51 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT, THENCE NORTH 89 DEGREES 42 MINUTES 20 SECONDS WEST A DISTANCE OF 89.00 FEET, THENCE NORTH 45 DEGREES 29 MINUTES 31 SECONDS EAST A DISTANCE OF 8.10 FEET TO A POINT, THENCE SOUTH 89 DEGREES 42 MINUTES 20 SECONDS EAST A DISTANCE OF 76.02 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.01 AC/468 SQ.FT.

**LEGAL DESCRIPTION ~ PARKING EASEMENT #2**

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN R/W OF WASHINGTON STREET (40' R/W) AND THE NORTHERN R/W OF HARVARD AVENUE (40' R/W), THENCE ALONG SAID R/W OF WASHINGTON STREET NORTH 00 DEGREES 23 MINUTES 52 SECONDS EAST A DISTANCE OF 97.46 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERN R/W OF SAID WASHINGTON STREET NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 65.65 FEET TO A POINT, THENCE LEAVING SAID R/W NORTH 46 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 13.91 FEET TO A POINT, THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 87.03 FEET TO A POINT, THENCE NORTH 40 DEGREES 05 MINUTES 50 SECONDS WEST A DISTANCE OF 15.40 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.02 AC/763 SQ.FT.

**LEGAL DESCRIPTION ~ PARKING EASEMENT #3**

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN R/W OF WASHINGTON STREET (40' R/W) AND THE NORTHERN R/W OF HARVARD AVENUE (40' R/W), THENCE ALONG SAID R/W OF WASHINGTON STREET NORTH 00 DEGREES 23 MINUTES 52 SECONDS EAST A DISTANCE OF 97.46 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 90.97 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERN R/W OF SAID WASHINGTON STREET NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 67.00 FEET TO A POINT, THENCE LEAVING SAID R/W NORTH 48 DEGREES 11 MINUTES 58 SECONDS EAST A DISTANCE OF 13.50 FEET TO A POINT, THENCE SOUTH 00 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 85.20 FEET TO A POINT, THENCE NORTH 47 DEGREES 11 MINUTES 02 SECONDS WEST A DISTANCE OF 13.91 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.02 AC/761 SQ.FT.

**LEGAL DESCRIPTION ~ PARKING EASEMENT #4**

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 161, OF THE 14TH DISTRICT, FULTON COUNTY, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN R/W OF WASHINGTON STREET (40' R/W) AND THE NORTHERN R/W OF HARVARD AVENUE (40' R/W), THENCE ALONG SAID R/W OF WASHINGTON STREET NORTH 00 DEGREES 23 MINUTES 52 SECONDS EAST A DISTANCE OF 97.46 FEET TO A POINT, THENCE CONTINUING ALONG SAID R/W NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 184.30 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG THE WESTERN R/W OF SAID WASHINGTON STREET NORTH 00 DEGREES 24 MINUTES 02 SECONDS EAST A DISTANCE OF 88.03 FEET TO A POINT, THENCE LEAVING SAID R/W NORTH 49 DEGREES 13 MINUTES 38 SECONDS EAST A DISTANCE OF 13.29 FEET TO A POINT, THENCE SOUTH 00 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 108.26 FEET TO A POINT, THENCE NORTH 40 DEGREES 38 MINUTES 37 SECONDS WEST A DISTANCE OF 15.23 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 0.02 AC/981 SQ.FT.

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**JACOB & HEFNER ASSOCIATES**  
 3440 Blue Springs Road NW, Suite 101  
 Kennesaw, GA 30144  
 PHONE: (770) 672-2276  
 www.jacobandhefner.com

PARKING EASEMENTS FOR:  
**ION ARTS**  
 LOCATED IN LAND LOT 161 ~ 14TH DISTRICT  
 CITY OF COLLEGE PARK  
 FULTON COUNTY, GEORGIA

Survey No.:	F954
Ordered By:	PAVAN IYER
Date Prepared:	10-27-2021
Scale:	1"=30'



**SUMMARY OF PROPOSED USES (ZONING: TOD)**

**RESIDENTIAL (TOTAL: 96 UNITS)**

BLDG A: 20 UNITS (rental)  
 BLDG B: 16 UNITS (for-sale condos)  
 BLDG C: 60 UNITS (rental)

**RETAIL (TOTAL: 2,000 SF)**

BLDG A: 1,000 SF

**OFFICE (TOTAL: 5,393 SF)**

BLDG B: 5,393 SF (for-sale commercial space)

**GALLERY (TOTAL: 900 SF)**


BLDG C: 900 SF

**CHURCH (TOTAL: 150 SEATS)**


EXISTING UMC: 150 SEATS

**SUMMARY OF PROPOSED PARKING STRATEGY**

**OFF-STREET PARKING (TOTAL: 102 SPACES)**

 LOT A : 26 Total Spaces (3 ADA)  
 Shared for church, office and gallery uses

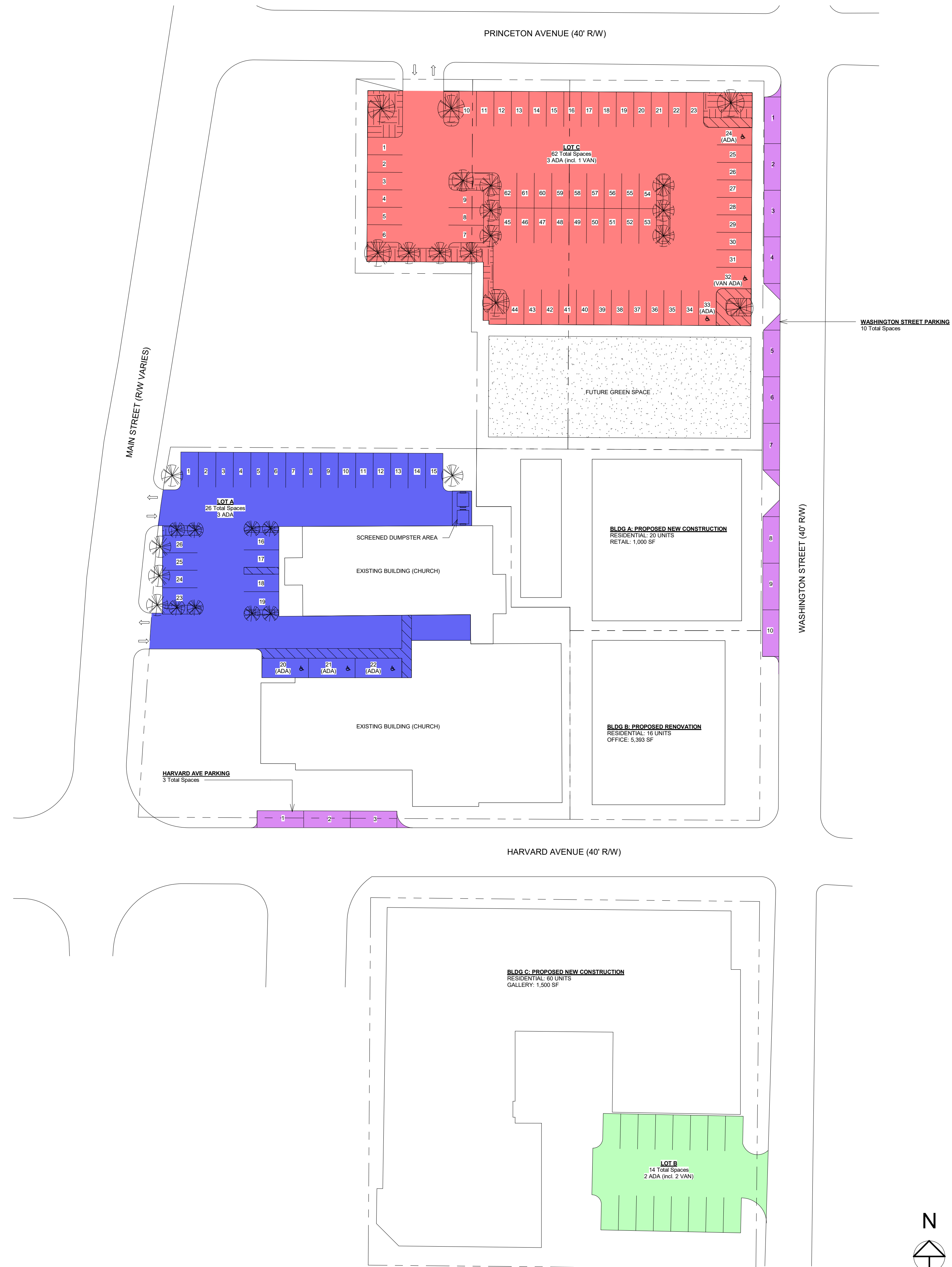
 LOT B: 14 Total Spaces (2 ADA)  
 Shared for BLDG C residential and gallery uses

 LOT C: 62 Total Spaces (3 ADA)  
 Shared for BLDG C residential, church, office and gallery uses

**NEW STREET PARKING (TOTAL: 13 SPACES)**

Time restricted for BLDG B Condos and shared for office and retail uses

 WASHINGTON STREET: 10 Total Spaces  
 HARVARD AVE: 3 Total Spaces (1 ADA)



PROJECT:  
**ION MASTER DEVELOPMENT**

EV PROJECT CODE: **200713**

3726 E Main St  
 College Park, GA 30337

**SCALE:**  
**As indicated**

**eightvillage**

135 Auburn Ave NE  
 Atlanta, GA 30303  
 T 678.371.7791

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

DATE: 11/24/2021  
 PHASE: -  
 PREPARED BY: PI

#	REVISION	ISSUE	DATE
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**PROPOSED NEW PARKING PLAN**



**A 0.10**



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9260

**DATE:** November 23, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** Driveway Apron Ordinance Update

One may ask, is the city responsible for driveway apron?

Homeowners may be surprised to find they don't own the apron portion of their driveway yet are responsible for maintaining it. In winter, the homeowner may also be responsible for removing snow and ice from both the sidewalk and the driveway apron.

Construction and maintenance of driveway aprons on public streets is the responsibility of the property owner who uses the apron. In addition, construction of all aprons for new driveways and relocation or modification of an existing apron is the property owner's responsibility, and the owner must obtain all appropriate right-of-way permits.

The driveway apron is usually located on the public right-of-way, but the homeowner is typically responsible for maintaining the apron and any drainage pipes beneath the apron.

Also, what is the purpose of a driveway apron? A driveway apron connects the driveway to the sidewalk or the main street. A well-constructed driveway apron facilitates smoother and less stressful transition from the driveway to the street.

Concrete driveway aprons cost \$4 to \$10 per square foot or \$1,000 to \$1,600 on average for a two-car driveway.

A concrete apron is an 8- to 10-foot long section of pavement where the driveway meets the public street, and typically spans the driveway's full width. Many cities regulate driveway aprons as public access spaces.

**ATTACHMENTS:**

- ADK edits Printout-9225-1047 (PDF)

**Review:**

- Jackson Myers Completed 11/16/2021 3:48 PM
- Sonya Harold Completed 11/17/2021 10:09 AM
- City Attorney's Office Completed 11/22/2021 8:05 PM
- Sonya Harold Completed 11/23/2021 8:31 AM
- Mercedes Miller Completed 11/23/2021 10:26 AM
- Mayor & City Council Pending 12/06/2021 7:30 PM



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9225

**DATE:** November 4, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** Driveway Apron Ordinance update

Similarly one may ask, is the city responsible for driveway apron?

Homeowners may be surprised to find they don't always own the apron portion of their driveway yet are responsible for maintaining and repairing it. In winter, the homeowner may also be responsible for removing snow and ice from both the sidewalk and the driveway apron.

Construction and maintenance of driveway aprons adjoining public streets is the responsibility of the property owner whose driveway is accessed using the apron. In addition, construction of all aprons for new driveways and relocation or modification of an existing apron is the property owner's responsibility, and the owner must obtain all appropriate right-of-way permits.

The driveway apron is usually located either partially or fully in the public right-of-way, but the homeowner is nonetheless responsible for maintaining the apron and any drainage pipes beneath the apron.

Also, what is the purpose of a driveway apron? A driveway apron connects the driveway to the sidewalk or the main street. A well-constructed driveway apron facilitates smoother and less stressful transition from the driveway to the street. **Concrete driveway aprons cost \$4 to \$10 per square foot or \$1,000 to \$1,600 on average for a two-car driveway.** A concrete apron is an 8- to 10-foot-long section of pavement where the driveway meets the public street, and typically spans the driveway's full width. Many cities regulate driveway aprons as public access spaces.

**ATTACHMENTS:**

- 2021.10.01 - CP Driveway Apron Ordinance\_j (PDF)

**Review:**

- Jackson Myers Pending
- Airport Affairs Pending
- Sonya Harold Pending
- Mercedes Miller Pending
- Mayor & City Council Pending 11/15/2021 7:30 PM



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9261

**DATE:** November 23, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** Updating our City Ordinance on multiple dwelling

The city staff is updating our city ordinance to follow the new construction design guidance for construction of multi-family buildings. General Contractors must include this requirement in their design for each unit to be individually metered, sub-metered, or equipped with an alternate technology capable of tracking water use and making the information available to the residents of the individual unit. Individual metering or sub-metering of each unit allows residents to understand and better manage their water use.

### How are water meters used in apartment complexes?

Every condominium complex, apartment complex, or other residential building, with individual dwelling units, uses a different amount of water. All future developments within College Park must have a water sub-meter for each unit. All newly constructed buildings must come equipped with a master meter that measures how much water the building tenants use. The master meter does not inform each dwelling unit how much water each one consumes.

### ATTACHMENTS:

- SB 370 (PDF)
- Georgia Passes Legislation Requiring Water Submetering (PDF)
- OCGA 12-5-180.1(PDF)
- CP- Multi-Unit Meter Ordinance- 11.22.21 (PDF)

### Review:

- Jackson Myers Completed 11/17/2021 12:08 PM
- Danielle Matricardi Completed 11/23/2021 9:45 AM

Updated: 11/23/2021 10:35 AM by Sabrina Walters

Page 1

- Sabrina Walters Completed 11/23/2021 10:36 AM
- Sonya Harold Completed 11/23/2021 11:43 AM
- Mercedes Miller Completed 11/23/2021 11:55 AM
- Mayor & City Council Pending 12/06/2021 7:30 PM



Senate Bill 370

By: Senators Tolleson of the 20th, Bulloch of the 11th, Cowser of the 46th, Hooks of the 14th, Weber of the 40th and others

**AS PASSED**

A BILL TO BE ENTITLED

AN ACT

1 To enact and revise provisions of law relating to water supply and water conservation; to  
 2 state legislative findings; to amend Chapter 5 of Title 12 of the Official Code of Georgia  
 3 Annotated, relating to water resources, so as to require the Georgia Department of Natural  
 4 Resources, including its Environmental Protection Division, the Georgia Environmental  
 5 Facilities Authority, the Georgia Department of Community Affairs, the Georgia Forestry  
 6 Commission, the Georgia Department of Community Health, including its Division of Public  
 7 Health, the Georgia Department of Agriculture, and the Georgia Soil and Water Conservation  
 8 Commission to examine their practices, programs, policies, rules, and regulations in order  
 9 to develop programs and incentives for voluntary water conservation and to make regular  
 10 reports of measurable progress to the Governor, Lieutenant Governor, Speaker of the House,  
 11 and General Assembly; to require the establishment of best management practices by public  
 12 water systems; to change provisions relating to state and local watering restrictions; to  
 13 provide for the classification and continuation or discontinuation of certain farm use water  
 14 withdrawal permits; to provide for measuring and separate charging of water to units in  
 15 certain new construction; to amend Article 1 of Chapter 2 of Title 8 of the Official Code of  
 16 Georgia Annotated, relating to buildings in general, so as to require high-efficiency toilets,  
 17 shower heads, and faucets; to require high-efficiency cooling towers; to create the Joint  
 18 Committee on Water Supply; to provide for related matters; to provide for an effective date;  
 19 to repeal conflicting laws; and for other purposes.

20 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

21 **SECTION 1.**

22 The General Assembly recognizes the imminent need to create a culture of water  
 23 conservation in the State of Georgia. The General Assembly also recognizes the imminent  
 24 need to plan for water supply enhancement during future extreme drought conditions and  
 25 other water emergencies. In order to achieve these goals, the General Assembly directs the  
 26 Georgia Department of Natural Resources to coordinate with its Environmental Protection

27 Division, the Georgia Environmental Facilities Authority, the Georgia Department of  
 28 Community Affairs, the Georgia Forestry Commission, the Georgia Department of  
 29 Community Health, including its Division of Public Health, the Georgia Department of  
 30 Agriculture, and the Georgia Soil and Water Conservation Commission to work together as  
 31 appropriate to develop programs for water conservation and water supply.

32 **SECTION 2.**

33 Chapter 5 of Title 12 of the Official Code of Georgia Annotated, relating to water resources,  
 34 is amended by inserting in lieu of reserved Code Section 12-5-4 a new Code Section 12-5-4  
 35 to read as follows:

36 "12-5-4.

37 (a) As used in this Code section, the term 'agency' or 'agencies' means the Georgia  
 38 Department of Natural Resources, including its Environmental Protection Division, the  
 39 Georgia Environmental Facilities Authority, the Georgia Department of Community  
 40 Affairs, the Georgia Forestry Commission, the Georgia Department of Community Health,  
 41 including its Division of Public Health, the Georgia Department of Agriculture, and the  
 42 Georgia Soil and Water Conservation Commission individually or collectively as the text  
 43 requires.

44 (b) On or before August 1, 2010, the agencies shall examine their practices, programs,  
 45 policies, rules, and regulations to identify opportunities to provide enhanced programming  
 46 and incentives for voluntary water conservation. The agencies shall, without limitation,  
 47 identify and provide for rules, regulations, incentives, or opportunities to:

48 (1) Include water conservation measures in the comprehensive plans submitted to the  
 49 Department of Community Affairs by local governments;

50 (2) Provide technical assistance to local governments and public water systems for water  
 51 loss abatement activities;

52 (3) Support state-wide water campaigns and public outreach programs, such as Conserve  
 53 Georgia and WaterFirst programs;

54 (4) Encourage residential and commercial retrofits for water efficient fixtures and  
 55 equipment;

56 (5) Encourage residential and commercial retrofits for water efficient landscaping  
 57 irrigation systems;

58 (6) Encourage the installation of landscapes in commercial and residential settings  
 59 utilizing landscape best management practices that include soil preparation, plant  
 60 selection, and water use efficiency;

61 (7) Encourage the use of rain water and gray water, where appropriate, in lieu of potable  
 62 water;

- 63 (8) Encourage the installation of submeters on existing nonsubmetered multifamily  
 64 complexes and multiunit commercial and industrial complexes;
- 65 (9) Encourage public water systems to develop and improve water loss abatement  
 66 programs;
- 67 (10) Encourage public water systems to implement the industry's best management  
 68 practices for controlling water loss and achieve the recommended standards;
- 69 (11) Provide incentives for residential and commercial water conservation pricing by  
 70 public water systems;
- 71 (12) Provide incentives for public water systems to use full cost accounting;
- 72 (13) Encourage voluntary inclusion of water conservation guidelines in applications for  
 73 new ground-water withdrawal permits and surface-water withdrawal permits; and
- 74 (14) Examine the effect that water conservation has on water rates and consider policies  
 75 to mitigate the financial impact that rate increases or reductions in water use have on  
 76 water utilities and water users.
- 77 (c) On or before August 1, 2010, the agencies shall examine their practices, programs,  
 78 policies, rules, and regulations to identify opportunities to enhance the state's water supply.  
 79 The agencies shall, without limitation, identify opportunities to:
- 80 (1) Obtain funding; and
- 81 (2) Conduct feasibility studies on reservoir dredging and water management measures  
 82 that could enhance water supply when funding is available.
- 83 (d) Each agency shall coordinate with the Department of Natural Resources to:
- 84 (1) Establish administrative programs and procedures to encourage water conservation  
 85 and to enhance the state's water supply consistent with the results of the reviews required  
 86 under subsections (b) and (c) of this Code section;
- 87 (2) Submit an interim report of the reviews required under subsections (b) and (c) of this  
 88 Code section to the Governor, Lieutenant Governor, and Speaker of the House on or  
 89 before July 1, 2010, which shall include, at a minimum, the programmatic changes and  
 90 proposed changes being implemented to encourage water conservation and to enhance  
 91 the state's water supply;
- 92 (3) Submit a final report of the review required under subsections (b) and (c) of this  
 93 Code section to the General Assembly by August 1, 2010, which report shall include at  
 94 a minimum an outline and narrative summary of the rules, regulations, and policies that  
 95 have been adopted to encourage water conservation and to enhance the state's water  
 96 supply; and
- 97 (4) Submit a report to the General Assembly on or before January 1 of 2011, 2012, 2013,  
 98 2014, and 2015 including an outline and narrative summary of the the programmatic  
 99 changes encouraging water conservation and to enhance the state's water supply that were

100 implemented during the immediately preceding calendar year, outlining the agency's  
 101 goals for the next calendar year, and identifying the rules, regulations, and policies that  
 102 were adopted to support those programmatic changes."

### 103 SECTION 3.

104 Said chapter is further amended by adding a new Code Section 12-5-4.1, to read as follows:

105 "12-5-4.1.

106 (a) As used in this Code section, the term:

107 (1) 'Division' means the Environmental Protection Division of the Department of Natural  
 108 Resources.

109 (2) 'Public water system' means a system for the provision to the public of piped water  
 110 for human consumption, if such system regularly serves at least 3,300 individuals. Such  
 111 term includes but is not limited to any collection, treatment, storage, and distribution  
 112 facilities under the control of the operator of such system and used primarily in  
 113 connection with such system and any collection or pretreatment storage facilities not  
 114 under such control which are used primarily in connection with such system.

115 (b) The Board of Natural Resources shall by January 1, 2011, adopt rules for the  
 116 minimum standards and best practices for monitoring and improving the efficiency and  
 117 effectiveness of water use by public water systems to improve water conservation. The  
 118 best practices program shall include without limitation:

119 (1) The establishment of an infrastructure leakage index;

120 (2) The establishment of categories of public water systems based on geographical size  
 121 and service population;

122 (3) A phased-in approach requiring public water systems to conduct standardized annual  
 123 water loss audits according to the International Water Association water audit  
 124 method/standard and to submit those audits to the division;

125 (4) A phased-in approach requiring public water systems to implement water loss  
 126 detection programs; and

127 (5) The development of a technical assistance program to provide guidance to public  
 128 water systems for water loss detection programs, to include without limitation metering  
 129 techniques, utilization of portable and permanent water loss detection devices, and  
 130 funding when available.

131 By January 1, 2012, public water systems serving at least 10,000 individuals shall have  
 132 conducted a water loss audit pursuant to the minimum standards and best practices adopted  
 133 by the Board of Natural Resources. By January 1, 2013, all other public water systems  
 134 shall have conducted a water loss audit pursuant to the minimum standards and best  
 135 practices adopted by the Board of Natural Resources. Audit results shall be submitted to

136 the division within 60 days of completion and shall be posted on the division's website in  
 137 a timely manner after receipt by the division."

138 **SECTION 4.**

139 Said chapter is further amended by revising Code Section 12-5-7, relating to local variances  
 140 from state restrictions on outdoor watering, as follows:

141 "12-5-7.

142 (a)(1) Any political subdivision of this state or local government authority may, upon  
 143 application to and approval by the director of the Environmental Protection Division of  
 144 the department for good cause shown, impose more stringent restrictions on outdoor  
 145 water use during nondrought periods or state declared periods of drought than those  
 146 applicable restrictions, if any, imposed by the state during such periods. For purposes of  
 147 this subsection, 'good cause' means evidence sufficient to support a reasonable  
 148 conclusion, considering available relevant information, that such additional restrictions  
 149 are necessary and appropriate to avoid or relieve a local water shortage. A variance  
 150 granted pursuant to this subsection shall be valid for such period as determined by the  
 151 director.

152 (2) Paragraph (1) of this subsection shall not prohibit a political subdivision or local  
 153 government authority from imposing more stringent restrictions on outdoor water use in  
 154 case of an emergency which immediately threatens the public health, safety, or welfare;  
 155 provided, however, that such emergency restrictions shall be valid for a period not  
 156 exceeding seven days unless a variance is granted by the director pursuant to  
 157 paragraph (1) of this subsection. If the director determines that a political subdivision or  
 158 local government authority is exercising emergency powers granted by this paragraph in  
 159 a manner to circumvent the necessity of obtaining such a variance, he or she may suspend  
 160 the emergency powers granted by this paragraph to such political subdivision or local  
 161 government authority.

162 (3) In the event that a political subdivision of this state or local government authority is  
 163 unable to satisfy reduced water consumption or other permit requirements under its water  
 164 withdrawal or operating permit due to its inability under this subsection to impose more  
 165 stringent restrictions on outdoor water use during periods of drought than those applicable  
 166 restrictions, if any, imposed by the state, such political subdivision or local government  
 167 authority shall be exempt from fines, sanctions, or other penalties applicable for such  
 168 failure upon the approval of the director of the Environmental Protection Division of the  
 169 department. The director shall consider all measures implemented by such political  
 170 subdivision or local government authority prior to issuing fines, sanctions, or other  
 171 penalties applicable, if any, for such failure. The political subdivision or local

172 government authority shall notify the director of the Environmental Protection Division  
 173 of the department within ten business days following the discovery of such failure. The  
 174 director may request additional information at any time to substantiate such a claim.

175 (4) The director of the Environmental Protection Division may revoke, suspend, or  
 176 modify, upon not less than three days' written notice, a political subdivision's or local  
 177 government authority's water withdrawal or waste treatment permit issued pursuant to  
 178 this chapter consistent with the health, safety, and welfare of the citizens of this state for  
 179 violation of paragraph (1) or (2) of this subsection or any variance granted pursuant  
 180 thereto.

181 (a.1)(1) Persons may irrigate outdoors daily for purposes of planting, growing,  
 182 managing, or maintaining ground cover, trees, shrubs, or other plants only between the  
 183 hours of 4 P.M. and 10:00 A.M.

184 (2) Paragraph (1) of this subsection shall not create any limitation upon the following  
 185 outdoor water uses:

186 (A) Commercial agricultural operations as defined in Code Section 1-3-3;

187 (B) Capture and reuse of cooling system condensate or storm water in compliance with  
 188 applicable local ordinances and state guidelines;

189 (C) Reuse of gray water in compliance with Code Section 31-3-5.2 and applicable local  
 190 board of health regulations adopted pursuant thereto;

191 (D) Use of reclaimed waste water by a designated user from a system permitted by the  
 192 Environmental Protection Division of the department to provide reclaimed waste water;

193 (E) Irrigation of personal food gardens;

194 (F) Irrigation of new and replanted plant, seed, or turf in landscapes, golf courses, or  
 195 sports turf fields during installation and for a period of 30 days immediately following  
 196 the date of installation;

197 (G) Drip irrigation or irrigation using soaker hoses;

198 (H) Handwatering with a hose with automatic cutoff or handheld container;

199 (I) Use of water withdrawn from private water wells or surface water by an owner or  
 200 operator of property if such well or surface water is on said property;

201 (J) Irrigation of horticultural crops held for sale, resale, or installation;

202 (K) Irrigation of athletic fields, golf courses, or public turf grass recreational areas;

203 (L) Installation, maintenance, or calibration of irrigation systems; or

204 (M) Hydroseeding.

205 (3) Governing authorities of counties and municipalities shall adopt the provisions of  
 206 paragraphs (1) and (2) of this subsection by ordinance, to become effective not later than  
 207 January 1, 2011, and violations of such adopted provisions shall be punished as ordinance  
 208 violations.

209 (b) Any political subdivision of this state or local government authority may apply for and,  
 210 upon approval by the director of the Environmental Protection Division of the department  
 211 for good cause shown, shall be granted an exemption from nonstatutory outdoor watering  
 212 restrictions or water use reductions imposed by the state. For purposes of this subsection,  
 213 'good cause' means evidence sufficient to support a reasonable conclusion, considering  
 214 available relevant information, that such restrictions, reductions, or both are not necessary  
 215 and appropriate to avoid or relieve a local water shortage. A variance granted pursuant to  
 216 this subsection shall be valid for such period as determined by the director.

217 (c) The director shall render a decision on an application made by a political subdivision  
 218 or local government authority under subsection (a) or (b) of this Code section within five  
 219 business days after receipt thereof.

220 ~~(d) This Code section shall stand repealed and reserved on July 1, 2010.~~

221 (d)(1) Any permittee who is aggrieved or adversely affected by any order or action of the  
 222 director of the Environmental Protection Division pursuant to this Code section shall have  
 223 a right to a hearing pursuant to the provisions of Code Section 12-2-2.

224 (2) Notwithstanding the stay provisions of subparagraph (c)(2)(B) of Code Section  
 225 12-2-2, the filing of a petition for a hearing before an administrative law judge from an  
 226 action taken pursuant to this Code section stays the order of the director of the  
 227 Environmental Protection Division for not more than five days and such stay shall  
 228 automatically be lifted without further action by the director if the petition has not been  
 229 ruled upon by the end of the fifth day following filing of the petition; provided, however,  
 230 that the petitioner's right to a hearing remains in full force and effect."

231 **SECTION 5.**

232 Said chapter is further amended in Code Section 12-5-31, relating to permits for withdrawal,  
 233 diversion, or impoundment of surface waters, by adding a new subsection to read as follows:

234 "(p) In addition to the other provisions of this Code section, there shall be established three  
 235 categories of farm use surface water withdrawal permits: active, inactive, and unused. The  
 236 rules and regulations implementing this subsection shall provide without limitation for the  
 237 following:

238 (1) An active farm use surface water withdrawal permit means one that has been acted  
 239 upon and used for allowable purposes;

240 (2) An inactive farm use surface water withdrawal permit means one where the permit  
 241 holder has requested inactive status in order to retain ownership of the permit for possible  
 242 future use or reuse. Inactive permits shall be retained by the permit holder without  
 243 modification;

244 (3) An unused farm use surface water withdrawal permit means one that has never been  
 245 used for allowable purposes. Unused permits expire after two years unless changed to  
 246 active or inactive status by notification to the director. Unused permits shall not be  
 247 transferred or assigned to subsequent owners of the lands as provided in paragraph (3) of  
 248 subsection (a) of this Code section;

249 (4) An inactive farm use surface water withdrawal permit shall be reclassified to an  
 250 active permit when the permit holder has given the director 60 days' written notice and  
 251 paid any applicable fees in accordance with paragraph (3) of subsection (a) of this Code  
 252 section; and

253 (5) The director shall, via certified mail, return receipt requested, contact, or cause to be  
 254 contacted, any person who holds a permit that the director has determined is unused. The  
 255 notification shall include the permit identification and information regarding the  
 256 classifications and procedures for changing classifications. The permit holder shall have  
 257 120 days to respond after which the director shall issue a second notice via certified mail,  
 258 return receipt requested. Two years after the date on which the director first notified the  
 259 permit holder via certified mail, return receipt requested, of the unused status  
 260 determination of the permit, the director shall revoke the permit if the permit holder has  
 261 not requested that the unused permit be reclassified as inactive or active."

## 262 SECTION 6 .

263 Said chapter is further amended in Code Section 12-5-105, relating to permits for use of  
 264 ground waters, by adding a new subsection to read as follows:

265 "(d) In addition to the other provisions of this Code section, there shall be established three  
 266 categories of farm use ground-water withdrawal permits: active, inactive, and unused. The  
 267 rules and regulations implementing this subsection shall provide without limitation for the  
 268 following:

269 (1) An active farm use ground-water withdrawal permit means one that has been acted  
 270 upon and used for allowable purposes;

271 (2) An inactive farm use ground-water withdrawal permit means one where the permit  
 272 holder has requested inactive status in order to retain ownership of the permit for possible  
 273 future use or reuse. Inactive permits shall be retained by the permit holder without  
 274 modification;

275 (3) An unused farm use ground-water withdrawal permit means one that has never been  
 276 used for allowable purposes. Unused permits expire after two years unless changed to  
 277 active or inactive status by notification to the director. Unused permits shall not be  
 278 transferred or assigned to subsequent owners of the lands as provided in paragraph (1) of  
 279 subsection (b) of this Code section:



280 (4) An inactive farm use ground-water withdrawal permit shall be reclassified to active  
 281 when the permit holder has given the director 60 days' written notice and paid any  
 282 applicable fees in accordance with subsection (a) of this Code section;  
 283 (5) The director shall, via certified mail, return receipt requested, contact, or cause to be  
 284 contacted, any person who holds a permit that the director has determined is unused. The  
 285 notification shall include the permit identification and information regarding the  
 286 classifications and procedures for changing classifications. The permit holder shall have  
 287 120 days to respond after which the director shall issue a second notice via certified mail,  
 288 return receipt requested. Two years after the date on which the director first notified the  
 289 permit holder via certified mail, return receipt requested, of the unused status  
 290 determination of the permit, the director shall revoke the permit if the permit holder has  
 291 not requested that the unused permit be reclassified as inactive or active."

292 **SECTION 7.**

293 Said chapter is further amended by revising Code Section 12-5-180.1, relating to allocating  
 294 water and waste-water usage among tenants and charging tenants for usage, as follows:

295 "12-5-180.1.

296 (a) Except as otherwise provided in subsections (c) and (d) of this Code section, the ~~The~~  
 297 owner or operator of a building containing residential units may install equipment or use  
 298 an economic allocation methodology to determine the quantity of water that is provided to  
 299 the tenants and used in the common areas of such a building; and the owner of such a  
 300 building may charge tenants separately for water and waste-water service based on usage  
 301 as determined through the use of such equipment or allocation methodology.

302 (b) Except as otherwise provided in subsections (c) and (d) of this Code section, the ~~The~~  
 303 owner or operator of a building containing residential units may charge tenants separately  
 304 for water and waste-water service, provided that the total amount of the charges to the  
 305 tenants of such a building shall not exceed the total charges paid by the owner or operator  
 306 for water and waste-water service for such building plus a reasonable fee for establishing,  
 307 servicing, and billing for water and waste-water service and provided, further, that the  
 308 terms of the charges are disclosed to the tenants prior to any contractual agreement.

309 (c) All new multiunit residential buildings permitted on or after July 1, 2012, shall be  
 310 constructed in a manner which will permit the measurement by a county, municipal, or  
 311 other public water system or by the owner or operator of water use by each unit. This  
 312 subsection shall not apply to any building constructed or permitted prior to July 1, 2012,  
 313 which is thereafter: (1) renovated; or (2) following a casualty or condemnation, renovated  
 314 or rebuilt.

315 (d) All new multiunit retail and light industrial buildings permitted or with a pending  
316 permit application on or after July 1, 2012, shall be constructed in a manner which will  
317 permit the measurement by the owner or operator of water use by each unit. This  
318 subsection shall not apply to any building constructed or permitted prior to July 1, 2012,  
319 which is thereafter: (1) renovated; or (2) following a casualty or condemnation, renovated  
320 or rebuilt. This subsection is not intended to apply to newly constructed multiunit office  
321 buildings or office components of mixed use developments. Multiunit office buildings and  
322 the office component of mixed use developments may seek reimbursement from office  
323 tenants for water and waste-water use through an economic allocation which approximates  
324 the water use of each tenant based on square footage. The retail component of a mixed use  
325 development shall be constructed in a manner which will permit the measurement by the  
326 owner or operator of water use by each retail unit.

327 (e)(1) A county, municipal, or other public water system, if applicable, or the owner or  
328 operator of a building which is subject to subsection (c) or (d) of this Code section shall  
329 seek reimbursement for water and waste-water usage by the units through an economic  
330 allocation methodology which is based on the measured quantity of water used by each  
331 unit.

332 (2) The owner or operator of such a building which includes common areas for the  
333 benefit of the units may also seek reimbursement for common area water and waste-water  
334 use through an economic allocation which approximates the portion of the common area  
335 water and waste-water services allocable to each unit.

336 (3) The total amount of charges to the units under paragraphs (1) and (2) of this  
337 subsection shall not exceed the total charges paid by the owner or operator for water and  
338 waste-water service for the building, plus a reasonable fee for establishing, servicing, and  
339 billing water and waste-water consumption.

340 (4) The director shall be empowered to issue a temporary waiver of this subsection upon  
341 a showing by an owner or operator of a building subject to this subsection that  
342 compliance with this subsection has temporarily become impracticable due to  
343 circumstances beyond the control of the owner or operator. Such waiver shall be limited  
344 in duration to the period during which such circumstances remain in effect and beyond  
345 the control of the owner or operator to change.

346 (5) The owner or operator who seeks reimbursement for water and waste-water usage as  
347 required by this chapter shall be relieved of liability for actions or inactions that occur as  
348 a result of billing or meter-reading errors by an unaffiliated third-party billing or  
349 meter-reading company.

350 (f) A county, municipal, or other public water system shall be prohibited from charging  
351 any fee or levy for the installation or use of privately owned meters or other devices which

352 measure or assist in the measurement of water use under subsection (c) of this Code  
 353 section; provided, however, a county, municipal or other public water system shall be  
 354 permitted to charge a fee or levy for the installation or use of publicly owned meters or  
 355 other devices which measure or assist in the measurement of water use.

356 (g) Subsections (c), (d), and (e) of this Code section shall not apply to any construction of  
 357 a building the permit for which was granted prior to July 1, 2012."

### 358 SECTION 8.

359 Article 1 of Chapter 2 of Title 8 of the Official Code of Georgia Annotated, relating to  
 360 buildings in general, is amended by revising Code Section 8-2-3, relating to requirements for  
 361 toilets, shower heads, and faucets, as follows:

362 "8-2-3.

363 (a) On or before July 1, 2012, the department, with the approval of the board, shall amend  
 364 applicable state minimum standard codes to require the installation of high-efficiency  
 365 plumbing fixtures in all new construction permitted on or after July 1, 2012.

366 (b) As used in this Code section, the term:

367 (1) ~~'Commercial' means any type of building other than residential.~~

368 (2) 'Construction' means the erection of a new building or the alteration of an existing  
 369 building in connection with its repair or renovation or in connection with making an  
 370 addition to an existing building and shall include the replacement of a malfunctioning,  
 371 unserviceable, or obsolete faucet, showerhead, toilet, or urinal in an existing building.

372 (2) 'Department' means the Department of Community Affairs.

373 (3) ~~'Residential' means any building or unit of a building intended for occupancy as a~~  
 374 ~~dwelling but shall not include a hotel or motel.~~ 'Lavatory faucet' means a faucet that  
 375 discharges into a lavatory basin in a domestic or commercial installation.

376 (4) 'Plumbing fixture' means a device that receives water, waste, or both and discharges  
 377 the water, waste, or both into a drainage system. The term includes a kitchen sink, utility  
 378 sink, lavatory, bidet, bathtub, shower, urinal, toilet, water closet, or drinking water  
 379 fountain.

380 (5) 'Plumbing fixture fitting' means a device that controls and directs the flow of water.  
 381 The term includes a sink faucet, lavatory faucet, showerhead, or bath filler.

382 (6) 'Pressurized flushing device' means a device that contains a valve that:

383 (A) Is attached to a pressurized water supply pipe that is of sufficient size to deliver  
 384 water at the necessary rate of flow to ensure flushing when the valve is open; and

385 (B) Opens on actuation to allow water to flow into the fixture at a rate and in a quantity  
 386 necessary for the operation of the fixture and gradually closes to avoid water hammer.

387 (7) 'Toilet' means a water closet.

388 (8) 'Water closet' means a fixture with a water-containing receptor that receives liquid  
 389 and solid body waste and on actuation conveys the waste through an exposed integral trap  
 390 into a drainage system and which is also referred to as a toilet.

391 (9) 'WaterSense™' means a voluntary program of the United States Environmental  
 392 Protection Agency designed to identify and promote water efficient products and  
 393 practices.

394 ~~(b) After April 1, 1992, there shall not be initiated within this state the construction of any~~  
 395 ~~residential building of any type which:~~

396 (c) The standards related to high-efficiency plumbing fixtures shall include without  
 397 limitation, the following:

398 ~~(1) Employs a gravity tank-type, flushometer-valve, or flushometer-tank toilet that uses~~  
 399 ~~more than an average of 1.6 gallons of water per flush; provided, however, this paragraph~~  
 400 ~~shall not be applicable to one-piece toilets until July 1, 1992; A water closet or toilet that:~~

401 (A) Is a dual flush water closet that meets the following standards:

402 (i) The average flush volume of two reduced flushes and one full flush may not  
 403 exceed 1.28 gallons;

404 (ii) The toilet meets the performance, testing, and labeling requirements prescribed  
 405 by the following standards, as applicable:

406 (I) American Society of Mechanical Engineers Standard A112.19.2-2008; and

407 (II) American Society of Mechanical Engineers Standard A112.19.14-2006  
 408 'Six-Liter Water Closets Equipped with a Dual Flushing Device'; and

409 (iii) Is listed to the WaterSense™ Tank-Type High Efficiency Toilet Specification;

410 or

411 (B) Is a single flush water closet, including gravity, pressure assisted, and  
 412 electro-hydraulic tank types, that meets the following standards:

413 (i) The average flush volume may not exceed 1.28 gallons;

414 (ii) The toilet must meet the performance, testing, and labeling requirements  
 415 prescribed by the American Society of Mechanical Engineers Standard  
 416 A112.192/CSA B45.1 or A112.19.14; and

417 (iii) The toilet must be listed to the WaterSense™ Tank-Type High Efficiency Toilet  
 418 Specification;

419 ~~(2) Employs a A shower head that allows a flow of no more than an average of 2.5~~  
 420 ~~gallons of water per minute at 60 pounds per square inch of pressure;~~

421 ~~(3) Employs a A urinal that uses more than an average of 1.0 gallon of water per flush;~~  
 422 ~~and associated flush valve that:~~

423 (A) Uses no more than 0.5 gallons of water per flush;

- 424 (B) Meets the performance, testing, and labeling requirements prescribed by the  
 425 American Society of Mechanical Engineers Standard A112.19.2/CSA B45.1;
- 426 (C) For flushing urinals, meets all WaterSense™ specifications for flushing urinals;  
 427 and
- 428 (D) Where nonwater urinals are employed, complies with American Society of  
 429 Mechanical Engineers Standard A112.19.3/CSA B45.4 or American Society of  
 430 Mechanical Engineers Standard A112.19.19/CSA B45.4. Nonwater urinals shall be  
 431 cleaned and maintained in accordance with the manufacturer's instructions after  
 432 installation. Where nonwater urinals are installed they shall have a water distribution  
 433 line roughed-in to the urinal location at a minimum height of 56 inches (1,422 mm) to  
 434 allow for the installation of an approved backflow prevention device in the event of a  
 435 retrofit. Such water distribution lines shall be installed with shut-off valves located as  
 436 close as possible to the distributing main to prevent the creation of dead ends. Where  
 437 nonwater urinals are installed, a minimum of one water supplied fixture rated at a  
 438 minimum of one water supply fixture unit shall be installed upstream on the same drain  
 439 line to facilitate drain line flow and rinsing;
- 440 (4) ~~Employs a~~ A lavatory faucet or lavatory replacement aerator that allows a flow of no  
 441 more than 2.0 1.5 gallons of water per minute at a pressure of 60 pounds per square inch  
 442 in accordance with American Society of Mechanical Engineers Standard A112.18.1/CSA  
 443 B.125.1 and listed to the WaterSense™ High-Efficiency Lavatory Faucet Specification;  
 444 ~~or~~ and
- 445 (5) ~~Employs a~~ A kitchen faucet or kitchen replacement aerator that allows a flow of no  
 446 more than 2.5 2.0 gallons of water per minute.
- 447 ~~(c) On and after July 1, 1992, there shall not be initiated within this state the construction~~  
 448 ~~of any commercial building of any type which does not meet the requirements of~~  
 449 ~~paragraphs (1) through (5) of subsection (b) of this Code section.~~
- 450 ~~(d) The requirements of subsection (b) of this Code section shall apply to any residential~~  
 451 ~~construction initiated after April 1, 1992, and to any commercial construction initiated after~~  
 452 ~~July 1, 1992, which involves the repair or renovation of or addition to any existing building~~  
 453 ~~when such repair or renovation of or addition to such existing building includes the~~  
 454 ~~replacement of toilets or showers or both. To the extent that the standards set forth in this~~  
 455 Code section exceed the National Energy Conservation Policy Act, as amended, and 10  
 456 C.F.R. 430.32, the department is directed to petition the Department of Energy for a waiver  
 457 of federal preemption pursuant to 42 U.S.C. Section 6297(d).
- 458 (e) The department is directed to amend the applicable state minimum codes so as to  
 459 permit counties ~~Counties~~ and municipalities ~~are authorized and directed to provide by~~  
 460 ordinance for an exemption to the requirements of subsections (b), (c), and (d) subsection

461 (c) of this Code section, relative to new construction and to the repair or renovation of an  
 462 existing building, under the following conditions:

463 (1) When the repair or renovation of the existing building does not include the  
 464 replacement of the plumbing or sewage system servicing toilets, faucets, or shower heads  
 465 within such existing building;

466 (2) When such plumbing or sewage system within such existing building, because of its  
 467 capacity, design, or installation, would not function properly if the toilets, faucets, or  
 468 shower heads required by this part were installed;

469 (3) When such system is a well or gravity flow from a spring and is owned privately by  
 470 an individual for use in such individual's personal residence; or

471 (4) When units to be installed are:

472 (A) Specifically designed for use by persons with disabilities;

473 (B) Specifically designed to withstand unusual abuse or installation in a penal  
 474 institution; or

475 (C) Toilets for juveniles.

476 (f) The ordinances adopted by counties and municipalities pursuant to subsection (e) of  
 477 this Code section shall provide procedures and requirements to apply for the exemption  
 478 authorized by said subsection.

479 ~~(g) This Code section shall not apply to any construction of a residential building the  
 480 contract for which was entered into prior to April 1, 1992, and shall not apply to any  
 481 construction of a commercial building the contract for which was entered into prior to July  
 482 1, 1992.~~

483 ~~(h)~~ Any person who installs any toilet, faucet, urinal, or shower head in violation of this  
 484 Code section shall be guilty of a misdemeanor.

485 ~~(i)~~(h) Before ~~April 1, 1992~~ July 1, 2012, a city, county, or authority shall adopt and  
 486 enforce the provisions of this Code section in order to be eligible to receive any of the  
 487 following grants, loans, or permits:

488 (1) A water or waste-water facilities grant administered by the Department of Natural  
 489 Resources or the Department of Community Affairs; or

490 (2) A water or waste-water facilities loan administered by the Georgia Environmental  
 491 Facilities Authority.

492 ~~(j)~~(i) ~~For purposes of this part, after April 1, 1992, After July 1, 2012, the sale of a gravity  
 493 tank-type, flushometer-valve, or flushometer-tank toilet that uses more than an average of  
 494 1.6 1.28 gallons of water per flush shall be is prohibited in this state.~~

495 ~~(k)~~(j) The provisions of this Code section shall not be construed to prohibit counties or  
 496 municipalities from adopting and enforcing local ordinances which provide requirements  
 497 which are more stringent than the requirements of this Code section."

498 **SECTION 9.**

499 Said article is further amended in Code Section 8-2-23, relating to amendment and revision  
500 of state minimum code standards, by adding a new subsection to read as follows:

501 "(c)(1) On or before July 1, 2012, the department, with the approval of the board, shall  
502 amend applicable state minimum standard codes to require the installation of  
503 high-efficiency cooling towers in new construction permitted on or after July 1, 2012.

504 (2) As used in this subsection, the term 'cooling tower' means a building heat removal  
505 device used to transfer process waste heat to the atmosphere.

506 (3) The standards related to high-efficiency cooling towers shall include without  
507 limitation the minimum standards prescribed by the American Society of Heating,  
508 Refrigerating, and Air-Conditioning Engineers Standard 90.1 as adopted and amended  
509 by the department."

510 **SECTION 10.**

511 There is created the Joint Committee on Water Supply to be composed of ten members as  
512 follows: five members of the House of Representatives shall be appointed by the Speaker of  
513 the House with one being the chairperson of the House Natural Resources and Environment  
514 Committee and five members of the Senate shall be appointed by the President of the Senate  
515 with one being the chairperson of the Senate Natural Resources and the Environment  
516 Committee. The House and Senate Natural Resources and Environment Committee  
517 chairpersons shall serve as co-chairpersons. The committee shall meet on the call of either  
518 co-chairperson. The committee shall undertake a study and analysis of the current status of  
519 the state's reservoir system and shall conduct a comprehensive analysis of the state's strategic  
520 needs for additional water supply, including without limitation the identification of creative  
521 financing options for water reservoirs and other opportunities for water supply enhancement.  
522 The committee may conduct its meetings at such places and at such times as it may deem  
523 necessary or convenient to enable it to exercise fully and effectively its powers, perform its  
524 duties, and accomplish its objectives and purposes. The members of the committee shall  
525 receive the allowances authorized for legislative members of interim legislative committees  
526 but shall receive the same for not more than five days unless additional days are authorized.  
527 The funds necessary to carry out the provisions of this section shall come from the funds  
528 appropriated to the House of Representatives and Senate. The committee is directed to make  
529 a report of its findings and recommendations not later than December 31, 2010. The  
530 committee shall stand abolished on December 31, 2010.

531 **SECTION 11.**

532 This Act shall become effective upon its approval by the Governor or upon its becoming law  
533 without such approval.

534 **SECTION 12.**

535 All laws and parts of laws in conflict with this Act are repealed.



February 29, 2012 by [ratesandregulations](#)

In April 2010 Georgia passed the “Georgia Water Stewardship Act”. The idea of the act is a comprehensive proposal that will encourage water conservation, reduce wasteful usage and incentivize innovation in both increasing water supply and lessening demand. Many of the proposals in the Georgia Water Stewardship Act of 2010 are based on recommendations from the Governor’s Water Contingency Task Force, which met in the fall and winter of 2009 and featured more than 80 business, government and environmental leaders from around Georgia.

“This bill represents the hard work and effort of the water task force and provides a road map towards being better stewards of our limited natural resources,” Governor Perdue said. “We have made great strides in creating a culture of conservation in Georgia, and these measures will continue our commitment to protect our state for future generations.”

The biggest innovation that this act puts in place begins in July 2012. All new residential and commercial multi-unit projects will be required by legislation to install sub-metering so that each unit will receive consumption reports and have incentive to practice conservation measures. The committee that put this in to effect was able to prove that submetering drastically reduces consumption at large residential and commercial properties. When tenants are held responsible for how much water they are using, they make an active effort to use less.

It’s important to note that this legislation specifically only requires all multi-tenant residential, commercial and industrial buildings permitted for construction on or after July 1, 2012 to install submeters and bill tenants according to their individual water use. This legislation only applies to new construction going forward.

This is a major step in the right direction for state-wide green initiatives. Georgia is the first state to require submetering in all new construction. Many states such as New York are looking at similar legislation. It won’t be long before many states will follow Georgia’s example and make submetering a requirement.

It’s extremely important for property management companies in Georgia to team up with quality meter installation, reading, and billing services in order to fulfill this new requirement. Energy Management Systems can provide meter installation, billing, collection services, consulting, and comprehensive energy solutions for commercial and multi-family properties.

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## Georgia State Submetering Policies

[Georgia's 2010 Water Stewardship Act](#) requires submetering of each new multi-unit residential building and certain retail and light industrial buildings granted a construction permit after July 1, 2012. Tenants in these new buildings must be charged for water and wastewater use based on their measured usage.

**The act also encourages but does not require the installation of sub-meters in existing multi-unit buildings and for any office components of newly constructed multi-unit buildings.** The act also allows an affected building's owner to seek reimbursement from tenants for common area water usage through an allocation based formula; allows the owner to charge a reasonable fee for establishing, servicing, and billing the tenant's water service; allows water companies to charge for sub-meter installations; relieves owners from liability that results from billing or meter-reading errors by an

unaffiliated third-party; and allows the requirement to be temporarily waived under certain circumstances.

DeKalb County, GA, which provides public water service, enacted an ordinance in 2008 that requires sub-meters for any water supplied to a multi-unit residential building built after June 1, 2008. It allows multi-unit property owners or landlords to use the sub-meters to bill each tenant for their actual water use. It also requires water meters for any single family residence or condominium built after July 1, 2008.

Document: O.C.G.A. § 12-5-180.1

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## O.C.G.A. § 12-5-180.1

### Copy Citation

Current through the 2021 Regular Session of the General Assembly.

**GA - Official Code of Georgia Annotated TITLE 12. CONSERVATION AND NATURAL RESOURCES CHAPTER 5. WATER RESOURCES ARTICLE 3. WELLS AND DRINKING WATER PART 5. PUBLIC WATER SYSTEMS**

### § 12-5-180.1. Allocating water and waste-water usage among tenants; charging tenants for usage; measuring water usage

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**(a)** Except as otherwise provided in subsections (c) and (d) of this Code section, the owner or operator of a building containing residential units may install equipment or use an economic allocation methodology to determine the quantity of water that is provided to the tenants and used in the common areas of such a building; and the owner of such a building may charge tenants separately for water and waste-water service based on usage as determined through the use of such equipment or allocation methodology.

**(b)** Except as otherwise provided in subsections (c) and (d) of this Code section, the owner or operator of a building containing residential units may charge tenants separately for water and waste-water service, provided that the total amount of the charges to the tenants of such a building shall not exceed the total charges paid by the owner or operator for water and waste-water service for such building plus a reasonable fee for establishing, servicing, and billing for water and waste-water service and provided, further, that the terms of the charges are disclosed to the tenants prior to any contractual agreement.

**(c)** All new multiunit residential buildings permitted on or after July 1, 2012, shall be constructed in a manner which will permit the measurement by a county, municipal, or other public water system or by the owner or operator of water use by each unit. This subsection shall not apply to any building constructed or permitted prior to July 1, 2012, which is thereafter: (1) renovated; or (2) following a casualty or condemnation, renovated or rebuilt.

**(d)** All new multiunit retail and light industrial buildings permitted or with a pending permit application on or after July 1, 2012, shall be constructed in a manner which will permit the measurement by the

owner or operator of water use by each unit. This subsection shall not apply to any building constructed or permitted prior to July 1, 2012, which is thereafter: (1) renovated; or (2) following a casualty or

condemnation, renovated or rebuilt. This subsection is not intended to apply to newly constructed multiunit office buildings or office components of mixed use developments. Multiunit office buildings and the office component of mixed use developments may seek reimbursement from office tenants for water and waste-water use through an economic allocation which approximates the water use of each tenant based on square footage. The retail component of a mixed use development shall be constructed in a manner which will permit the measurement by the owner or operator of water use by each retail unit.

**(e)**

**(1)** A county, municipal, or other public water system, if applicable, or the owner or operator of a building which is subject to subsection (c) or (d) of this Code section shall seek reimbursement for water and waste-water usage by the units through an economic allocation methodology which is based on the measured quantity of water used by each unit.

**(2)** The owner or operator of such a building which includes common areas for the benefit of the units may also seek reimbursement for common area water and waste-water use through an economic allocation which approximates the portion of the common area water and waste-water services allocable to each unit.

**(3)** The total amount of charges to the units under paragraphs (1) and (2) of this subsection shall not exceed the total charges paid by the owner or operator for water and waste-water service for the building, plus a reasonable fee for establishing, servicing, and billing water and waste-water consumption.

**(4)** The director shall be empowered to issue a temporary waiver of this subsection upon a showing by an owner or operator of a building subject to this subsection that compliance with this subsection has temporarily become impracticable due to circumstances beyond the control of the owner or operator. Such waiver shall be limited in duration to the period during which such circumstances remain in effect and beyond the control of the owner or operator to change.

**(5)** The owner or operator who seeks reimbursement for water and waste-water usage as required by this chapter shall be relieved of liability for actions or inactions that occur as a result of billing or meter-reading errors by an unaffiliated third-party billing or meter-reading company.

**(f)** A county, municipal, or other public water system shall be prohibited from charging any fee or levy for the installation or use of privately owned meters or other devices which measure or assist in the measurement of water use under subsection (c) of this Code section; provided, however, that a county, municipal, or other public water system shall be permitted to charge a fee or levy for the installation or use of publicly owned meters or other devices which measure or assist in the measurement of water use.

**(g)** Subsections (c), (d), and (e) of this Code section shall not apply to any construction of a building the permit for which was granted prior to July 1, 2012.

Code 1981, [§ 12-5-180.1](#), enacted by Ga. L. 2000, p. 1341, § 1; Ga. L. 2001, p. 4, § 12; Ga. L. 2002, p. 1272, § 1; Ga. L. 2010, p. 732, § 7/SB 370; Ga. L. 2011, p. 752, § 12/HB 142.

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1 **STATE OF GEORGIA**

2 **CITY OF COLLEGE PARK**

3 **ORDINANCE NO. 2021-\_\_**

4 AN ORDINANCE TO AMEND CERTAIN SECTIONS IN ARTICLE III (“WATER”),  
 5 CHAPTER 10 (“MUNICIPAL UTILITIES AND SERVICES”) OF THE CODE OF  
 6 ORDINANCES, CITY OF COLLEGE PARK, GEORGIA RELATING TO MULTIPLE  
 7 DWELLINGS; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR REPEAL OF  
 8 CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE;  
 9 AND FOR OTHER LAWFUL PURPOSES.

10 **WHEREAS**, the duly elected governing authority of the City of College Park, Georgia  
 11 (“City”) is the Mayor and Council thereof; and

12 **WHEREAS**, the Official Code of Georgia Annotated (O.C.G.A.) Section 36-35-3  
 13 provides cities the power to adopt clearly reasonable ordinances, resolutions or regulations relating  
 14 to the cities’ property and affairs; and

15 **WHEREAS**, O.C.G.A. § 12-5-180.1 requires all multi-unit residential buildings, multi-  
 16 unit retail, and light industrial buildings permitted after July 1, 2012, to be constructed in a manner  
 17 which will permit the measurement of water use by each unit; and

18 **WHEREAS**, the City has been administratively enforcing O.C.G.A. § 12-5-180.1, but  
 19 desires to update its ordinances to reflect the same; and

20 **WHEREAS**, the amendments contained herein will benefit the health, safety, morals, and  
 21 welfare of the citizens of the City.

22 **BE IT AND IT IS HEREBY ORDAINED** by the Mayor and Council of the City of  
 23 College Park, Georgia, and by the authority thereof:

24           **Section 1.** The Code of Ordinances, City of College Park, Georgia is hereby amended by  
 25 revising Section 10-32 (Connection charges—Inside the city) in Article III (“Water”), Chapter 10  
 26 (“Municipal Utilities and Services”) to be read and codified as follows with added text in bold and  
 27 underlined font and deleted text in strikethrough font:

28           “Sec. 10-32. - Connection charges—~~Inside the city.~~

- 29
- 30           (a)     Schedule. The schedule of charges for water connections to the water system of the  
 31 city shall be determined by resolution of the mayor and council.  
 32
- 33           (b)     Time for payment. Prior to the laying of a proposed water main into a subdivision  
 34 or along a street or proposed street subsequently to be paved or resurfaced, the  
 35 owner of each property lot along the proposed water main extension shall pay in  
 36 advance the cost of a water stub to such person's lot. The charge for the meter shall  
 37 be paid upon application for a building permit to build upon any lot for which the  
 38 water stub has been paid.  
 39
- 40           (c)     ~~Multiple dwellings. A single meter may be installed for use of a multiple dwelling~~  
 41 ~~having three (3) or more units, the size of said meter to be determined by the city~~  
 42 ~~engineer, and charges therefor to be made in accordance with subsection (a).~~  
 43

44           **Section 2.** The Code of Ordinances, City of College Park, Georgia is hereby further  
 45 amended by revising Section 10-33 (Same—Outside the city) in Article III (“Water”), Chapter 10  
 46 (“Municipal Utilities and Services”) to be read and codified as follows with added text in bold and  
 47 underlined font and deleted text in strikethrough font:

48           Sec. 10-33. - ~~Same—Outside the city~~ **Reserved.**

- 49           (a)     ~~Schedule. The schedule of charges of water connections to the water system of the~~  
 50 ~~city outside the city limits shall be determined by resolution of the mayor and~~  
 51 ~~council.~~  
 52
- 53           ~~(b) —Multiple dwellings. In multiple dwelling units, in excess of three (3) dwelling units,~~  
 54 ~~a single water meter may be installed, the size to be determined by the city engineer,~~  
 55 ~~and charges to be made in accordance with subsection (a).~~  
 56

57           **Section 3.** The Code of Ordinances, City of College Park, Georgia is hereby amended by  
 58 revising Section 10-39 (Same—Minimum for multiple dwellings) in Article III (“Water”), Chapter

59 10 (“Municipal Utilities and Services”) to be read and codified as follows with added text in bold  
 60 and underlined font and deleted text in strikethrough font:

61  
 62 Sec. 10-39. - Same—Minimum for ~~multiple dwellings~~ **multi-unit buildings**.

63 ~~(a) — Reserved.~~

64 ~~(b) — Special rates. In instances where exceptional circumstances such as the quantity~~  
 65 ~~used, the location to be served, the number of meters and the like, exist, special~~  
 66 ~~rates suitable to the particular circumstances shall be fixed. In situations where~~  
 67 ~~more than one (1) meter serves one (1) building, the several meters may be treated~~  
 68 ~~as one (1), for reading, billing, accounting and service.~~

69 ~~(c) — Special rates. In instances where exceptional circumstances such as the quantity~~  
 70 ~~used, the location to be served, the number of meters and the like, exist, special~~  
 71 ~~rates suitable to the particular circumstances shall be fixed. In situations where~~  
 72 ~~more than one meter serves one building, the several meters may be treated as one,~~  
 73 ~~for reading, billing, accounting and service.~~

74

75 **(a) Except as otherwise provided in subsections (c) and (d) of this section, the**  
 76 **owner or operator of a building containing residential units may install**  
 77 **equipment or use an economic allocation methodology to determine the**  
 78 **quantity of water that is provided to the tenants and used in the common areas**  
 79 **of such a building; and the owner of such a building may charge tenants**  
 80 **separately for water and waste-water service based on usage as determined**  
 81 **through the use of such equipment or allocation methodology.**

82

83 **(b) Except as otherwise provided in subsections (c) and (d) of this section, the**  
 84 **owner or operator of a building containing residential units may charge**  
 85 **tenants separately for water and waste-water service, provided that the total**  
 86 **amount of the charges to the tenants of such a building shall not exceed the**  
 87 **total charges paid by the owner or operator for water and waste-water service**  
 88 **for such building plus a reasonable fee for establishing, servicing, and billing**  
 89 **for water and waste-water service and provided, further, that the terms of the**  
 90 **charges are disclosed to the tenants prior to any contractual agreement.**

91

92 **(c) Multi-unit residential buildings. All new multi-unit residential buildings**  
 93 **permitted on or after July 1, 2012, shall be constructed in a manner which will**  
 94 **permit the measurement by a county, municipal, or other public water system**  
 95 **or by the owner or operator of water use by each unit. This subsection shall**  
 96 **not apply to any building constructed or permitted prior to July 1, 2012, which**  
 97 **is thereafter: (1) renovated; or (2) following a casualty or condemnation,**  
 98 **renovated or rebuilt.**

99



100 **(d) Multi-unit retail and light industrial buildings. All new multi-unit retail and**  
 101 **light industrial buildings permitted or with a pending permit application on**  
 102 **or after July 1, 2012, shall be constructed in a manner which will permit the**  
 103 **measurement by the owner or operator of water use by each unit. This**  
 104 **subsection shall not apply to any building constructed or permitted prior to**  
 105 **July 1, 2012, which is thereafter: (1) renovated; or (2) following a casualty or**  
 106 **condemnation, renovated or rebuilt. This subsection is not intended to apply**  
 107 **to newly constructed multi-unit office buildings or office components of mixed-**  
 108 **use developments. Multi-unit office buildings and the office component of**  
 109 **mixed-use developments may seek reimbursement from office tenants for**  
 110 **water and waste-water use through an economic allocation which**  
 111 **approximates the water use of each tenant based on square footage. The retail**  
 112 **component of a mixed-use development shall be constructed in a manner**  
 113 **which will permit the measurement by the owner or operator of water use by**  
 114 **each retail unit.”**  
 115

116 **Section 4.** The preamble of this Ordinance shall be considered to be and is hereby  
 117 incorporated by reference as if fully set out herein.

118 **Section 5.** This Ordinance shall be codified in a manner consistent with the laws of the  
 119 State of Georgia and the City of College Park.

120 **Section 6.** (a) It is hereby declared to be the intention of the Mayor and Council that all  
 121 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their  
 122 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

123 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest  
 124 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this  
 125 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this  
 126 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the  
 127 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance  
 128 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this  
 129 Ordinance.

130 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance  
131 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable  
132 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of  
133 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the  
134 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any  
135 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to  
136 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and  
137 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and  
138 effect.

139 **Section 7.** All ordinances and parts of ordinances in conflict herewith are hereby expressly  
140 repealed.

141 **Section 8.** The effective date of this Ordinance shall be the date of adoption unless  
142 otherwise stated herein.

**ORDAINED** this \_\_\_ day of \_\_\_\_\_, 2021.

**CITY OF COLLEGE PARK, GEORGIA**

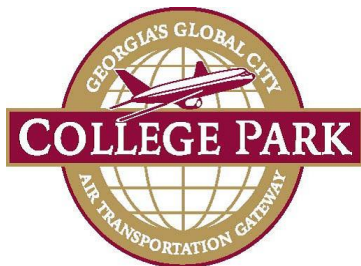
\_\_\_\_\_  
**BIANCA MOTLEY BROOM, Mayor**

**ATTEST:**

\_\_\_\_\_  
**SHAVALA MOORE, City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9284

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** Georgia Transportation Infrastructure Bank

How our city can use additional funding to help offset much needed funds to enhance our major street located inside Six West project. Georgia Transportation Infrastructure Bank (GTIB) provides funding to accelerate and complete innovative mobility-enhancing projects. The tremendous growth experienced in metro Atlanta and across the state brought with it critical transportation infrastructure needs to keep Georgia moving. With those transportation dollars extremely limited, innovative models like GTIB provide a mechanism to bring needed projects from concept to reality.

### ATTACHMENTS:

- GTIB Georgia Transportation Infrastructure Bank[28261] (PDF)

### Review:

- Jackson Myers Completed 11/29/2021 4:15 PM
- Sonya Harold Completed 11/29/2021 4:27 PM
- Sonya Harold Completed 11/29/2021 4:27 PM
- Mercedes Miller Completed 11/30/2021 12:25 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM



## INSTRUCTIONS FOR APPLICATION SUBMITTAL

This standard Application will be used to evaluate all requests for loans and for grants. If applying for a grant, only this Application is required. If applying for a loan, this Application and the Financial Documentation form found on the GTIB website <http://www.srta.ga.gov/gtib> are required.

- Read all information provided on the Loan and Grant pages of the GTIB website. This information provides details of the program regarding eligibility, loan/grant parameters, and Application requirements to verify that the proposed Applicant, project and terms are within the established guidelines.
- Answer all questions fully. If any questions are not applicable, please mark "N/A." There should be no blanks on any form. Missing information or omitted fields may cause the Application to be delayed or rejected.
- All Applicants, projects, and costs for which funding will be used must be "**eligible**" as specified on the GTIB website.
- The initial completed Application (and Financial Documentation Form if applying for a loan) must be submitted by email to [GTIBinfo@srta.ga.gov](mailto:GTIBinfo@srta.ga.gov). Within 2 weeks of submitting the Application by email, the Applicant must pay the Application Fee of \$250 via check made out to the State Road and Tollway Authority.
- Hard copy submissions are not required, however, the GTIB reserves the right to request hard copies of the application and/or supporting materials.
- Regardless of whether the request is approved, the Applicant is solely responsible for all its costs incurred in participating in this program, including but not limited to completing all forms.
- Applicants have an affirmative obligation to update any information included on any application if such information is no longer accurate.
- Applicant Agency must be established and approved by appropriate governing body prior to the GTIB Application Deadline.

## CHECKLIST FOR LOANS AND GRANTS

### For both Grant and Loan Applications (all materials to be submitted electronically):

- ✓ All the questions on the Application are answered.
- ✓ The requested GTIB financial assistance is within funding limits:
  - Loan requests must be for at least \$25,000.
  - No more than 25% of available GTIB funds will be awarded to a single grant application. Refer to the GTIB website for total available funding.
  - Grant requests over \$2 million are capped, specifically GTIB funds may constitute no more than 33% of total project value. There is no cap under \$2 million, applicants are encouraged to contribute as much local match as possible to make the request competitive.
- ✓ An electronic version of the Application has been submitted by e-mail to [GTIBinfo@scta.ga.gov](mailto:GTIBinfo@scta.ga.gov).
- ✓ A map of the project with beginning and end points clearly marked, providing sufficient detail on areas affected has been submitted.
- ✓ Preliminary engineering plans/ cost estimation/ environmental documents or studies. For public roadway projects, the Applicant shall include a preliminary design study that details initial route and potential alignments, the location of all right-of-way, facilities and equipment required to make the project functional, and any revisions or changes to the state highway system facilities necessitated by the project. All estimates for project costs must be recent or confirmed (within the last six months) by a credible consultant, CPA firm, or other trustworthy source and should be provided in the year of expenditure indicating the anticipated inflation rate. In addition, an adequate contingency amount must be included to allow for unexpected expenses.
- ✓ Documentation to verify funding sources. The Applicant must provide proof of commitment of these funds such as a city/ county commission resolution.
- ✓ Any other project related documents necessary to complete evaluation.

### For Loan Applications only, also include:

- The signed Financial Documentation Form (form available on GTIB website).
- Documents as required in Section II of the Financial Documentation Form.
- A copy of the bond-rating letter or Official Statement (OS), if the jurisdiction has issued rated or insured debt in the past.

### The following materials must be delivered to the State Road & Tollway Authority within two weeks of submitting the Application by e-mail:

- ✓ A check for the Application Fee of \$250 payable to the State Road & Tollway Authority. Please mail to:

**State Road & Tollway Authority**  
**C/O GTIB/Cindy Treadway**  
**245 Peachtree Center Avenue NE**  
**Suite 2200**  
**Atlanta, GA 30303**

# GEORGIA TRANSPORTATION INFRASTRUCTURE BANK (GTIB) APPLICATION FOR LOANS AND GRANTS

**\*\*\*Please read Instructions for Application Submittal prior to filling out Application\*\*\***

## 1) TYPE OF GTIB ASSISTANCE REQUESTED

Check one of the following:

- Grant      Please check GTIB website for latest Grant program eligibility and restrictions.
- Loan      All loan Applicants are required to submit a completed Financial Documentation Form in addition to this GTIB Application. The form is available on the GTIB website.
- Both      Please check the GTIB website and ensure the Financial Documentation Form is submitted in addition to this GTIB Application. The grant and loan must be for the same project.

## 2) CONTACT INFORMATION

Date	November 22, 2021		
Project Applicant	City of College Park		
Classification of Applicant (State, County, City, CID, etc.)	City		
Department/Division of Applicant receiving GTIB proceeds	Office of the City Manager/Engineering		
Contact Person Name	Jackson Myers	Contact Person Title	Director of Infrastructure & Development
Street Address or P.O. Box	3667 Main Street		
City	College Park, Georgia	Zip Code	30337
Telephone Number:	(404) 765-7064	Fax Number:	N/A
E-mail Address	<a href="mailto:jmyers@collegetparkga.com">jmyers@collegetparkga.com</a>		

**Additional Contact Information:****Attorney**

Contact Name & Title Winston Denmark, City Attorney  
 Street Address 100 Hartsfield Centre Parkway Suit 400  
 City, State, Zip Code Atlanta, GA 30354  
 Telephone Number (770) 478-9950  
 Fax Number (770) 471-9948  
 E-Mail Address [wdenmark@fincherdenmark.com](mailto:wdenmark@fincherdenmark.com)

**Independent Auditor**

Contact Name & Title Mauldin & Jenkins, LLC, Doug Moos  
 Street Address 200 Galleria Parkway, S.E., Suite 1700  
 City, State, Zip Code Atlanta, Ga. 30339-5946  
 Telephone Number (678) 836.6607  
 Fax Number (770) 980.4489  
 E-Mail Address [dmoses@micpa.com](mailto:dmoses@micpa.com)

**Finance Director**

Contact Name & Title Althea P. Bradley Director of Finance  
 Street Address 3667 Main Street  
 City, State, Zip Code College Park, GA 30337  
 Telephone Number (404) 767-1537 ext. 1101  
 Fax Number (404) 765-7075  
 E-Mail Address [pjoconnor@collegeparkga.com](mailto:pjoconnor@collegeparkga.com)



### 3) PROJECT OVERVIEW

Name of Project	Rhodes Street Extension from Camp Creek Parkway (SR 6) to Yale Avenue
Project Type (road, bridge, etc.)	Road
Project Location (include county and specific location)	On the north side of SR 6 at the intersection of Airport Drive in the City of College Park, Fulton County, Georgia

**i** All Project or Reference Numbers with agency (i.e. GDOT PI#715858 or Cobb DOT E3040)

Local College Park T-SPLOST Tier 1 Operational and Safety Project. Click [here](#) for the Fulton County 2017 T-SPLOST List. The College Park Project list is located on Page A-4.

**i** List all regional or local plans that this project is officially a part of (i.e. County SPLOST 2009 or ARC Plan 2040)

Fulton County 2017 [T-SPLOST](#) (page A-4 under Operations and Safety)  
2017 College Park [Livable Centers Initiative Investment Policy Studies](#)  
2008 College Park [Livable Communities Initiative Activity Center Plan](#)

Current Project Phase/Status* <small>*(Preliminary Engineering, Right of Way Acquisition (ROW), Construction)</small>	Preliminary Engineering (30% complete)
Estimated or actual project planning start date	October 2017
Estimated construction start date	Winter 2021
Estimated completion date	Winter 2023

**i** In 300 words or less, provide a physical description of the transportation project (e.g., new 2 lane road with sidewalks and streetscaping, 1500 feet in length, connecting Williams St. and Smith St.) Please ensure the submitted project map clearly shows the project. Please do not provide a justification for the project here, this may be provided in Section 4 below.

The City of College Park is seeking a \$1,535,929.81 grant from GTIB to expedite preliminary engineering and construction of a new access to State Route 6 (Camp Creek Parkway) from Rhodes Street and Columbia Avenue. The new two-lane urban boulevard (with turning lanes, pedestrian and bicycle accommodations as well as street scaping) will relieve congestion and provide an alternative access point to this burgeoning area.

The project includes several elements:

- Construct 1,435 feet of roadway from Camp Creek to Columbia Avenue. Roadway will have one 12' lane in each direction plus turn lanes and a 6' sidewalk with a landscape buffer.
- Construct a new roundabout at Columbia Avenue and Rhodes Street consisting of one 12' lane and continuing the 6' sidewalk and landscape buffer. Construction 540 feet to the west of the roundabout along Columbia Avenue and 850 feet to the east of the roundabout. Roadway will have 12' lane in each direction plus 6' sidewalk with landscape buffer.
- Construction 430 feet of roadway beyond the roundabout travelling north to Harvard Avenue. Roadway will have one 12' lane in each direction plus turn lanes and a 6' sidewalk with a landscape buffer.
- intersection improvements at Camp Creek Parkway and Airport Rd/Rhodes Street including a four-way traffic signal, new 12' turn lanes, and pedestrian crosswalks and 6' sidewalks that meet ADA compliance.



## PROJECT BENEFITS

### A. Degree of transportation problem that the proposed project seeks to address:

- i** In 300 words or less, describe the scope of the current transportation problem and how the project is expected to improve the situation. The explanation should include how the project will advance a strong transportation need and derive a strong public benefit as a result.

College Park is at the heart of the Aerotropolis and adjacent to Hartsfield-Jackson Atlanta International Airport, transporting over 100 million passengers each year. College Park is home to the second largest convention center in the State of Georgia, the Georgia International Convention Center (GICC) accommodating 750,000 guests in 2017. The area surrounding the GICC is home to 32 hotels with 5,100 hotel rooms and an increasing number of restaurants, shopping areas, and new residential areas. This development node experiencing increased traffic over the past few years. Traffic along SR 6 adjacent to the GICC increased to 37,200 AADT in 2016, an average annual increase of 4.84% over the last 10 years. The 2008 LCI and 2017 Investment Policy Study demonstrate that College Park is striving to become a world class city adjacent to a world class airport and world class convention center.

In addition to the recent development around the airport and GICC, the City has 300 acres of undeveloped land to accommodate the quickly increasing population and employment. However, this undeveloped land is poorly connected to major infrastructure such as State Route 6, I-85, College Park MARTA station, GICC and the ATL Sky Train to access the airport. Further, there are several revenue-generating businesses that will be displaced due to the construction of ATL's 6<sup>th</sup> runway. Providing access to this undeveloped area will help offset the projected decrease in revenue to College Park by providing a relocation option for those businesses. College Park plans to open this area of the City to ensure an optimal level of service to area residents, businesses and visitors. This Rhodes Street extension is essential to relieve congestion in downtown College Park, improve first responders' safety and response time to this growing area, and improve traffic flow and safety for vehicular, pedestrian and bicycle access.

### B. Impact of the proposed project on public mobility, reliability, connectivity, congestion, safety:

- i** In 300 words or less, describe how the project would improve any or all the following areas: mobility, reliability/system efficiency, border-to-border and interregional connectivity, local connectivity to the state-wide transportation network, inter-modalism, congestion, and/or safety.

This project will provide connectivity between downtown College Park and the GICC, two major activity centers. It will provide a critical access point to a 300-acre area within the City limits that is otherwise inaccessible to both vehicular or bicycle/pedestrian modes. This will relieve traffic off the US 29/SR 6 interchange and improve the flow of goods, and creating economic opportunities for businesses. Rhodes Street will open the undeveloped area for more visibility and increased marketability. It will be the "model mile" for future infrastructure development, incorporating all the key elements of a complete street corridor.

The project will increase reliability, especially for first response vehicles by providing multiple routes to navigate the core of the College Park commercial and residential areas. This project will be the first phase of a larger grid network in the downtown area. The 300-acre development is adjacent to the College Park MARTA station and this road will be a first step to provide connectivity to the projected transit-oriented development around the station with over 500 new residential units, 134,000 square feet of office and 221,000 square feet of retail and hospitality. This does not consider the projected development for the 300 acres. Further, this will provide a direct connection to the growing GICC area, reducing congestion along US 29 (12,900 AADT) by providing visitors, convention attendees, and others an alternative route through downtown College Park. Further, adding sidewalks will increase safety and provide better mobility for pedestrians and bikers.

The project will be context sensitive in providing multi-modal connectivity to both the GICC as well as Downtown College Park/College Park MARTA station. Safety of bicyclists and pedestrians will be a critical component and will follow a typical section that is most accommodating for all modes to share the corridor.

### C. Acceleration of high priority transportation projects:

**i** In 300 words or less, describe how potential assistance from the GTIB will expedite the project.

The City, the Aerotropolis CIDs and the airport have all made investments into the area to increase mobility and enhance economic development. The City continues to make investments along US 29 with a streetscape program. The City entered into a public-private partnership for the Hawks G-League multi-use arena next to the GICC, investing another \$43 million into the GICC area. The CIDs have identified a multi-use path along SR 6, estimated to be a \$6 million investment. Within the scope of the Fulton County T-SPLOST, the Rhodes Street extension scope only completes a portion of the entire project. It is estimated that with the \$1.6 million collected through T-SPLOST that the Rhodes street extension would only include about 600 linear feet of roadway and sidewalks, compared to the 1,600 feet and the roundabout, limiting the initial access to the property. The City had to scale back the Rhodes Street project to allow for all 10 Operations and Safety T-SPLOST projects, splitting the \$3,801,280 in revenue. The new Fulton County T-SPLOST program began collecting revenue in Q2 2017. Progress on the Rhodes Street extension can only be completed as revenue is collected and allocated through T-SPLOST, and only 600 feet will be built if the City does not obtain a GTIB grant. It would more than likely take the City an additional year to save up the additional cost through their general fund. Accessing GTIB funding would not only College Park expedite the Rhodes Street extension project and finalize design as well as expedite construction, it would also allow College Park to fulfil the full scope of the project, which will in turn provide a higher return on the investment and achieve all the estimated economic benefits.

### D. Coordination with Development Patterns:

**i** In 300 words or less, explain how the project would coordinate transportation investment with development patterns in major metropolitan areas and manage market driven travel demand, if applicable.

The City of College Park has been emphasizing the GICC area as its major activity center, bringing in partners such as the Atlanta Hawks, Marriott, and office developers. A new Renaissance hotel opened in 2017 marking the 3<sup>rd</sup> hotel on GICC property. A new BMW training facility is also under construction adjacent to the GICC. This Rhodes Street extension will foster more development opportunities once it become accessible from SR 6. It is the largest undeveloped property within a 2-mile radius of the Atlanta Airport. College Park has identified this area as a prime mixed-use location as outlined in previous LCIs and Investment studies. The land is zoned for commercial and business development. Because of inaccessibility to Camp Creek Parkway and the GICC, the land has not been as attractive to the development and site selection community. It is believed that providing this access will immediately change the perception to the development community and the site will become attractive for a large mixed-use development providing upwards of 10,000 jobs. This property serves as a relocation option for hotels that could be bought by the City of Atlanta for a 6<sup>th</sup> Runway and provide the City of College Park with an opportunity to retain vital revenues by relocating these businesses to a new location. Better roadways will serve the company's transportation needs, while better pedestrian amenities will serve the company's ability to offer a quality workplace environment.

### E. Innovation:

**i** In 300 words or less, describe any unique/innovative characteristics, methods or approaches (e.g. new technology, innovative design, etc.) to be used in the implementation of the project.

The plan calls for shared streets for all users even in complex urban environments, including (1) exclusive phase pedestrian signals; (2) bike lanes; (3) streetscaping; and (4) wide sidewalks to enhance the pedestrian experience. To facilitate the shift to non-motorized modes, the City will deploy advanced signal and traffic control technologies to manage traffic flow and optimize lane assignments.

The installation of video detection at City intersections has proven very effective to provide flexible and non-intrusive multiple-vehicle detection zones. The City can remotely and continuously monitor intersection operation from patrol cars for addressing congestion, and traffic information dissemination to optimize traffic signal timing for most favorable performance. Likewise, the use of video detection has also allowed the City to enhance traffic system functionality and develop a logic program for obtaining a Measure of Effectiveness (Reduce delays, congestion, fuel consumption, and air pollutant) at each location.

The City's use of video vehicle detection and incident management camera system technologies, currently utilized on Main Street and Old National Highway, are now part of the City's standard design practices. College Park installed the first video detection system and incident management camera in 2009, and since then the City has installed, operated, and maintained the equipment at many intersections, which were reconstructed using the Federal and State Surface Transportation Program funds.

### F. Ability to enhance and/or create economic benefits for the local community, region or State:

**i** In 300 words or less, explain how the local community, region or state would benefit economically from the project. Answers may include, but not be limited to, a description of the estimated reduction in state or local unemployment, land development/redevelopment, growth in private-sector employment, improved access to jobs, and/or improved efficiencies of freight, cargo, and goods movement. Please cite all sources used to determine benefits (i.e. cost-benefit analyses, economic impact reviews, etc.)

Because it is inaccessible to Camp Creek Parkway and the GICC, the undeveloped land has a current value of less than \$325,000/acre or \$7.46/sf. With the addition of this road infrastructure, the increase in value of the land is expected to increase to \$475,000/acre or \$10.90/sf. This valuation is based off recent sales of land adjacent to the GICC. Additionally, with the sale of this land to a private developer, the land then becomes taxable bringing additional revenue into the City, County and State.

Long-term job creation will be successful with improved access to the property available for development which will be greatly enhanced by this project's proposed infrastructure improvements. It is estimated by College Park Staff that more than 10,000 private-sector jobs will be created when the property builds out. In addition, the project is shovel ready and all environmental requirements are complete.

More than 60% of the City falls within Less Developed Census Tracts (LDCT). It is incumbent upon us to create opportunity in this area which has seen dramatic population loss over several decades (25% since the last Census). This property was formerly comprised of residential parcels that were acquired by federal funds more than two decades ago for airport noise mitigation. These properties have been sitting vacant and abandoned until recently when the City of College Park purchased the property back from the City of Atlanta. This property is now ripe for development in the heart of metro Atlanta. It is critical that the City create job opportunities for the residents remaining in the city and maximize their ability to work close to home which will minimize the burden of heavy transportation and commuter expenses.

## G. Project Feasibility

- i** In 300 words or less, explain the project's consistency with local and regional plans. Explain all critical factors necessary for the project's success, including a list of all federal, state, and local permits and approvals required for the project. Please provide the status of each necessary approval. If not already secured, explain in detail each step that will be taken to obtain necessary environmental and construction approvals. Please provide anticipated approval dates of any approvals that have not yet been secured.

This project is identified in three key plans, the Fulton County 2017 [T-SPLOST](#) (page A-4 under Operations and Safety), the 2017 College Park [Livable Centers Initiative Investment Policy Studies](#) and the 2008 College Park [Livable Communities Initiative Activity Center Plan](#). All three plans identify this project as a key component to continued economic development in the downtown College Park/GICC area. College Park has primarily been independent in the work completed to date but has recently entered agreements with the Aerotropolis CIDs to identify strategies for increasing economic attractiveness through infrastructure. The City is also partnering with the Georgia Department of Transportation to have the necessary access needed from SR 6 to the 300-acre property.

This project is upgrading an existing roadway and bridge and does not require any additional permitting or environmental screening. The City is currently working with GDOT to obtain the drive/encroachment permit as well as the intersection modification permit to allow for a 4-way traffic light and a new driveway cut on SR 6. The City is continuing to finalize the roadway design and begin construction pending the schedule of available funding. Accessing GTIB would expedite this process.

The current schedule shows construction beginning in May 2018 but will only to accommodate a portion of the project (600 feet of roadway, compared to 1,600 and the roundabout). The addition of GTIB funding could expedite that schedule and complete the full scope of the project as outlined in this application.



#### 4) PROJECT FINANCE PLAN SUMMARY

- i** In 300 words or less, provide a summary of the proposed finance plan that fully details the entire funding of the project, including contingencies. The summary should include a detailed written description of the status of all project funding sources, back-up project funding sources, and the completion of the below fields.

If bonds or other non-GTIB indebtedness have already been issued to finance a portion of the project's costs, the financial plan should provide details of the issuance (terms, sources & uses, credit ratings, debt service requirements, etc.). If the issuance received a credit rating below investment grade "BBB," explain in detail any deficiency that led to that rating. If applicable, please provide copies of any bond documents related to the issuance, such as an Official Statement (OS).

If bonds or other non-GTIB indebtedness are contemplated for funding a portion of the project's costs in the future, provide an explanation of the issuance. Explanations should include the proposed bond's structure, time-line, and status of resolutions/approvals. If applicant is requesting a loan from the GTIB, explain how any issuance will acknowledge the responsibility of GTIB loan payments.

The City of College Park identified this project in 2013 as a part of a Master Plan. Consequently, the City applied for funding for all elements of the Master Plan through the USDOT TIGER Grant application. However, funding was not approved. The City of College Park included the Rhodes Street extension in the preliminary project list for the 2016 Fulton County T-SPLOST referendum. However, due to the extent of transportation needs within the City, the total amount of funding for the project was reduced, and the resulting scope was reduced to only design and construction of a portion of the project. This would result in a lower return on investment as the property would still lack marketability to potential developers. Providing the full infrastructure plan illustrates the connectivity of the entire 300 acres to Camp Creek Parkway, I-85, GICC, and the Sky Train accessing Hartsfield-Jackson Atlanta International Airport.

The City is currently in the Preliminary Engineering Phase and will design the entire project (1,600 linear feet of road and sidewalk, and the roundabout). The addition of the GTIB funding would allow the City to construct the full scope of the project as well as maintain the schedule to begin construction in 2018. The additional funding would not only allow the City to expedite the construction schedule for this additional phase of work, it would also increase the marketability of the 300-acre property, promoting economic development for College Park and south Metro Atlanta.

**SOURCES AND USES**

List all funding sources in the Project Funding Sources table below (i.e. CID \$1.1M, GDOT \$5M, County \$2M, Private \$250k, etc). If LMIG is a source of funding it must be listed as a separate funding source:

**Project Funding Sources (Committed and Contributed)**

Funding Source	Portion Spent to Date* (A)	Portion Remaining to be Spent (B)	Funding Source Total (A+B)	Percentage of Total Project Funding
GTIB (Requested Amount) **		\$2,000,000.00	\$2,000,000.00	55.6%
College Park T-SPLOST	\$39,505.00	\$1,560,495.00	\$1,600,000.00	44.4%
	\$	\$	\$	%
	\$	\$	\$	%
	\$	\$	\$	%
<b>Total Project Funding:</b>	<b>\$39,505.00</b>	<b>\$3,560,496.00</b>	<b>\$3,600,000.00</b>	<b>100.0%</b>

List all project costs in the Project Costs table below:

**Project Costs (Future Project Costs and Funds Spent to Date)**

Activity	Portion Spent to Date* (A)	Portion Remaining to be Spent (B)	Line Item Cost Total (A+B)	Percentage of Total Project Costs
Concept/Feasibility	\$0.00	\$0.00	\$0.00	0%
Preliminary Engineering	\$39,505.00	\$320,495.00	\$360,000.00	10.0%
Right of Way (ROW)	\$0.00	\$0.00	\$0.00	0%
ROW Contingency (0%)	\$0.00	\$0.00	\$0.00	0%
Construction	\$0.00	\$2,520,000.00	\$2,520,000.00	70.0%
Construction Contingency (20%)	\$0.00	\$720,000.00	\$720,000.00	20.0%
<b>Total Project Costs:</b>	<b>\$39,505.00</b>	<b>\$3,560,495.00</b>	<b>\$3,600,000.00</b>	<b>100.0%</b>

**NOTE FOR ABOVE TABLES: AMOUNT OF TOTAL PROJECT FUNDING SOURCES MUST EQUAL TOTAL PROJECT COSTS. IF APPLICANT IS REQUESTING BOTH A LOAN AND A GRANT ON THE SAME PROJECT, TWO SEPARATE APPLICATIONS MUST BE SUBMITTED AND THE SOURCES AND USES TABLES ABOVE SHOULD REFLECT BOTH REQUESTS (ITEMIZED OUT).**

**Proposed Use of GTIB Funding Request**

Activity (i.e. PE, ROW, CST)	GTIB Amount	Percent of GTIB Request
CST	\$2,000,000.00	100.0 %
	\$	%
	\$	%
<b>Total: **</b>	<b>\$</b>	<b>100.0%</b>

\* Subject to verification during application review.

\*\*Please refer to GTIB Website for GTIB funding limits and restrictions.

Please fill out the following if bonds or debt will be used to finance any portion of the project:

Anticipated date of Bond sale:

Type of bond (General Obligation/Revenue):

Tax exempt status:

Issuer:

Expected Credit rating:

**5) LOAN TERMS (TO BE COMPLETED ONLY BY LOAN APPLICANTS)**

Requested term of loan in years:

(Minimum 5 years; maximum is the lesser of 20 years or the useful life of the project)

Estimated draw-down schedule of funds: (All funds may be spent-down in first year; the maximum spend-down period is 5 years)

- Year 1: \$
- Year 2: \$
- Year 3: \$
- Year 4: \$
- Year 5: \$

Repayment source(s) that will be used to service the loan:

Is repayment source(s) currently being used to secure other debt?  Yes  No

Will repayment source(s) be used to secure other debt in the future?  Yes  No

Additional backup repayment source:

REMAINDER OF PAGE LEFT BLANK

### 6) ATTESTATION

Under penalty of perjury, I declare and affirm that:

The Applicant has the authority to request and incur the liabilities and obligations described in this Application and, upon approval, will enter into a closing contract.

The Applicant has held any locally required public hearings or notices and will comply with all applicable state and federal regulations and requirements.

To the best of my knowledge all information contained in this Application is valid and accurate.

The governing body of the undersigned jurisdiction at its March 5, 2018 (date) meeting authorized the submission of this Application.

The undersigned official has the authority to sign this Application and bind the Applicant.

Signature \_\_\_\_\_  
(Authorized Official)

Title \_\_\_\_\_

Jurisdiction: City of College Park

Name \_\_\_\_\_  
(type or print)

Date \_\_\_\_\_

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
(Notary Public)

My commission expires: \_\_\_\_\_









# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9268

**DATE:** December 1, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** GEFA Grant for Public Safety - Solar resiliency power support

**PURPOSE:** Georgia Environment Finance Authority (GEFA) has awarded grant funds to College Park to install Solar Resiliency Power at our city Public Safety building.

**REASON:** To support our Public Safety with additional Solar Resiliency power support for 911 operation, radios and city computer files.

**RECOMMENDATION:** Approval to move forward with receiving this grant and to authorize the Mayor or her designee to execute any related documents to accept the grant for such purposes.

**BACKGROUND:** GEFA is offering phase three of the Solar Resiliency program to increase resiliency for critical facilities in communities across Georgia. This program is offered to government entities, including cities, counties, K-12 schools, and state agencies.

Grant description and eligibility requirements:

Phase three will incentivize the installation of solar PV and backup batteries at critical facilities. GEFA will reimburse selected applicants for up to 85% of the balance of backup battery and solar PV costs, up to \$200,000, for one installation per selected applicant. Applicants that already have solar PV installed onsite or who are entering into a third-party financing arrangement for solar (under HB 57, Solar Power Free-Market Financing Act of 2015), are eligible for reimbursement of 30% of backup battery system costs, up to \$30,000.

GEFA will open a competitive application process. Applications will be evaluated based on their positive impact to the community's critical facility resilience. Disadvantaged communities will be given extra points in the scoring process, based on the community's median income, population growth, and unemployment rates. Each entity may only submit one application.

Please note: Applicants must be a Georgia city, county, registered local government authority, K-

12 school, or state government entity. Only one study per community/applicant will be funded. The funding is provided by the U.S. DOE.

Critical facilities can vary from community to community, but often include transportation, water, energy, and communications. Examples include public safety buildings, water and wastewater facilities, IT/data centers, healthcare/public health facilities, emergency management offices, government facilities, transportation systems, shelters, and community hubs. The applicant must include a clear description of the facility, and state why it is critical to the community during an emergency.

**YEARS OF SERVICE:**

**COST TO CITY:** Yes, \$199,811,00 Grant \$35,000 is the city match and contribution for this grant.

**BUDGETED ITEM:** No, this is because city staff made several applications for various grant funding opportunity and never knows when our city will receive those funds.

**REVENUE TO CITY:** Yes, from GEFA rebate amount \$199,811.00

**CITY COUNCIL HEARING DATE:** December 6, 2021

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** None

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** None

**REQUIRED CHANGES TO WORK PROGRAMS:** None

**STAFF:**

**ATTACHMENTS:**

- GEFA Solar Resiliency Notice of Award City of College Park (PDF)
- College Park - GEFA Grant Proposal (PDF)

**Review:**

- Jackson Myers Completed 11/19/2021 9:15 AM
- Sharis McCrary Completed 11/30/2021 3:11 PM

- Wade Elmore Completed 11/30/2021 5:14 PM
- Purchasing Completed 11/30/2021 12:10 PM
- Althea Philord-Bradley Pending
- Sonya Harold Completed 12/01/2021 11:19 AM
- City Attorney's Office Completed 12/01/2021 12:45 PM
- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM

Sonya Harold

---

**From:** Kelly Cutts <kcutts@gefa.ga.gov>  
**Sent:** Wednesday, November 17, 2021 4:47 PM  
**To:** Jackson Myers  
**Subject:** GEFA Solar Resiliency Notice of Award: City of College Park

**Importance:** High

Good afternoon Mr. Myers:

I am pleased to inform you that your application for the Solar Resiliency program has been approved by the Georgia Environmental Finance Authority (GEFA). A copy of your application is below.

GEFA will be sending a contract for your approval and signature in the coming week. If you decide not to pursue this project for any reason, please notify GEFA immediately so we can release the funding to other applicants.

Additionally, I would like to schedule a brief call to answer any questions you may have and discuss the funding level available for this project. Please respond to this email to confirm that you have received it, and let me know what time you are available for a call this Friday November 19<sup>th</sup>.

Thank you,

Kelly Cutts  
 Program Manager III  
 Georgia Environmental Finance Authority  
 Office: 404-584-1089  
 Mobile: 404-884-5086  
<https://gefa.georgia.gov/>

---

**From:** kelly @ gefa.ga.gov (via Quickbase) <notify@quickbase.com>  
**Sent:** Wednesday, November 17, 2021 4:41 PM  
**To:** Kelly Cutts <kcutts@gefa.ga.gov>  
**Subject:** Application #10 (from Solar Resiliency Phase Three)

Kelly Cutts emailed you a application from the Quickbase application [Solar Resiliency Phase Three](#).

### Solar Resiliency Phase Three (Application #10)

GEFA is offering phase three of the Solar Resiliency program to increase resiliency for critical facilities in communities across Georgia. This program is offered to government entities, including cities, counties, K-12 schools, and state agencies.

Phase three will incentivize the installation of solar PV and backup batteries at critical facilities. GEFA will reimburse selected applicants for up to 85% of the balance of backup battery and solar PV costs, up to \$200,000, for one installation per selected applicant. Applicants that already have solar PV installed onsite or who are entering into a third-party financing arrangement for solar (under HB 57, Solar Power Free-Market Financing Act of 2015), are eligible for reimbursement of 30% of backup battery system costs, up to \$30,000.

GEFA will open a competitive application process. Applications will be evaluated based on their positive impact to the community's critical facility resilience. Disadvantaged communities will be given extra points in the scoring process, based on the community's median income, population growth, and unemployment rates. Each entity may only submit one application.

Please note: Applicants must be a Georgia city, county, registered local government authority, K-12 school, or state government entity. Only one study per community/applicant will be funded. The funding is provided by the U.S. DOE.

Critical facilities can vary from community to community, but often include transportation, water, energy, and communications. Examples include public safety buildings, water and wastewater facilities, IT/data centers, healthcare/public health facilities, emergency management offices, government facilities, transportation systems, shelters, and community hubs. The applicant must include a clear description of the facility, and state why it is critical to the community during an emergency.

### Funding Details and Application

---

Please make sure to fill out all required (\*) fields of the application, upload documents where required and when complete, click the SAVE button at the top of the screen. This will submit your application to GEFA. We will review completed applications until all funding has been expended. GEFA will utilize the below competitive scoring methodology. The scoring methodology is designed to prioritize communities with a greater need of assistance.

- Demographics (AMI, Unemployment, Pop Change) 12
- Existing Generator
  - Yes, good shape 0
  - Yes, poor shape 2
  - No Generator 3
- Critical Facility Justification 4
- Applicant Readiness (Critical loads list, utility bills, etc.) 4
  
- Maximum Total 23

The 12 points assigned to demographic and economic factors are based on 2018 census numbers and the 2019 Georgia Affordability Assessment Tool. Communities that score an 8 or greater on demographic and economic factors will be reimbursed at 85% of solar PV and battery costs, up to \$200,000. Communities that score a 7 or lower on demographic and economic factors will be reimbursed at 75%, up to 200,000. Battery only projects will be reimbursed at 30%, up to \$30,000.

GEFA funding will not cover any costs to upgrade building electrical infrastructure. Allowable equipment for reimbursement includes:

- o Solar PV panels
- o Battery
- o Inverter
- o Racking systems
- o Isolation switch
- o Design and engineering

If GEFA does not receive enough qualified applications by the deadline, GEFA will make a decision to either extend the deadline or move to a first-come, first-served process.

Selected applicants will be reimbursed after the installation is complete. All applicants must complete installation and invoice GEFA by September 30, 2022. GEFA will not reimburse for installations that are in process prior to selection.

If you have any questions about the program or about this form, please contact Kelly Cutts at 404-584-1089.

Applicant Information

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Organization Name

City of College Park

Applicant Organization Type

Municipality

Applicant Address

[3667 Main Street, College Park, Georgia 30337](#)

Applicant County

Fulton

Applicant's Contact Name

Jackson Myers

Applicant's Contact Title

Director of INfrastructure and Development

Applicant's Phone Number

(404) 767-1537 x1811

Applicant's Email

[jmyers@collegparkga.com](mailto:jmyers@collegparkga.com)

## Proposed Installation Location Details

Installation Address

[3737 College Street, College Park, Georgia 30337](#)

Installation County

Fulton

Description of location and facility purpose

The facility is critical to the city in that it houses the fire department, police department, Fire Station #1, and the 9-1-1 call center. The facility is manned 24x7x365 to respond to police and fire emergencies.

Do you have at least one year of utility bills for the proposed installation location?

Yes

Do you have a list of critical loads for the facility?

Yes

Does the facility currently have an operable backup generator?

Yes

If the facility has a backup generator, please describe its condition, age and fuel type.

The facility has a natural gas generator that was installed in 2005. Condition is fair to poor. Potentially needs to be replaced or put on regular maintenance schedule.

Do you have architectural/engineering drawings and/or site plans for the facility?

Yes

Who is your electric utility provider?

College Park Power

Please describe how the proposed facility has been impacted by disasters in the past, including how long it has been without power.

The airport blackout created a large influx of people coming to College Park as a place of refuge/ marshalling area.

There have been weather and pest (squirrels) related power outages that have left the 9-1-1 facility without power for extended periods.



Describe your overall resiliency goals for the proposed facility.

The city would like to provide solar PV battery backup to the 9-1-1 call center loads and remove this load from the generator for reliability purposes.

Describe any energy efficiency measures that have been implemented at the facility.

None

System Technical Information and Costs

---

What is the proposed size of solar PV system? \*any PV proposal over 60kW will require additional NEPA review and approval from DOE.

89.6 kW

What is the proposed battery size?

39 kWh

What is the estimated total cost of the system?

\$235072.00

What is the proposed GEFA rebate amount?

\$199811.00

Is the proposed solar PV system ground or roof mounted?

Roof

If the solar PV is roof mounted, is the building more than 10 years old?

Yes

Do you have an estimate or any proposals from a solar installation company?

Yes

If you have any estimates or proposed project information from a solar installer, please attach it here.

[College Park - GEFA Grant Proposal.pdf](#)

Eligibility Requirements

---

Include a letter of commitment from a senior level official (ie. city/county manager, mayor, COO, etc.) in your organization. The letter should acknowledge that the

applicant will work in an efficient manor to complete installation and invoice GEFA by September 30, 2022.

Letter of Commitment

[Solar Resiliency Technical Assistance Program memo. 10.01.2021-CCPK.pdf](#)

Letter of Commitment #2 (If Needed)

Applicant Certification

---

By checking this box, the applicant agrees that if selected it will provide a good faith effort to enter into the funding contract with GEFA and complete the project within the requirements by September 30, 2022. If selected, the applicant agrees to promptly notify GEFA if the applicant decides to decline participation. The applicant also acknowledges that submitting an application is not a guarantee of selection by GEFA to participate.

Click to Agree

PM Review

---

PM Name

Kelly Cutts

GEFA Approval  
 Wait List

GEFA Approval Date

11-16-2021

GEFA Approved Rebate Amount

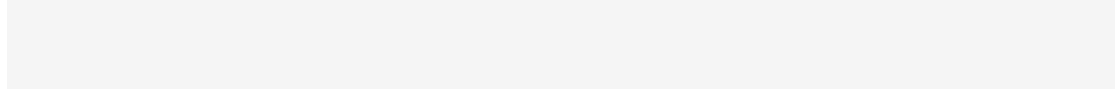
\$199811.00

Rejected

Notes

Project approved at 85% of total PV and battery backup installation. City estimated the total cost at \$235,072.00. At 85% the estimated GEFA reimbursement is \$199,811

## Attachment



Created on Oct. 1 at 3:59 PM (EDT). Last updated by [Cutts, Kelly](#) today at 4:40 PM (EST). Owned by [Anonymous](#).



Click [here](#) to see this Application within Quickbase (if you have permission).

If you have trouble using the link above, copy and paste the following Web address into the address bar of your browser:

<https://georgiaenvironmentalfinanceauthority.quickbase.com/db/brn5keq3z?a=dr&r=k>

For more information about Quickbase, visit <https://georgiaenvironmentalfinanceauthority.quickbase.com>



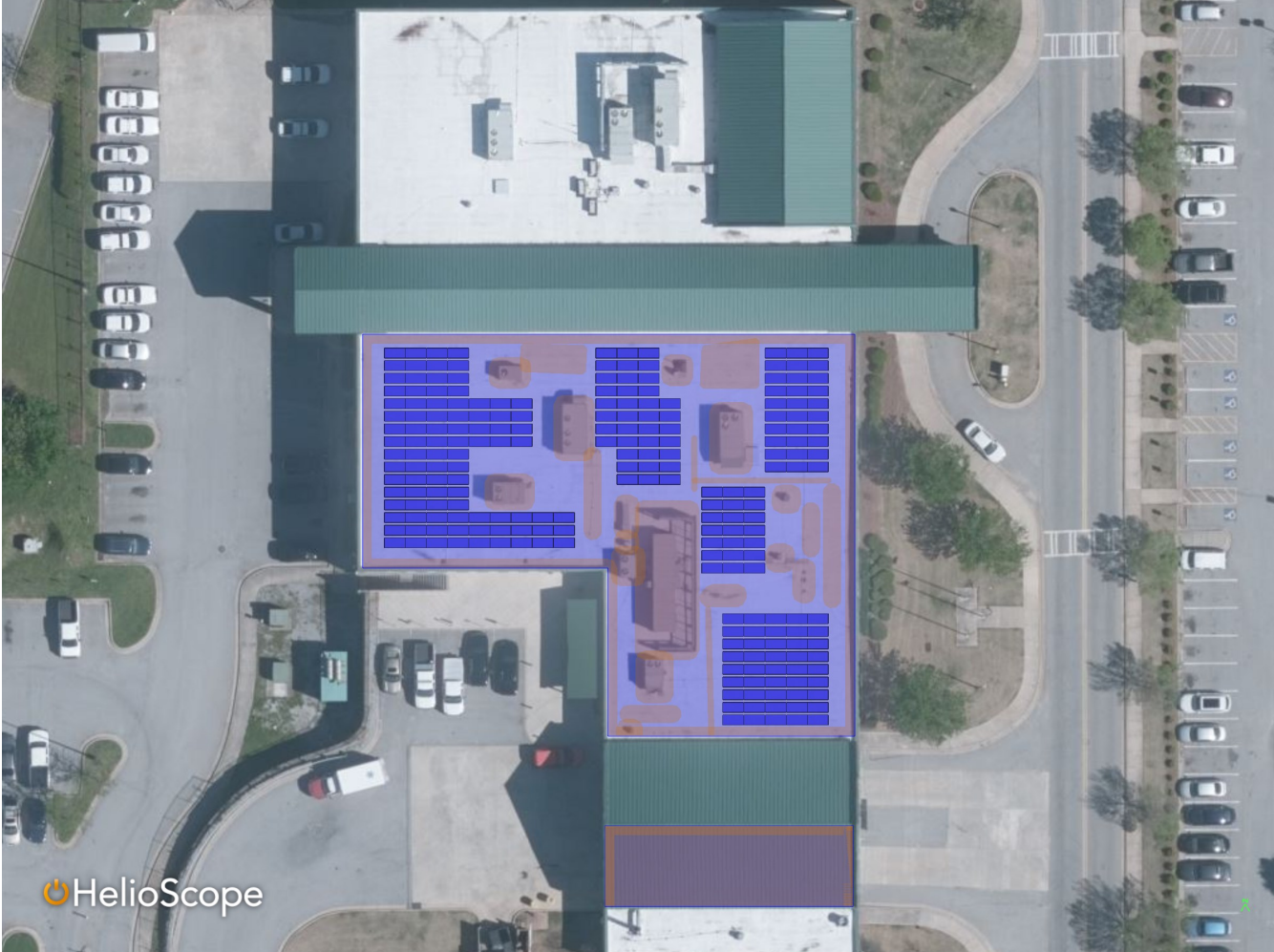
## City of Colleg Park Solar PV Cost Estimate

# 2 PV System Details

## PV System Layout

Meter #1

3717 College St, College Park, GA 30337



### 89.6 kW-DC Photovoltaic Solar Array

- Solar Panels: (224) Hanwha Q.Peak DUO L-G6 400
- Inverters: (2) SolarEdge SE33.3K
- Racking: HelioScope
- Year 1 Production: 128,222 kWh

**General Information**

Facility: Meter #1  
 Address: 3717 College St, College Park, GA 30337

**Solar PV Equipment Description**

Solar Panels: (224) Hanwha Q.Peak DUO L-G6 400  
 Inverters: (2) SolarEdge SE33.3K

**Solar PV Equipment Typical Lifespan**

Solar Panels: Greater than 30 Years  
 Inverters: 15 Years

**Solar PV System Cost and Incentives**

Solar PV System Cost \$163,072  
 GEFA Grant **-\$138,611**

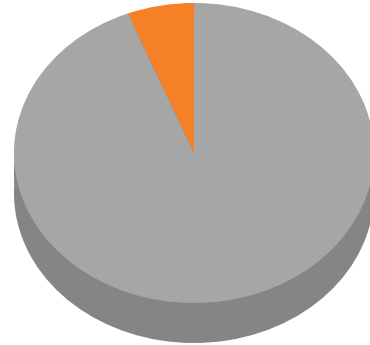
**Net Solar PV System Cost \$24,461**

**Solar PV System Rating**

Power Rating: 89,600 W-DC  
 Power Rating: 66,600.0 W-AC

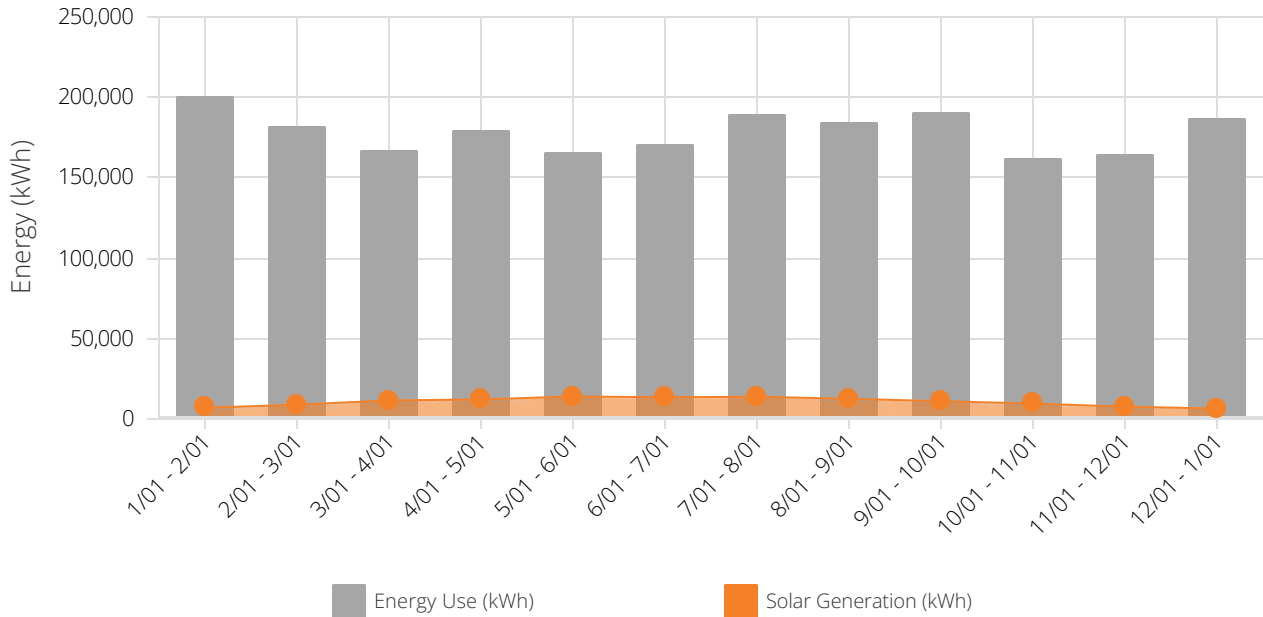
**Energy Consumption Mix**

Annual Energy Use: 2,138,960 kWh



Utility 2,010,738 kWh (94.01%)  
 Solar PV 128,222 kWh (5.99%)

**Monthly Energy Use vs Solar Generation**



# 2.1.1 Energy Storage System (ESS) Details

### General Information

Facility: Meter #1  
 Address: College Park GA 30337

### ESS Equipment Description

Battery Banks: 15kw/39kWh Energy Storage System  
 Inverters: 15kw/39kWh Energy Storage System

### ESS Equipment Typical Lifespan

Battery Banks: 15 Years  
 Inverters: 15 Years

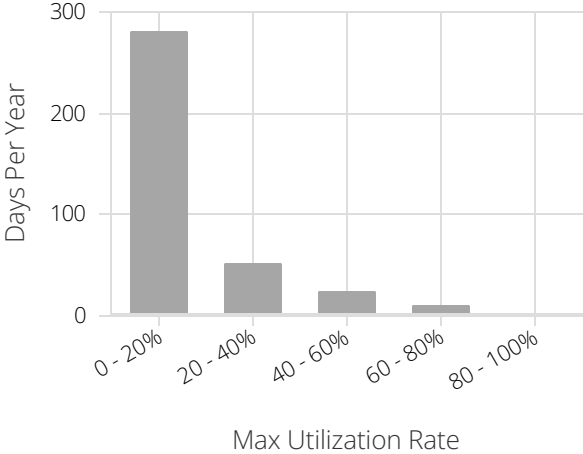
### ESS Cost and Incentives

ESS Cost \$72,000  
 GEFA Grant **-\$61,200**  


---

**Net ESS Cost \$10,800**

Energy Storage Annual Utilization



Energy Output and Demand Savings From Solar PV and Energy Storage				
Date Range	ESS Energy Discharge (kWh)	Solar PV Generation (kWh)	ESS Energy as % of PV Energy	Total Demand Savings
1/1/2021 - 2/1/2021	232	6,962	3.33%	\$0
2/1/2021 - 3/1/2021	243	8,876	2.74%	\$0
3/1/2021 - 4/1/2021	140	11,543	1.21%	\$0
4/1/2021 - 5/1/2021	187	12,147	1.54%	\$0
5/1/2021 - 6/1/2021	69	13,994	0.49%	\$0
6/1/2021 - 7/1/2021	65	13,541	0.48%	\$0
7/1/2021 - 8/1/2021	84	13,796	0.61%	\$0
8/1/2021 - 9/1/2021	110	12,569	0.88%	\$0
9/1/2020 - 10/1/2020	188	11,070	1.70%	\$0
10/1/2020 - 11/1/2020	115	9,598	1.20%	\$0
11/1/2020 - 12/1/2020	92	7,624	1.21%	\$0
12/1/2020 - 1/1/2021	228	6,502	3.51%	\$0
<b>Total</b>	<b>1,753</b>	<b>128,222</b>	<b>1.37%</b>	<b>\$0</b>

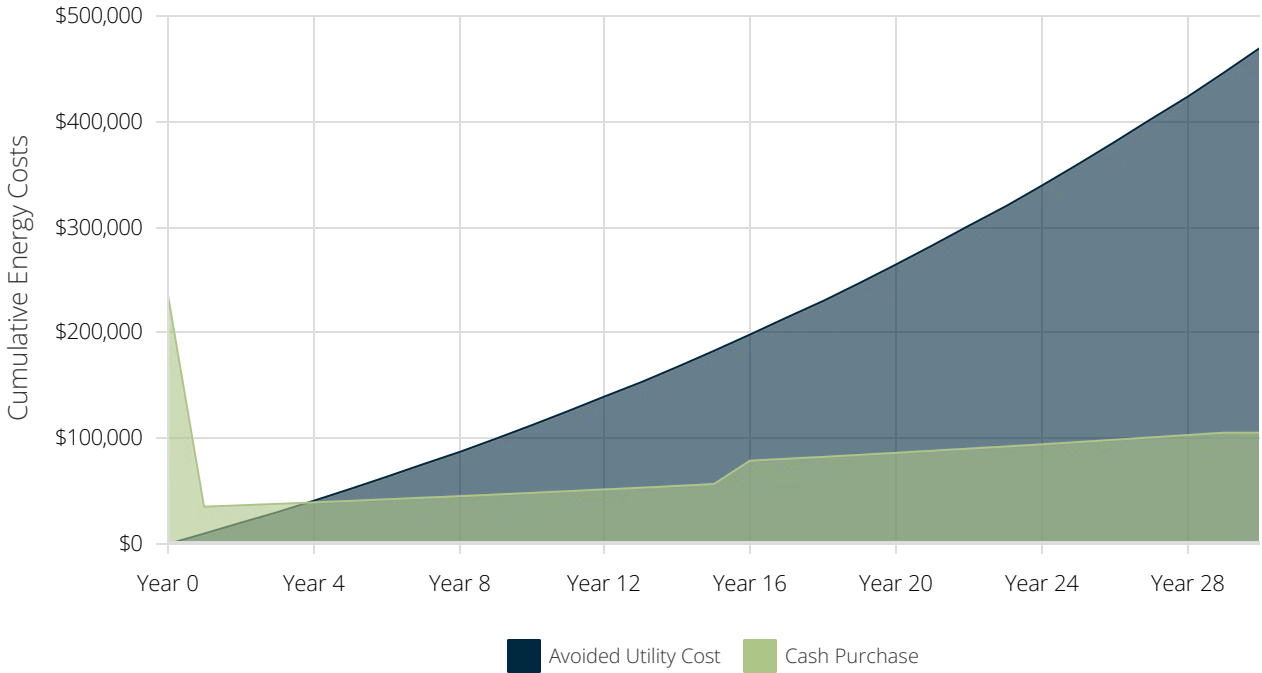


# 3 Project Financials

Payment Options	Cash Purchase
IRR - Term	16.1%
LCOE PV Generation	\$0.010 /kWh
Net Present Value	\$137,735
Payback Period	3.8 Years
Total Payments	\$235,072
Total Incentives	\$199,811
Net Payments	\$35,261
Electric Bill Savings - Term	\$469,763
Upfront Payment	\$235,072

\*Final contract price dependent on final site visits.

**Cumulative Energy Costs By Payment Option**



Confidential





## 3.1 Rebates and Incentives

This section summarizes all incentives available for this project. The actual rebate and incentive amounts for this project are shown in each example.

### **GEFA Solar Resiliency Rebate - Storage**

85% of system cost

Total Incentive Value: \$61,200

### **GEFA Solar Resiliency Rebate Solar**

85% of system cost

Total Incentive Value: \$138,611



Confidential



### 3.2 Utility Rates

The table below shows the rates associated with your current utility rate schedule (CP). Your estimated electric bills after solar are shown on the following page.

Customer Charges				Energy Charges			
Season	Charge Type	Rate Type	PLS	Season	Charge Type	Rate Type	PLS
S	Flat Rate	per billing period	\$50.01	S	Import	T < 200 kW T < 25 kWh	\$0.02587
W	Flat Rate	per billing period	\$50.01	S	Import	T < 200 kW 25 kWh < T < 3,000 kWh	\$0.16599
				S	Import	T < 200 kW 3,000 kWh < T < 10,000 kWh	\$0.15777
				S	Import	10,000 kWh < T	\$0.14061
				S	Import	0 < T	\$0.04001
				S	Import	0 < T	\$0.03658
				S	Import	0 < T	\$0.0352
				W	Import	T < 200 kW T < 25 kWh	\$0.02531
				W	Import	T < 200 kW 25 kWh < T < 3,000 kWh	\$0.16543
				W	Import	T < 200 kW 3,000 kWh < T < 10,000 kWh	\$0.1572
				W	Import	10,000 kWh < T	\$0.14005
				W	Import	0 < T	\$0.03945
				W	Import	0 < T	\$0.03602
				W	Import	0 < T	\$0.03463

### 3.3 Current Electric Bill

The table below shows your annual electricity costs based on the most current utility rates and your previous 12 months of electrical usage.

**Rate Schedule:** GP - PLS

Time Periods Bill Ranges & Seasons	Energy Use (kWh)	Max Demand (kW)	Charges		
	Total	NC / Max	Other	Energy	Total
1/1/2021 - 2/1/2021 W	199,760	300	\$50	\$13,808	\$13,858
2/1/2021 - 3/1/2021 W	181,440	300	\$50	\$13,173	\$13,223
3/1/2021 - 4/1/2021 W	166,080	300	\$50	\$12,622	\$12,672
4/1/2021 - 5/1/2021 W	179,520	300	\$50	\$13,106	\$13,156
5/1/2021 - 6/1/2021 W	165,120	300	\$50	\$12,588	\$12,638
6/1/2021 - 7/1/2021 S	170,880	300	\$50	\$12,891	\$12,941
7/1/2021 - 8/1/2021 S	189,120	300	\$50	\$13,546	\$13,596
8/1/2021 - 9/1/2021 S	184,320	300	\$50	\$13,377	\$13,427
9/1/2020 - 10/1/2020 S	190,080	300	\$50	\$13,580	\$13,630
10/1/2020 - 11/1/2020 W	162,240	300	\$50	\$12,484	\$12,534
11/1/2020 - 12/1/2020 W	164,160	300	\$50	\$12,553	\$12,603
12/1/2020 - 1/1/2021 W	186,240	300	\$50	\$13,340	\$13,390
<b>Total</b>	<b>2,138,960</b>	<b>-</b>	<b>\$600</b>	<b>\$157,067</b>	<b>\$157,668</b>



Confidential



# 3.4 New Electric Bill

**Rate Schedule: CP**

Time Periods	Energy Use (kWh)	Max Demand (kW)	Charges		
			Other	Energy	Total
1/1/2021 - 2/1/2021 W	192,817	291	\$50	\$13,366	\$13,416
2/1/2021 - 3/1/2021 W	172,585	283	\$50	\$12,487	\$12,537
3/1/2021 - 4/1/2021 W	154,548	265	\$50	\$11,535	\$11,585
4/1/2021 - 5/1/2021 W	167,389	276	\$50	\$12,151	\$12,201
5/1/2021 - 6/1/2021 W	151,132	273	\$50	\$11,503	\$11,553
6/1/2021 - 7/1/2021 S	157,345	280	\$50	\$11,966	\$12,016
7/1/2021 - 8/1/2021 S	175,331	283	\$50	\$12,681	\$12,731
8/1/2021 - 9/1/2021 S	171,760	277	\$50	\$12,422	\$12,472
9/1/2020 - 10/1/2020 S	179,026	282	\$50	\$12,789	\$12,839
10/1/2020 - 11/1/2020 W	152,652	277	\$50	\$11,644	\$11,694
11/1/2020 - 12/1/2020 W	156,544	287	\$50	\$11,999	\$12,049
12/1/2020 - 1/1/2021 W	179,758	283	\$50	\$12,736	\$12,786
<b>Total</b>	<b>2,010,887</b>	<b>-</b>	<b>\$600</b>	<b>\$147,280</b>	<b>\$147,880</b>

**Annual Electricity Savings: \$9,788**



Confidential



## 4.1 Cash Purchase

### Assumptions and Key Financial Metrics

IRR - Term	16.1%	Net Present Value	\$137,735	Payback Period	3.8 Years
ROI	154.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.5%	Federal Income Tax Rate	21.0%	State Income Tax Rate	6.0%
Total Project Costs	\$235,072				

Years	Project Costs	Expenses / O&M / Equipment Replacement	Electric Bill Savings	PV Generation (kWh)	GEFA Grant Effect	Total Cash Flow	Cumulative Cash Flow
Upfront	-\$235,072	-	-	-	-	-\$235,072	-\$235,072
1	-	-	\$9,788	128,222	\$199,811	\$209,599	-\$25,473
2	-	-\$1,344	\$10,088	127,581	-	\$8,744	-\$16,729
3	-	-\$1,371	\$10,398	126,939	-	\$9,027	-\$7,701
4	-	-\$1,398	\$10,717	126,298	-	\$9,319	\$1,618
5	-	-\$1,426	\$11,046	125,657	-	\$9,620	\$11,238
6	-	-\$1,455	\$11,385	125,016	-	\$9,930	\$21,168
7	-	-\$1,484	\$11,734	124,375	-	\$10,250	\$31,418
8	-	-\$1,514	\$12,093	123,734	-	\$10,579	\$41,997
9	-	-\$1,544	\$12,463	123,093	-	\$10,919	\$52,917
10	-	-\$1,575	\$12,844	122,452	-	\$11,270	\$64,186
11	-	-\$1,606	\$13,237	121,811	-	\$11,631	\$75,817
12	-	-\$1,638	\$13,641	121,170	-	\$12,003	\$87,820
13	-	-\$1,671	\$14,058	120,528	-	\$12,387	\$100,206
14	-	-\$1,705	\$14,487	119,887	-	\$12,782	\$112,988
15	-	-\$1,739	\$14,928	119,246	-	\$13,190	\$126,178
16	-	-\$2,201	\$15,383	118,605	-	-\$6,718	\$119,460
17	-	-\$1,809	\$15,851	117,964	-	\$14,043	\$133,502
18	-	-\$1,845	\$16,334	117,323	-	\$14,489	\$147,991
19	-	-\$1,882	\$16,830	116,682	-	\$14,949	\$162,940
20	-	-\$1,920	\$17,342	116,041	-	\$15,422	\$178,362
21	-	-\$1,958	\$17,869	115,400	-	\$15,911	\$194,273
22	-	-\$1,997	\$18,411	114,758	-	\$16,414	\$210,686
23	-	-\$2,037	\$18,969	114,117	-	\$16,932	\$227,618
24	-	-\$2,078	\$19,544	113,476	-	\$17,466	\$245,084
25	-	-\$2,119	\$20,136	112,835	-	\$18,016	\$263,101
26	-	-\$2,162	\$20,745	112,194	-	\$18,583	\$281,684
27	-	-\$2,205	\$21,372	111,553	-	\$19,167	\$300,851
28	-	-\$2,249	\$22,018	110,912	-	\$19,769	\$320,621
29	-	-\$2,294	\$22,683	110,271	-	\$20,389	\$341,010
30	-	-\$2,340	\$23,367	109,630	-	\$21,028	\$362,037
Totals:	-\$235,072	-\$72,465	\$469,763	3,567,769	\$199,811	\$362,037	-

\*Seek advice of tax professional to determine specific ROI

\*Estimated cost for insurance, personal property tax, and O&M varies by customer

\*Expect inverter replacement after Year 15

\*Sales Tax Included



Confidential



# 5.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	16.1%	Net Present Value	\$137,735	Payback Period	3.8 Years
ROI	154.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.5%	Federal Income Tax Rate	21.0%	State Income Tax Rate	6.0%
Total Project Costs	\$235,072				

Years	Upfront	1	2	3	4	5	6	7	8	9	10	11	12
<b>Cash</b>													
Project Costs	-\$235,072	-	-	-	-	-	-	-	-	-	-	-	-
Expenses / O&M / Equipment Replacement	-	-	-\$1,344	-\$1,371	-\$1,398	-\$1,426	-\$1,455	-\$1,484	-\$1,514	-\$1,544	-\$1,575	-\$1,606	-\$1,638
Electric Bill Savings	-	\$9,788	\$10,088	\$10,398	\$10,717	\$11,046	\$11,385	\$11,734	\$12,093	\$12,463	\$12,844	\$13,237	\$13,641
<b>Cash Total</b>	<b>-\$235,072</b>	<b>\$9,788</b>	<b>\$8,744</b>	<b>\$9,027</b>	<b>\$9,319</b>	<b>\$9,620</b>	<b>\$9,930</b>	<b>\$10,250</b>	<b>\$10,579</b>	<b>\$10,919</b>	<b>\$11,270</b>	<b>\$11,631</b>	<b>\$12,003</b>
<b>Total Cash Flow</b>	<b>-\$235,072</b>	<b>\$209,599</b>	<b>\$8,744</b>	<b>\$9,027</b>	<b>\$9,319</b>	<b>\$9,620</b>	<b>\$9,930</b>	<b>\$10,250</b>	<b>\$10,579</b>	<b>\$10,919</b>	<b>\$11,270</b>	<b>\$11,631</b>	<b>\$12,003</b>
<b>Cumulative Cash Flow</b>	<b>-\$235,072</b>	<b>-\$25,473</b>	<b>-\$16,729</b>	<b>-\$7,701</b>	<b>\$1,618</b>	<b>\$11,238</b>	<b>\$21,168</b>	<b>\$31,418</b>	<b>\$41,997</b>	<b>\$52,917</b>	<b>\$64,186</b>	<b>\$75,817</b>	<b>\$87,820</b>



Confidential



# 5.1 Cash Purchase

## Assumptions and Key Financial Metrics

IRR - Term	16.1%	Net Present Value	\$137,735	Payback Period	3.8 Years
ROI	154.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.5%	Federal Income Tax Rate	21.0%	State Income Tax Rate	6.0%
Total Project Costs	\$235,072				

Years	13	14	15	16	17	18	19	20	21	22	23
<b>Cash</b>											
Project Costs	-	-	-	-	-	-	-	-	-	-	-
Expenses / O&M / Equipment Replacement	-\$1,671	-\$1,705	-\$1,739	-\$22,101	-\$1,809	-\$1,845	-\$1,882	-\$1,920	-\$1,958	-\$1,997	-\$2,037
Electric Bill Savings	\$14,058	\$14,487	\$14,928	\$15,383	\$15,851	\$16,334	\$16,830	\$17,342	\$17,869	\$18,411	\$18,969
<b>Cash Total</b>	\$12,387	\$12,782	\$13,190	-\$6,718	\$14,043	\$14,489	\$14,949	\$15,422	\$15,911	\$16,414	\$16,932
<b>Total Cash Flow</b>	\$12,387	\$12,782	\$13,190	-\$6,718	\$14,043	\$14,489	\$14,949	\$15,422	\$15,911	\$16,414	\$16,932
<b>Cumulative Cash Flow</b>	\$100,206	\$112,988	\$126,178	\$119,460	\$133,502	\$147,991	\$162,940	\$178,362	\$194,273	\$210,686	\$227,618



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# 5.1 Cash Purchase

## Assumptions and Key Financial Metrics

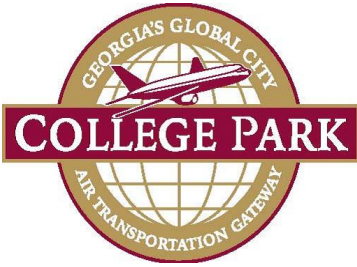
IRR - Term	16.1%	Net Present Value	\$137,735	Payback Period	3.8 Years
ROI	154.0%	PV Degradation Rate	0.50%	Discount Rate	5.0%
Energy Cost Escalation Rate	3.5%	Federal Income Tax Rate	21.0%	State Income Tax Rate	6.0%
Total Project Costs	\$235,072				

Years	24	25	26	27	28	29	30	Totals
<b>Cash</b>								
Project Costs	-	-	-	-	-	-	-	-\$235,072
Expenses / O&M / Equipment Replacement	-\$2,078	-\$2,119	-\$2,162	-\$2,205	-\$2,249	-\$2,294	-\$2,340	-\$72,465
Electric Bill Savings	\$19,544	\$20,136	\$20,745	\$21,372	\$22,018	\$22,683	\$23,367	\$469,763
<b>Cash Total</b>	\$17,466	\$18,016	\$18,583	\$19,167	\$19,769	\$20,389	\$21,028	\$162,226
<b>Total Cash Flow</b>	\$17,466	\$18,016	\$18,583	\$19,167	\$19,769	\$20,389	\$21,028	\$362,037
<b>Cumulative Cash Flow</b>	\$245,084	\$263,101	\$281,684	\$300,851	\$320,621	\$341,010	\$362,037	-



Confidential





# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9276

**DATE:** November 23, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Jackson Myers, Director of Infrastructure & Development

**RE:** 2016 Edition of the Georgia Stormwater Management Manual Volumes 1 & 2

**PURPOSE:** The Blue Book provides with an up-to-date tool for managing stormwater that includes state-of-the industry practices and information, as well as information specific to Georgia.

**REASON:** The Atlanta Regional Commission worked with the state Environmental Protection Division, the state Environmental Finance Authority, a Technical Advisory Group (TAG), and a consultant team led by AECOM to update the Georgia Stormwater Management Manual (GSMM), known as the “Blue Book.”

**RECOMMENDATION:** To approve the Georgia Stormwater Management Manual as written, this document is 277 pages and can be found on Atlanta Regional Commission website. Reference this document on our city ordinance.

**BACKGROUND:** The objective of the Georgia Stormwater Management Manual is to provide guidance on the latest and best post-construction stormwater management practices available to Georgia communities to minimize the negative impacts of increasing stormwater runoff and its associated pollutants. Building on the previous version, this updated Manual will help Georgia communities take a comprehensive approach to stormwater management that integrates drainage design, stormwater quantity, and water quality considerations. The goal is to provide an effective tool for local governments and the development community to reduce both stormwater quality and quantity impacts and protect downstream areas and receiving waters.

Stormwater management has entered a new phase in the state of Georgia that recognizes the need for more innovative policies and practices. The requirements for NPDES municipal and industrial permits, TMDLs, watershed assessments and the desire to protect human life, property, aquatic habitats and the quality of life in our communities has brought home the pressing need to manage both stormwater quantity and quality from our developed and developing areas.



**YEARS OF SERVICE:**

**COST TO CITY:** None

**BUDGETED ITEM:** No

**REVENUE TO CITY:** Yes

**CITY COUNCIL HEARING DATE:** December 6, 2021

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** None

**AFFECTED AGENCIES:** None

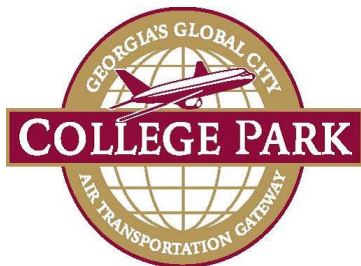
**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** Yes

**REQUIRED CHANGES TO WORK PROGRAMS:** No

**STAFF:**

**Review:**

- Jackson Myers      Pending
- Sonya Harold      Pending
- Melissa Echevarria      Pending
- City Attorney's Office      Pending
- Mercedes Miller      Pending
- Mayor & City Council      Pending      12/06/2021 7:30 PM



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9231

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Nikki Washington, City Planner

**RE:** Public Hearing for Consideration of a Rezoning at 1905 Godby Road

**PURPOSE:** Public Hearing to consider the rezoning of 1905 Godby Road from C1 - Neighborhood Business to RM - MultiFamily Residential Zoning District.

**REASON:** Public Hearing to consider the rezoning of 1905 Godby Road from C1 - Neighborhood Business to RM - MultiFamily Residential Zoning District.

**RECOMMENDATION:** The City Planner recommends approval with conditions as outlined in the attached staff report.

**BACKGROUND:** The subject property is currently zoned C1 and is vacant land that was a church. It is approximately 2.17 acres and has access to Godby Road. The applicant proposes a townhome development consisting of 16 homes. The applicant has included a proposed site plan for the parcel and description for the development. The applicant refers to this type of development as a “pocket neighborhood”, which has been popular throughout the country to create more affordable housing options.

**COST TO CITY:** N/A

**BUDGETED ITEM:** N/A

**REVENUE TO CITY:** Application Fee

**CITY COUNCIL HEARING DATE:** December 6th, 2021

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** Approval of this request would result in a rezoning from C1 to RM and the construction of a workforce housing development.

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A

**STAFF:** Nikki Washington

**ATTACHMENTS:**

- 1905GodbyRoad\_StaffReport (PDF)
- 1905 Godby Rezone Application Packet 9-23-2021 (1) (PDF)
- Rezone of 1905 Godby from C-1 to RM (1) (PDF)
- Survey 1905 Godby (1) (PDF)
- 1905 Godby Road College Park 16 townhouses RM rezoning (1) (PDF)
- 2021-11-23 - COLLEGE PARK- 1905 Godby Rezoning Ordinance (DOCX)

**Review:**

- Nikki Washington Completed 11/22/2021 2:00 PM
- Sonya Harold Completed 11/22/2021 2:31 PM
- Engineering Pending
- Inspections Completed 11/22/2021 2:42 PM
- Power Completed 11/22/2021 2:58 PM
- Fire Completed 11/29/2021 1:19 PM
- City Attorney's Office Completed 11/30/2021 1:12 PM
- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM



**College Park Planning Commission**  
1905 Godby Road Rezoning

**Council Ward:** Ward 3  
**Council Member:** Ken Allen  
**Planning Commissioner:** Ryan Taylor  
**Planning Commission Meeting Date:** October 25<sup>th</sup>, 2021  
**City Council Hearing:** December 6<sup>th</sup>, 2021  
**Evaluation Prepared by:** Nicolette Washington

**Applicant:** James Nolan  
 3344 Peachtree Road NE  
 Suite 3902  
 Atlanta, GA 30326

**Location:** 1905 Godby Road, Parcel Number: 13070BB003

**Lot Size:** 2.17 Acres

**Request:** Rezoning from C1 – Neighborhood Business to RM - Multi Family Residential

**Proposed Use:** Applicant seeks to construct a townhome development

**Current Zoning:** C1 – Neighborhood Business

**Current Land Use:** Vacant – Previously a Church.

**Future Land Use:** Suburban Office

**Surrounding Properties:**

	<b>Current Zoning</b>	<b>Current Use</b>
<b>North</b>	<b>R1 – Low Density Residential</b>	<b>Single Family Homes</b>
<b>East</b>	<b>C1 – Neighborhood Business</b>	<b>Electrician’s Office</b>
<b>South</b>	<b>N/A</b>	<b>Godby Road</b>
<b>West</b>	<b>C1 – Neighborhood Business</b>	<b>Vacant Parcel and Day Care Center</b>

Also see the attached maps for reference.



**College Park Planning Commission**  
1905 Godby Road Rezoning

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**Executive Summary:**

The subject property is currently zoned C1 and is vacant land that was a church. It is approximately 2.17 acres and has access to Godby Road. The applicant proposes a townhome development consisting of 16 homes. The applicant has included a proposed site plan for the parcel and description for the development. The applicant refers to this type of development as a “pocket neighborhood”, which has been popular throughout the country to create more affordable housing options.

The home sizes will range between 900 square feet and 1400 square feet, plus a carport or garage depending on the model. The price point for the homes will be between \$275,000 and \$325,000. The applicant has stated that the goal is to have a price point for entry level and first-time homebuyers.

According to the current submitted site plan, variances will be needed to reduce the rear setback of the site and reduce the lot area per dwelling unit in the RM District. The applicant has indicated that if approved by Mayor and Council, they intend to be on the January BZA board meeting to request these variances.

**Criteria for Consideration of a Rezoning Request**

The following criteria provide details that address the criteria stated within the zoning ordinance.

**(a) Would the proposed amendment be consistent and/or compatible with the city’s land use and development plans, goals and objectives?**

The proposed townhomes are consistent with the City’s goals to provide more affordable home-ownership options. In additional, this parcel is adjacent to other single-family homes and light commercial uses and as a result would not be incompatible.

**(b) Would the proposed amendment tend to increase, to decrease or to have an impact on traffic safety and congestion in the streets?**

The development will add 16 townhomes to the area, which is likely to increase traffic. However, this section of Godby Road is not congested, so this increase is unlikely to increase congestion or decrease safety in this area. In addition, this development will provide a new housing option for this area.

**(c) Would the proposed amendment tend to increase, decrease or to have no relation to safety from fire, panic or other danger?**

There would be no impact on fire safety, panic, or other danger. Construction standards and permitting will require that the buildings be designed to meet all necessary fire and safety codes.

**(d) Would the proposed amendment tend to promote, to diminish or to have no influence on the public health and general welfare?**

The proposed project associated with zoning map amendment would promote the general welfare of the area by providing affordable home-ownership options to citizens in this area of the City.



**College Park Planning Commission**  
1905 Godby Road Rezoning

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**(e) Would the proposed amendment tend to increase, to decrease or to have no influence on the provision of adequate light and air?**

The submitted conceptual drawings show development that should not restrict light and air from reaching surrounding properties.

**(f) Would the proposed amendment tend to cause, prevent or to have no influence on the overcrowding of land?**

The proposed development is unlikely to have an influence on the overcrowding of land. There are several vacant lots in this area of Godby Road.

**(g) Would the proposed amendment tend to cause, to prevent or to have no relation to the undue concentration or the undue scattering of population or development?**

The proposed zoning map amendment would not concentrate development. The proposed use is likely to have less impact than a commercial use that would be permitted in the current zoning.

**(h) Would the proposed amendment tend to impede, facilitate or have no impact on the adequate provision of transportation, water, sewerage, and/or public services or facilities?**

The proposed zoning map amendment would have no impact on the adequate provision of, water, sewerage, and/or public services or facilities, however, access should be restricted to avoid traffic on residential road.

**(i) Would the proposed amendment tend to be compatible with or be incompatible with environmental conditions and/or with surrounding development? If incompatible, what factors, if any, would diminish the value, use and enjoyment of the surrounding properties?**

The proposed amendment will be compatible with environmental conditions and surrounding development.

**(j) Would the proposed amendment tend to require only reasonable expenditures of public funds, or would the amendment tend to require an excessive or premature expenditure of public funds?**

The proposed zoning map amendment is not anticipated to require excessive expenditures of public funds.

**(k) Would the proposed amendment tend to promote, to diminish or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?**

The proposed development would promote the aesthetic effect of existing and future uses of the property and surrounding area by providing a "missing-middle" housing option in this area of the City.

**(l) Would the proposed amendment be a deterrent to the value of adjacent property?**

The rezoning of the subject property should not be a deterrent to the value of adjacent property. Considering the land is current vacant and has been for some time, it is likely to increase property values in the area.



**College Park Planning Commission**  
1905 Godby Road Rezoning

**(m) Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?**

The proposed map amendments would create an isolated district. However, it is adjacent to single-family housing and the current adjacent commercial land uses are compatible with the townhomes proposed.

**Planning Commission Meeting Overview:**

- There were no comments from the public during the public hearing for this item.
- The applicant explained the intent of the development to provide workforce housing and provide an opportunity for members of the Godby Road community to purchase and own a home. The site plan and general overview of the project was reviewed. The applicant refers to this type of development as a “pocket neighborhood”.
- The Planning Commission brought up several concerns about security for the property and inquired about possibly gating the develop. There was continued discussion and several different suggestions on security measures including cameras and lighting.
- There was discussion around the renting of homes within the development and the condition suggested by staff that there should only be a certain percentage of homes to be rented.
  - The Commission discusses allowing either 15% (2 homes) or 25% (4 homes) of homes to be rented.
  - This would be managed through the HOA association.
  - The other recent rezoning on Godby Road restricted the cottage home development to only 15% rentals (4 of the 29 homes).
  - The applicant gave an example of the Links in College Park which institutes a similar restriction.

**Planning Commission Recommendation:** The Planning Commission recommended approval of the application with the conditions recommended by staff as well as an additional condition that the Council further consider security demands in the area.

In response to the Planning Commission recommendation, the application provided the following:

*Relative to the security features of this development, the entire permitter of development will be permanently fenced with a 4' to 6' decorative fence. The only entrance to the property will be monitored by closed circuit cameras with video feeds to each home. Each home will be wired for intrusion detection with telephone connection to a central station (this is an option and subject to monthly monitoring charge by each homeowner). Homeowners will also be offered Ring Doorbell with camera. The development features a limited number of small homes in attached groups. Neighbors will know neighbors. Any vehicle or individual not having business in the development will be most obvious. The common area and streets will be well lit under a separate meter which will be an expense of the HOA.*

**Staff Recommendation:** Given the City’s goals of providing additional home-ownership opportunities and the low impact on surrounding uses in this area, City Planner recommends approval of the proposed zoning map amendment, conditioned upon the following:



**College Park Planning Commission**  
*1905 Godby Road Rezoning*

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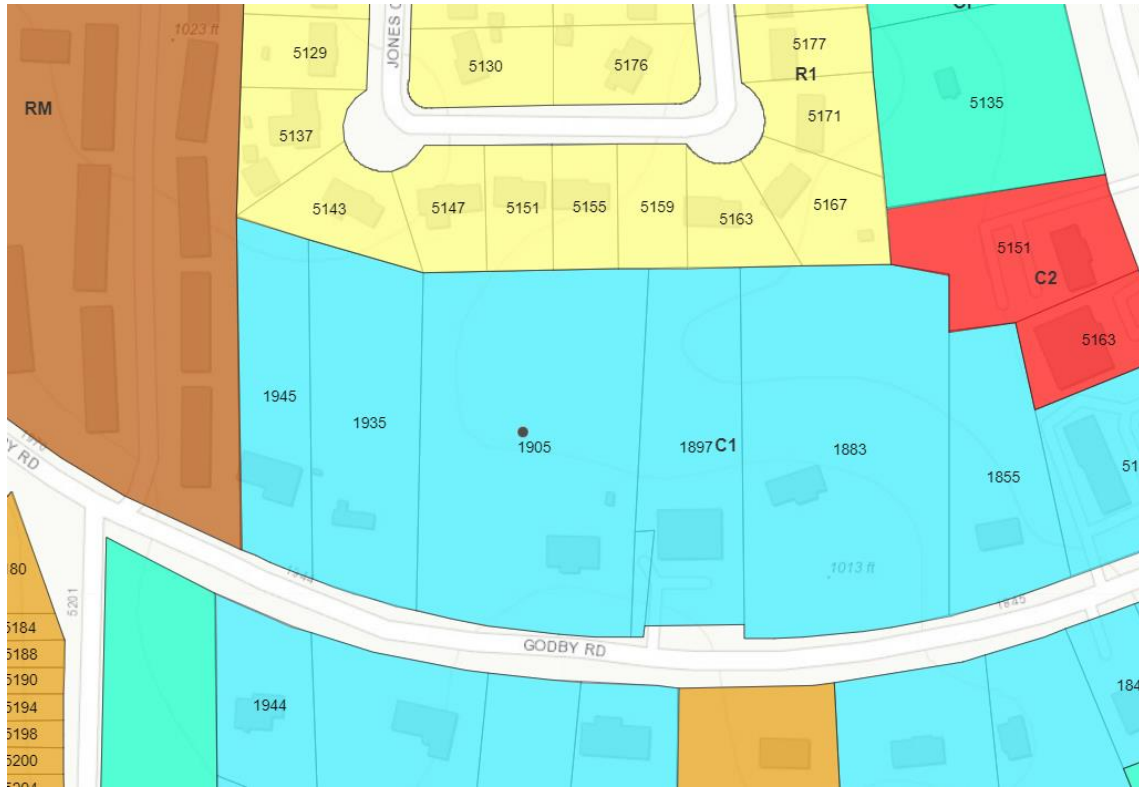
1. The development is conditioned to the submitted site plan and restricted to the providing a maximum of 16 townhomes on the parcel.
2. The variances needed are approved by the BZA board.
3. The applicant must provide documents establishing a Homeowner's Association that provide the following:
  - a. Membership in the association must be mandated for each owner.
  - b. The association must be responsible for liability insurance, taxes and maintenance of common open space and associated recreation areas and facilities.
  - c. The association must have the power to levy assessments, enforceable by the imposition of additional penalties, which can become a lien on individual premises for the purpose of paying the cost of operating and maintaining common facilities.
  - d. The governing board of any such association shall be comprised of a minimum of three (3) members.
  - e. The developer must run the Homeowner's Association until at least 75% of the homes are sold.
  - f. The Homeowner's Association must enforce that 75% of the homes be owner-occupied at any one time – meaning that only 25% or 4 of the 16 homes may be renter-occupied at any one time.

**Attachments:**

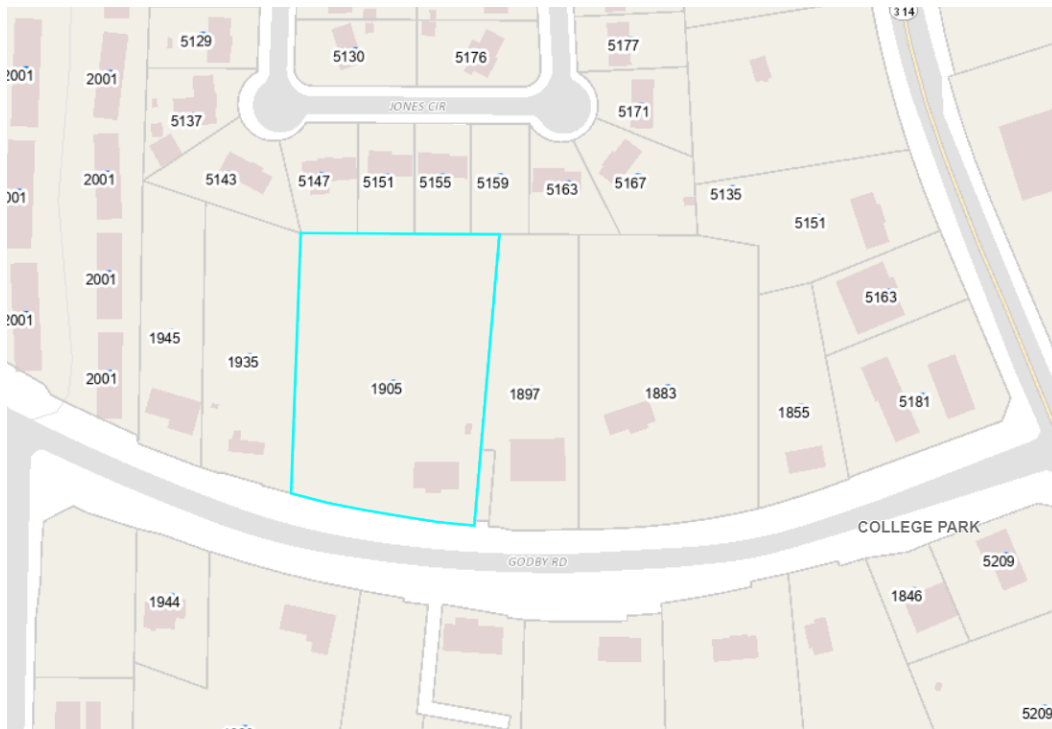
- Rezoning Application Package
- Additional Information Provided by the Applicant
- Zoning Maps
- Photos



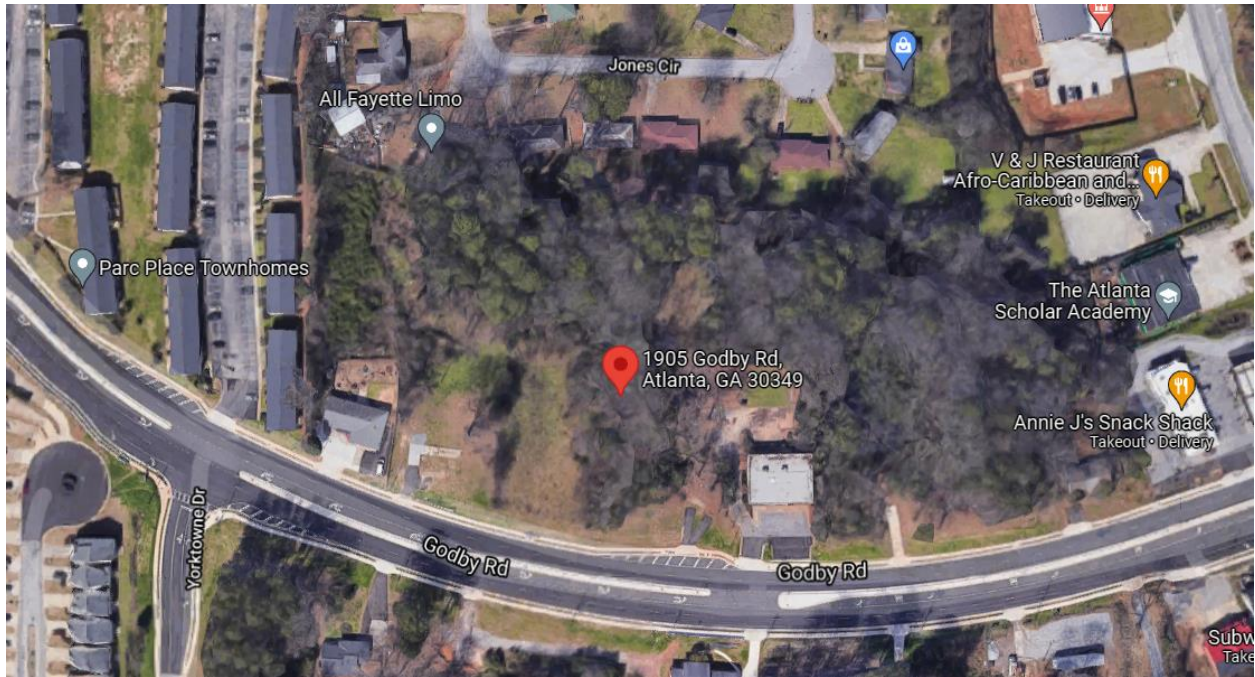
**City of College Park Zoning Map**



**Clayton County Map**



**Aerial of Site**



**From Godby Road**





# REZONING

## CITY OF COLLEGE PARK

Planning Commission



www.collegeparkga.com

DATE SUBMITTED 9-22-21

### APPLICANT INFORMATION

APPLICANT NAME (PLEASE PRINT) James Nolan

ADDRESS 3344 Peachtree Rd. NE Suite 3902 Atlanta, GA 30326

PHONE 786 749 2264 CELL \_\_\_\_\_ FAX \_\_\_\_\_

E-MAIL ADDRESS Jim@beltlineinvestment.com

### OWNER INFORMATION (If different from Applicant)

PROPERTY OWNER (PLEASE PRINT) Old Landmark Church of God in Christ

ADDRESS 1208 Partridge Lane Riverdale, GA

PHONE 404 447-4749 CELL \_\_\_\_\_ FAX \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_

### PROPERTY INFORMATION

ADDRESS 1905 Godby Road College Park GA

CURRENT USE Vacant land CURRENT ZONING C

PROPOSED USE Residential PROPOSED ZONING RM multifamily Residential District

SIZE OF PROPERTY 2.17 Acres NET DENSITY (RESIDENTIAL) 16 homes

**REQUEST FOR REZONING**

**REQUIREMENTS**

Please complete all attached forms, which must be typed or legibly printed; signatures must be in BLUE INK. The applicant or his agent must submit the ORIGINAL, SIGNED application to the Inspections Department located on the first floor of City Hall, 3667 Main Street, College Park.

**PRE-APPLICATION MEETING**

A pre-application meeting with the City Planner is required prior to submission on any application. Please contact the City Planner's office at (404) 684-7031 or lblaszyk@tcfatl.com to schedule a pre-application meeting.

**FEE**

The application fees for rezoning to single-family residential are as follows: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11-100+ acres - \$500 + \$50 per acre. The fees for rezoning to multi-family residential are: 0 - less than 2 acres - \$300; 2- less than 11 acres - \$500, 11 + acres - \$500 + \$50 per acre. The fees for rezoning to offices/commercial/industrial are: 0- less than 2 acres - \$300; 2- less than 11 acres - \$500; 11+ acres - \$500 + \$50 per acre. These fees shall be paid to the City of College Park. **Checks or Money Order Only.**

**FILING DEADLINE**

Applications must be received and fees must be paid no later than 30 calendar days prior to the Planning Commission meeting at which the rezoning will be considered.

**PLANNING COMMISSION MEETING**

The applicant or his agent must attend the Planning Commission meeting to present the application and respond to questions from the Commission. Planning Commission meets the last Monday of each month at 5:30 PM in the Mayor and Council chambers of City Hall, with the exception of December, when the Commission does not meet.

**COUNCIL HEARING**

Property rezonings must be decided at a public hearing before Mayor and Council. The applicant must attend the public hearing to present the application and respond to questions from the Council. Mayor and Council meet the first and third Monday of each month, with the exception of July and December, when they only meet once a month. Applicants will be notified in writing of the date of the public hearing.

**QUESTIONS**

For assistance, please contact the Planning Commission Secretary, Ms. Sabrina Walters, at swalters@collegetparkga.com, 404-669-3762 or the City Planner's office at lblaszyk@tcfatl.com, 404-684-7031.

(For Office Use Only)			
Total Amount Paid \$	_____	Check#	_____
Money Order #	_____	Received by:	_____
Application checked by:	_____		Date: _____
Pre-application meeting:	_____		Date: _____





# CHICAGO TITLE INSURANCE COMPANY

Issuing Agent: Reginald A. Hudspeth, LLC

Issuing Office: 1325 Satellite Blvd., Bldg. 100, Suite 101, Suwanee, Georgia 30024; [T-770.925.1400]

Commitment Number: 1

Issuing Office File Number: 21-0459

Property Address: 1905 Godby Road, College Park, Georgia

## SCHEDULE A

1. COMMITMENT DATE: **August 18, 2021**

2. POLICY TO BE ISSUED:

- (a) 2006 ALTA® Owner's Policy w/ GA Modifications  
 Proposed Insured: **James Nolan d/b/a Beltline Investments**  
 Proposed Policy Amount: **\$230,000**

3. The estate or interest in the Land described or referred to in this Commitment is Fee simple

4. Title to the Fee estate or interest in the Land is at the Commitment Date vested in:

Branch Banking and Trust Co.\*  
[Deed Book 9596 Page 471](#),  
 Clayton County, Georgia Records

\*Note: See item 4 of Schedule B-1, infra, requiring Corrective Deed to the Trustees of **OLD LANDMARK CHURCH OF GOD IN CHRIST**

5. The Land is described as follows:

See Exhibit "A" attached hereto and incorporated herein.

*R Hudspeth*

Countersignature Authorized Signatory

[rah@rhudspeth.com](mailto:rah@rhudspeth.com)

*This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*  
**72C165B10**

ALTA Commitment for Title Insurance 8-1-16 w- GA Mod

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**SPECIAL POWER OF ATTORNEY  
DESIGNATION OF AGENT**

We, Sheila Lovick, Luther Foster, and Lisa Fitch, name the following person as our agent:

**NAME OF AGENT:** James Nolan  
**AGENT'S ADDRESS:** 3344 Peachtree Road, NE  
 Suite 3902  
 Atlanta, Georgia 30326  
**AGENT'S TELEPHONE NO:** (786) 382-7100  
**AGENT'S EMAIL ADDRESS:** [jim@beilinvestments.com](mailto:jim@beilinvestments.com)

**GRANT OF GENERAL AUTHORITY**

We, the above named individuals grant my agent and any successor agent general authority to act for us with respect to the following subject as defined in O.C.G.A. 6B of Title 10:

**Real Property Transactions:** 1905 Godby Road, College Park, Ga. Parcel ID No. 13-00708-00B-003

**LIMITATIONS ON AGENT'S AUTHORITY**

An agent that is not my ancestor, spouse, or descendant SHALL NOT use the Property to benefit the agent or a person to whom the agent owes an obligation of support unless we have included that authority in the Special Instructions.

**SPECIAL INSTRUCTIONS**

James Nolan as our agent is granted the power to execute on our behalf all documents, waivers, applications required by the City of College Park and/or Clayton County Georgia regarding the Real Property located at 1905 Godby Road, College Park, Georgia

EFFECTIVE DATE

This power of attorney is effective immediately.

RELIANCE ON THIS POWER OF ATTORNEY

Any person, including my agent, may rely upon the validity of this power of attorney or a copy of it unless that person has actual knowledge it had terminated or is invalid.

SIGNATURE AND ACKNOWLEDGEMENT

Signature:

Shiela Lovick *Sheila Lovick*

Signature:

Luther Foster *Luther Foster*

Signature:

Lisa Fitch *Lisa Fitch*

Lisa Fitch

Witness Signature:

*Larry Williams*

Name:

*Larry Williams*

Address:

*1350 scenic hwy Sule #300  
Snellville GA 30078*

STATE OF GEORGIA

COUNTY OF FULTON, ss:

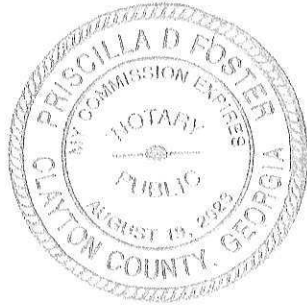
On this *27<sup>th</sup>* day of *June*, 2021, before me, *Priscilla Foster* personally appeared *Sheila Lovick, Luther Foster, and Lisa Fitch*, known to me or satisfactorily proven to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof, I hereunto sent my hand and official seal

Signature of person taking acknowledgement

Notary Public: *Priscilla D-Foster*

My commission expires: *August 19, 2023*





Situs : 1905 GODDARD RD

Parcel ID: 13070B B003

Class: Vacant Commercial Land

Card: 1 of

Printed: June 25, 2011

**CURRENT OWNER**

OLD LANDMARK CHURCH OF GOD IN  
CHRIST & ETAL  
1208 PARTRIDGE LN  
RIVERDALE GA 30296

**GENERAL INFORMATION**

Living Units CP  
Neighborhood 1300626  
Alternate Id 10763/250  
Vol / Pg  
District C  
Zoning C3  
Class

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
2ndry Int Lot	SF	94,612		94,610

Total Acres: 2.172

**Entrance Information**

Date	ID	Entry Code	Source
02/27/12	BJ	Vacant Property	
02/27/12	IA	Vacant Property	

**Assessment Information**

Assessed	Appraised	Cost	Income	Market
0	94,600	94,600	0	0
0	0	0	0	0
0	94,600	94,600	0	0
Total				

Value Flag COST APPROACH  
Manual Override Reason  
Base Date of Value  
Effective Date of Value

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/09/11	201102	8,500		

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/15		Vacant	Related	10763/250	Quitclaim	OLD LANDMARK CHURCH OF GOD IN CHRI
05/17/12		Vacant	Other	10123/441	Quitclaim	OLD LANDMARK CHURCH OF GOD IN CHRI
10/05/10		Improved	Limited Market	9876/394		IBIDAPO MICHAEL
06/26/09	95,000	Improved	Limited Market	9683/367	Warranty Deed	OLD LANDMARK CHURCH OF GOD IN CHRI
02/03/09		Improved	Foreclosure	9596/471		BRANCH BANKING & TRUST COMPANY
09/06/06	171,000	Improved	Estate Sale	8791/367		MECCA DEVELOPMENT INC
05/23/96		Improved	Related	2748/018	Warranty Deed	BROOKS CHRISTINE J
01/79		Improved	Qualified	0963/309	Warranty Deed	BROOKS THOMAS J & CHRISTINE J

Clayton County, Georgia  
Real Estate Transfer Tax  
Paid \$ 0  
Date 9-8 2015  
JACQUILINE D. WILLS  
Clerk, Superior Court

20306  
FILED  
CLAYTON COUNTY, GA  
2015 SEP -8 AM 11:07  
JACQUILINE D. WILLS  
CLERK SUPERIOR COURT

Return Recorded Document to:  
GAINES & ASSOCIATES, P.C.  
1580 PHOENIX BLVD SUITE 275  
ATLANTA, GA 30349

**QUITCLAIM DEED**

STATE OF GEORGIA  
COUNTY OF CLAYTON

THIS INDENTURE, made the 1<sup>st</sup> day of September 2015, between OLD LANDMARK CHURCH OF GOD IN CHRIST BY: RONALD FOSTER, as party or parties of the first part, hereinafter called Grantor, and OLD LANDMARK CHURCH OF GOD IN CHRIST, SHEILA LOVICK, LUTHER FOSTER AND LISA FITCH, as party or parties of the second part, hereinafter called Grantees with (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and forever QUITCLAIM unto the said Grantee,

Map and Parcel # 13070B B003

All that tract or parcel of land lying and being in Land Lot 70 of the 13<sup>th</sup> District of Clayton County, Georgia, being more particularly described as follows: Beginning at an iron pin found on the northside of Godby Road, 1500 feet easterly and southeasterly from the intersection of Godby Road with Clayton County Line and running thence in an easterly direction along the northside of Godby Road 250 feet to a point; thence north 420 feet to a point; thence west 250 feet to a point; thence south 420 feet to the north side of Godby Road and the point of beginning being improved property. Above property description being in accordance with blueprint of survey prepared by W.T. Poston, engineer dated July 30, 1954. Being the same property described in that certain Deed recorded August 56, 1979, in Deed Book 963, Page 309, Clayton County Records. Subject to Right of way easement to Clayton County at Deed Book 178, Page 302, Clayton County, Georgia Records. Subject to Boundary Line Agreement at Deed Book 739, Page 775, Clayton County Georgia Records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

BK 10763PG250

Signed, sealed and delivered in the presence of:

Ronald Foster (Seal)  
OLD LANDMARK CHURCH OF GOD IN CHRIST BY: RONALD FOSTER

[Signature]  
(Unofficial Witness)

[Signature]  
(Notary Public)  
JETTA MCGARVEY  
COMMISSION EXPIRES  
MAY 14 2017  
CLAYTON CO. GEORGIA  
NOTARY PUBLIC

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)





# CHICAGO TITLE INSURANCE COMPANY

## *Exhibit "A" – Legal description*

All that tract or parcel of land lying and being in Land Lot 70 of the 13th District of Clayton County, Georgia, being more particularly described as follows: Beginning at an iron pin found on the northside of Godby Road, 1500 feet easterly and southeasterly from the intersection of Godby Road with Clayton County Line and running thence in an easterly direction along the northside of Godby Road 250 feet to a point; thence north 420 feet to a point; thence west 250 feet to a point; thence south 420 feet to the north side of Godby Road and the point of beginning being improved property. Above property description being in accordance with blueprint of survey prepared by W.T. Poston, Engineer dated July 30, 1954. Being the same property described in that certain Deed recorded August 6, 1979, in Deed Book 963, Page 309, Clayton County Records.

**LESS AND EXCEPT** all that land conveyed by Right of Way Deed from Old Landmark Church of God in Christ to the Department of Transportation, dated November 26, 2013, and recorded in Deed Book 10451 Page 616, Clayton County, Georgia records.

*This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

**72C165B10**

**ALTA Commitment for Title Insurance 8-1-16 w- GA Mod**

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# LAND PURCHASE AND SALE AGREEMENT

Offer Date: 6-25-2021



2021 Printing

## A. KEY TERMS AND CONDITIONS

**1. Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

**a. Property Identification:** Address: 1905 Godby Rd  
 City College Park, County Clayton, Georgia, Zip Code 30349  
 MLS Number: None Tax Parcel I.D. Number: 13-0070B-00B-003

**b. Legal Description:** The legal description of the Property is [select one of the following below]:  
 (1) attached as an exhibit hereto;  
 (2) the same as described in Deed Book 10763, Page 250, et. seq., of the land records of the above county; **OR**  
 (3) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, \_\_\_\_\_ Section/ GMD, Lot \_\_\_\_\_, Block \_\_\_\_\_, Unit \_\_\_\_\_, Phase/Section \_\_\_\_\_ of \_\_\_\_\_ Subdivision/Development, according to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county.

**2. Acreage.** A Controlling Survey of the Property will be obtained by  Buyer **OR**  Seller and paid for by  Buyer **OR**  Seller.

**3. Purchase Price of Property to be Paid by Buyer.**  
 \$ 230,000.00 **OR**  
 \$ \_\_\_\_\_ per acre. If price is per acre, Seller's estimate of acreage is \_\_\_\_\_ acres.

**4. Closing Costs.**  
**Seller's Contribution at Closing:**  
 \$ 0.00

**5. Closing Date and Possession.**  
 Closing Date shall be \_\_\_\_\_ see stips \_\_\_\_\_ with possession of the Property transferred to Buyer at  Closing **OR**  \_\_\_\_\_ days after Closing at \_\_\_\_\_ o'clock  AM  PM (attach F219 Temporary Occupancy Agreement).

**6. Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.)

**7. Closing Attorney/Law Firm.**

Weichert, Realtors | The Collective

Partnership Title

**8. Earnest Money.** Earnest Money shall be paid by  check  ACH  cash or  wire transfer of immediately available funds as follows:

- a. \$ \_\_\_\_\_ as of the Offer Date.  
 b. \$ 2255.00 within 5 days from the Binding Agreement Date.  
 c. \_\_\_\_\_

**9. Inspection and Due Diligence.**

- a. Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 45 days from the Binding Agreement Date.  
**b. Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:  
 (1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus  
 (2) shall pay Seller additional option money of \$ N/A by  check or  wire transfer of immediately available funds either  as of the Offer Date; **OR**  within \_\_\_\_\_ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller  shall (subject to lender approval) or  shall not be applied toward the purchase price at closing and shall not be refundable to Buyer unless the closing fails to occur due to the default of the Seller.

**10.** Property is currently zoned C under the applicable zoning ordinances of Clayton City/Country

**11. Assignment.** Buyer  shall **OR**  shall not have the right to assign this Agreement; **OR**  shall have the right to Assign this Agreement only to a legal entity in which Buyer owns at least a 25% interest.



9. **Exhibits and Addenda.** All exhibits and/or addenda attached hereto, listed below, or referenced herein are made a part of this Agreement. If any such exhibit or addendum conflicts with any preceding paragraph (including any changes thereto made by the parties), said exhibit or addendum shall control:

- Back-up Agreement Contingency Exhibit (F604) " \_\_\_\_\_ "
- Closing Attorney Acting as Holder of Earnest Money Exhibit (F510) " \_\_\_\_\_ "
- Community Association Disclosure Exhibit (F322) " \_\_\_\_\_ "
- Legal Description Exhibit (F807 or other) " \_\_\_\_\_ "
- Seller's Property Disclosure Statement Exhibit (F302, F307) " \_\_\_\_\_ "
- Special Title Exceptions Pertaining to Property as Exhibit " \_\_\_\_\_ "
- Special Warranties and Representations of Seller as Exhibit " \_\_\_\_\_ "
- Survey of Property as Exhibit " \_\_\_\_\_ "
- Temporary Occupancy Agreement for Seller after Closing Exhibit (F219) " \_\_\_\_\_ "
- Other Cash Sale Exhibit A
- Other \_\_\_\_\_
- Other \_\_\_\_\_
- Other \_\_\_\_\_

**SPECIAL STIPULATIONS:** The following Special Stipulations, if conflicting with any exhibit, addendum, or preceding paragraph (including any changes thereto made by the parties), shall control:

James Nolan is dba Beltline Investment, LLC or its assignees. Property-sale is contingent upon County approving a rezone of the property to RM. Buyer shall close on property within 30 days of receiving written notification of re-zone approval. Buyer's Earnest Money is fully refundable after the expiration of Due Diligence should the County refuse to re-zone the property to RM. Buyer shall provide Seller Proof of Funds within 10 days of Binding Agreement Date. Sellers Sheila Lovick, Luther Foster, and Lisa Fitch of Old Landmark Church of God in Christ shall each sign this and all other contract documents as they are the Grantees on the Deed to the property referenced herein. They shall also sign a Limited Power of Attorney prepared by Purchaser within one week of receipt that will allow Purchaser to apply for rezone and other municipal paperwork required for that purpose.

Buyer shall secure a survey to determine property boundaries and legal description for the sale, and agrees to release Seller from requirement of Paragraph B2 to provide exact acreage +/- 15%. Buyer agrees to provide Seller copies of due diligence materials to include surveys, site studies, and submissions to/feedback from local officials.

\*\*\*\*end stipulations\*\*\*\*

Additional Special Stipulations are attached.



This Agreement, Buyer and Seller acknowledge that they have each read and understood this Agreement and agree to its terms.

Buyer Acceptance and Contact Information

Seller Acceptance and Contact Information

Buyer's Signature James Nolan

1 Seller's Signature Shed Forster

Buyer Investment, LLC Jun 25, 2021  
Print or Type Name Date

Old Landmark Church of God in Christ 6-28-2021  
Print or Type Name Date

Buyer's Address for Receiving Notice

Seller's Address for Receiving Notice  
1208 Partridge Ln Rd 30296

Buyer's Phone Number:  Cell  Home  Work

Seller's Phone Number:  Cell  Home  Work

Buyer's E-mail Address

Seller's E-mail Address

2 Buyer's Signature

2 Seller's Signature Luther Forster

Print or Type Name Date

Print or Type Name Date 6-28-2021

Buyer's Address for Receiving Notice

Seller's Address for Receiving Notice

Buyer's Phone Number:  Cell  Home  Work

Seller's Phone Number:  Cell  Home  Work

Buyer's E-mail Address

Seller's E-mail Address

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Buyer's Broker/Affiliated Licensee Contact Information

Seller's Broker/Affiliated Licensee Contact Information

Weichert, Realtors | The Collective  
Buyer Brokerage Firm

Seller Brokerage Firm

Broker/Affiliated Licensee Signature Alisha Houston Jun 25, 2021 Date

Broker/Affiliated Licensee Signature Date

Alisha Houston 368018  
Print or Type Name GA Real Estate License #

Print or Type Name GA Real Estate License #

404.290.3259 404.848.0988  
Licensee's Phone Number Fax Number

Licensee's Phone Number Fax Number

Alisha@TheCollectiveRE.com  
Licensee's E-mail Address

Licensee's Email Address

ARA  
REALTOR® Membership

REALTOR® Membership

3355 Lenox Rd NE #320 Atlanta, GA 30326  
Broker's Address

Broker's Address

404.848.0986 404.848.0982  
Broker's Phone Number Fax Number

Broker's Phone Number Fax Number

MUFF01 H-76956  
MLS Office Code Brokerage Firm License Number

MLS Office Code Brokerage Firm License Number

Binding Agreement Date: The Binding Agreement Date in this transaction is the date of \_\_\_\_\_ and \_\_\_\_\_ has been filled in by \_\_\_\_\_



## CITY OF COLLEGE PARK ZONING APPLICATION CHECKLIST

To be completed when accepting all rezoning applications. Checklist should be attached to the application.

All documents are required prior to acceptance of the application.

Required Items	Copies	Requirements	Check/Initial
Pre-Application Meeting	1	Pre-application meeting with the City Planner is required prior to submitting rezoning application.	✓
Application Form	12	Must include information for applicant and property owner.	✓
Applicant/Owner's Affidavit	12	Must be completed by applicant and property owner. Must be notarized.	✓
Addendum to Application for Rezoning	12	Required for all property owners and applicants. Must be notarized.	✓
Letter of Ownership	12	Letter from the property owner stating that the applicant is the owner of property subject to rezoning, or that owner is aware of and consents to the rezoning request.	✓
Letter of Intent	12	Must clearly state the proposed use and development intent.	✓
Site Plans	24x36- 1 11x17- 12 1 jpg on CD	Must meet requirements specified on Site Plan Checklist.	✓
Site Plan Checklist	1	Completed copy of site plan checklist.	✓
Survey Plat	12 (11x17 or 8.5x11)	Survey plat shall be prepared and sealed within the last five years by a professional engineer, landscape architect or land surveyor registered in the State of Georgia. At a minimum, the survey plat shall indicate complete boundaries of the subject property and all buildings and structures existing therein; include a notation as to whether or not any portion of the subject property is within the boundaries of the 100 year floodplain; and include a notation as to the total acreage or square footage of the property.	✓
Architecturals		Renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	✓

APPLICANT AFFIDAVIT

Personally appeared before me James Nolan who on oath deposes and states that the  
(Applicant's Name)

Information contained in this application is true to the best of his/her knowledge and belief:

[Signature]  
Notary Public

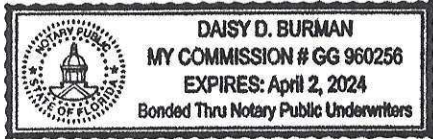
9/22/2021  
Date

[Signature]  
Signature of Applicant

James Nolan  
Print Name

3344 Peachtree Rd NE # 3902  
Address

Atlanta GA 30326  
City, State, Zip



OWNER'S AFFIDAVIT

Personally appeared before me James Nolan who on oath agrees with  
(Property Owner's Name)

the rezoning request and states that the information contained in this application is true to the best of his/her knowledge and belief:

[Signature]  
Notary Public

9/22/2021  
Date

Signature of City Clerk

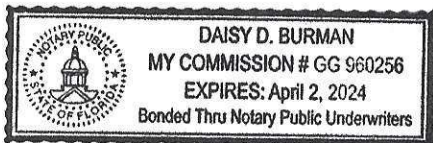
Date

[Signature]  
Signature of Applicant

James Nolan  
Print Name

3344 Peachtree Rd # 3902  
Address

Atlanta, GA 30326  
City, State, Zip





ADDENDUM TO APPLICATION FOR REZONING  
(As required by Section 36-85-3 of the Official Code of Georgia, Annotated)

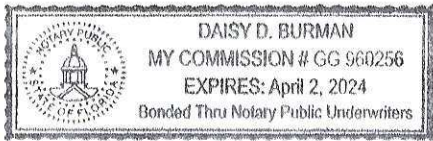
36-85 3 (a) When any applicant for rezoning action has made, within two years, immediately preceding the filing of that applicant's application for the re-zoning action, campaign contributions aggregating \$250.00 or more or made gifts having in the aggregate a value of \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the applicant and the attorney representing the applicant to file a disclosure report with the governing authority of the respective local government showing:

- (1) The name of the local government official to whom the campaign contribution or gift was made.
- (2) The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution and
- (3) An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning change.

Pursuant to the above, please list all campaign contributions to elected officials of the City of College Park a minimum of two years prior to the filing of this Rezoning Application totaling \$250 or more or gifts to elected officials of the City of College Park with an aggregate value of \$250 a minimum of two years prior to the filing of this Rezoning Application:

<u>City Elected Official</u>	<u>Amount of Gift</u>	<u>\$ Amount of Campaign Contribution</u>
	NONE	

ATTEST:



Notary Public

*[Signature]*  
 Rezoning Applicant *James Nolan*

*9-22-21*  
 Date

NOTE: This certification must be filed in the Office of the City Clerk, College Park, Georgia, within 10 days of the date of filing the application.

## CITY OF COLLEGE PARK SITE PLAN CHECKLIST

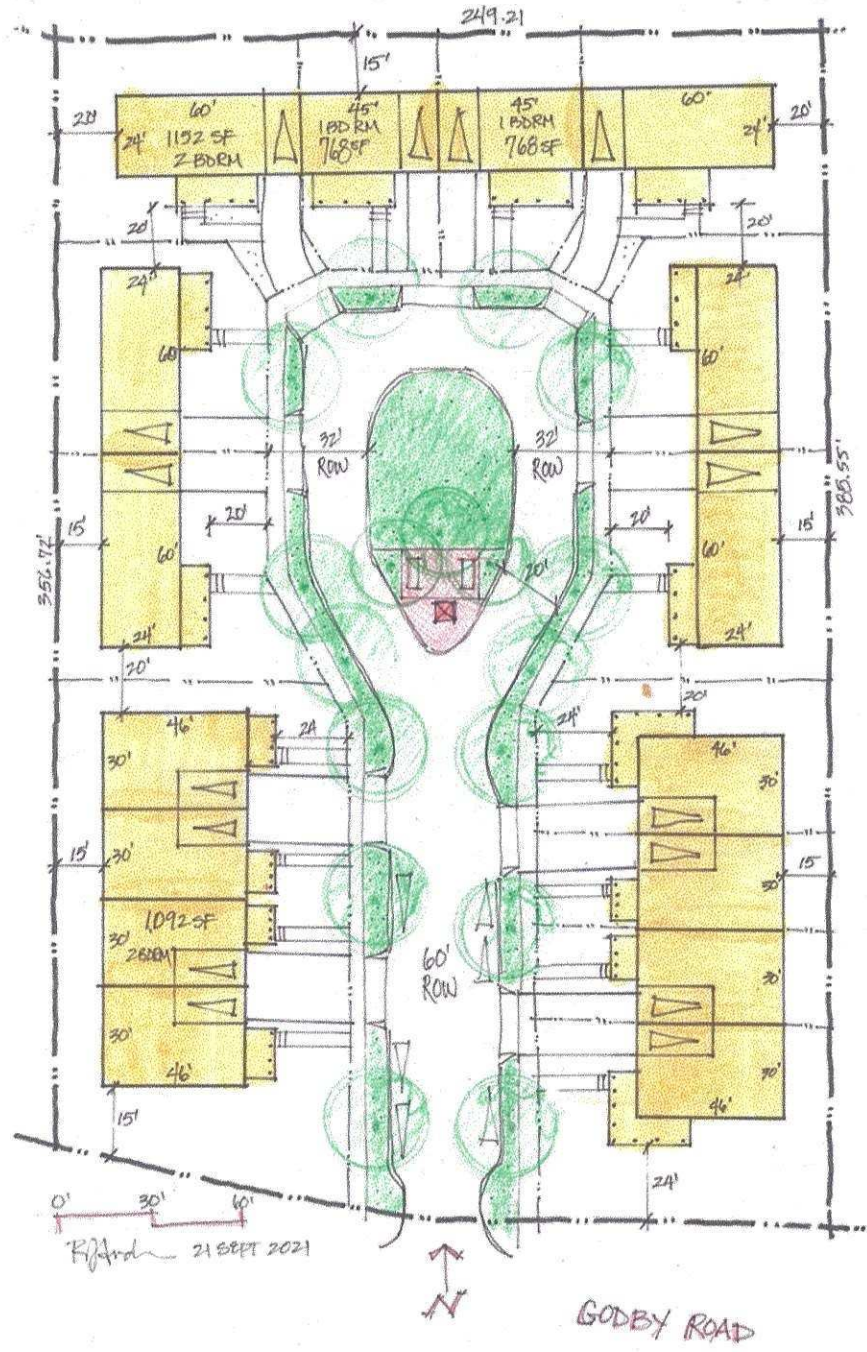
Checklist should be attached to the application.

All information below must be included for site plan and application to be considered complete.

Item #	Requirements	Check/Initial
1	North arrow	✓
2	Acreage of subject property	✓
3	Current zoning and requested zoning classifications	✓
4	All property lines	✓
5	Adjacent streets with posted speed limits	✓
6	Current use and zoning of adjacent properties	✓
7	Required and/or proposed building setback lines	✓
8	Proposed structure locations, heights and square footages	✓
9	Existing structure locations and approximate heights for adjacent properties	✓
10	Layout, minimum lot size and proposed density of residential properties	✓
11	Topographic information to show elevation and drainage	
12	Required and/or proposed landscaped areas and buffers	✓
13	Required and proposed parking spaces and loading/unloading facilities	
14	Lakes, streams and other waters on the site and associated buffers	
15	Proposed stormwater management facilities	







16 For Sale Workforce Townhouses. (on fee-simple lots).

Rezone to RM, requires several variances:

- Minimum Lot Width 30' at the building line.
- Reduce rear setback to 15'.
- Front Setback = 20'.
- Minimum lot area reduced to 3,000.
- Minimum 20' separation required between buildings when not attached.

NOTE: Meets RM Zone minimum lot area per dwelling unit, required off-street parking, and minimum unit SF.





Rezone of 1905 Godby from C-1 to RM

# New Construction Housing Goals for College Park as expressed by Mayor and Council, BIDA

More homeownership, less rentals

Homes people can afford to own without being displaced from CP as Six West and other Aerotropolis development ramps up

Quality workmanship that corrects major and costly construction defects experienced in recent new home development

Not forcing homeowners to settle for tract homes simply because they are at or near median income

Bridging the property value gap between HCP and the rest of CP

Increased revenue for CP and better ability to attract commercial development via more homeownership

Residential Development that flows into the larger areas around it in every way



# Current Market Data/Trends

- Many more households with 1-2 people
- Baby Boomers have big houses, want to downsize. Millennials don't want big houses, they want urban, modern, luxe, small
- Extreme Housing Inventory Shortage as Boomers + Millennials compete for same homes and Boomers "Age in Place" when they can't find what they want; creates fewer homes on market
- Desire for low-maintenance, small square footage homes that have high quality materials and finishes
- Buyers want a sense of community with neighbors that still provides safety and privacy
- Skyrocketing rents and many cost-burdened renters (> 1/3 of income to rent monthly)
- [Why renters are struggling so much now \(cnbc.com\)](https://www.cnbc.com)
- ['This Just Isn't Sustainable': The Housing Affordability Crisis Is Accelerating \(bisnow.com\)](https://www.bisnow.com)
- [Boomers Are Only Making the 2021 Housing Crisis Worse \(businessinsider.com\)](https://www.businessinsider.com)
- [Millennial Home Buying Trends Show They Aren't Interested in Baby Boomer Homes \(domino.com\)](https://www.domino.com)

# Pocket Neighborhoods – How to solve the Missing Middle Workforce Housing Problem in College Park

- What is the Missing Middle? We have high end homes, and affordable housing. But the middle is missing
  - We need Workforce For Sale housing and Middle Luxury housing to bridge gap bw affordable and High End Luxe housing
  - Many Cities like ours are working hard on this: [www.missingmiddle.com](http://www.missingmiddle.com)
- A Pocket Neighborhood – Clustered groups of homes around a shared open space, creating clear sense of territory, security, and shared stewardship. Neighbors know each other. Singles/families/empty nesters help each other, and kids have extended family to create a secure sense of Community. Small scale ensures strangers are noticed and kids are free to play. Neighbors are on a first-name basis, social interactions are familial and small, with layers of private space for proud homeowners.
- Small parcels that cannot support a large subdivision become places where we can achieve many goals:
  - Appeals to all Ages
  - Attracts new households and Creates New Homeowners
  - Increases Property Values without Displacement/Gentrification
  - Encourages Additional Spending in Cities that would not have it otherwise
  - Adds to the Community Tax Base
- <https://www.youtube.com/watch?v=wzhB3kni76Y> – Pocket Neighborhood Example in another market
- <http://www.pocket-neighborhoods.net/SmartGrowth.pdf> - Blog explaining Pocket Neighborhoods



# 1905 Godby - why its best use is as a for-sale Pocket Neighborhood

- Surrounded by residential, both existing and new.
- Convenient to Phoenix Blvd Offices, Airport, major transportation arteries
- Flat parcel without a lot of topography issues (keeps development costs affordable)
- Allows for a Master-Planned Pocket Neighborhood that creates a safe community of homes people can afford to own in CP
- Increases homeownership in Ward 2/South of Airport
- Increases property tax revenues to the City and provides homeownership equity without having to sacrifice or subsidize
- Daycare next door
- Property Sale greatly benefits a local church who needs the income post-pandemic

# 1905 Godby - Obstacles to Overcome

- Current C-1 Zoning severely limits what can be done with the land
- One-Way, One-Lane access with a median in road ensures no retailers that need car count will ever develop there
- Large amounts of residential housing surrounding parcel, even in what is now C-1 zoning also, discourage office developers from desiring the property
- Property is not large enough for a large office building and the parking it would require, no room for deceleration lane either
- Outdated exclusionary residential zoning from eras long past does not allow a way to build the for-sale housing CP needs as of right (We can create this zoning for the future, though: <http://pocket-neighborhoods.net/planningofficials.html>)
- This parcel and many like it sit undeveloped for the reasons above when they could be providing much needed homes and much needed tax revenue to the City, solving our housing crisis one small parcel and one small boutique pocket neighborhood at a time

# How a Pocket Neighborhood on 1905 Godby can easily help solve housing problems

RM Zoning with 5 small variances will allow 16 For Sale Workforce Townhomes to be built on this 2.167-acre parcel, our first of many as we seek to solve our housing crisis by developing pocket neighborhoods on parcels that would otherwise stay vacant/run down

No tract homes. Smaller square footage done with the same quality as HCP Homes near Woodward

Higher property tax revenue per square foot for the City with more homeowners

No Gentrification or displacement as we develop Six West

Southern CP finally receives quality homes for sale that create housing equity across the City

By design, pocket neighborhoods create a natural Security Perimeter and sense of community for homeowners who live there, creating pride in achieving the American Dream and providing safety via choke point access and the Perimeter the homes create

# The Plan for 1905 Godby



# Minimal Variances Needed Within RM Zoning



Minimum Lot Width 30' at the Building Line



Reduce Rear Setback to 15'



Front Setback = 20'



Minimum Lot Area reduced to 3,000 sf

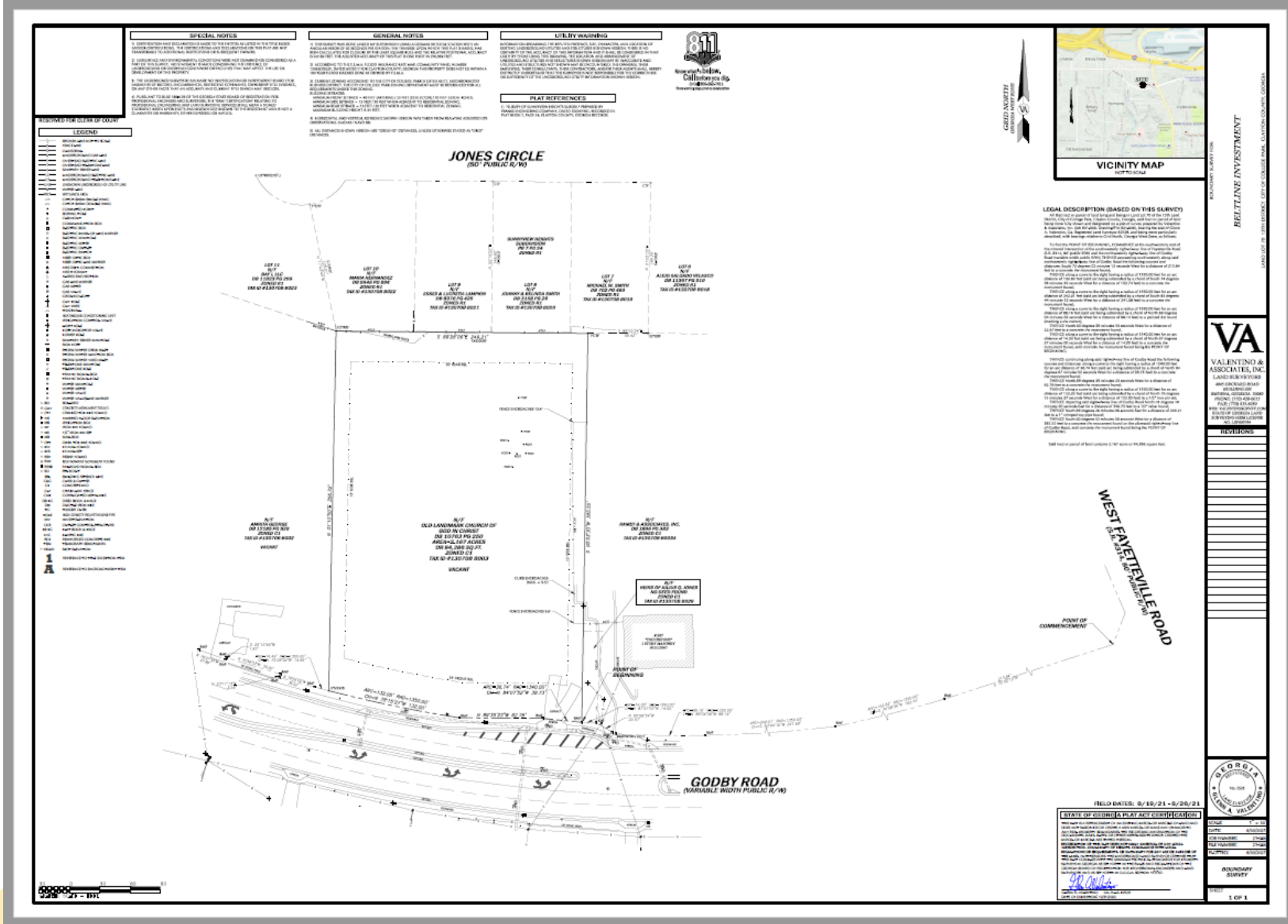


Minimum 20' separation required between buildings when not attached



Note: Meets RM Zoning minimum lot area per dwelling unit, required off-street parking, and minimum unit SF.









# Conclusion

# Win-Win-Win-Win

City gets for sale residential housing that meets stated goals of Mayor, Council, BIDA, Comprehensive Plan

As we revamp Comprehensive Plan, this Project presents a prototype of boutique Pocket Neighborhoods that bring equity to not only homeownership but also residential development using local talent

Being able to utilize otherwise unbuildable parcels this way provides a creative way for a small City like CP to have more homeownership and property tax revenue than much larger municipalities

Homeowners can finally purchase the exact homes they want at the price they want that do not exist otherwise

The only subsidy we need is your approval of the rezone and variances! Thank You in Advance for helping us bring Homeownership Equity to CP in accordance with our City's goals and Values.



SPECIAL NOTES

- 1) CERTIFICATION AND DECLARATION IS MADE TO THE ENTITIES AS LISTED IN THE TITLE BLOCK AND/OR CERTIFICATIONS. THE CERTIFICATIONS AND DECLARATIONS ON THIS PLAT ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

GENERAL NOTES

- 1) THIS SURVEY WAS DONE UNDER MY SUPERVISION USING A CROMAX 90 TOTAL STATION WITH AN ANGULAR ERROR OF 02 SECONDS PER STATION. THE TRAVERSE UPON WHICH THIS PLAT IS BASED, HAS BEEN CALCULATED FOR CLOSURE BY THE LEAST SQUARE RULE AND THE RELATIVE POSITIONAL ACCURACY IS 0.009 FEET. THE ADJUSTED ACCURACY OF THIS PLAT IS ONE FOOT IN 270,999 FEET.

UTILITY WARNING

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER, AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNERS, THEIR EMPLOYEES, THEIR CONSULTANTS, THEIR CONTRACTORS, AND/OR THEIR AGENTS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON.



Know what's below. Call before you dig. Or Call 800-282-7111 Three working days prior to construction

PLAT REFERENCES

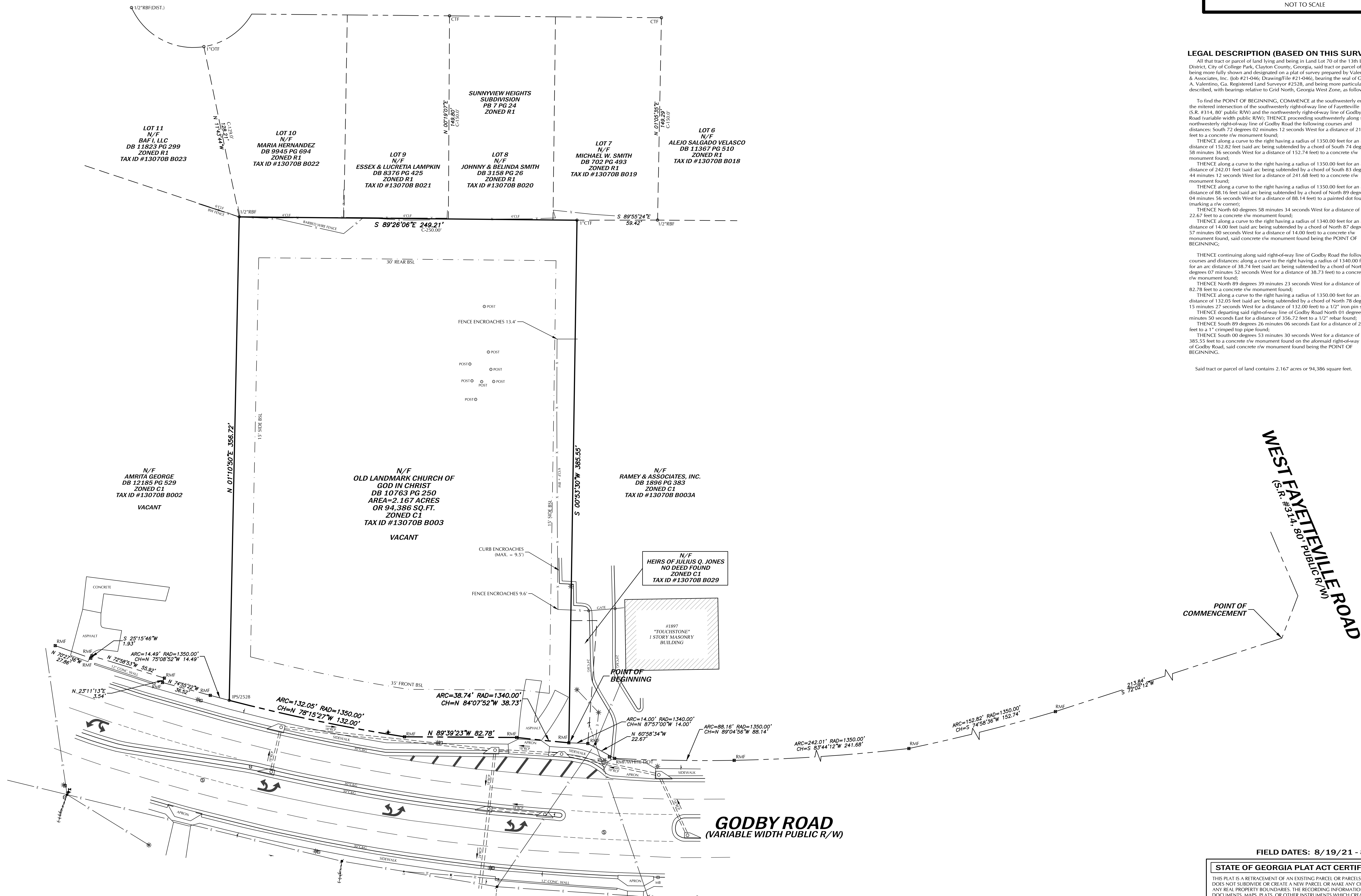
- 1) 'SURVEY OF SUNNYSIDE HEIGHTS SUBDIVISION' PREPARED BY FRANKS ENGINEERING COMPANY, DATED 10/24/1961, RECORDED IN PLAT BOOK 7, PAGE 24, CLAYTON COUNTY, GEORGIA RECORDS.

RESERVED FOR CLERK OF COURT

LEGEND

- BROKEN LINE NOT TO SCALE
FENCE LINE
GUARDRAIL
UNDERGROUND GAS LINE
OVERHEAD ELECTRIC LINE
OVERHEAD TELEPHONE LINE
SANITARY SEWER LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND TELEPHONE LINE
UNKNOWN UNDERGROUND UTILITY LINE
WATER LINE
WETLANDS AREA
CATCH BASIN SINGLE WING
CATCH BASIN DOUBLE WING
COMPUTED POINT
BORING HOLE
CLEANOUT
COMMUNICATION BOX
ELECTRIC BOX
ELECTRIC PANEL OR LINE MARKER
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC OUTLET
ELECTRIC SWITCH
FIBER OPTIC BOX
FIBER OPTIC LINE MARKER
FIRE DEPT. CONNECTION
FIRE HYDRANT
FLAGGED END SECTION
GAS LINE MARKER
GAS METER
GAS VALVE
GROUND LIGHT
GUY POLE
GUY WIRE
HEADWALL
HEATING/AIR CONDITIONING UNIT
IRRIGATION CONTROL VALVE
LIGHT POLE
POST INDICATOR VALVE
POWER POLE
SANITARY SEWER MANHOLE
SIGN POST
STORM WATER DROP INLET
STORM WATER FUNCTION BOX
STORM WATER YARD INLET
TELEPHONE MANHOLE
TELEPHONE POLE
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
WATER MANHOLE
WATER METER
WATER VALVE
WATER VALVE/VALVE MARKER
BOLLARD
CONCRETE MONUMENT FOUND
CRIMPED TOP PIPE FOUND
FINISHED FLOOR ELEVATION
IRRIGATION BOX
IRON PIN FOUND
1/2" IRON PIN SET
NAIL BOX
OPEN TOP PIPE FOUND
PK NAIL FOUND
PK NAIL SET
REBAR FOUND
RIGHT-OF-WAY MONUMENT FOUND
RAILROAD SIGNAL BOX
STUB OUT
BUILDING SETBACK LINE
CURB & GUTTER
CONCRETE PAD
CHAIN LINK FENCE
CORRUGATED METAL PIPE
DEED BOOK & PAGE
DUCTILE IRON PIPE
HEADER CURB
HDPE
HIGH DENSITY POLYETHYLENE PIPE
INVERT ELEVATION
OUTLET CONTROL STRUCTURE
PLAT BOOK & PAGE
PVC
REINFORCED CONCRETE PIPE
TEMPORARY BENCHMARK
SPOT ELEVATION
REFERENCE TO TITLE EXCEPTION ITEM
REFERENCE TO ENCROACHMENT ITEM

JONES CIRCLE (50' PUBLIC R/W)



LEGAL DESCRIPTION (BASED ON THIS SURVEY)

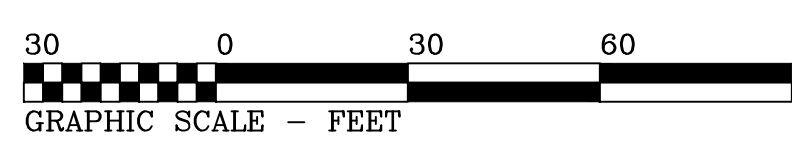
All that tract or parcel of land lying and being in Land Lot 70 of the 13th Land District, City of College Park, Clayton County, Georgia, said tract or parcel of land being more fully shown and designated on a plat of survey prepared by Valentino & Associates, Inc. (Job #21-046), Drawing #16-21-046, bearing the seal of Glenn A. Valentino, Ga. Registered Land Surveyor #2528, and being more particularly described with bearings relative to Grid North, Georgia West Zone, as follows: To find the POINT OF BEGINNING, COMMENCE AT the southwest corner of the intersected intersection of the southwesterly right-of-way line of Fayetteville Road (S.R. #314, 80' public R/W) and the northwesterly right-of-way line of Godby Road (variable width public R/W); THENCE proceeding southwesterly along said northwesterly right-of-way line of Godby Road the following courses and distances: South 72 degrees 02 minutes 12 seconds West for a distance of 213.84 feet to a concrete r/w monument found;

BOUNDARY SURVEY FOR: BELTLINE INVESTMENT

VA VALENTINO & ASSOCIATES, INC. LAND SURVEYORS 4045 ORCHARD ROAD BUILDING 200 SMYRNA, GEORGIA 30080 PHONE: (770) 438-0015 FAX: (770) 435-6050 WEB: VALENTINOSURVEY.COM STATE OF GEORGIA LAND SURVEYING FIRM LICENSE NO. LSP000794

REVISIONS

Table with 2 columns: No., Description. Contains one revision entry.



FIELD DATES: 8/19/21 - 8/26/21

STATE OF GEORGIA PLAT ACT CERTIFICATION

THIS PLAT IS A RESTATEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Glenn A. Valentino, Registered Land Surveyor No. 2528, State of Georgia. Date of Expiration: 12/31/2022.

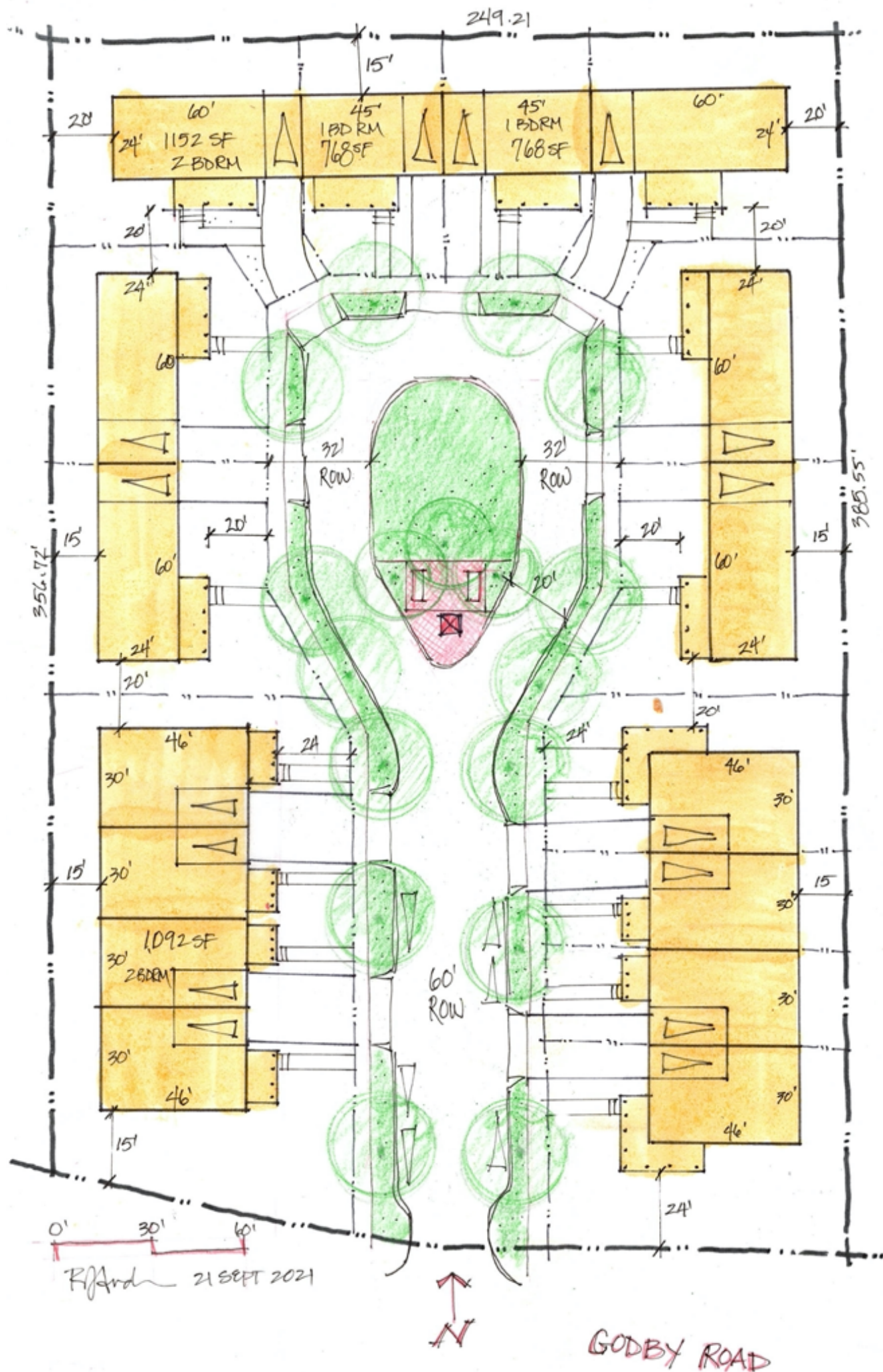


SCALE: 1" = 30' DATE: 8/30/2021 JOB NUMBER: 21-046 FILE NUMBER: 21-046 PLOTTED: 8/30/2021

BOUNDARY SURVEY SHEET

1 OF 1





**16 For Sale Workforce Townhouses. (on fee-simple lots).**

Rezone to RM, requires several variances:

- Minimum Lot Width 30' at the building line.
- Reduce rear setback to 15'.
- Front Setback = 20'.
- Minimum lot area reduced to 3,000.
- Minimum 20' separation required between buildings when not attached.

NOTE: Meets RM Zone minimum lot area per dwelling unit, required off-street parking, and minimum unit SF.

1    **STATE OF GEORGIA**

2    **CITY OF COLLEGE PARK**

3                                   **ORDINANCE NO. 2021-\_\_\_\_\_**

4    AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF COLLEGE PARK,  
5    GEORGIA BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY LOCATED AT  
6    1905 GODBY ROAD; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO  
7    PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; TO  
8    PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND FOR OTHER LAWFUL  
9    PURPOSES.

10           **WHEREAS**, the governing body of the City of College Park, Georgia (the “City”) is the  
11    Mayor and Council thereof; and

12           **WHEREAS**, the governing body is authorized by its Charter to regulate zoning within the  
13    limits of the City; and

14           **WHEREAS**, the subject parcel of real property consists of approximately 2.17 acres  
15    located at 1905 Godby Road, according to the present system of numbering property in College  
16    Park, Fulton County, Georgia (Fulton County Tax Parcel Identification Number: 13070BB003)  
17    (the “Property”); and

18           **WHEREAS**, the Property is currently zoned C1 – Neighborhood Business; and

19           **WHEREAS**, the owner (“Applicant”) of the Property filed an application requesting that  
20    the governing body rezone the Property to RM – Multi Family Residential, for construction of a  
21    detached condominium townhome development; and



22           **WHEREAS**, the City Planner and Planning Commission recommend approval of the  
23 application, subject to certain conditions included in the City Staff Report, attached hereto as  
24 Exhibit A, which report is hereby incorporated by reference herein; and

25           **WHEREAS**, the governing body has considered the criteria of a rezoning request,  
26 provided in Section 14.11 (Zoning Amendment Process (ZA)) of Article 14 (Processes, Permits,  
27 and Fees) in Appendix A (Zoning) of the Code of Ordinances, City of College Park, Georgia; and

28           **WHEREAS**, the governing body of the City desires to rezone the Property to RM – Multi  
29 Family Residential, subject to certain conditions to ensure consistency with the City’s  
30 comprehensive plan and future land use plan; and

31           **WHEREAS**, the City has complied with the notice and hearing requirements pursuant to  
32 O.C.G.A. § 36-66-1 *et seq.*; and

33           **WHEREAS**, the adoption of this Ordinance supports the City’s goal of providing  
34 additional home-ownership opportunities; and

35           **WHEREAS**, the health, safety, and welfare of the citizens of the City will be positively  
36 impacted by the adoption of this Ordinance.

37           **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**  
38 **THE CITY OF COLLEGE PARK, GEORGIA**, and by the authority thereof:

39           **Section 1.**     That certain parcel of real property consisting of approximately 2.17 acres  
40 located at 1905 Godby Road, according to the present system of numbering property in College  
41 Park, Fulton County, Georgia (Fulton County Tax Parcel Identification Number: 13070BB003) is  
42 hereby rezoned from C1 – Neighborhood Business to RM – Multi Family Residential. Such  
43 rezoning is to be noted on the official City of College Park Zoning Map approved by the Mayor  
44 and Council as soon as reasonably possible following adoption of this Ordinance, along with an

45 editorial note on the Official City of College Park Zoning Map specifying the parcel affected by  
46 this Ordinance and the date of adoption of this Ordinance. Until this rezoning is indicated on the  
47 official City of College Park Zoning Map, this Ordinance and Exhibit A shall govern over the  
48 official City of College Park Zoning map to the extent of any discrepancy between this Ordinance  
49 and the official City of College Park Zoning Map. This rezoning is subject to the following  
50 conditions:

- 51 1. The development shall be conditioned to the submitted site plan and restricted to  
52 providing a maximum of sixteen (16) townhomes on the parcel.
- 53 2. All necessary variances must be approved by the College Park Board of Zoning &  
54 Appeals.
- 55 3. The applicant must provide documents establishing a Homeowners' Association,  
56 which documents shall provide as follows:
  - 57 a. Membership in the Homeowners' Association must be made mandatory for  
58 every owner by the Homeowners' Association.
  - 59 b. The Homeowners' Association must assume responsibility for liability  
60 insurance, taxes, and maintenance of common open space and associated  
61 recreation areas and facilities.
  - 62 c. The Homeowners' Association must have the power to levy assessments,  
63 enforceable by the imposition of additional penalties, which can become a  
64 lien on individual premises for the purpose of paying the costs associated  
65 with operation and maintenance of common facilities.
  - 66 d. The governing board of the Homeowners' Association must be comprised  
67 of a minimum of three (3) members.
  - 68 e. The developer of the Property must ensure that the Homeowners'  
69 Association remains active and under its oversight until at least seventy-five  
70 (75) percent of the townhomes have been sold.
  - 71 f. The Homeowners' Association must enforce the provision that seventy-five  
72 (75) percent of the townhomes, or twelve (12) of the sixteen (16)  
73 townhomes, must be owner-occupied at any one time. Only twenty-five (25)  
74 percent of the townhomes, or four (4) of the sixteen (16) townhomes, may  
75 be renter-occupied at any given time.

76           **Section 2.**     The preamble of this Ordinance shall be considered to be and is hereby  
77 incorporated by reference as if fully set out herein.

78           **Section 3.**     (a) It is hereby declared to be the intention of the Mayor and Council that  
79 all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their  
80 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

81           (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest  
82 extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this  
83 Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this  
84 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the  
85 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance  
86 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this  
87 Ordinance.

88           (c) In the event that any phrase, clause, sentence, paragraph, or section of this Ordinance  
89 shall, for any reason whatsoever, be declared invalid, unconstitutional, or otherwise unenforceable  
90 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of  
91 the Mayor and Council that such invalidity, unconstitutionality, or unenforceability shall, to the  
92 greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable  
93 any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that,  
94 to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and  
95 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and  
96 effect.

97           **Section 4.**     All ordinances and parts of ordinances in conflict herewith are hereby  
98 expressly repealed.

99            **Section 5.**     Unless otherwise provided for herein, penalties in effect for violations of  
100 the Code of Ordinances of the City of College Park at the time of the effective date of this  
101 Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force  
102 and effect.

103            **Section 6.**     The effective date of this Ordinance shall be the date of adoption unless  
104 otherwise stated herein.

**ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**CITY OF COLLEGE PARK, GEORGIA**

\_\_\_\_\_  
**BIANCA MOTLEY BROOM**, Mayor

**ATTEST:**

\_\_\_\_\_  
**SHAVALA MOORE**, City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

[attached]



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9237

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Nikki Washington, City Planner

**RE:** Request to Set Public Hearing for Text Amendment to Reconcile Zoning with the New Alcohol Ordinance

**REASON:** Request to Set a Public Hearing for a Text Amendment to Reconcile Zoning with the New Alcohol Ordinance

**BACKGROUND:** The new alcohol ordinance that was adopted in December 2021 references several uses that are not currently included in the zoning code. As a result, this ordinance will update the zoning code to reflect these changes and ensure coordination between these regulations.

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** This ordinance will update the zoning code to match the new alcohol ordinance.

**STAFF:** Nikki Washington

### ATTACHMENTS:

- Alcohol Ordinance Update TA (PDF)

### Review:

- Nikki Washington Completed 11/18/2021 12:09 PM
- Sonya Harold Completed 11/18/2021 2:33 PM
- City Attorney's Office Completed 11/30/2021 1:11 PM
- Shavala Moore Pending
- Sonya Harold Completed 12/01/2021 10:03 AM

- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM





**Evaluation Prepared by:** Nikki Washington, City Planner  
**Planning Commission Meeting:** November 29<sup>th</sup>, 2021  
**Council Meeting (Request date):** January 4<sup>th</sup>, 2022  
**Council Meeting Public Hearing:** January 18<sup>th</sup>, 2022

### Alcohol Ordinance Zoning Code Update

**Application:** Amendment to the City of College Park Zoning Ordinance, to add new uses that are a part of the newly adopted alcohol ordinance.

**Findings:** The updated Alcohol Ordinance which was recently adopted by Council includes references to several new uses that are not addressed by the zoning code. To ensure there is not a discrepancy between the zoning code and alcohol ordinance, it is recommended that new uses be added to the code as permitted and conditional uses as indicated in the chart below.

**Uses Recommendation:**

Uses to be Added to the Code	Permitted Use Districts	Conditional Use Districts
Brewpub	HC, BP, OP, TOD, DC, C1, C2	
Craft Beer and Wine Market	HC, BP, OP, TOD, DC, C1, C2	
Farm Winery	M1, M2, DC	
Manufacturer (distillery or brewery)	M1, M2	
Microbrewery	TOD, DC, C1, C2	BP, OP
Microdistillery	TOD, DC, C1, C2	BP, OP
Wholesaler	M1, M2	



**Definitions to be Added to the Zoning Code based on the Alcohol Ordinance:**

**Brewpub** means any eating establishment, as defined herein, in which malt beverages are manufactured, subject to the barrel limitation in O.C.G.A. § 3-5-36.

**Craft Beer and Wine Market** means a retail establishment which derives at least 70% of its total annual gross sales from the sale of craft beers, hard cider, and/or wine.

**Farm winery** means a winery which makes at least forty (40) percent of its annual production from agricultural produce grown in the state where the winery is located and:

- a. Is located on premises, a substantial portion of which is used for agricultural purposes, including the cultivation of grapes, berries, or fruits to be utilized in the manufacture or production of wine by the winery; or
- b. Is owned and operated by persons who are engaged in the production of a substantial portion of the agricultural produce used in its annual production.
- c. To the extent that the definition of "farm winery" in this subsection differs from the definition provided in O.C.G.A. § 3-6-21.1, the definition in O.C.G.A. § 3-6-21.1 controls.

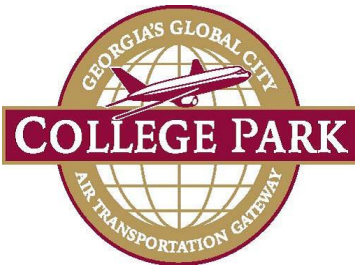
**Manufacturer (brewery or distillery)** means any maker, producer, or bottler of an alcoholic beverage. The term also means:

- a. In the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits; provided, however, that a vintner that blends wine with distilled spirits to produce a fortified wine shall not be considered a manufacturer of distilled spirits;
- b. In the case of malt beverages, any brewer; and
- c. In the case of wine, any vintner.

**Microbrewery** means an establishment in which not more than 10,000 barrels of beer or malt beverages are manufactured or brewed on the licensed premises in a calendar year and in which such manufactured or brewed beer or malt beverages may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-5-24.1. As used in this definition, the term "barrel" shall be defined as set forth in O.C.G.A. § 3-5-1.

**Microdistillery** means an establishment in which not more than 10,000 barrels of distilled spirits are manufactured on the licensed premises in a calendar year and in which such manufactured distilled spirits may be sold for consumption on the premises and consumption off premises, subject to the limitations prescribed in O.C.G.A. § 3-4-24.2. As used in this definition, the term "barrel" shall be defined as set forth in O.C.G.A. § 3-4-1.

**Wholesaler or wholesale dealer** means any person who sells alcoholic beverages to other wholesale dealers, to retail dealers, or to retail consumption dealers.



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9259

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**FROM:** Mercedes Miller, Interim City Manager

**RE:** FAA-Replacement of Power Distribution Unit

### PURPOSE:

Federal Aviation Administration (FAA) regional headquarters request approval of replacement of the Power Distribution Unit Located in the Computer Room on the 2nd floor of the FAA, Regional Headquarters.

### REASON:

Federal Aviation Administration (FAA) regional headquarters request approval of replacement of the Power Distribution Unit Located in the Computer Room on the 2nd floor of the FAA, Region Headquarters.

### RECOMMENDATION:

City Council approval of replacement of the Power Distribution Unit located in the Computer Room on the 2nd floor of the FAA.

### BACKGROUND:

This is an approved Capital Budget item for Fiscal Year 2021-2022 budgeted in November for \$24,009. However, we received a revised quote from Joe Powell & Associates in the amount of \$25,600, if completed during normal business hours. The increase is strictly based on supply and demand.

**YEARS OF SERVICE: NA**

**COST TO CITY: \$25,600.00**

**BUDGETED ITEM: YES**

**REVENUE TO CITY: NA**

**CITY COUNCIL HEARING DATE: NA**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:****AFFECTED AGENCIES:****RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:****REQUIRED CHANGES TO WORK PROGRAMS:****STAFF:****ATTACHMENTS:**

- Power Distribution Unit Replacement-mem. (PDF)

**Review:**

- Mercedes Miller Completed 11/22/2021 10:13 AM
- Purchasing Completed 11/29/2021 10:44 AM
- Finance Completed 11/30/2021 8:34 AM
- Sonya Harold Completed 11/30/2021 8:36 AM
- Mercedes Miller Completed 11/30/2021 12:25 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM



November 12, 2021

Mercedes Miller  
Interim City Manager  
City of College Park, Georgia  
3667 Main Street  
College Park, GA 30337

Re: Power Distribution Unit (PDU) Replacement  
Request To Proceed with Approved Capital Budget Item

Greetings Mercedes,

Colliers International request the approval to proceed with replacing the main PDU located in the Computer Room on the 2<sup>nd</sup> Floor of the FAA Regional Office Building.

This is an approved Capital Budget item for Fiscal Year 2021-2022 budgeted in November for \$24,009; however, we received a revised quote from Vertiv for \$25,600 if completed during normal business hours.

I realize that's \$1,591 more than what we budgeted. The increase is strictly based on supply and demand. The market is crazy right now and I believe we need to proceed with this purchase before it gets any higher.

I am aware that you will have to submit this request to Mayor and Council for final approval. I would like to see if this item could be added to the agenda in the next upcoming Mayor and Council Meeting.

Please advise.

Kind regards,

A handwritten signature in black ink that reads "Ron Wilkerson".

**Ron Wilkerson**  
Property Manager  
Dir +1 404 305 9177 Cell + 678 201 3074  
Fax +1 404 763 2499  
[ron.wilkerson@colliers.com](mailto:ron.wilkerson@colliers.com)

**Colliers International**  
1701 Columbia Avenue  
College Park, Georgia 30337 | United States

cc: Althea P. Bradley  
Director of Finance & Accounting  
City of College Park, Georgia



COMPANY >	Colliers	PROPOSAL # >	Q03269920
ATTN >	Gary Anderson	PAGES >	2
FAX >		DATE >	November 11, 2021
FROM >	<b>BILL MOSLEY   P: (770) 781-0422   <a href="mailto:BMOSLEY@JOEPOWELL.COM">BMOSLEY@JOEPOWELL.COM</a></b>		
PROJECT >	FAA PDU-3269920		

We are pleased to provide our quotation for the following **Liebert PPC Power Distribution Unit** system for your consideration on this project. Turnkey removal and installation service included

**One (1) 75 kVA model PPA075C231A9920, with the following features and characteristics:**

- Input voltage 480V 60Hz three-phase, three-wire plus ground
- Output voltage 208/120V 60Hz three-phase, four-wire plus ground
- Standard DOE TP1 copper double shielded isolation transformer suitable for non-linear loads
- Input and output cables enter and exit through the bottom of the unit
- Main Unit Color: ZP-7021 Black Gray Matte
- Ramp included for unit removal from pallet
- Two 42 pole panelboards for Square D Bolt-In\Plug-In circuit breakers with SqD panelboard main breaker
- Power Monitor Panel with local display, (Emergency Power Off switch) , provides alarms, voltage, current and power monitoring.
- (1) : IS-UNITY-DP Card
- Main input power junction box with ten foot input cable

**The following Startup Services are provided:**

- Startup Services

**The following Miscellaneous Services are provided:**

- One (1) Certified Test Report

**Additional Options Include:**

- Includes new Branch Circuit Breakers
- Factory Installed

**Installation Services:**

- Disconnect and remove old 75 KVA PDU.
- Install JPA provided 75 KVA PDU where old PDU was.
- New UPS new location is 12" to the right so the existing loads will reach new panel height.
- Reinstall existing feeder and branch circuits left behind during demo.
- Remove 6"-12" of sealtite flex so the wire will reach the new breakers

**Terms & Conditions:**

- Quotation Valid for 30 days
- Price does not include tax

- Terms are Net 30 Days, subject to manufacturer's approval
  - INFORMATION TO BUYER: This order between the Buyer and Seller is limited to Seller's Terms and Conditions located at <http://termsconditions.vertivco.com/> unless a formal agreement governing this Purchase Order/transaction has been executed by the parties, in which case the Terms and Conditions of the signed agreement shall govern. Seller hereby objects to all Buyer's terms and conditions received by Seller and/or issued by Buyer.
  - Taxes. Any current or future tax, duty, tariff or governmental charge (or increase in same) affecting Seller's costs of production, sale, services or delivery or shipment of Goods Parts, and/or Software, or which Seller is otherwise required to pay or collect in connection with the sale, purchase, delivery, performance, storage, processing, use or consumption of Goods, Parts, and/or Software, shall be for Buyer's account and shall be added to the price or billed to Buyer separately, at Seller's election.
- Please address Purchase Orders to:  
Joe Powell & Associates  
6775 Meadow Lane  
Alpharetta, GA 30005

Total Price Including Freight but NOT TAX

After hours 7x24

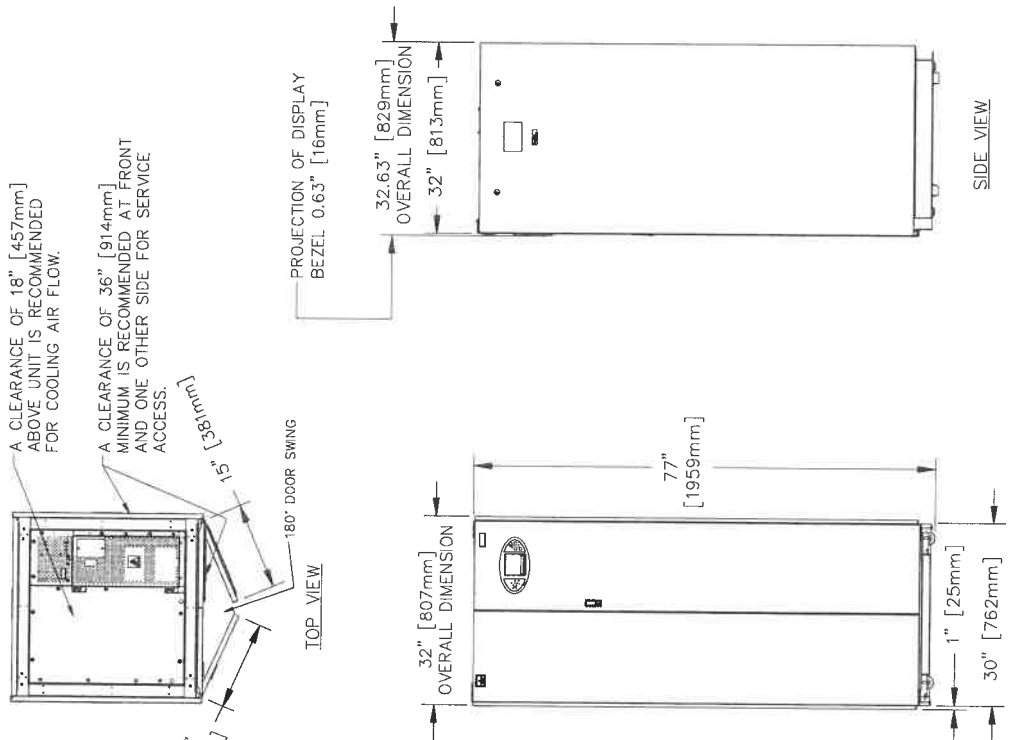
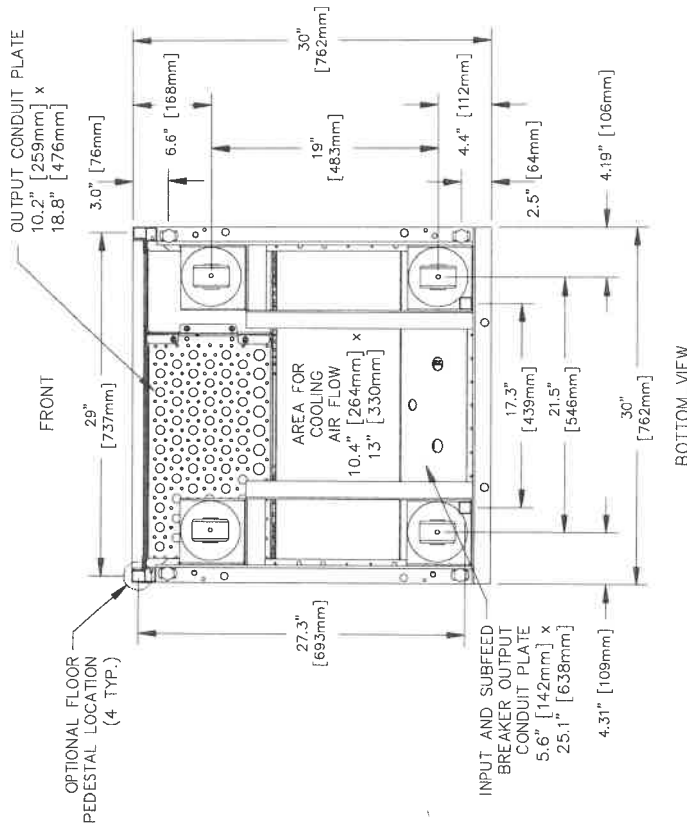
\$25,600

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BILL MOSLEY  
Account Representative







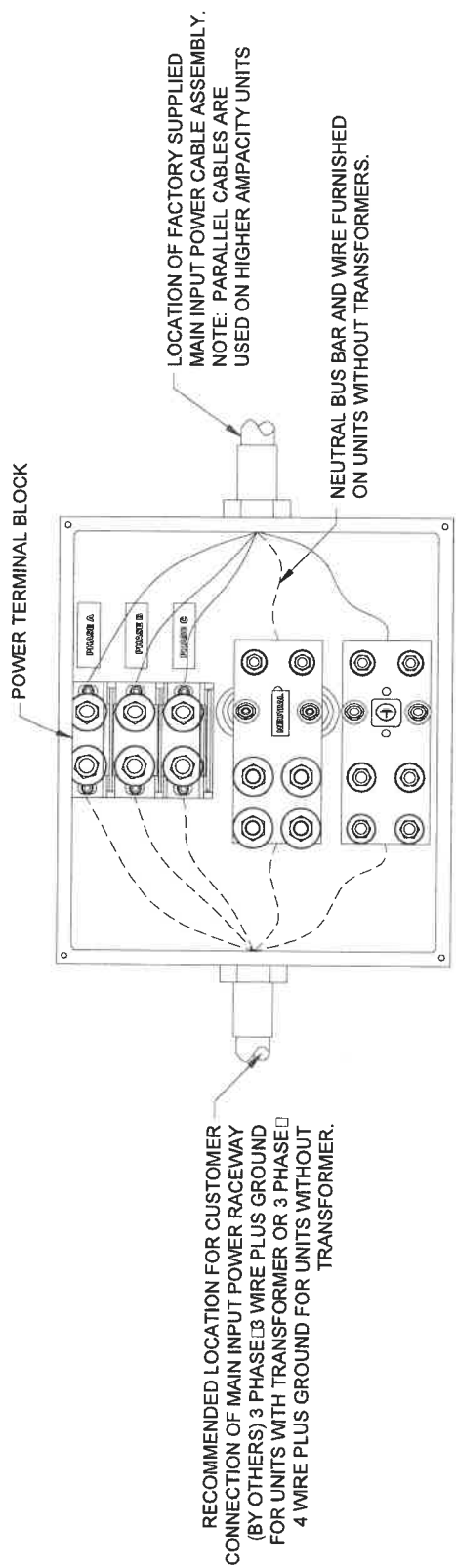
UNIT KVA	WEIGHT - LBS [KG]		FULL LOAD HEAT OUTPUT BTU/HR [KW]
	60 HZ	50 HZ	
15	650 [295]	700 [318]	1,915 [0.56]
30	750 [340]	800 [363]	2,995 [0.88]
50	898 [408]	925 [420]	4,360 [1.28]
75	1115 [507]	1150 [522]	6,140 [1.80]
100	1275 [579]	1400 [635]	7,680 [2.25]
125	1450 [658]	1575 [715]	9,460 [2.77]



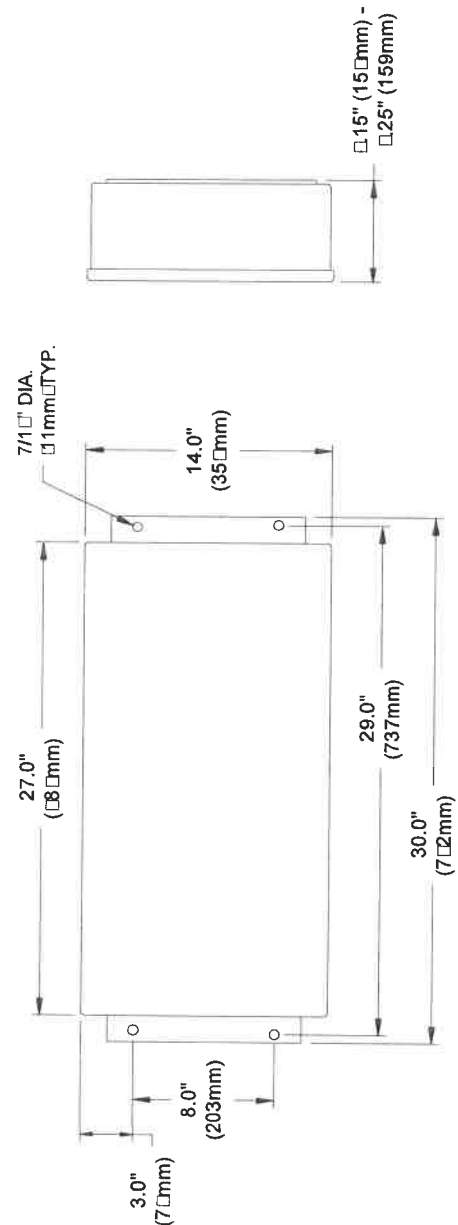
**OUTLINE DRAWING**  
 15 - 125KVA  
 BOTTOM CABLE ENTRY/EXIT  
 32" CABINET  
 LIEBERT PPC

DWG. NO. PPC1100  
 DATE 12/23/15  
 REV. # 3  
 1050 DEARBORN DRIVE  
 P.O. BOX 20186  
 COLUMBUS, OHIO 43228  
 FILE NAME: I:\appl\Ohio Appl\AE Submittals - Standard\PPC2.dwg\B:\Dutil\LLD\Tails\PPC1100-03.dwg

DRAWN BY K. STACY  
 CHK BY [ ] DISBROW  
 REF. DWG.  
 SHEET NO. 1 OF 1  
 ECN NO.  
 ORDER NO.



INPUT JUNCTION BOX WITH COVER REMOVED  
(NOT TO SCALE)



- NOTES:
1. POWER BLOCK 1/2 -13 STUDS @ 1.75" SPACING.
  2. GROUND BUS BAR 2 SETS 3/8 -1" STUDS @ 1.75" SPACING.
  3. NEUTRAL BUS BAR (WHEN SUPPLIED) 2 SETS 1/2-13 STUDS @ 1.75" SPACING.

DRAWN BY	K. STACY
CHK BY	M. OLLER
REF. DWG.	

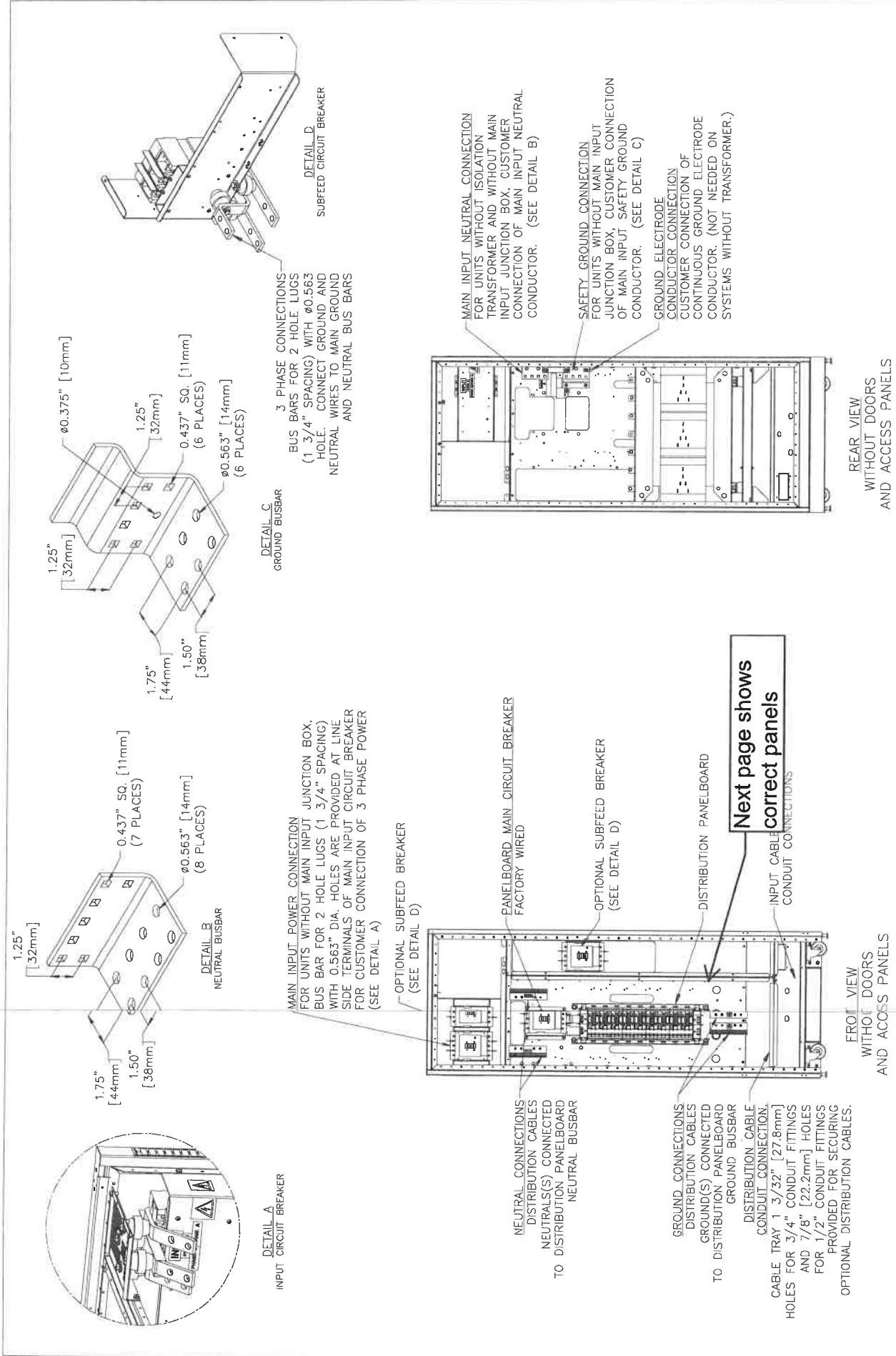
SHEET NO.	1 OF 1
ECN NO.	
ORDER NO.	

OUTLINE DRAWING  
27" x 14" x 29" INPUT JUNCTION BOX

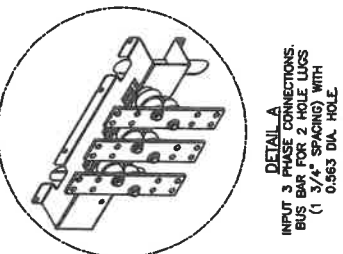
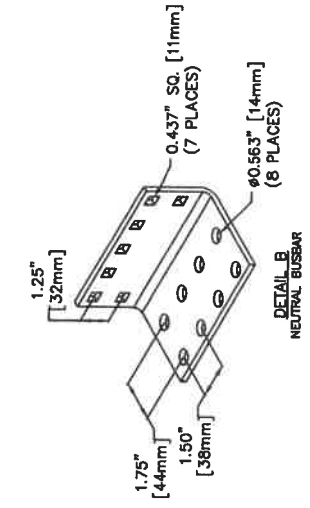
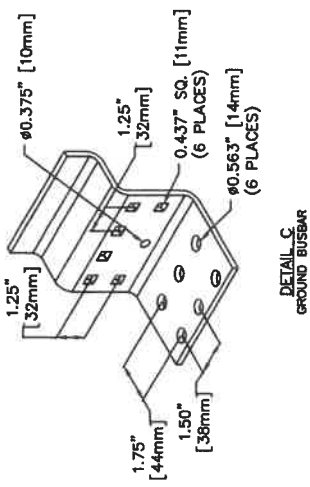
DWG. NO.	FPC13801
DATE	2/4/14
REV. #	2



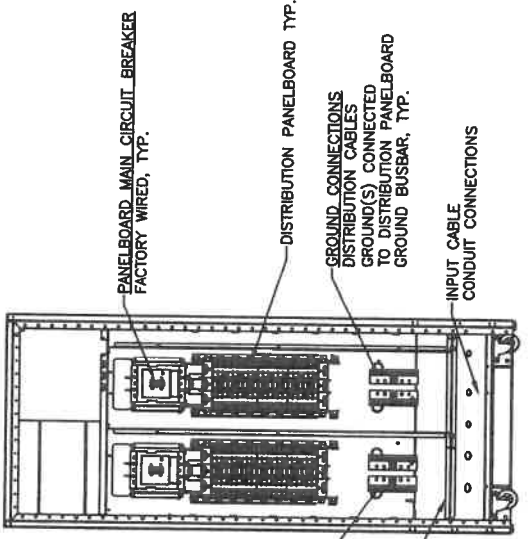
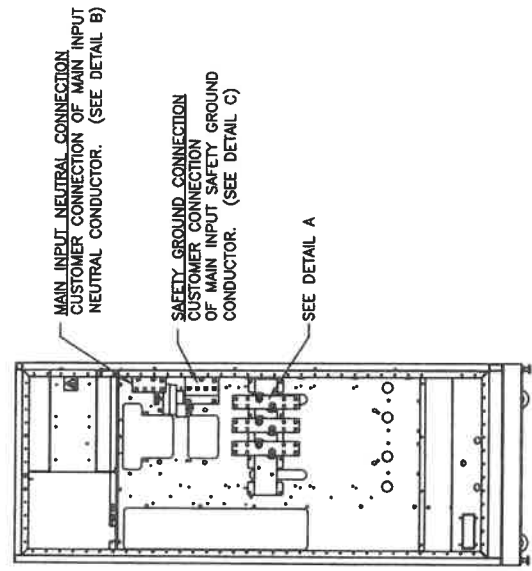
FILE NAME: I:\app\Ohio App\VAE Submittals - Standard\FPC.dwg Out\35(FPC13801)\3500\FPC13801-02.dwg



DRAWN BY K. STACY		SHEET NO. 1 OF 1	
CHK BY B. BARGUS		ECN NO.	
REF. DWG.		ORDER NO.	
DWG. NO. PPC15101		DATE 12/22/11	REV. # 0
<p style="text-align: center;"><b>ELECTRICAL FIELD CONNECTIONS</b> <b>54 POE SQUARE D OR 42 POLE GE PANELBOARD</b> <b>LIEBERT PPC - 32" CABINET BOTTOM ENTRY/EXIT</b></p>			



Panel in new sits ~6" high r than existing. We should be able to slide PDU ciber to load.



NEUTRAL CONNECTIONS DISTRIBUTION CABLES NEUTRAL(S) CONNECTED TO DISTRIBUTION PANELBOARD NEUTRAL BUSBAR, TYP.  
 DISTRIBUTION CABLE CONDUIT CONNECTION  
 CABLE TRAY 1 3/32" [27.8mm] HOLES OR 3/4" CONDUIT FITTINGS ID 7/8" [22.2mm] HOLES OR 1/2" CONDUIT FITTINGS PROVIDED FOR SECURING OPTIONAL DISTRIBUTION CABLES.

DRAWN BY	SHEET NO.
K. HIGH	1 OF 1
CHK BY	ECN NO.
L. DUNN	
REF. DWG.	ORDER NO.

ELECTRICAL FIELD CONNECTIONS  
 (2) 42 POLE SQUARE D PANELBOARD  
 LIEBERT EXC - 32" CABINET BOTTOM ENTRY/EXIT

DWG NO	DATE	REV. #	REV. #
PCC25788	7/11/18	0	0
FLE NAME: I:\app\Ohio App\IAE Submittals - Custom\PC2 dwgs\PC25397-00.DWG 1050 DEARBORN DRIVE P.O. BOX 29186 COLUMBUS, OHIO 43228			



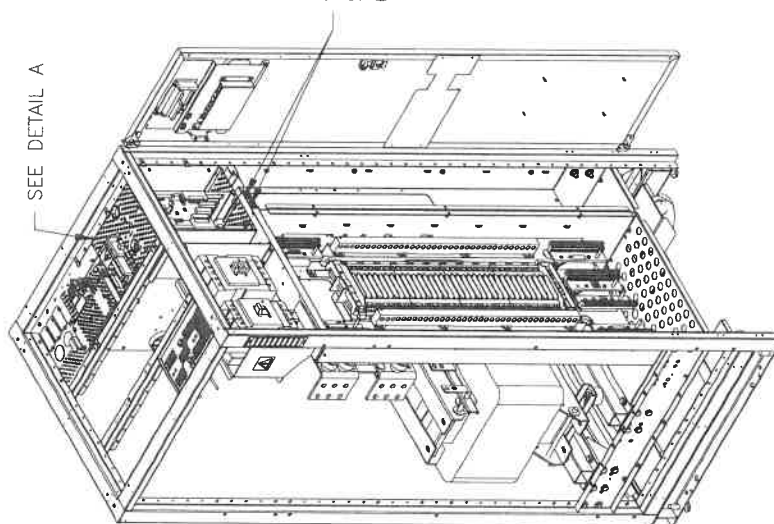


DWG. NO.	REV. #	DATE	REV. #
PPC15200	1	4/27/12	1

1050 DEARBORN DRIVE  
P.O. BOX 30386  
COLUMBUS, OHIO 43229  
FILE NAME: \\A:\PP\Ohio Appl\PCD\PCD\Log\Submittals\Custom-Dwg\PPC\ar\dr\EXC\Std Drawings\CL\EFC\PPC15200-01.DWG

**ELECTRICAL FIELD CONNECTIONS**  
VPMP, LDMF AND CURRENT PLUS  
LIEBERT PPC - 32" CABINET

DRAWN BY	SHEET NO.
K. STACY	1 OF 1
CHK BY	ECN NO.
B. BARCUS	
REF. DWG.	ORDER NO.



ISOMETRIC VIEW  
DOOR OPEN  
AND NO ACCESS PANELS

REMOVE TOP COVER TO ACCESS ADAPTER BOARD. UNITS WITH LDMF SEE DRAWING LDM13008. UNITS WITH CURRENT PLUS SEE DRAWING LDM13011. UNITS WITH VPMP SEE DRAWING LDM13009 FOR CONNECTIONS.

ADAPTER BOARD

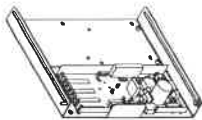
BUILDING INTERFACE RELAY DOUBLE POLE, DOUBLE THROW (DPDT) RELAY WITH TERMINALS FOR CUSTOMER CONNECTION TO INDICATE STATUS

INTELLISLOTS TO INSTALL INTELLISLOT CARDS, REMOVE COVER AND PLUG IN CARD. USE COVER SCREWS TO ATTACH CARD TO SLOT.

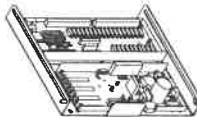
VPMP (NO MONITORING) OPTIONS (SEE DETAILS B AND C)

LDMF (CPM) OPTIONS (SEE DETAILS D)

VPMP AND LDMF SETUP PORTS (DB9 CONNECTOR)



DETAIL A



DETAIL B  
VPMP OPTION

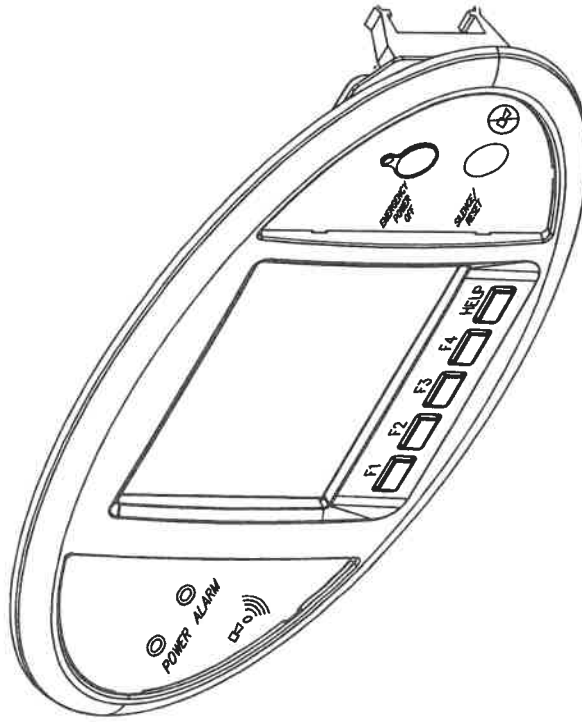
DETAIL C  
NO MONITORING OPTION



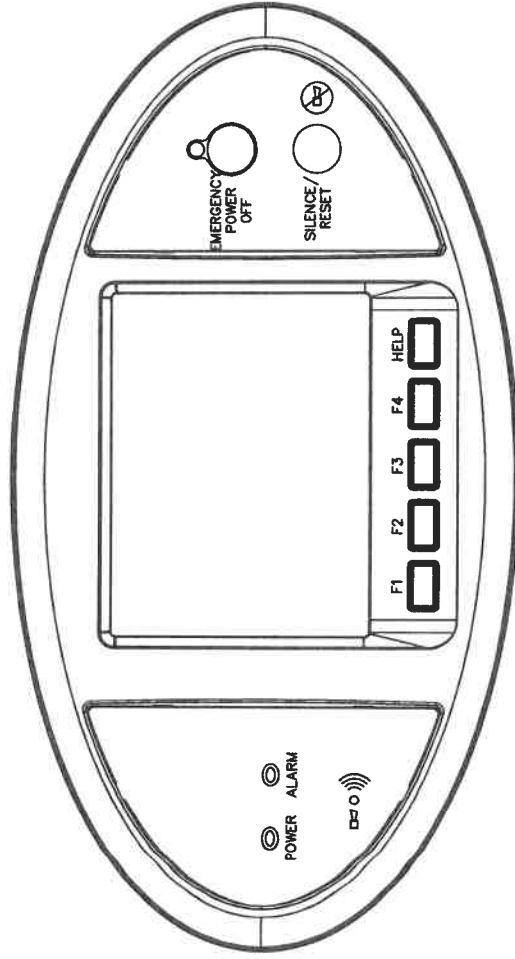
DETAIL D  
LDMF (CPM) OPTION

LDMF INTERFACE BOARD (SEE DRAWING LDM13005 FOR CONNECTION DETAILS)

- NOTES:
- DRAWING SHOWS ALL MONITORING OPTION BOARD LOCATIONS PPC IS AVAILABLE WITH.
    - A -- NO MONITORING
    - B -- VPMP
    - C -- VPMP WITH CURRENT PLUS (CPM)
    - D -- VPMP WITH LDMF
    - E -- CURRENT PLUS
  - SOME SLOTS MAYBE EMPTY DEPENDING ON OPTIONS ORDERED.



FULLY ASSEMBLED VIEW



FRONT VIEW

DRAWN BY  
K. STACY  
CHK BY  
B. BARCUS  
REF. DWG.

SHEET NO.  
1 OF 1  
ECN NO.  
ORDER NO.

OUTLINE DRAWING  
LCD DISPLAY WITH EPO

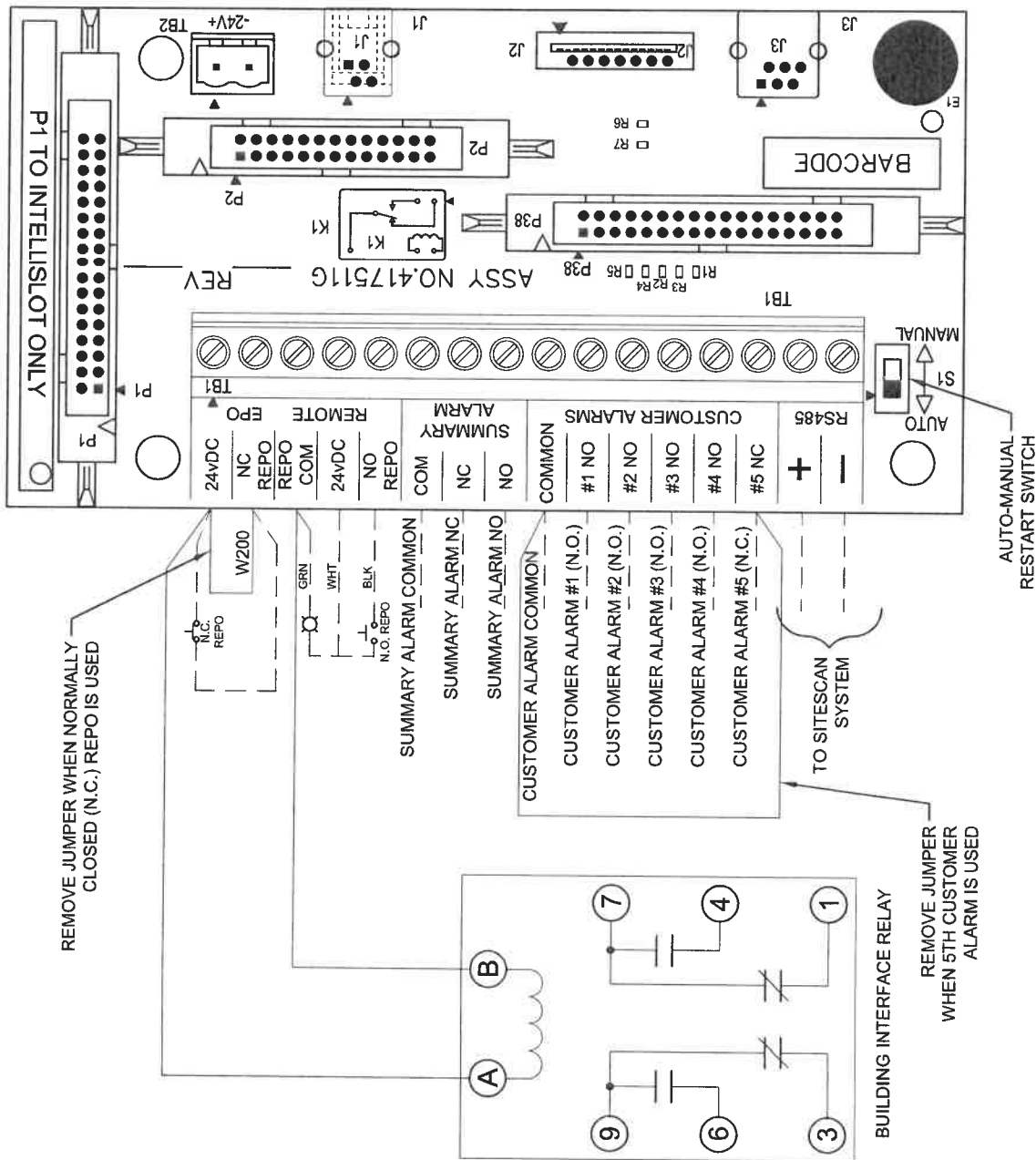


DWG. NO. LDM12001  
DATE 7/13/11  
REV. # 2  
REV. # 1060 DEARBORN DRIVE  
COLUMBUS, OHIO 43229

FILE NAME: I:\APPL\Ohio Appl\Lebert-Display-Monitoring (LDM)\Outline\_Drawing\LDM12001-02.DWG



- NOTES:
1. ALL SWITCHING DEVICES ARE TO BE SUITABLE FOR SWITCHING LOW CURRENT 24 VDC. MINIMUM RECOMMENDED WIRE SIZE IS 18 AWG STRANDED COPPER WITH 300 VOLT INSULATION. ALL WIRING AND DEVICES ARE FIELD SUPPLIED EXCEPT WHERE NOTED. SEE INSTALLATION MANUAL FOR DETAILED INSTALLATION PROCEDURES.
  2. THE TOTAL LOAD ON THE 24 VDC SUPPLY ( BOTH N.O. AND N.C. REPO CIRCUITS) MUST BE LIMITED TO 1 AMP.
  3. MULTIPLE NORMALLY OPEN (N.O.) REPO SWITCHES MAY BE PARALLELED. MULTIPLE NORMALLY CLOSED (N.C.) REPO SWITCHES MAY BE CONNECTED IN SERIES. ALL LAMPS (IF USED) ARE CONNECTED IN PARALLEL.
  4. THE SUMMARY ALARM CONTACTS ARE RATED FOR 0 TO 30 VAC OR VDC, 0.5 AMPS, 10 WATTS MAXIMUM.
  5. CUSTOMER ALARMS 1 THROUGH 4 ARE NORMALLY OPEN (INDICATES ALARM ON CONTACT CLOSURE), CUSTOMER ALARM 5 IS NORMALLY CLOSED (INDICATES ALARM ON CONTACT OPENING).
  6. FOR SITESCAN CONNECTION USE #22 AWG SHIELDED CABLE MAXIMUM DISTANCE 1000FT (300M).



RAWN BY C. STACY	SHEET NO. 1 OF 1
CHK BY J. BARCUS	ECN NO.
EF. DWG.	ORDER NO.

ELECTRICAL FIELD CONNECTIONS  
FOR REMOTE EPO, SUMMARY, AND CUSTOMER ALARMS  
PM4 ADAPTER BOARD

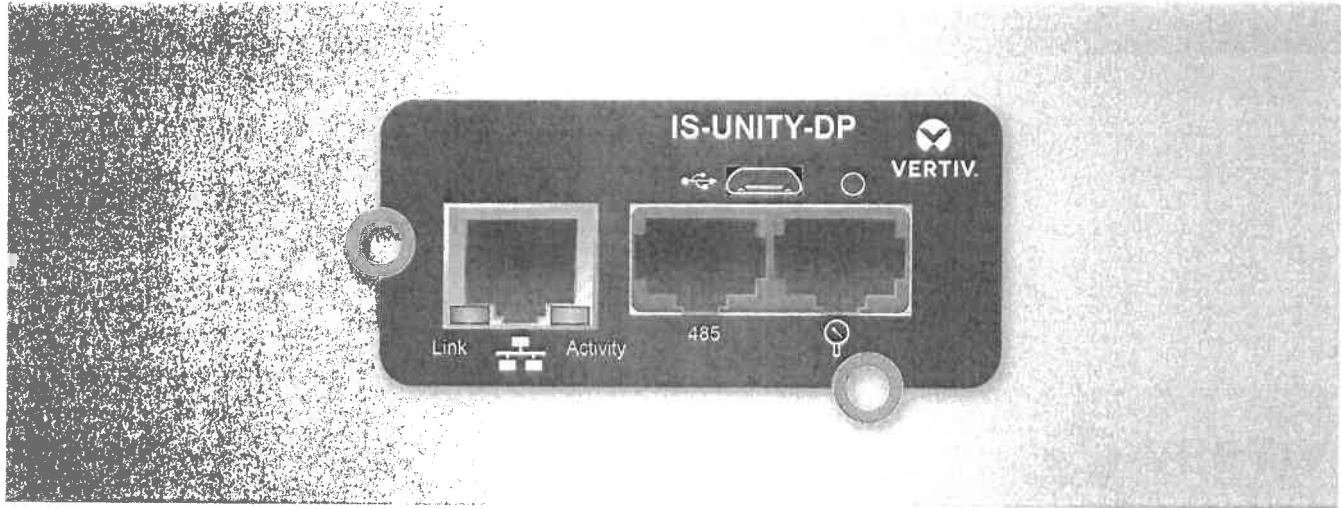
DWG. NO. LDM13009	DATE 11/11/11	REV. # 1	1050 DEARBORN DRIVE P.O. BOX 29186 COLUMBUS, OHIO 43229
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# LIEBERT® INTELLISLOT™ UNITY PLATFORM CARDS

## Product Specification/Installation Guide



The Liebert IntelliSlot Unity Platform brings SNMP, BACnet IP, BACnet MSTP, Modbus TCP, Modbus RTU, YDN23 and Web management capability to many models of Vertiv's power and cooling equipment. The cards employ Ethernet and RS-485 networks to monitor and manage a wide range of operating parameters, alarms and notifications. The card also supports communication for LIFE™ Services by VERTIV.

### ADDITIONAL FEATURES

- SNMPv1, SNMPv2c and SNMPv3 with MIB-II support
- HTTP/HTTPS 1.1
- BootP
- DHCP per RFC2131/2132
- Remote firmware updates via a Web browser
- IPv6 support for HTTP/HTTPS, DHCPv6, e-mail, SMS, SNMP v1/v2c/v3 and Modbus TCP

- Liebert SN Environmental Sensor Support (Web, SNMP, SMS and SMTP): Temperature, Humidity, Door Closure, Contact Closure and Leak Detection: Liebert SN-2D, Liebert SN-3C, Liebert SN-L, Liebert SN-T, Liebert SN-TH, Liebert SN-Z01, Liebert SN-Z02 and Liebert SN-Z03

IntelliSlot Unity cards are a form, fit, and function replacement for several Liebert IntelliSlot Web and 485 cards.

### COMPATABILITY with Liebert Equipment

IntelliSlot Card	Compatible with
IS-UNITY-DP	
IS-UNITY-SNMP	
IS-UNITY-LIFE	

\* YDN23 supported only for Liebert PeX and Liebert NXL.

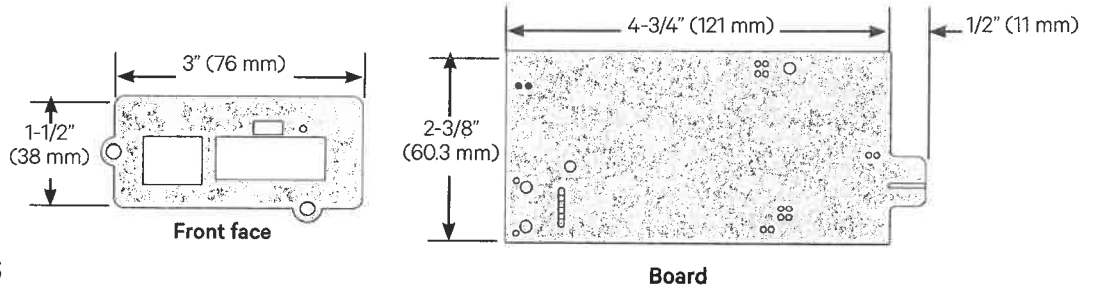


**COMPATABILITY** with Communication Protocols

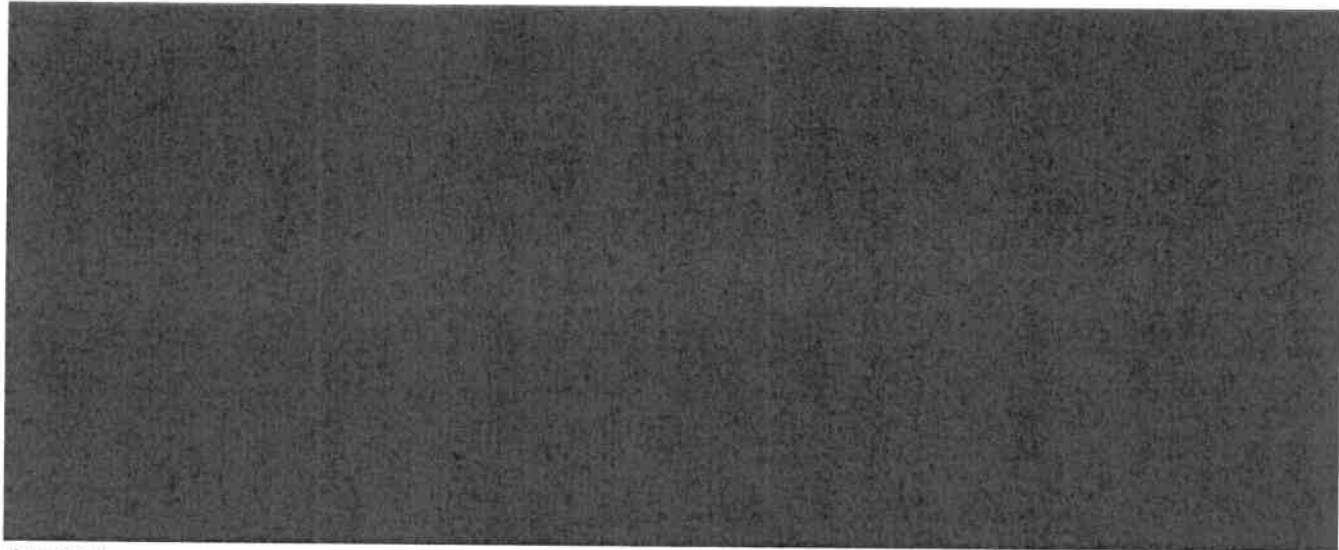
Liebert IntelliSlot Card	Life Services Support	Communication Protocol						
		HTTP HTTPS	Velocity Protocol	Email	SMS	SNMP v1, v2c, v3	BACnet IP BACnet MSTP	Modbus TCP Modbus RTU

\* YDN23 supported only for Liebert PeX and Liebert NXL.

**DIMENSIONS**



**SPECIFICATIONS**



**WIRING**



**VertivCo.com** | Vertiv Headquarters, 1050 Dearborn Drive, Columbus, OH, 43085, USA

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**MAIN PANELBOARD CIRCUIT BREAKER SCHEDULE**

KVA	VOLTAGE IN	VENDOR	TYPE	FRAME AMPS	TRIP AMPS	TRIP SETTING	MODEL NUMBER	INTERRUPTING RATING AC
15-225	208V	SQUARE D	FIX MTD	250A	225A	225A	QDF3222STS	25K
15-225	208V	SQUARE D	FIX MTD	600A	400A	400A	LGFS36400R133X	65K
15-225	208V	SQUARE D	FIX MTD	600A	400A	400A	LGFS36400T131X	65K
15-225	208V	SQUARE D	FIX MTD	600A	600A	400A	GF36600T133XS	65K

**PANELBOARD BRANCH CIRCUIT BREAKER**

KVA	VOLTAGE	VENDOR	TYPE	FRAME AMPS	TRIP AMPS	MODEL NUMBER	INTERRUPTING RATING AC
15-125	208V	S-ID	PLUG-IN	100A	15-100A	GO	10K
15-125	208V	S-ID	BOLT-IN	100A	15-100A	QOB	10K
15-225	208V	S-ID	PLUG-IN	100A	15-100A	COxxVH	22K
15-225	208V	S-ID	BOLT-IN	100A	15-100A	COBxxVH	22K
15-125	208V	GE	PLUG-IN	100A	15-100A	THQL	10K
15-125	208V	GE	BOLT-IN	100A	15-100A	THQB	10K
15-225	208V	GE	PLUG-IN	100A	15-100A	THQL	22K
15-225	208V	GE	BOLT-IN	100A	15-100A	THQB	22K

**SUBFEED CIRCUIT BREAKER SCHEDULE**

KVA	VOLTAGE IN	VENDOR	TYPE	FRAME AMPS	TRIP AMPS	TRIP SETTING	MODEL NUMBER	INTERRUPTING RATING AC
15-225	208V	SQUARE D	FIX MTD	150A	100A	100A	HGF36100YE	65K
15-225	208V	SQUARE D	FIX MTD	150A	125A	125A	HGF36125YE	65K
15-225	208V	SQUARE D	FIX MTD	150A	150A	150A	HGF36150YE	65K
15-225	208V	SQUARE D	FIX MTD	250A	250A	175A	JGF36250TL31XE	65K
15-225	208V	SQUARE D	FIX MTD	250A	250A	200A	JGF36250TL31XE	65K
15-225	208V	SQUARE D	FIX MTD	250A	250A	225A	JGF36250TL31XE	65K
15-225	208V	SQUARE D	FIX MTD	250A	250A	250A	JGF36250TL31XE	65K
15-225	208V	SQUARE D	FIX MTD	600A	400A	400A	LGFS36400T131X	65K
15-225	208V	SQUARE D	FIX MTD	600A	400A	400A	LGFS36400T131X	65K
15-225	208V	SQUARE D	FIX MTD	600A	600A	400A	LGFS36400T131X	65K

**ELECTRONIC TRIP SETTINGS**

FRAME SIZE	TRIP AMPS	TRIP SETTINGS AVAILABLE
H	150	50, 60, 70, 80, 100, 110, 125, 150
J	250	70, 80, 100, 125, 150, 175, 200, 225, 250
L	400	400, 350, 300, 250, 225, 200, 175, 150, 125
L	600	600, 500, 450, 400, 350, 300, 250, 225, 200

**MAIN INPUT CIRCUIT BREAKER SCHEDULE**

KVA	VOLTAGE IN	VENDOR	TYPE	FRAME AMPS	TRIP AMPS	TRIP SETTING	MODEL NUMBER	INTERRUPTING RATING AC
15	208V	SQUARE D	SQUARE D	150A	60A	60A	HGF36060SOYE	65K
	480V	SQUARE D	SQUARE D	150A	25A	25A	HGF36025SOYE	35K
	600V	SQUARE D	SQUARE D	150A	20A	20A	HGF36020SOYE	18K
	208V	SQUARE D	SQUARE D	150A	110A	110A	HGF36110SOYE	65K
	380V	SQUARE D	SQUARE D	150A	60A	60A	HGF36060SOYE	35K
30	400V	SQUARE D	SQUARE D	150A	60A	60A	HGF36060SOYE	35K
	415V	SQUARE D	SQUARE D	150A	60A	60A	HGF36060SOYE	35K
	480V	SQUARE D	SQUARE D	150A	40A	40A	HGF36040SOYE	35K
	600V	SQUARE D	SQUARE D	150A	40A	40A	HGF36040SOYE	35K
	208V	SQUARE D	SQUARE D	250A	200A	200A	JGF36200L31XE	65K
	380V	SQUARE D	SQUARE D	150A	100A	100A	HGF36100SOYE	35K
	400V	SQUARE D	SQUARE D	150A	90A	90A	HGF36090SOYE	35K
50	415V	SQUARE D	SQUARE D	150A	80A	80A	HGF36080SOYE	35K
	480V	SQUARE D	SQUARE D	150A	70A	70A	HGF36070SOYE	18K
	600V	SQUARE D	SQUARE D	400A	400A	300A	LJF36400L31X	100K
	208V	SQUARE D	SQUARE D	150A	150A	150A	HGF36150SOYE	35K
	380V	SQUARE D	SQUARE D	150A	150A	150A	HGF36150SOYE	35K
	415V	SQUARE D	SQUARE D	150A	150A	150A	HGF36150SOYE	35K
75	480V	SQUARE D	SQUARE D	150A	125A	125A	HGF36125SOYE	35K
	600V	SQUARE D	SQUARE D	150A	100A	100A	HGF36100SOYE	18K
	208V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	100K
	380V	SQUARE D	SQUARE D	250A	250A	200A	JGF36250TL31XE	35K
	400V	SQUARE D	SQUARE D	250A	250A	200A	JGF36250TL31XE	35K
100	415V	SQUARE D	SQUARE D	250A	250A	200A	JGF36250TL31XE	35K
	480V	SQUARE D	SQUARE D	250A	250A	175A	JGF36250TL31XE	35K
	600V	SQUARE D	SQUARE D	150A	125A	125A	HGF36125SOYE	18K
	208V	SQUARE D	SQUARE D	400A	600A	450A	LJF36600T133XS	100K
	380V	SQUARE D	SQUARE D	250A	250A	250A	JGF36250TL31XE	35K
	400V	SQUARE D	SQUARE D	250A	250A	250A	JGF36250TL31XE	35K
	415V	SQUARE D	SQUARE D	250A	250A	225A	JGF36250TL31XE	35K
125	480V	SQUARE D	SQUARE D	250A	250A	200A	JGF36250TL31XE	35K
	600V	SQUARE D	SQUARE D	250A	250A	175A	JGF36250TL31XE	18K
	208V	SQUARE D	SQUARE D	400A	600A	600A	LJF36600T133XS	100K
	380V	SQUARE D	SQUARE D	400A	400A	300A	LJF36400L31X	65K
	400V	SQUARE D	SQUARE D	400A	400A	300A	LJF36400L31X	65K
150	415V	SQUARE D	SQUARE D	400A	400A	300A	LJF36400L31X	65K
	480V	SQUARE D	SQUARE D	250A	250A	250A	JGF36250TL31XE	35K
	600V	SQUARE D	SQUARE D	250A	250A	200A	JGF36250TL31XE	18K
	380V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	400V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
200	415V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	480V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	600V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	208V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	380V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	400V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	415V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
225	415V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	480V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	65K
	600V	SQUARE D	SQUARE D	400A	400A	400A	LJF36400L31X	25K

**STANDARD CIRCUIT BREAKER SCHEDULE**  
LIEBERT PPC

DRAWN BY: SHIPMAN  
CHK BY: M. OLLER  
REF. DWG.

SHEET NO. 1 OF 1  
ECN NO.  
ORDER NO.

DWG. NO. PPC-15502  
REV. # 4  
DATE 12/19/17  
REV. # 1050 DEARBORN DRIVE  
P.O. BOX 2818  
COLUMBUS, OHIO 43229  
FILE NAME: I:\appl\Ohio App\IAE Submittals - Standard\PPC2.dwg



TRANSFORMER SPECIFICATIONS (480)(□□)(208):208Y/120-□□H□

Product	kVA	Input Voltage	K-Factor	Impedance (%)	Inrush (X NFLA)	Efficiency @ 25% Load	Efficiency @ 35%* Load	Efficiency @ 50% Load	Efficiency @ 75% Load	Efficiency @ 100% Load	
PPC/FPC	15	480V	K1	3.75	8.85	97.65	97.89	97.84	97.55	96.51	
		600V	K2	3.95	7.90	97.65	97.89	97.77	97.23	96.42	
	208V	480V	K1	3.85	7.90	97.65	97.89	97.86	97.37	96.51	
		600V	K2	4.13	7.10	97.65	97.89	97.77	97.23	96.37	
	PPC/FPC	30	480V	K1	3.75	8.20	97.65	97.89	97.86	97.40	96.60
			600V	K2	3.91	7.25	97.65	97.89	97.83	97.35	96.59
208V		480V	K1	3.37	9.20	98.01	98.23	98.17	97.77	97.10	
		600V	K2	3.67	7.40	98.03	98.23	98.12	97.66	96.95	
PPC/FPC		50	480V	K1	3.54	8.25	98.01	98.23	98.17	97.75	97.06
			600V	K2	3.83	6.80	98.03	98.23	98.08	97.62	96.88
	208V	480V	K1	3.40	8.75	98.01	98.23	98.21	97.83	97.20	
		600V	K2	3.67	7.10	98.03	98.23	98.15	97.73	97.05	
	PPC/FPC	75	480V	K1	3.71	8.63	98.28	98.43	98.45	98.12	97.58
			600V	K2	3.53	7.70	98.22	98.43	98.39	98.07	97.51
208V		480V	K1	3.64	8.55	98.30	98.43	98.41	98.01	97.32	
		600V	K2	3.55	7.40	98.24	98.43	98.35	97.98	97.36	
PPC/FPC		100	480V	K1	3.76	8.70	98.25	98.43	98.41	98.06	97.45
			600V	K2	3.55	7.50	98.23	98.43	98.38	98.03	97.45
	208V	480V	K1	3.66	6.60	98.47	98.60	98.58	98.24	97.65	
		600V	K2	3.50	6.95	98.40	98.60	98.56	98.28	97.81	
	PPC/FPC	125	480V	K1	3.47	7.80	98.43	98.60	98.57	98.24	97.67
			600V	K2	3.35	7.50	98.40	98.60	98.56	98.28	97.81
208V		480V	K1	3.66	6.80	98.46	98.60	98.61	98.30	97.76	
		600V	K2	3.43	7.30	98.40	98.60	98.59	98.33	97.90	
PPC/FPC		150	480V	K1	3.28	8.80	98.58	98.69	98.68	98.36	97.80
			600V	K2	3.36	8.90	98.53	98.69	98.66	98.37	97.91
	208V	480V	K1	3.44	8.60	98.58	98.69	98.63	98.26	97.63	
		600V	K2	3.41	8.70	98.52	98.69	98.63	98.33	97.84	
	PPC/FPC	200	480V	K1	3.35	8.50	98.50	98.69	98.68	98.43	97.82
			600V	K2	3.35	9.20	98.50	98.69	98.68	98.43	98.02
208V		480V	K1	3.39	6.40	98.68	98.77	98.74	98.41	97.86	
		600V	K2	3.71	6.20	98.60	98.77	98.70	98.41	97.94	
PPC/FPC		300	480V	K1	3.57	7.20	98.66	98.77	98.70	98.36	97.80
			600V	K2	3.59	8.15	98.59	98.77	98.74	98.49	98.07
	208V	480V	K1	3.58	6.70	98.66	98.77	98.71	98.37	97.81	
		600V	K2	3.56	7.70	98.59	98.77	98.74	98.49	98.08	

PERFORMANCE PARAMETERS SUPPLIED AT 170□PER NEMA STANDARDS  
 □TP1 DOE 201□EFFICIENCY□75C REF

SHEET NO. <b>1 OF 2</b>	DRAWN BY: <input type="checkbox"/> SHIPMAN	TITLE <b>TECHNICAL INFORMATION</b>	DWG. NO. <b>PPC15□□1</b>
REF. DWG.	APPROVED BY: <b>M. OLLER</b>	REVISION <b>1</b>	REVISION 1650 DEARBORN DR P.O. BOX 2818J COLUMBIUSTOH 43228





# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9266

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Hugh Richardson, Power Director

**RE:** Material for Construction and Lighting

**PURPOSE:** To stock material for upcoming construction of residential projects and flood light replacements with LED units..

**REASON:** Several residential capital projects are in the 2021-2022 Budget and require meter bases. The lighting is for stock for replacing private lighting floodlights.

**RECOMMENDATION:** Approve the following bids:

Gresco:	(300) 200-amp ringless meter sockets	\$ 50,400.00
	(100) 150 watt LED floods, 19,230 lumens	39,000.00
	(75) 261 watt LED floods, 38,580 lumens	47,250.00
		\$136,650.00

**BACKGROUND:** Several residential projects will begin soon or are underway including the Sommersby subdivision, the Hawthorne subdivision and several Six-West projects. Materials need to be ordered now to be received by June 30, 2022.

**COST TO CITY:** \$136,650.00

**BUDGETED ITEM:** Yes: 510-4600-54-7850 Electric Improvements for meter bases and 510-4600-54-7860 for floodlights.

**REVENUE TO CITY:** N/A.

**CITY COUNCIL HEARING DATE:** Dec. 6, 2021

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A.

**AFFECTED AGENCIES:** N/A.

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:** N/A

**REQUIRED CHANGES TO WORK PROGRAMS:** N/A.

**STAFF:** Power Department

**ATTACHMENTS:**

- AGENDA MEMO ID #2021-9266 - ITB - POWER DISTRIBUTION MATERIAL - 102621 (PDF)
- Material Bid Matrix - Nov. 2021 (PDF)
- ITB - POWER DISTRIBUTION MATERIAL - Spec (PDF)

**Review:**

- Hugh Richardson Completed 11/23/2021 10:27 AM
- Purchasing Completed 11/29/2021 10:43 AM
- Finance Completed 11/30/2021 8:35 AM
- Sonya Harold Completed 11/30/2021 8:38 AM
- Mercedes Miller Completed 11/30/2021 12:24 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM





# CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

## AGENDA MEMORANDUM NO. 2021-9266

**DATE:** NOVEMBER 29, 2021

**TO:** OFFICE OF THE CITY MANAGER

**FROM:** WILLIS MOODY, PURCHASING & FLEET ADMINISTRATOR

**SUBJECT:** ITB - POWER DISTRIBUTION MATERIAL - 102621  
SEALED BID OPENING

The purpose of this communication is to secure the approval to purchase the following item(s). Please include the following item(s) on the upcoming Mayor/Council agenda.

**Item Description:** Power Distribution Material

**Budgeted item(s):** Yes

**Recommendation:** Gresco Utility Supply is recommended at \$136,650.00 for this project. See breakdown tabulation.

### Explanation of recommendation:

The bid was published on the City of College Park website under the Bids/RFPs location, Vendor Registry.com, DOAS GPR (Georgia Procurement Registry) and the National Association of Minority Contractors - Georgia Chapter. The advertisement was published from September 28, 2021 thru October 26, 2021 at 9:30 am.

340 representatives were contacted for this bid.

The official Zoom (virtual) bid open was scheduled for Tuesday, October 26, 2021 at 10:00 am with no representatives logged into the meeting.

Samuel Martin represented the Power Department during the bid open.

Join Zoom Meeting

<https://us06web.zoom.us/j/81208218695?pwd=aUJMK1Z5TVd4a2xWOTYwYlZCWmFudz09>

Meeting ID: 812 0821 8695 ~ Passcode: 022180

## College Park Power Material Bid List

		GRESKO	GRESKO #2	ANIXTER
	Located in College Park	No		No
	Previous business with College Park	Yes		Yes
Quantity	Minority Owned Company	No		No
300	200 AMP, RINGLESS, OH/UG, METER SOCKET W/DISCONNECT 18.23"H x 19.58"W x 4.67" D (SQUARE D RC200S) 200A 2-POLE BREAKER  (SQUARE D QOM2200VH)	\$168.00 \$50,400.00 28-30 WEEKS	\$345.00 \$103,500.00 28-30 WEEKS	
100	COMPACT LED FLOOD, 150 WATTS, 18,000 MINIMUM LUMENS, MULTIVOLT, 6X6 DISTRIBUTION, 4000K , TENON SLIPFITTER, BLACK, 10KVIL SURGE PROTECTION, 7 PIN ROTATING PC RECEPTACLE,  5FT 12GA 3 CONDUCTOR WIRE, TOOL LESS ENTRY	\$390.00 \$39,000.00 8-10 WKS 19,230 LUMENS		\$514.13 \$51,413.00 4-5 WKS
75	COMPACT LED FLOOD, 261 WATTS, 32,000 MINIMUM LUMENS, MULTIVOLT, 6X6 DISTRIBUTION, 4000K , TENON SLIPFITTER, BLACK, 7 PIN ROTATING PC RECEPTACLE, 5FT CORD,  12GA 3 CONDUCTOR WIRE, TOOL LESS ENTRY	\$630.00 \$47,250.00 8-10 WKS 38,580 LUMENS		\$673.91 \$50,543.25 4-5 WKS



**REQUEST FOR SEALED PROPOSAL**

**ADVERTISEMENT for ELECTRICAL MATERIAL**

**ITB – POWER DISTRIBUTION MATERIAL - 102621**

The City of College Park is accepting **sealed proposals** from qualified vendors for **POWER DISTRIBUTION MATERIAL**. Proposals will be received no later than **TUESDAY, OCTOBER 26, 2021 at 9:30 am** at the City of College Park Purchasing Department, 3667 Main Street, College Park Georgia, 30337. Proposals received after the above date and time, or in any other location other than the Purchasing Department will not be considered.

A bid packet may be obtained by clicking the related solicitation link on the City of College Park website [www.collegeparkga.com](http://www.collegeparkga.com) under the Bids / RFPs section.

**Timeline**

Q&A and Clarifications (email only to <a href="mailto:wmoody@collegeparkga.com">wmoody@collegeparkga.com</a> ) Ref: Power Distribution Material	October 19, 2021	12:00 pm (EST) deadline
Addendum(s) published	October 22, 2021	4:00 pm (EST)
Open Sealed Bids	October 26, 2021	10:00 am (EST)

Any/all addenda must be signed and dated and made a part of the bid packet. It is always the vendor’s responsibility to check the City of College Park’s website for any/all addenda.

The City of College Park reserves the right to reject any or all bids based on past performance waive technicalities and informalities and re-advertise. All Minorities, Woman and Small Businesses are strongly encouraged to apply. Only responsive bids that are determined to meet the requirements and criteria set forth by the City of College Park will be considered.



**PURPOSE & SPECIFICATION(s)**

**GENERAL PURPOSE**

The City of College Park Power Department is soliciting requests for bid for distribution material. Specifications are included and items that do not meet the included specifications may be considered only if deviations are noted and manufacturer’s specification accompanies the bid response.

Deliveries requiring assistance must be shipped in open container(s) or positioned for forklift off load. Failure to comply with this requirement may result in shipment refusal. College Park will not be responsible for additional shipping or handling charges if refused due to the above. Shipping and receiving FOB Destination only; in addition the delivery location is an unmanned facility without a loading dock and requires a 24-hour call ahead appointment with Samuel Martin at 404-669-3772.

**SPECIFICATIONS**

The City of College Park Power Department is requesting the following items listed on the Quote Sheet to purchase, with specifications included. Items that do not meet the included specifications may be considered ONLY if deviations are noted and manufacturer’s specification accompanies the bid response.

## QUOTE SHEET

Bidding Company: \_\_\_\_\_

Company Rep: \_\_\_\_\_

Project Name: Power Distribution Material

Qty.	Description	Unit Cost	Total Cost	Est. Delivery Time
300 ea	300EA 200 AMP, RINGLESS, OH/UG, METER SOCKET W/DISCONNECT 18.23"H x 19.58"W x 4.67" D (SQUARE D RC200S) 200A 2-POLE BREAKER (SQUARE D QOM2200VH)			
100 ea	COMPACT LED FLOOD, 150 WATTS, 18,000 MINIMUM LUMENS, MULTIVOLT, 6X6 DISTRIBUTION, 4000K , TENON SLIPFITTER, BLACK, 10KVIL SURGE PROTECTION, 7 PIN ROTATING PC RECEPTACLE, 5FT 12GA 3 CONDUCTOR WIRE, TOOL LESS ENTRY			
75 ea	COMPACT LED FLOOD, 261 WATTS, 32,000 MINIMUM LUMENS, MULTIVOLT, 6X6 DISTRIBUTION, 4000K , TENON SLIPFITTER, BLACK, 7 PIN ROTATING PC RECEPTACLE, 5FT CORD, 12GA 3 CONDUCTOR WIRE, TOOL LESS ENTRY			
		LUMP SUM TOTAL:	\$	

BIDDERS SIGNATURE

DATE



# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9267

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Hugh Richardson, Power Director

**RE:** Distribution Automation Software and Reclosers for Electric Power Restoration

**PURPOSE:** To approve and purchase the first phase of a distribution automation (DA) system.

**REASON:** It is the goal and intent of the Power Department to minimize power outages and to provide quick and safe restorations. The DA system is the next step using technology to achieve faster restoration.

**RECOMMENDATION:** Purchase the distribution automation software solution, license, startup and commissioning cost and 12 reclosers from Gresco, the only bidder for this project, primarily because many vendors cannot get certain products.

Gresco is not located in College Park, but we have previous business with them and they are not minority owned.

We have looked at their solution and reclosers thoroughly and would have recommended Gresco had there been other bidders.

**BACKGROUND:** The Power Department serves 8400 customers from 27 circuits within the City. These circuits have loop feeds with over 100 gang operated switches to provide alternate sources of power.

**YEARS OF SERVICE:** N/A

**COST TO CITY:** \$349,736.00

**BUDGETED ITEM:** Yes, 510-4600-54-7710 Electric Improvements

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE: Dec. 6, 2021.**

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES: N/A**

**AFFECTED AGENCIES: N/A**

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION: N/A**

**REQUIRED CHANGES TO WORK PROGRAMS: N/A**

**STAFF:** Power Department

**ATTACHMENTS:**

- AGENDA MEMO ID #2021-9267 - RFP – DISTRIBUTION AUTOMATION SYSTEM - 110921 (PDF)
- RFP – DISTRIBUTION AUTOMATION SYSTEM - Specs (PDF)

**Review:**

- Hugh Richardson Completed 11/23/2021 10:33 AM
- Purchasing Completed 11/29/2021 10:31 AM
- Finance Completed 11/30/2021 8:34 AM
- Sonya Harold Completed 11/30/2021 8:39 AM
- Mercedes Miller Completed 11/30/2021 12:26 PM
- Mayor & City Council Pending 12/06/2021 7:30 PM





# CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

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## AGENDA MEMORANDUM NO. 2021-9267

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**DATE:** NOVEMBER 29, 2021

**TO:** OFFICE OF THE CITY MANAGER

**FROM:** WILLIS MOODY, PURCHASING & FLEET ADMINISTRATOR

**SUBJECT:** RFP – DISTRIBUTION AUTOMATION SYSTEM – 110921  
SEALED BID OPENING

The purpose of this communication is to secure the approval to purchase the following item(s). Please include the following item(s) on the upcoming Mayor/Council agenda.

**Item Description:** Power Distribution Material

**Budgeted item(s):** Yes

**Recommendation:** Gresco Utility Supply is recommended at \$349,736.00 for this project.

### Explanation of recommendation:

The bid was published on the City of College Park website under the Bids/RFPs location, Vendor Registry.com, DOAS GPR (Georgia Procurement Registry) and the National Association of Minority Contractors - Georgia Chapter. The advertisement was published from October 10, 2021 thru November 9, 2021 at 10:00 am.

437 representatives were contacted for this bid.

The official Zoom (virtual) bid open was scheduled for Tuesday, November 9, 2021 at 10:30 am with no representatives logged into the meeting.

Hugh Richardson and Samuel Martin represented the Power Department during the bid open.

Join Zoom Meeting

<https://us06web.zoom.us/j/88077540836?pwd=ZF10bnBxd3E0aDNhUINqVzdLQIRPQT09>

Meeting ID: 880 7754 0836 ~ Passcode: 090887



# CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

## Bid Tabulation

RFP – DISTRIBUTION AUTOMATION SYSTEM - 110921

	Company Name	Bid Amount (\$)	Identified Minority Class	Located within city limits	Previously worked w/CP
1	Gresco Utility	\$349,736.00	N	N	Y
2					

A “**Minority Business Enterprise**” (MBE) is a business which is an independent and continuing operation for profit, performing a commercially useful function, which is owned and/or controlled by one or more minority group member(s).

- (1) African American Business Enterprise (AABE) (2) Hispanic Business Enterprise (HBE)  
 (3) Female Business Enterprise (FBE) (4) Asian Business Enterprise (ABE)  
 (5) Native American Business Enterprise (NABE) (6) Minority Veteran (MV)

An “**Owned**” is a minority or female owner which possesses an ownership interest 51% of the business

A “**Controlled**” is a minority or female which possess and exercise the legal authority and power to manage business assets, good will and daily operations of the business and actively and continuously exercise such managerial authority and power in determining the policies and directing the operations of the business.

The original proposal(s) are available for review in the Purchasing Department. Contact Willis Moody, Purchasing & Fleet Administrator ([wmoody@collegetparkga.com](mailto:wmoody@collegetparkga.com)) to schedule a time.



## REQUEST FOR SEALED PROPOSAL

### ADVERTISEMENT for HARDWARE & SOFTWARE

#### RFP – DISTRIBUTION AUTOMATION SYSTEM - 110921

The City of College Park is accepting **sealed proposals** from qualified vendors for **DISTRIBUTION AUTOMATION SYSTEM**. Proposals will be received no later than **TUESDAY, NOVEMBER 9, 2021 at 10:00 am** at the City of College Park Purchasing Department, 3667 Main Street, College Park Georgia, 30337. Proposals received after the above date and time, or in any other location other than the Purchasing Department will not be considered.

A bid packet may be obtained by clicking the related solicitation link on the City of College Park website [www.collegeparkga.com](http://www.collegeparkga.com) under the Bids / RFPs section.

#### Timeline

Q&A and Clarifications (email only to <a href="mailto:wmoody@collegeparkga.com">wmoody@collegeparkga.com</a> ) Ref: Distribution Automation System	November 2, 2021	12:00 pm (EST) deadline
Addendum(s) published	November 5, 2021	4:00 pm (EST)
Open Sealed Bids	November 9, 2021	10:30 am (EST)

Any/all addenda must be signed and dated and made a part of the bid packet. It is always the vendor's responsibility to check the City of College Park's website for any/all addenda.

The City of College Park reserves the right to reject any or all bids based on past performance waive technicalities and informalities and re-advertise. All Minorities, Woman and Small Businesses are strongly encouraged to apply. Only responsive bids that are determined to meet the requirements and criteria set forth by the City of College Park will be considered.



## SCOPES & SPECIFICATIONS

### Feeder Automation Software Specification

#### 1. *Scope*

This specification describes the scope, features, and required functionality of the feeder automation self-healing software.

- 1.1. The feeder automation system shall automate 20 devices
- 1.2. The solution shall include system Startup and Commissioning
- 1.3. College Park Power shall provide server hardware meeting this specification
- 1.4. The solution shall meet or exceed the specification requirements

#### 2. *Architecture*

The self-healing system must have the following broad capabilities:

- 2.1. The self-healing software shall support a substation decentralized communications architecture as well as a server based centralized communications architecture capable of automating thousands of switches per server deployment
- 2.2. The self-healing system shall support full data concentrator functionality capable of integrating thousands of connections and at least 500,000 data points per deployment
- 2.3. The self-healing system shall support a user configurable interconnectivity model input with graphical user interface
  - 2.3.1. The user shall not need to script the system for individual events that might occur and should instead be able to configure the system so that the real-world power system is represented in the configuration to the self-healing system
- 2.4. The self-healing system shall have a user configurable data collection system with graphical user interface
- 2.5. The self-healing system shall have a user configurable system to visualize the electrical system
- 2.6. The self-healing system shall have diagnostics tools for analyzing data and events
  - 2.6.1. Real-time data views
  - 2.6.2. Historical data views

- 2.6.3. Post event reports
- 2.6.4. System reports that include all logging and configuration parameters integrated in one transportable file for streamlined remote support
- 2.6.5. Real time communication protocol analyzer
- 2.6.6. System event notification mechanisms
- 2.6.7. Post event diagnostics summary
- 2.6.8. Real-time operator status feedback of event activities
- 2.7. Logging mechanisms and log visualization tool
- 2.8. Simulation system for determining correct configurations
  - 2.8.1. Simulation system should interact with the actual automation system logic and not just a representation of it
  - 2.8.2. The automation system logic should not be aware if it is running in simulation or production to ensure the simulation is a true test of the logic and configurations
  - 2.8.3. System should be capable of running in a mixed mode status where the system signals, such as current and voltage are simulated, but the device status feedback is provided via real control devices for laboratory and training setups
  - 2.8.4. System should be capable of running hardware-in-loop testing for complete end to end tests
- 2.9. The system shall be capable of being managed at several levels of the system. These levels include:
  - 2.9.1. The global-region level
    - 2.9.1.1. Changes made at this level shall be the default
  - 2.9.2. The subsystem level
    - 2.9.2.1. Settings at this level shall be inherited from the global site level unless specifically defined at this level
  - 2.9.3. The feeder level
    - 2.9.3.1. Settings at this level shall be inherited from the subsystem level unless specifically defined at this level
  - 2.9.4. The device level
    - 2.9.4.1. Settings at this level shall be inherited from the feeder level unless specifically defined at this level
- 2.10. The self-healing system shall be capable of interacting with Distributed Energy Resources (DER) that maybe present on the distribution system

- 2.10.1. The system shall be capable of accounting for bi-directional current flows associated with DER
- 2.11. A zone shall not have a limit of the number of devices that can bound its topographical area.
- 2.12. The topology of the system shall not need to be in a fixed or predefined state for the automation system to be active and functionally ready to respond to events.
- 2.12.1. Normally Closed and Normally Open devices are defined only so that the system can perform a Return to Normal (R2N) command upon request
- 2.13. The self-healing system shall be able to handle multiple faults in the same area
- 2.13.1. As long as there are viable sources still available that have sufficient capacity, the system shall be capable of performing restorations to utilize that capacity
- 2.13.2. The system shall be capable of automatically disabling itself at different levels if this multiple fault handling capability is not desired
- 2.14. The self-healing system must be able to support a standard set of integrated PLC type functions, including but not limited to: Basic Boolean functions such as Inverter, logical AND, OR; Best of functionality for choosing redundant data points with best quality, Input Latching, Binary Debouncing, and Grouped Control in order to accommodate any special request functionality that is not part of the standard automation functions. These functions must be able to be executed on the standard data sets from the devices
- 2.15. The self-healing system shall support multiple communication media including serial and Ethernet radios, fiber, cellular modems, and others
- 2.16. At a minimum the communication portion of the self-healing system must be capable of supporting the following protocols:
- DNP3 Master
  - Secured Authentication V5 for DNP3 Master
  - SMP Interconnection
  - ICCP Master
  - DNP3 Slave
  - Secure Authentication V5 for DNP3 Slave
  - SMP Interconnection
  - ICCP Slave

### 3. *Field Device Interoperability*

The self-healing system must be capable of interoperating with many different controls directly. These requirements ensure that the self-healing system is capable of leveraging the existing field devices deployed now and in the future without requiring them to be vendor specific.

- 3.1. The self-healing system shall support direct communication with field IEDs
- 3.2. The self-healing system shall support in-direct communication with field IEDs, via Remote Terminal Units (RTUs), Front End Processors (FEP), Gateway communication

devices, SCADA, or other systems. These systems should not be required, but the self-healing system shall be able to gather data from these systems if available

- 3.3. No intermediate devices or logic processors shall be required for interoperability
- 3.4. No vendor specific hardware shall be required for field devices
  - 3.4.1. Self-healing software must NOT lock the utility into a vendor specific hardware solution.
- 3.5. Forward and backward capability with field devices
  - 3.5.1. No change out of field devices required for system upgrades
  - 3.5.2. No firmware upgrades of field devices required for system upgrades
- 3.6. The self-healing system must be able to work with different data sets from the same device types
  - 3.6.1. Example: A device that has no voltage, source side voltage only, load side voltage only, or voltage on both source and load sides.
- 3.7. The self-healing system must be able to interact with electro-mechanical relays
- 3.8. Devices of differing fault and load interrupting capability shall be able to be incorporated into the system
  - 3.8.1. Devices that can interrupt fault and load shall be incorporated
  - 3.8.2. Devices that can detect faults, but can only interrupt loads shall be incorporated
  - 3.8.3. Devices that cannot detect or interrupt, loads or fault, shall be incorporated
- 3.9. Device data shall be able to be incorporated from non-switching devices to add in restoration decisionmaking
  - 3.9.1. Substation transformer loading shall be incorporated to ensure that a transformer will not be overloaded when accepting additional load
- 3.10. Systems shall be established by the self-healing vendor to ensure interoperability with existing field devices and to be able to incorporate new field devices into the existing system upon request
  - 3.10.1. New field device integration on demand
- 3.11. The following is the minimal set of devices that the self-healing software shall support:

ABB PCD	S&C 5801
Cooper Form 4C	S&C 5802
Cooper Form 4D	S&C 5803
Cooper Form 5	S&C 6801
Cooper Form 5 Triple-Single	S&C 6801M



Cooper Form 6	S&C 6802
Cooper Form 6 Triple-Single	S&C 6803
Cooper Form 7 Triple-Single	S&C Intellirupter
Cooper iDC (DAS Controller)	SEL 351R
Cooper iDP-210 Relay	SEL 351S
Cooper iMC	SEL 451
Electromechanical Relays	SEL 451 (dual breaker)
GE F-60 Feeder Relay	SEL 651R
GE DART	SEL 751A
Generic Devices	Telvent RTU Switch Control
Noja RC10	Reliatronics R2000 Inertia Switch Control
Nulec CAPM	

#### 4. *Automation functionality and behavior*

The automation functionality and behavior are the most important aspects of the self-healing system. The automation behavior should be predictable and repeatable. The self-healing system simulator shall be capable of performing tests to completely confirm the required functionality for a particular configuration of the system.

The Department of Energy (DOE) released a study in 2014 titled “Fault Location, Isolation and Service Restoration Technologies Reduce Outage Impact” which examined different self-healing systems. They found that fully automated self-healing systems were far superior in response to automation systems that require some manual operator intervention. Furthermore, they found that utilities that deploy systems that have both operator intervention and fully automatic modes have difficulty transitioning to the fully automatic modes because of the reluctance of operations to give up partial control. Therefore, if the system is enabled, it shall run in a fully automatic capability that does not require operator intervention or review.

The self-healing system shall have the following automation behavior capabilities as standard functions.

##### 4.1. Fault management

- 4.1.1. If there is a fault on the system, the self-healing automation system must detect the fault, isolate the fault to the smallest line section (zone) possible, and restore as many zones as possible
- 4.1.2. Fault management shall be initiated by both a fault target or fault pickup and a lockout of reclosing devices or an opening of non-reclosing devices
- 4.1.3. The self-healing system shall isolate the zone downstream of the furthest downstream device with a fault target and the next device that has no fault indication
- 4.1.4. Restoration of load to alternative feeders shall not overload any line section of the alternative feeder
- 4.1.5. Fault management should be capable of being enabled or disabled in the system

configuration at multiple levels of the system (Global/site, subsystem, feeder, device)

- 4.1.6. Unfaulted zones should not be re-energized if there is any viable voltage reported on that link (above the restoration threshold)
- 4.1.7. Alternate feeders should not be allowed to pick up unfaulted zones if they do not have viable voltage on the link (assuming there is voltage data provided by the devices)

## 4.2. Voltage Management

- 4.2.1. If there is a Loss of Voltage (LOV) detected on the feeder, the self-healing automation system must detect the LOV and isolate the device that is the furthest upstream, and restore as many zones as possible
  - 4.2.1.1. The system shall be capable of detecting both single phase LOV and three phase LOV
  - 4.2.1.2. The LOV will start after the detection of the LOV and a user configurable time has expired. Alternatively, if the device opens itself and sends indication to the self-healing system to start restoration, then restoration can occur without waiting for the LOV timer
  - 4.2.1.3. Before isolating for the LOV, the system must check to ensure that the corresponding LOV occurs on the downstream devices. If the corresponding LOV does not occur on the downstream devices, the system shall restrain the voltage loss isolation because the issue is most likely caused by a bad sensor
  - 4.2.1.4. Restoration of load to alternative feeders shall not overload any line section of the alternative feeder
  - 4.2.1.5. Voltage management should be capable of being enabled or disabled in the system configuration at multiple levels of the system (Global/site, subsystem, feeder, device)
  - 4.2.1.6. Unfaulted zones should not be re-energized if there is any viable voltage reported on that link (above the restoration threshold)
  - 4.2.1.7. Alternative feeders should not be allowed to pick up zones if they do not have viable voltage on the link (assuming there is voltage data provided by the devices)
  - 4.2.1.8. If there is a LOV detected and the feeder has active fault targets or pickups, then the self-healing system shall treat the event as fault management and shall isolate the fault on the system. This is often the case if the most upstream fault interrupting device is not modeled in the self-healing system

## 4.3. Isolation switching strategies

- 4.3.1. The self-healing system shall attempt to isolate the fault to the smallest area possible (a single zone)

- 4.3.2. The self-healing system shall open as many switches as needed to isolate the faulted area of the feeder
- 4.3.3. If the fault cannot be isolated to a single zone due to a device in local mode, or a device without fault detection capabilities, or a device that is not communicating, then the self-healing system should attempt to isolate the fault around that limiting device, by including the device in the fault isolation area
- 4.3.4. The self-healing system shall confirm that the fault is isolated before attempting restoration

#### 4.4. Default Restoration switching strategies

- 4.4.1. The self-healing system shall NEVER re-energize a link that has a device with a Hot-Line-Tag present on that link or zone
- 4.4.2. The self-healing system shall, by default, minimize the total number of switching operations needed to successfully isolate the fault and pick up the unfaulted load sections
- 4.4.3. If an unfaulted link (zones connected by closed switching devices) can be picked up by closing one Normally Open switching device without violating any of the load limits on that feeder, then the self-healing system should choose that Normally Open switch to restore that unfaulted link
- 4.4.4. If there are two or more Normally Open switches capable of restoring unfaulted zones without overloading, the self-healing system shall check to see if one is a preferred source, and if it is preferred, shall use that feeder even though it may have a lower overall capacity
- 4.4.5. If there are two or more Normally Open switches capable of restoring unfaulted zones without overloading, the self-healing system shall check to see if any of those Normally Open switches will return the unfaulted load back to their original feeder and if so shall select that Normally Open switch to close so that the load is returned to its original feeder over consideration for a preferred feeder or load capacity

#### 4.5. Load fragmentation

- 4.5.1. When the self-healing system determines that no one feeder can be used to restore the entire link due to load limitations, then the self-healing system will fragment the link so that multiple alternative feeders can be used to restore the unfaulted zones sections
- 4.5.2. If all the unfaulted zones still cannot be restored, then the self-healing system will use zone priorities to determine which zones should be restored and which zones should be left unenergized

#### 4.6. Alternate switching strategies

- 4.6.1. While the default restoration switching strategy maximizes the speed of restoration and minimizes the total number of switching commands, there are times that an alternative switching strategy may be better. The self-healing system shall have a maximum link fragmentation switching strategy that will intentionally break apart

a restorable link into as many sections as can be picked up by alternative sources. This strategy will minimize the total loading that is picked up by any one feeder and therefore will be the most tolerant of daily load growth after the restoration has occurred

4.6.2. While the maximum fragmentation switching strategy is enabled, the system will disregard any preferred alternate sources for the link that may be defined

4.6.3. Maximum link fragmentation can be configured to be enabled or disabled, and if enabled in the configuration, it then can be operationally enabled or disabled by the operators

#### 4.7. Additional attempts at restoration

4.7.1. After an event, if the self-healing system was initially unable to reconnect all the loads due to an issue (loading, no available energized tie, or communications), then periodically thereafter the system shall recheck to see if conditions have changed so that the unfaulted and unenergized zones can now be reconnected. The self-healing system shall have a timer that limits how long after the initial event that the unfaulted and unenergized zones can be reconnected.

#### 4.8. Load Management

4.8.1. The self-healing system shall be capable of transferring and dropping loads independent of an event condition if system conditions are such that overloads are present beyond an established period of time.

4.8.2. The load transfer and load drop features shall be independently enabled and disabled

4.8.3. When load drop conditions are reached, the self-healing system shall drop the lower priority load zones first if possible

4.8.4. For load transfers the self-healing system shall be able to support both "Make then Break" and "Break then Make" transfers. The system shall be able to be restricted to only allow "Make then Break" transfers

4.8.5. The self-healing system shall support multiple load limits for either seasonal loading or operated initiated load limit changes

4.8.6. The self-healing system shall support bi-directional load limits

4.8.7. The system shall have three separate alarm load level warnings

4.8.8. The self-healing system shall be capable of assessing the loading impacts of any restoration through the substation transformer

4.8.8.1. Loading information given in secondary Amps shall either be collected directly from the substation transformer sensing system or via a summation of the measurement of the first devices that are connected to the transformer bus

#### 4.9. Simultaneous faults

- 4.9.1. Simultaneous faults in the same subsystem shall be handled by isolating each fault first and then sequentially attempting to restore each unfaulted link
- 4.9.2. Simultaneous faults in different subsystems shall be handled independently and in parallel

#### 4.10. Miscoordinated Faults

- 4.10.1. At times, a miscoordination may occur on a feeder causing an upstream device to operate to lockout while the fault is downstream of a subsequent device causing that device to indicate that a protective element “pickup” has occurred. When this type of scenario occurs, the self-healing system shall logically transfer the fault location downstream of the furthest device that saw the pick-up. It shall isolate for that fault location, and then restore both up-stream and downstream the unfaulted zones
- 4.10.2. This Miscoordination feature shall be capable of being enabled and disabled in the configuration

#### 4.11. Preferred feeders

- 4.11.1. The self-healing system shall support preferred feeders that allow the user to configure which alternative feeder is the preferred source for unfaulted zones that need to be restored after an event

#### 4.12. Zone Priorities

- 4.12.1. The self-healing system shall support zone priorities that allow the user to configure which zones are higher and lower priority in cases where not all the un-faulted zones can be restored

#### 4.13. Control retries

- 4.13.1. The self-healing system shall support a methodology to retry controls automatically if the device does not provide the proper feedback from an initial control command
- 4.13.2. The user shall be able to configure the number of times a control command can be resent before the self-healing system must alarm for a control command failure

#### 4.14. Automatic Reclose Block application

- 4.14.1. The self-healing system shall support the automatic application of blocking the reclose capability of a device that is about to close to restore unfaulted zones
- 4.14.2. After the zones are successfully restored, the self-healing system shall reapply the reclosing mode of the device
- 4.14.3. The user shall be able to configure the automatic reclose block application as enabled or disabled at the different levels of the self-healing system

#### 4.15. Automatic block ground trip application for Make then Break transitions

- 4.15.1. The self-healing system shall support the automatic application of blocking the

ground trip capability of the devices that are about to form a closed loop for a Make then Break transition

4.15.2. After the Make then Break transition is complete, the self-healing system shall reapply the ground trip capabilities of the devices

4.15.3. The user shall be able to configure the automatic block ground trip application as enabled or disabled at the different levels of the self-healing system

#### 4.16. Manage device sectionalizer modes based on topology

4.16.1. The self-healing system shall support the automatic disabling of a device sectionalizer mode based on whether the device is connected to a feeder that is different than its normal feeder based upon topology. If the device is returned to its normal feeder, the sectionalizer mode for the device shall be reenabled by the self-healing system

#### 4.17. Prevent line transformer backfeeding

4.17.1. In situations where line transformers are used for restorations between one voltage level feeder and another, the self-healing system shall have the option to prevent the system from restoring the high voltage system from the lower voltage system through the line transformer

4.17.2. The user shall be able to configure the prevention of line transformer backfeeding at the different levels of the self-healing system

#### 4.18. Reconnection of Distributed Generation on a return to normal command

4.18.1. The self-healing system shall have the option of either directly closing a distributed generation switching device on a return to normal command or allowing that distributed generation switching device to close itself back onto the system

4.18.2. The user shall be able to configure the Reconnection of Distributed Generation at the different levels of the self-healing system

#### 4.19. Automatic changes to the device profile settings

4.19.1. The self-healing system shall support automatically changing the device profile settings in the event that certain system conditions are met

4.19.2. At a minimum the self-healing system shall support the recognition of these different system conditions and shall set a preconfigured profile in the IED that is user configurable

4.19.3. The system conditions that the self-healing system must be able to recognize are:

4.19.3.1. The source of the device is the normal feeder

4.19.3.2. The source of the device is an alternate feeder

4.19.3.3. The device is on a feeder that is in its normal topology

- 4.19.3.3.1. Before the system transitions to this state
  - 4.19.3.3.2. After detection of this state
  - 4.19.3.4. The device is on a feeder that has acquired a zone beyond its normal topology (the feeder supporting more load than is normal)
    - 4.19.3.4.1. Before the system transitions to this state
    - 4.19.3.4.2. After detection of this state
  - 4.19.3.5. The power flow through that device is in the forward direction based on the topology
    - 4.19.3.5.1. Before the system transition to this state
    - 4.19.3.5.2. After detection of this state
  - 4.19.3.6. The power flow through that device is in the reverse direction based on the topology
    - 4.19.3.6.1. Before the system transition to this state
    - 4.19.3.6.2. After detection of this state
  - 4.19.3.7. The load through that device has increased or decreased beyond a predefined user threshold
  - 4.19.3.8. The self-healing system detects no other predefined conditions and should therefore return the device to a default setting profile
- 4.20. All conditions shall have user definable priorities that determine which one takes precedence when two or more conditions are present at the same time
- 4.21. Each condition shall have a configurable predetermined outcome if the setting profile change is not confirmed by the device
- 4.21.1. None: this is a “don’t care” response if the profile setting application is not confirmed by the device
  - 4.21.2. Minor Health issue: if the device does not respond to the profile setting change control, then the self-healing system should continue to proceed with the restoration of the zone but shall alarm that the device has not correctly responded to the profile setting command
  - 4.21.3. Major Health issue: if the device does not respond to the profile setting change control, then the self-healing system should halt further automation associated with that device and shall alarm that the device has not correctly responded to the profile setting command
- 4.22. In addition to changing the profile setting group for the IED on the specific condition, the self-healing system shall also be able to change the following common modes of the IED



4.22.1. Reclosing

4.22.2. Ground trip

4.22.3. Auto-sectionalizer

4.22.4. Loop scheme

#### 4.23. Individual device automation

4.23.1. Each device that is configured in the automation system shall have the ability to be configured as automated or non-automated

4.23.2. Devices that are configured as non-automated shall provide data to the self-healing system but shall not be automatically controllable by the self-healing system. No control commands shall be sent to IEDs that are non-automated.

4.23.3. Devices that are configured as non-automated shall not count against the self-healing system device license limit

4.23.4. Devices that are configured to be automated shall be able to be set to non-automated via operator control. These devices shall count against the device license limit regardless of the present operator-controlled automation state of the device

### 5. *Operations safety and control*

While the automation functionality and behavior of the self-healing system and its ability to reduce outage durations is very important, so is its ability to safely interact with the operations crews that work on the utility power system every day. This means that the self-healing system must detect the conditions in which its functionality must be restrained to keep operations personnel safe.

The self-healing system shall be adaptable to conform to the safe working practices of the utility.

5.1. The self-healing system shall NEVER re-energize a link (a collection of zones connected by closed devices) that has a device with a Hot-Line-Tag present on that link or zone

5.2. A device that is not actively communicating with the self-healing system may have a Hot-Line-Tag present on the device that is unknown to the self-healing system, therefore, by default, the self-healing system shall consider non-communicating devices the same as devices that have an active Hot-Line-Tag, and shall not restore any link that has a device in a non-communicating state

5.2.1. This feature of treating a non-communicating device as a Hot-Line-Tag device may be disabled in the configuration as utilities may deploy other safety methodologies to protect personnel

5.3. The self-healing system shall be configurable to automatically disable automation after a first event has occurred

5.3.1. This feature (to automatically disable automation after a first event) shall be configurable at the different levels of the system and shall define the scope of its

affect by which level of the system it was set on

- 5.3.2. The self-healing system automation shall then be re-enabled either automatically when the power system is back in its normal state or via an operations command. This choice of re-enabling manually or when the system is in a normal state shall be configurable
- 5.4. The self-healing system shall be configurable to automatically disable automation after a manual operation has occurred
  - 5.4.1. This feature (to automatically disable automation after a manual operation) shall be configurable at the different levels of the system and shall define the scope of its affect by which level of the system it was set on
  - 5.4.2. The self-healing system automation shall then be re-enabled either automatically when the power system is back in its normal state or via an operations command. This choice of re-enabling manually or when the system is in a normal state shall be configurable
- 5.5. Operators shall be able to either enable or disable automation at each level of the system (Global/site, Subsystem, Feeder, and Device)
- 5.6. Field personnel should be able to disable automation on a feeder (Feeder Block) by setting one or more of the following modes of a device. The configuration of the system will need to be set for this action to occur. Once the condition that caused this feeder disable is no longer present, the self-healing system shall be allowed to resume automation of that feeder
  - 5.6.1. Hot-Line-Tag
  - 5.6.2. Local Mode
  - 5.6.3. Communications failure
  - 5.6.4. Reclose block
  - 5.6.5. Other (any binary point or combination thereof from the device can be used to block automation on the feeder)
- 5.7. Field personnel should be able to disable automation on a subsystem (Subsystem Block) by setting one or more of the following modes of a device. The configuration of the system will need to be set for this action to occur. Once the condition that caused this subsystem disable is no longer present, the self-healing system shall be allowed to resume automation of that subsystem
  - 5.7.1. Hot-Line-Tag
  - 5.7.2. Local Mode
  - 5.7.3. Communications failure
  - 5.7.4. Reclose block

- 5.7.5. Other (any binary point or combination thereof from the device can be used to block automation on the subsystem)
- 5.8. Operators shall be able to set a device in the system as “bypassed” to mimic that state in the field. Closed devices will be able to be bypassed and the self-healing system will ignore all statuses from a device in the bypassed state as if it were replaced with a line and the two zones on either side of the device will be merged into one logical zone. The self-healing system will not respond to any communication, lack thereof, or data from a bypassed device including a Hot-Line-Tag indication
- 5.9. Operators shall be able to set a device in the system as “out of service” to mimic that state in the field. Open devices will be able to be set Out of Service and the self-healing system will ignore all statuses from a device in the Out of Service state as if it did not exist and the two zones on either side of it were separated by an air gap. The self-healing system will not respond to any communication, lack thereof, or data from an Out of Service device including a Hot-Line-Tag indication

## 6. Security

Security of the self-healing system is vitally important to ensure that only the correct individuals have access and control. The following requirements shall be met to ensure system security.

### 6.1. Authentication and Authorization

- 6.1.1. The self-healing system shall use the operating system authentication
  - 6.1.1.1. No user account passwords shall be stored by the self-healing system
  - 6.1.1.2. The user shall not be required to enter a password while accessing the system; instead, the system shall verify that the user has authorization based on the access privileges for their account within the operating system
- 6.1.2. Self-healing system user interfaces shall have authorization controls
- 6.1.3. Only Administrators defined within the self-healing system shall have the ability to change authorization privileges of individuals or groups within the self-healing system. Operating system administrators shall not have this right by default. The self-healing administration right must be specifically assigned
  - 6.1.3.1. The user that installs the self-healing software on the server shall be the initially authorize administrator within the self-healing system
- 6.1.4. Account authorization shall be configured to only allow the required access for the specific job types
- 6.1.5. Concurrent logins by the same user shall be blocked
- 6.1.6. Visualization of other user active sessions shall be available to authorized users
- 6.1.7. The self-healing system shall provide users with the ability to see their last logon date and time

## 6.2. Logging

6.2.1. The self-healing system shall generate logs for all user activity

6.2.2. The self-healing system shall generate logs for all component activity

6.2.3. Each log shall have:

6.2.3.1. Date and time information

6.2.3.2. Description

6.2.3.3. Level

6.2.3.3.1. Error

6.2.3.3.2. Warning

6.2.3.3.3. Informational

6.2.3.3.4. Debug

6.2.3.3.5. Trace

6.2.4. The self-healing system shall have informational, warning, and error logs enabled by default with the ability to change the logging level if needed

6.2.5. Logs shall be stored locally and shall support a syslog remote archiving process

6.2.6. Local logs shall have an encryption methodology leveraged through the operating system

## 6.3. Notification

6.3.1. The self-healing system shall be capable of sending alerts via email (with proper access to an email server) for process level events

## 6.4. System hardening

6.4.1. The self-healing system shall have a system hardening procedure

6.4.2. The system hardening shall include information on establishment of process accounts for the self-healing system

6.4.3. Process accounts for the self-healing system shall have least required system privileges established

## 6.5. Backup and restore

6.5.1. The self-healing system shall be configurable to automatically back-up all system configurations and shall have a method for restoring to a previous configuration if the need arises

6.5.2. The configuration backups shall occur on a period basis if configured to do so. The

user shall be able to manually trigger a backup process as well.

#### 6.6. Operating system update review

- 6.6.1. The self-healing system shall have a formal operating system patch test process and user notification process if such tests conclude that the OS patch has caused self-healing system operational performance degradation.

#### 6.7. Software updating

- 6.7.1. New software shall be available via a website for clients so that they may update when it is best for their systems
- 6.7.2. Release notes shall be generated with each release of the software
- 6.7.3. Each release shall be tested so that prior functionality has not been negatively impacted.
- 6.7.4. Clients shall be notified when new software is available for download

#### 6.8. Remote client control limitations

- 6.8.1. The self-healing system shall have the ability to limit operational functionality of authorized users that are accessing via remote clients as opposed to a local terminal operational functionality
- 6.8.2. The self-healing system shall display which server, the remote clients are currently connected to
- 6.8.3. The self-healing system shall have a settable session timeout length

### 7. *Server and network requirements*

The self-healing system shall operate from a server having the following minimum requirements:

Operating Systems	Windows 10, Windows Server 2016, Windows Server 2019 (recommended)
Operating System Platform	x64
Memory Speed	2667 MHz
Memory Capacity	16 Gigabyte base memory. Add 1 Gigabyte of memory for each additional YFA region with less than 300 devices. Add 1 Gigabyte of memory for each additional 300 devices in a region
CPU Speed	2.6 Gigahertz Intel® Compatible
Processor Cores	4 processor cores for the base system. Add 1 processor core for each additional YFA region with less than 300 devices. Add 1 processor core for each additional 300 devices in a region
Server Drive Size	500 Gigabytes

Server Drive Type	SATA for better performance or RAID if datapersistence is required.
Network Adapter	Dual Gigabit Network Adapter

- 7.1. Memory size and CPU Speed may be increased for better performance. Increasing CPU speed will provide more improvement than increasing the number of CPUs. Windows Server systems may require “Application Server” role added for installation to complete. This role will correct an error during installation about requiring .NET 3.5 Framework.
- 7.2. The self-healing system shall be capable of running on a virtual machine (VM) of the proper operatingsystem

8. *Redundancy*

- 8.1. The self-healing system shall support redundancy of the central processing unit
- 8.2. The redundant system shall be a complete, fully functional standby unit capable of replicating all functions of the primary device in a failover situation
- 8.3. Redundant hardware components shall support redundant links for the sharing of health status and automation function modes in real time
- 8.4. The redundant pair must support a shared virtual IP address such that external devices may interrogate both automation processors without any additional configuration or equipment

9. *Licensing*

- 9.1. The self-healing system shall support both a hardware HASP (USB) or a software HASP licensing mechanism.
- 9.2. Attributes applied to the HASP which enable features in the self-healing software shall be upgradable via a file that can be electronically transmitted to clients
- 9.3. License attributes shall be viewable once applied
- 9.4. Conflicts with the licensing shall be viewable in the logs

10. *Visualization*

- 10.1. The self-healing software must provide client applications for managing the following aspects of the system:
- 10.2. A primary interface to manage security, users, licensing, redundancy, configurations, file management, and other client applications
- 10.3. An interface to visualize the topology and provide direct user operation and control
- 10.4. An interface for system diagnostics and direct visualization of the real-time database
- 10.5. An interface for configuring the settings that will govern the behavior of the automation system
- 10.6. An interface for configuration of the communications system and data gathering

protocols

10.7. An interface that provides a mean to view and sort the logs generated by the system

## 11. *Simulation*

11.1. The automation software must provide a simulator capable of producing the data from the intelligent electronic devices (IED) and proper response of the data from those IEDs back to the self-healing system in such a way that the self-healing automation logic is reacting to those data changes as if they were coming directly from the IEDs.

11.1.1. The automation engine portion of the self-healing system shall not be aware that it is in a simulation mode. This way the reactions of the self-healing system to the data changes from the simulator will provoke the same reaction from actual IEDs in production

11.2. The simulator shall integrate with the human machine interface (HMI) such that most system events may be initiated from the graphical diagram

11.3. Simulation shall include the ability to test fault and voltage events, frequency events, operating modes of protective devices, communication failures, communication delays, operating modes of the automation system, mechanism failures, and system loading

11.4. The simulator shall be able to operate in real time mode and fast simulation mode

11.5. The simulation capabilities shall not be dependent on any actual physical equipment

11.6. The simulation shall be able to interact with lab equipment if so desired

## 12. *Configurable*

12.1. The self-healing system shall be programmed or configured by the end user in a way that requires no logic equations, computer language programming, or scripting

12.2. The automation software shall supply a Windows-menu formatted configurable tool for defining the system topology and behavior

12.3. All configuration files associated with the automation solution shall be transferred between computing platforms in a single file

## Recloser Specification

### 1. *Scope*

This specification describes the features of electronically controlled, solid dielectric vacuum reclosers. The recloser system shall consist of three separate single-phase reclosers suitable for pole or substation applications for use on distribution systems through 38kV. This recloser solution shall allow three modes of operation for maximum overcurrent protection flexibility (single-phase trip, single-phase lockout; single-phase trip, three-phase lockout; three-phase trip, three-phase lockout).

Each recloser shall utilize shatter-resistant outdoor cycloaliphatic epoxy encapsulated axial-field vacuum interrupters. The recloser shall be available with optional source and load side



resistive voltage sensors.

The recloser shall be compatible with Eaton's Cooper Power Series Form 7 microprocessor-based recloser control. The recloser shall be compatible with the fully shielded 37-pin control cable with quarter turn twist lockcable connectors.

## 2. *Applicable Standards*

2.1. The recloser shall be designed in accordance with the following standards as applicable:

**IEEE Std C37.60™-2012 / IEC 62271-111 Ed 2.0 standard** – High-voltage switchgear and control gear -Part 111: Automatic circuit reclosers and fault interrupters for alternating current systems up to 38 Kv

**IEEE Std C37.90.1™-2012 standard** – IEEE Standard for Surge Withstand Capability (SWC) Tests for Relays and Relay Systems Associated with Electric Power Apparatus

**IEEE Std C37.90.2™-2004 standard** – IEEE Standard for Withstand Capability of Relay Systems to Radiated Electromagnetic Interference from Transceivers

## 3. *Ratings*

3.1. The recloser shall be designed in accordance with this specification and shall be rated as follows:

### 3.1.1. Weight

	One Single-Phase Unit	Three Single-Phase Units Mounted in Pole Mount Frame
Recloser	kg (lbs.)	kg (lbs.)
15kV Class	45 (100)	213 (470)

Mounting Frame	kg (lbs.)
Pole Mount Frame	77 (170)
Substation Frame (45° or 90°)	147 (325)
Single-Phase Mount Adapter (45° or 90°)	9 (20)
Phase Over Phase Mount Adapter	27 (60)

### 3.1.2. Voltage

Rating	15kV
Maximum Voltage (kV)	15.5
Nominal Operating Voltage (kV)	14.4
Lighting Impulse Withstand Voltage (kV peak)	110
60 Hertz Withstand Voltage (kV)	50

### 3.1.3. Current

Rating	15kV
Continuous Current (A)	630
Short-Circuit Breaking Current (A)	12,500

<b>Overload Capability @ 25°C</b>	
630A (125% - 8Hrs.) (A)	788
630A (150% - 4Hrs.) (A)	945
Cable Charging Interrupting Current (A)	10
Line Charging Interrupting Current (A)	2
Short-Time Withstand Current (A,sym.)	12,500
Duration of Short-Circuit [s]	3
Peak Withstand Current (A)	32,500

#### 3.1.4. Mechanical Life

<b>Rating</b>	<b>15kV</b>
Minimum CO Operations	10,000

#### 3.1.5. Frequency

<b>Rating</b>	<b>15kV</b>
Rated Frequency (Hz)	50/60

#### 3.1.6. Duty Cycle

Percent of Maximum Circuit Interrupting Rating	Minimum X/R Ratio	Number of Unit Operations at 12.5 kA
15-20	4	88
45-55	8	112
90-10	17	<u>32</u>
	<b>Total</b>	<b>232</b>

#### 3.1.7. Creepage

<b>Rating</b>	<b>15kV</b>
Creepage Distances	mm (in)
Terminal to Terminal	1052 (41.5)
Lower Terminal to Ground	6736.5)

### 4. Construction

- 4.1. The recloser manufacturer shall have no less than 15 years of experience in the design and fabrication of reclosers.
- 4.2. The recloser system shall consist of three individual single-phase reclosers compatible with unified pole mounting frame, a junction box integrated into the frame, and one recloser control. Each pole of the recloser shall be identical to allow complete replacement of any individual recloser without disassembly or removing from service to replace any of the other reclosers. The encapsulated (ECAP) bushing can be pre-rotated at the factory before field installation.
- 4.3. The recloser shall be electrically trip free. Any electrically applied close signal shall not inhibit the recloser from tripping on the programmed time-current curve.

- 4.4. The reclosers shall utilize environmentally friendly cycloaliphatic epoxy as the dielectric insulating medium. The use of SF6 gas or oil for insulation or interruption is prohibited. Foam insulation systems are not allowed.
- 4.4.1. There shall be no porcelain on the external portion of the recloser.
- 4.5. A sensing bushing current transformer, 1000:1 ratio, for use with the recloser control, shall be an integral part of the recloser.
- 4.6. A manual operating handle shall be provided under the sleet hood.
- 4.7. Recloser shall be equipped with a mechanical interlock to prevent the recloser from closing when the yellow operating handle is in the down position. This shall be a backup to the electrical lockout function.
- 4.8. Pulling the yellow handle down when in the closed position shall result in a manual opening operation. With the handle in the OPEN position, the recloser is in a "lock-out" position and shall not accept an electrical close signal from the control.
- 4.9. Returning the yellow operating handle to the CLOSED (UP) position shall not close the recloser. The yellow operating handle must be returned to the CLOSED (UP) position for the recloser to respond to a close signal from the control. All close operations shall be initiated by the control.
- 4.10. A large red/green (closed/open) position indicator flag shall be visible on the bottom of the recloser to allow for 360° viewing. The indicator shall be reflective, and UV-light resistant.
- 4.11. The recloser shall include provisions for mounting arresters to the recloser tank head casting (one source and one load side arrester per phase).
- 4.12. The recloser shall have an operating temperature range of -40 °C to +55 °C.
- 4.13. The recloser shall have integrated voltage sensors on the source and optional load side voltage sensing. Voltage sensing shall be performed using a resistive voltage divider design, and not with capacitive voltage sensing. Voltage sensing accuracy shall be +/- 2 % magnitude and +/- 1.5 % phase angle across the full temperature range.
- 4.13.1. Load side voltage sensors shall be a bolt on design to the top terminal of each ECAP, and wiring shall be conducted within the tank enclosure. No additional voltage sensing cable is required for each load side sensor.
- 4.13.2. Load side voltage sensor shall use a resistive design with the resistor encapsulated in insulation suitable for outdoor environment.
- 4.13.3. Load side voltage sensor shall be available as a service kit to be added in the field if not ordered pre-installed at the factory.
- 4.13.4. Bird guards/wildlife guards shall be available to fully cover the high voltage terminal of the load side voltage sensor.
- 4.14. The recloser mechanism and internal wiring shall be housed within a high impact, UV resistant, thermoset polymer enclosure suitable for outdoor environments. Vents shall be

provided to allow water drainage.

- 4.15. Each recloser tank shall have lifting provisions (3). When installed on the frame, there shall be four points of lift identified to ease lifting the frame assembly.
- 4.16. Recloser shall utilize a heater-less design. Any moisture accumulation shall drain easily through the bottom of the tank enclosure.
- 4.17. All electronics required to operate the recloser shall be housed in the control. There shall not be any power electronics in the recloser unit.

## 5. *Mechanism*

- 5.1. The recloser mechanism shall consist of a single-coil (mono-stable) magnetic actuator capable of fast opening and closing operations with no recharging delay. Operating power is not required to hold the unit open or closed.
- 5.2. Capacitors in the associated recloser control shall be used to store the necessary energy for operating the recloser's magnetic actuator.
- 5.3. The reclosers shall contain no high voltage closing coils. The recloser shall be capable of operating fully from the actuator operating power supplied by the controller. The control shall be powered from 120 Vac and also from 24 Vdc internal control battery (backup power).

## 6. *Solid Dielectric Insulation*

- 6.1. Cycloaliphatic epoxy shall be utilized as the dielectric insulating medium and be highly resistant to ozone, oxygen, moisture, contamination, and ultraviolet light. No coatings or UV protective covers are acceptable.
  - 6.1.1. The cycloaliphatic epoxy shall provide a non-brittle, non-flexible and a high resistance to damaged dielectric insulating medium.
  - 6.1.2. The cycloaliphatic epoxy shall provide complete encapsulation of the internal vacuum interrupter. The encapsulation shall also be completely bonded to the source and load side bushing terminals.
- 6.2. The recloser bushings shall be designed utilizing alternating minor and major skirts to increase creepage distance.

## 7. *Vacuum Interrupters*

- 7.1. The recloser shall make use of Axial-Magnetic vacuum interrupters to ensure high fault-interrupting capability, provide fast low energy arc interruption and minimize heat generation.
  - 7.1.1. Current interruption shall occur in vacuum interrupters, providing minimum and even contact wear, long life and maximum reliability and quality.

## 8. *Current Transformers (CTs)*

- 8.1. The current transformers shall be an integral part of the cycloaliphatic epoxy bushings.

The CTs shall be a 1000:1 sensing CT used for all overcurrent protection, general metering, and event history.

- 8.2. The current transformers shall be protected by a CT clamping circuit internal to the recloser to minimize the possibility of hazardous voltage entering the control compartment or exposed due to the control cable being disconnected.

## 9. Pole Mounting Frame

- 9.1. The reclosers shall be provided with a galvanized frame for pole mounting suitable for a site-ready design.

9.1.1. The mounting frame shall have four available mounting locations to allow oil or dry PT mounting.

9.1.2. One mounting frame can be used to accommodate four main site-ready configurations: In-line Parallel, In-line Perpendicular, Tri-Mount Parallel, and Tri-Mount Perpendicular. These configurations are defined as below:

9.1.2.1. In-line Parallel: Three single-phase units mounted on the front of the pole frame in a line with the recloser bushings parallel with each other (facing away from the pole).

9.1.2.2. In-line Perpendicular: Three single-phase units mounted on the front of the pole frame in a line with the two outside phases (i.e., A-phase and C-phase) facing 90 degrees away from the center phase (towards the respective right or left side of the frame).

9.1.2.3. Tri-Mount Parallel: One single-phase unit is mounted on the front of the frame, and a single-phase unit is mounted on the left and right side of the frame. Each single-phase unit recloser bushing is parallel with each other (facing away from the pole).

9.1.2.4. Tri-Mount Perpendicular: One single-phase unit is mounted on the front of the frame, and a single-phase unit is mounted on the left and right side of the frame. The two outside phases (i.e., A-phase and C-phase) are facing 90 degrees away from the center phase (towards the respective right or left side of the frame).

9.1.3. The mounting frame shall have an integrated junction box as part of the frame to allow connection of each recloser phase unit to a central location before combining into a 37-pin control cable.

9.1.4. The receptacle panel on the bottom of the integrated junction box shall use twist lock receptacle interface for each recloser junction box cable, and for the main 37-pin control cable to the control.

9.1.4.1. The connector must meet all interoperability requirements and performance specifications for MIL-DTL-38999 class W, excluding EMI specifications.

9.1.5. The integrated junction box shall be a heater-less design and utilize air vents to prevent moisture collection.

## 10. Substation Mounting Frame

- 10.1. A substation frame accessory shall be an available option. The substation frame shall allow the recloser to be oriented upright (90°) or tilted at an angle (45°) using the same frame.
  - 10.1.1. A junction box shall be mounted on the back of the substation frame to allow connection of each recloser phase unit to a central location.
  - 10.1.2. All connections to the bottom of the junction box shall utilize twist lock cable connections.
- 10.2. For mounting the recloser phases individually to a customer supplied substation structure, there shall be a single-phase mount adapter for each individual phase.
  - 10.2.1. A junction box shall be supplied for connecting each recloser phase to a central location. Customer shall specify desired junction box cable length for each phase.
  - 10.2.2. All connections to the bottom of the junction box shall utilize twist lock cable connections.
  - 10.2.3. The single-phase mount adapter shall be available in either upright (90°) or at an angle (45°) configuration.

## 11. Phase-Over-Phase Mounting Frame

- 11.1. For mounting each recloser phase units vertically on a pole, a phase-over-phase mount adapter shall be an available option for each recloser phase unit.
  - 11.1.1. The phase-over-phase mount adapter shall have arrester mounting provisions for source and loadside arrester.
  - 11.1.2. A junction box shall be supplied for connecting each recloser phase to a central location. Customer shall specify desired junction box cable length for each phase.
  - 11.1.3. All connections to the bottom of the junction box shall utilize twist lock cable connections.
  - 11.1.4. Each recloser phase unit shall be at minimum 5' spacing between phases when mounted vertically on the pole.

## 12. Power Connections

- 12.1. The transformer required for power shall have a minimum rating of 1 kVA for recloser/control operation.

## 13. Optional Features

- 13.1. Integrated Voltage Sensors
  - 13.1.1. When specified, each recloser shall include integrated voltage sensors for source and load side voltage sensing.
  - 13.1.2. The source and load side voltage sensor shall utilize a high-voltage resistor. This

shall be within each interrupter module for source side connections, and the load side sensor shall be encapsulated in insulation and connected to load side recloser terminal.

13.1.3. The integrated voltage sensors and recloser control system shall support a voltage sensing magnitude accuracy of 2% or better and a phase degree accuracy of  $\pm 1.5^\circ$  over the full rated ambient temperature range of the recloser and control. Accuracy shall apply when the following conditions are met:

13.1.3.1. Over the range of 50% to 100% of the rated maximum voltage of the recloser

13.1.3.2. Ratio of load to source voltage magnitudes is between 0.5 and 2.0, inclusive

13.1.3.3. Phase angle difference between load and source voltages is no greater than 30 degrees

13.1.4. The integrated voltage sensing option (source and load) shall be compatible with paired recloser control.

13.1.5. The load side voltage sensor shall be available as a field service kit.

## 13.2. Recloser Accessories

13.2.1. Items below shall be included in the proposal:

- Source Side Voltage Sensing
- NEMA 4-hole flat pad bushing terminals
- Wood Pole Mounting, In-Line Parallel
- Bushing Terminal Animal Guards
- Source Side Arrester Mounting Brackets
- Load Side Arrester Mounting Brackets
- Source and Load Arresters (URT09050A1A1A1A)
- Source Side Oil PT Mounting Bracket
- Source Side Oil PT (7200 V L-G)
- Control Cable, 35'
- Control Power Transformer Cable, 35'
- Site Ready (arresters, PT mounted)

## 14. Recloser Production Testing

14.1. The recloser shall be subjected to the following production tests:

14.1.1. Functional test to ensure unit is operating.

14.1.2. Measurement of mechanical characteristics to ensure full performance.

14.1.3. Electrical TCC trip test.

14.1.4. High-potential withstand test to verify dielectric strength of the unit.

## 15. Production Test Data



- 15.1. Certified test data bearing the seal of a Registered Professional Engineer shall be available upon request for the following:
- 15.1.1. Interrupter ratings per IEEE Std C37.60<sup>TM</sup>-2012 standard
  - 15.1.2. Load current, line charging and cable charging interruptions per IEEE Std C37.60<sup>TM</sup> -2012 standard
  - 15.1.3. Dielectric ratings (BIL, Dry and Wet withstand, and Partial Discharge) per IEEE Std C37.60<sup>TM</sup> -2012 standard
  - 15.1.4. Continuous current heat run per IEEE Std C37.60<sup>TM</sup> -2012 standard
  - 15.1.5. Mechanical Life per IEEE Std C37.60<sup>TM</sup> -2012 standard

#### 16. *Approved Manufacturers*

- 16.1. The recloser shall be manufactured in the U.S.A.

#### 17. *Service*

- 17.1. The manufacturer of the recloser shall have regional service centers located within 2 hours flight time of all contiguous 48 states.
- 17.2. Service personnel shall be factory trained in commissioning and routine service of quoted reclosers.

### Recloser Control Specification

#### 1. *Scope*

- 1.1. This functional specification guide describes the features a microprocessor-based recloser control, which is part of a line of fully integrated controls. The control shall feature a common HMI look and feel, integrated security tools, expandable and scalable hardware framework, and utilize a single application software platform across controls.
- 1.2. The microprocessor-based control shall provide the following functions including protection, monitoring, control, metering, integrated security tools, fault location, customizable logic, and communications.
- 1.3. The control must be compatible with Eaton's Cooper Power series NOVA NX-T recloser, 15 kV, 27 kV and 38 kV ratings.

#### 2. *Applicable standards*

- 2.1. The control shall be designed and tested in accordance with the following standards as applicable:
- 2.1.1. IEEE C37.60:2018 / IEC 62271-111 American National Standard Requirements for Overhead Pad-Mounted, Dry Vault and Submersible Automatic Circuit Reclosers and Fault Interrupters for Alternating Current Systems

- 2.1.2. IEEE C37.90.1:2012. IEEE Standard for Surge Withstand Capabilities (SWC) Tests for Relays and Relay Systems Associated with Electric Power Apparatus
- 2.1.3. IEEE C37.90.2: 2005. IEEE Standard for Withstand Capability of Relay Systems to Radiated Electromagnetic Interference from Transceivers

2.2. The recloser control shall be tested to the following normative test standards:

- 2.2.1. IEC 60255-21-1: 1995, Vibration, Shock, Bump, and Seismic Tests in Measuring Relays and Protective Equipment; Vibration tests (sinusoidal), Class 1
- 2.2.2. IEC 60255-21-2: 1995, Vibration, Shock, Bump, and Seismic Tests in Measuring Relays and Protective Equipment; Shock and bump tests, Class 1
- 2.2.3. IEC 60255-27:2014. Insulation Coordination for Measuring Relays and Protection Equipment – Requirements & tests:
  - 2.2.3.1. Test 6.1.3, Impulse Voltage Withstand Test. Category III; 4 kV impulse
  - 2.2.3.2. Test 6.1.4, Dielectric Test. 3150 V dc on contact input and contact outputs for 1 minute
- 2.2.4. IEC 60068-2-1: 2007, Environmental Tests; Test A: cold, Section 4, -40 °C 16hrs
- 2.2.5. IEC 60068-2-2: 2007, Environmental Tests; Test B: dry heat Section 3, +70 °C 16hr
- 2.2.6. CISPR 11: 2016, Information Technology Equipment – Radio disturbance characteristics – Limits & Methods of Measurement; Conducted & radiated emissions; (Class A, Industrial)
- 2.2.7. IEC 61000-4-2: 2008, Electromagnetic Compatibility, Part 4: Testing and Measurement Techniques; Section 2: Electrostatic Discharge Test, Level 4
- 2.2.8. IEC 61000-4-3: 2010, Electromagnetic Compatibility (EMC) - Part 4: Testing and Measurement Techniques, Section 3: Radiated Radio-Frequency, Electromagnetic Field Immunity Test, Open test level of 35 V/m, 80MHz to 2.7GHz
- 2.2.9. IEC 61000-4-4: 2012, Electromagnetic Compatibility, Part 4: Testing and Measurement Techniques; Section 4: Electrical Fast Transient /Burst Immunity Test, Level 4 (Severe industrial environment)
- 2.2.10. IEC 61000-4-6: 2013 with A1:2004 & A2:2006 Electromagnetic Compatibility (EMC), Part 4: Testing and Measurement Techniques, Section 6: Immunity to conducted disturbances, induced by radio-frequency fields; Level 3

### 3. Ratings

- 3.1. The recloser control shall have an operating range of -40° C to +55 °C ambient.
- 3.2. The recloser control shall accommodate six voltage inputs for PT or LEA sensor devices.
- 3.3. The recloser control shall accommodate four current inputs.
- 3.4. The recloser control (minus the battery) shall not be damaged by short-term storage at

ambient temperatures from -40 °C to +85 °C. Battery(s) shall be stored at temperatures less than 47 °C.

- 3.5. The recloser control shall operate at 120 VAC, with 240 VAC as an available option.
- 3.6. The auxiliary power supply shall be rated for 13.2 VDC, 40 W continuous (75 W surge) and be available to power equipment such as a radio or modem device.
- 3.7. The recloser control shall include a battery that shall provide sufficient power to run the control without AC for up to 20 hours. The standard battery is to be 13 AHr.
- 3.8. Manual or automatic battery test shall be available.
- 3.9. The recloser control shall operate on 60 Hz systems.

#### 4. Construction

- 4.1. The standard recloser control shall be housed in a mild-steel, weather-resistant cabinet, IP44, with accessible entry through one door. A stainless-steel control cabinet is available as an option.
- 4.2. The recloser control cabinet shall be of the following dimension:
  - 17.2 inches (436 mm) wide
  - 34.9 inches (885 mm) high
  - 13.4 inches (340 mm) deep
- 4.3. Mounting hole spacing shall be 37.0 inches (940 mm). Mounting channel shall accommodate 0.63 inch (16mm) bolts.
- 4.4. The recloser control cabinet door shall include gasketing to assure a weather-tight seal.
- 4.5. A three-point latching system shall be required for the outer cabinet door. The control shall include one locking provision for utility grade locks which allows for a padlock with shank size up to 0.63 inches
- 4.6. A nameplate label shall contain information including serial number and control configuration. The label can be located inside the cabinet.
- 4.7. Cabinet door entry shall allow access to the operating panel and the entire unit shall touch safe with all connectors installed as built.
- 4.8. The cabinet's internal swing panel shall allow direct access to the main control unit, which includes the power supply, voltage sensing DAQ board, current input/sensing board, RIF board, native I/O connections, IRIG-B, USB ports and native communications ports.
- 4.9. As part of the cabinet, a factory-mounted and pre-wired 37-pin control receptacle shall be a MIL-DTL 38999 series IV ¼ turn twist/lock connector with positive latch to allow quick connect/disconnect of the recloser control cable.
- 4.10. The recloser control cabinet shall have a provision for cable entry: six circular openings 1.50 inch (38 mm) in diameter.

- 4.11. The recloser control housing shall have four vented locations on the bottom of the control cabinet to prevent moisture buildup. The control shall have a standard thermostatically controlled heater for humidity control.
- 4.12. The heater shall be powered by a nominal 120 VAC power supply and dissipate 100 W.
- 4.13. The heater shall have a separate temperature sensor with on/off set points of 21 °C (70 °F) and 29 °C (85°F), respectively.
- 4.14. The control shall include cable locking sleeves for the control cable and control power transformer cable.

## 5. *Hardware*

- 5.1. Control construction shall be modular, and scalable for future feature expansion.
- 5.2. Control shall include provisions for expandable hardware accessory cards.
- 5.3. Control shall provide visual state of health indicator on individual circuit boards to aid in hardware diagnostics.
- 5.4. Control shall have minimum of two configurable discrete input and two output contacts.
- 5.5. Control shall have GFCI outlet for 120 VAC use.
- 5.6. Radio tray shall be included.
- 5.7. The control shall support multiple communication devices (such as modems and radios).

## 6. *Front panel*

- 6.1. The front panel shall be designed for ease of use, clear identification and purpose of function keys, LED indicators, Close, Trip/Lockout and Hot Line Tag.
- 6.2. A backlit 7-line x 21-character display shall be provided.
- 6.3. The control programming section shall provide the user LED status indication. Each LED shall be rated for visibility in bright sunlight.
- 6.4. The control shall have a total of fifteen (15) programmable membrane buttons with LEDs available. As a minimum, programmable status LEDs shall include:
  - Frequency Trip
  - Voltage Trip
  - Above Minimum Trip
  - Phase Fault (A, B and C)
  - Ground Fault
  - Recloser Lockout (A, B and C)
  - Recloser Open (A, B and C)
  - Recloser Closed (A, B and C)
  - Alarm
  - Control OK
  - AC Power

- Battery
- Phase Voltage (A, B and C)
- Phase Voltage (X, Y and Z)
- User Programmable (1 through 5)
- Communication Activity (TX and RX)
- Data Ports (PC and USB Drive)

- 6.5. Each option button with integrated option button LEDs shall be programmable
- 6.6. The HMI navigational keys shall include UP, DOWN, LEFT, RIGHT ARROW keys, as well as ENTER, EDIT and ESCAPE keys.
- 6.7. Control shall provide function shortcut keys via the front panel keypad.
- 6.8. Manual TRIP, CLOSE and Hot line tag ON/OFF shall be operated by separate membrane buttons as standard. Hot Line Tag LED shall be clearly visible on front panel.
- 6.9. Optional manual TRIP and CLOSE shall be operated by separate mechanical pushbuttons. The optional hot line tag shall be operated by mechanical toggle switch.
- 6.9.1. Hot line tag button shall have a minimum surface area of one square inch (6.45 cm<sup>2</sup>)
- 6.9.2. A protective guard or bezel shall be installed around the perimeter of the TRIP AND CLOSE membrane buttons to prevent accidental operation.
- 6.10. The TRIP button shall be green, and the CLOSE button shall be red. Alternative contrasting colors shall be made available.
- 6.11. The default front operating panel shall include the following membrane buttons with LED indicators:
- Ground Trip Blocked
  - A Phase Select
  - B Phase Select
  - C Phase Select
  - Non-Reclosing
  - Supervisory OFF
  - Alternate Profile Select
  - Push Buttons Locked
  - 7 Option Buttons
- 6.12. The front operation panel shall be separate from the control module.
- 6.13. The control shall include a USB connector for direct connection to a personal computer (PC).
- 6.14. The control shall include a USB for flash storage devices. (Refer to Section 14.3 for additional information).

## 7. Software

- 7.1. The recloser control interface software shall run on a Microsoft® Windows® 10 operating system (32 or 64-bit). The recloser control interface software will have a driver, executable

and installer digitally signed by the manufacturer.

- 7.2. The executable configuration interface software shall allow the user the ability to save and edit files based upon user requirements independent of connectivity to the control.
- 7.3. Control shall be programmed using individual drop-down menu selections or via single screen for basic programming.
- 7.4. Settings files can be saved or downloaded as complete files or partial files in any internal or external drive.
- 7.5. All settings, metering and diagnostic tools shall use standard dialog boxes.
- 7.6. Firmware upgrades shall be available through direct connection to the dedicated USB port on the control front panel as well as remotely when communication with the device is available. Firmware upgrades shall only be allowed from vendor-signed firmware files.
- 7.7. The software shall support backward compatibility with any previous version.

## 8. Protection

- 8.1. Control shall be programmable for three-phase trip / three-phase lockout (electronically ganged) mode; single-phase trip / three-phase lockout mode or single-phase trip / single-phase lockout mode.
- 8.2. Eight protection profiles shall be provided, each capable of fully specifying the protection parameters of the control.
- 8.3. The protection profile shall be selectable from the front-panel push-button, interface software, human-machine interface (HMI), SCADA communications or customized logic.
- 8.4. Definite time reclosing (79) shall be capable of three reclosing intervals.
- 8.5. Instantaneous (50P/G) overcurrent phase / ground shall be available.
- 8.6. Inverse time (51P/G) overcurrent phase / ground / negative sequence shall be available.
- 8.7. Directional (67) supervision shall be provided.
  - 8.7.1. Options shall be provided to independently select “no supervision”, “forward” and “reverse” forelement 1 and element 2 for the below functions.

## 8.8. Phase

- Inverse Time (51P)
- Definite Time (50P)
- Hot Line Tag
- High Current Lockout
- Inverse Time CLPU
- Definite Time CLPU
- High Current Lockout CLPU
- Switch Mode

## 8.9. Ground

- Inverse Time (51G)
- Definite Time (50G)
- Hot Line Tag
- High Current Lockout
- Inverse Time CLPU
- Definite Time CLPU
- High Current Lockout CLPU
- Switch Mode

## 8.10. Negative Sequence

- Inverse Time (51Q)
- Hot Line Tag
- High Current Lockout
- Inverse Time CLPU
- Definite Time CLPU
- High Current Lockout CLPU

## 8.11. Overcurrent Protection/Time-Current Curves (TCC)

8.11.1. The overcurrent protection feature shall allow the user to program the control with TCC curves for each operation selected. (TCC1, TCC2, TCC3, TCC4).

8.11.2. Time-current curves shall be available for fast and delayed operations.

8.11.3. Each time-current curve shall be selectable from 55 standard recloser curves, which includes IEC, IEEE and SEL curves (U1 thru U5).

8.11.4. The time-current curves shall include the following modifications for phase, ground, and negative sequence protection (51 P/G/Q):

- Time Multiplier with a range of 0.1 to 25
- Time Adder with a range of 0 to 30 seconds
- Minimum Response Time with a range of 0.01 to 1.0 seconds
- High Current Trip (HCT) with a range of 1 to 32 multiples of minimum trip
- HCT Time Delay with a range of 0.01 to 0.150 second.
- Reset coefficient with a range of 0.000001 to 30.0

## 8.12. High Current Trip

8.12.1. The control shall include a High Current Trip (HCT) feature that will instantaneously trip the control when current exceeds a programmable level that is a multiple of the programmed minimum trip.

## 8.13. High Current Lockout



8.13.1. The control shall include a High Current Lockout (HCL) feature that will automatically lockout the control when current exceeds a programmed threshold on phase, ground, or negative sequence. The value for High Current Lockout can be set for operation one, two or three on each of the protection profiles, so that the control will lockout if the current exceeds the programmed value during a specified operation.

8.13.2. The active shot numbers for the lockout shall be selectable for phase, ground, and negative sequence.

8.13.3. Direct Current values, not multiples of minimum trip, shall be provided.

8.13.4. The HCL feature shall be independently selectable for each protection profile.

#### 8.14. Cold Load Pickup

8.14.1. The control shall include a Cold Load Pickup (CLPU) feature to prevent the control from tripping due to short-term increases in current.

8.14.2. The CLPU feature shall inhibit 'normal' overcurrent protection during the CLPU active time.

8.14.3. The CLPU feature shall have a separate, group-independent Phase, Ground, and negative sequence minimum trip, reclose interval and number of operations to lockout elements.

8.14.4. The CLPU TCC curve collection shall be the same as the Overcurrent TCC curves.

#### 8.15. Hot Line Tag

8.15.1. The control shall include a Hot Line Tag (HLT) feature that will block all electronic Close operations (local or remote) for live-line work while also activating up to two additional Hot Line Tag definite time OCP elements.

8.15.2. When HLT Source Precedence is activated, the HLT feature shall only be capable of being deactivated from the source that activated HLT. Multiple sources may activate HLT. Each source that activates HLT must individually disable HLT.

8.15.3. The control shall trip on one operation-to-lockout on the fastest configured time delay out of all configured and enabled elements (50, 51, etc.) as well as the Hot Line Tag definite time delay.

8.15.4. The HLT time delay shall be independently selectable for each protection profile.

#### 8.16. Over/Under-voltage protection

8.16.1. The control shall automatically set the voltage sensor magnitude and phase angle correction factors based on the recloser type and cable length.

8.16.2. The control shall offer the following voltage protection features:

- Under-voltage for single phase and three phase with capability of single-phase operation (27)

- Over-voltage for single-phase and three-phase (59)
- Negative Sequence Over-voltage(59Q)
- Zero Sequence Over-voltage(59N)

8.16.3. A fixed time delay ranging from 0 to 3600 seconds shall be available for both over and under-voltage protection.

8.16.4. Both the over and under-voltage functions shall include a voltage pickup and time delay.

8.16.5. A voltage restoration function, which may be enabled or disabled by the user, shall be provided to allow the recloser to automatically close should the voltage return to within a userconfigured voltage band. This auto restoration will only be allowed for a user-settable time.

#### 8.17. Over/Under-frequency protection (81 O/U)

8.17.1. The control shall include six levels of frequency protection. Each level should be able to beconfigurable as either over-frequency or under-frequency.

8.17.2. A fixed time delay ranging from 0 to 3600 seconds shall be available for both over and under-frequency protection.

8.17.3. A frequency restoration function, which may be enabled or disabled by the user, shall be provided to allow the recloser to automatically close should the frequency return to within a user-configured frequency band. This auto restoration will only be allowed for a user-settabletime.

8.17.4. Over and under-frequency protection shall be included as part of each protection profile.

#### 8.18. Sync Check (25)

8.18.1. The control shall include sync check functionality.

8.18.2. Sync Check functionality shall include the following applications:

- Hot Line/Hot Bus Closing
- Dead Line/Hot Bus Closing
- Hot Line/Dead Bus Closing
- Dead Line/Dead Bus Closing

8.18.3. Sync Check parameters shall include the following configurable settings:

- Voltage Angle
- Mechanism Operating Delay
- Static Angle Delay
- Dead Threshold
- Live Threshold
- Upper Voltage Limit
- Lower Voltage Limit
- Upper Frequency Limit
- Lower Frequency Limit

- Fail-to-Close Timer

#### 8.19. Sequence Coordination

- 8.19.1. The control shall include a Sequence Coordination feature, which will allow the control to step through selected operations in the operating sequence without tripping.
- 8.19.2. The number of Sequence Coordination advances shall be programmable from one to three operations to provide trip coordination with a downline recloser.
- 8.19.3. The Sequence Coordination feature shall be independently selectable for each protection profile.

#### 8.20. Fault Location

- 8.20.1. The control shall include a Fault location feature, which is determined by the reactance method.

### 9. Metering

- 9.1. The control shall provide instantaneous, demand and energy metering.
- 9.2. The control shall provide the following metering values:

- Demand
- Instantaneous
- Symmetrical
- Energy
- Harmonics (2<sup>nd</sup> -16<sup>th</sup>)
- THD
- RMS

- 9.3. These metering values can be recorded if configured in the Data Profiler (see Sect. 13).

### 10. Diagnostics

- 10.1. The control shall have Diagnostic information stored in non-volatile memory and shall be available as an error log from the front panel or remotely.
- 10.2. The control shall have selectable data and status alarms.
- 10.3. The control shall provide recloser error states – 52A/B disagreement, interrupter malfunction, loss of recloser status.

### 11. Sequence of Events recorder

- 11.1. The control shall be equipped with a Sequence of Events (SOE) recorder that will capture discrete events such as recloser Open/Close status changes, faults, mechanism failures and system-oriented events, such as setting the control time.
- 11.2. The control shall have a minimum of 150 SOE event triggers.

- 11.3. The SOE recorder shall place an accurate time stamp and analog information on events and store them in non-volatile memory.
- 11.4. The SOE recorder shall maintain a maximum of 1500 events.
- 11.5. The SOE recorder information shall allow for exporting to a CSV file by application software.

## 12. *Oscillography*

- 12.1. Oscillographic sweep time shall be minimum of 60 cycles, 40 oscillographic events, sampling rate up to 128 samples/cycle. Digital signal mapping shall be user configurable.
- 12.2. Oscillographic files shall be created for COMTRADE format or viewing via application software.
- 12.3. The control shall have a minimum of 60 oscillographic triggers.

## 13. *Data Profiler*

- 13.1. The control shall include a Data Profiler that shall record configurable analog data for a specific period of time and store them in volatile memory.
- 13.2. The Data Profiler shall be configured to allow periodic recording with ranges from 1 second to 24 hours for all selected parameters.
- 13.3. The number of data samples that can be retained shall be dependent upon the number of profile data selected, the sample rate and duration.
- 13.4. At least 1 year of data shall be saved if 12 analog data points are selected and being continuously recorded with an interval of 15 minutes.
- 13.5. The Data Profiler shall present the data in table form and allow exporting to a CSV file.

## 14. *Communications*

- 14.1. The control shall include the following digital communications ports:
  - Native RS-232
  - Native Ethernet wire
- 14.2. The control shall support the following communications protocols:
  - DNP3 Serial
  - DNP3 IP
- 14.3. The control shall include three (3) USB 2.0-compatible ports for local connection to the control.
  - 14.3.1. USB 2.0-compatible Device port shall be used as device connection to a laptop or a PC.
  - 14.3.2. Two USB 2.0-compatible Host ports shall be used to accommodate USB external drives and other that allow the user to upload settings files directly to the control

from the storage device.

14.4. Control shall support IRIG-B.

15. *Customizable logic*

15.1. Front panel HMI, protection logic, diagnostics and user applications shall be customizable using application software.

15.2. The majority of the control's protection and customizable logic shall be viewable to the user.

15.3. Customizable logic shall be compiled by the software to check for errors and provide the user with an error report.

16. *Control security*

16.1. The control shall support Role-Based Access Control (RBAC) which will allow at least ten local user accounts and passwords to grant appropriate access permissions to authorized personnel.

16.2. The control shall maintain an audit log in non-volatile memory. This information will be retrieved using the application software.

16.3. A door switch alarm shall be available to monitor control cabinet access. A form 'C' dry contact monitors detection of door open/closed and the presence of the switch.

16.4. The control shall provide Transport Layer Security (TLS) for communications channel encryption and authentication for SCADA and remote application software connections.

16.5. The control shall support Remote Authentication Dial-In User Service (RADIUS) protocol to access centralized Authentication and Authorization information for Role-Based Access Control.

16.6. The control firmware shall be digitally signed to verify integrity and authenticity of applied firmware updates.

16.7. The control shall support DNP3 Secure Authentication, Version 5 as defined in IEEE Std 1815-2012.

17. *Approved Manufacturers*

17.1. The recloser control shall be manufactured in the U.S.A.

18. *Warranty*

18.1. The manufacturer shall warranty the control module for a ten-year period for all material and workmanship errors.

18.2. Items other than control module shall be warranted for a one-year period for all material and workmanship errors.

	Spec Section	Functionality	Supported?	
Feeder Automation System	1	Server-based centralized system with support for 2,000 devices (per deployment) utilizing a substation de-centralized communications architecture		
	2.2	Supports full data concentrator functionality capable of integrating 2,000 connections and 500,000+ data points per deployment		
	2.3	Configurable interconnectivity model input with graphical user interface (GUI)		
	2.3.1	Utilizes an interconnectivity model that can be configured and maintained without scripting		
	2.8	Includes a simulation system for testing the self-healing logic		
	2.9	Automation may be enabled/disabled at various levels (Region, Subsystem, Feeder, Device)		
	2.10	Can interact with and support Distributed Energy Resources (DER) and bi-directional current flows		
	2.12	The topology of the system shall not need to be in a fixed or predefined state for the automation system to be active and functionally ready to respond to events		
	2.13	Handles simultaneous faults in the same area		
	2.13.1	Continuously self-heals without the need to return to Normal configuration if viable sources are available as so configured by the user		
	3.4	Does not require vendor-specific hardware for field devices		
	4.1	Supports Fault Management capabilities as standard functions		
	4.2	Supports Voltage Management capabilities as standard functions		
	4.8	Supports Load Management capabilities as standard functions		
	4.10	Supports self-healing upon Miscoordination operations		
	6.7	Software updates are made available (but not required) and may be utilized at the customer's discretion		
	7.2	Software is able to run on a virtual machine (VM) on a Windows operating system		
	8	Supports redundancy of the central processing unit		
	Recloser	1	Voltage sensors are resistive	
		4.7	Yellow Handle includes a mechanical interlock mechanism as a backup to the electrical lockout function	
4.13		System Accuracy of the Voltage Sensors is less than or equal to $\pm 2\%$ magnitude and $\pm 1.5\%$ phase angle		
4.17		Electronics reside in the recloser control, not the apparatus		
9, 11		Recloser may be mounted horizontally or phase-over-phase		
Recloser Control	5.1	Modular, scalable hardware platform		
	7.7	Software is backwards compatible with previous firmware versions		
	8.1	Control shall support triple-single operation		
	8.16.1	Automatically configures voltage sensor PT ratio and Phase Angle based on system voltage and cable length		
	15.1, 15.2	Front Panel HMI, protection logic, and user logic shall be viewable and programmable		
	16.1	Supports Role-Based Access Control (RBAC) without additional hardware		
	16.2	Includes an Audit Log		
	16.4	Supports TLS without additional hardware		
	16.5	Supports RADIUS Server		
16.7	Supports DNP3 SAV5 without additional hardware			







# CITY OF COLLEGE PARK

P.O. BOX 87137 · COLLEGE PARK, GA 30337 · 404.767.1537

## REG SESSION AGENDA REQUEST

DOC ID: 9273

**DATE:** November 29, 2021

**TO:** The Honorable Mayor and Members of City Council

**THROUGH:** Mercedes Miller, Interim City Manager

**FROM:** Denise Cole, Interim GICC Executive Director

**RE:** Landscape Maintenance Services Renewal Request

### PURPOSE:

To seek the approval to proceed by Mayor and Council in the renewal of a one-year contract with the current maintenance service vendor, Russell Landscape Group for the Georgia International Convention Center, The Gateway Center Arena and Main Street. An RFP was issued recently and of the two vendor respondents, Russell the current vendor, presented the best cost value. See Interim Executive Director Cole's memorandum recommending Russell Landscape Group for a one year renewal. This is a budgeted item.

**REASON:** To maintain the consistent quality of lawn care and maintenance services for the City. Russell presented competitive rates. They did not raise rates for the three locations mentioned in the request. Yellowstone's proposal rate was \$349,893.00 for the three locations.

**RECOMMENDATION:** Approval by Mayor and Council for a one year renewal contract.

**BACKGROUND:** See attached detail

**YEARS OF SERVICE:** N/A

**COST TO CITY:** \$167,770

**GICC - \$122,880.00 ARENA - \$18,820.00 Main Street - \$26,070.00**

**BUDGETED ITEM:** Yes GICC Acct# 555-4970-52-5780  
 Yes ARENA Acct# 556-4969 52-5780  
 Yes Main St. Acct# 309-7340-52-6130

**REVENUE TO CITY:** N/A

**CITY COUNCIL HEARING DATE:** December 6, 2021

**CONSIDERATION BY OTHER GOVERNMENT ENTITIES:** N/A

**AFFECTED AGENCIES:** N/A

**RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:**

**REQUIRED CHANGES TO WORK PROGRAMS:**

**STAFF:**

**ATTACHMENTS:**

- Directors Memorandum Landscape Vendor Renewal .11.19.21 (PDF)
- Agenda Memo ID #2021-9273 - RFP - CITY LANDSCAPING SERVICES - 110921 (PDF)
- RFP - CITY LANDSCAPING SERVICES - Specs (PDF)

**Review:**

- Denise Cole Completed 11/29/2021 9:54 AM
- Purchasing Completed 11/29/2021 10:57 AM
- City Attorney's Office Pending
- Sonya Harold Pending
- Mercedes Miller Pending
- Mayor & City Council Pending 12/06/2021 7:30 PM



## CONVENTION CENTER MEMORANDUM NO. 2021-27

DATE: November 19, 2021

TO: The Honorable Mayor and Council

FROM: Denise Cole, Interim Executive Director

THROUGH: Mercedes Miller, Interim City Manager

SUBJECT: Recommendation of Landscaping Vendor for GICC, Gateway Arena & Main St.

An RFP was issued for Landscape Maintenance Services in November 2021 for the GICC, the Arena and Main Street. There were only two (2) respondents, the current vendor Russell Landscape Group and Yellowstone.

After thorough review of the bids, it was quickly determined that Yellowstone's bid of \$349,893 far exceeded our budget parameters for the specified services. Therefore, we recommend renewing a one-year contract with Russell Landscape Group. Russell's bid totaled \$167,770 for the three locations. This is a budgeted item.

DC:wa



# CITY OF COLLEGE PARK

PO BOX 87137 • COLLEGE PARK, GA 30337 • (404) 767-1537

## AGENDA MEMORANDUM NO. 2021-9273

**DATE:** NOVEMBER 29, 2021

**TO:** OFFICE OF THE CITY MANAGER

**FROM:** WILLIS MOODY, PURCHASING & FLEET ADMINISTRATOR

**SUBJECT:** RFP – CITY LANDSCAPING SERVICES - 110921  
SEALED BID OPENING

The purpose of this communication is to secure the approval to purchase the following item(s). Please include the following item(s) on the upcoming Mayor/Council agenda.

**Item Description:** City Landscaping Services

**Budgeted item(s):** This project budgeted for the current fiscal

**Recommendations:** Russell Landscape is recommended at \$167,700.00 as most responsive to the City this project

**Explanation of recommendation in full:**

The bid was published on the City of College Park website under the Bids/RFPs location, Vendor Registry.com, DOAS GPR (Georgia Procurement Registry) and the National Association of Minority Contractors - Georgia Chapter. The advertisement was published from October 6, 2021 thru November 9, 2021 at 9:30 am.

A (mandatory) pre-proposal meeting will be held in the Council Chambers at the College Park City Hall | 3667 Main Street | College Park, GA | 30337 Tuesday, October 19, 2021 at 10:00 am (EST). All social distancing measures will be in place during the (mandatory) pre-proposal meeting and mask were required for entry to the building.

On October 6, 2021 notification was sent to 1,048 companies, including the current contract holder, of the open solicitation. At the (mandatory) pre-proposal meeting 12 companies were represented, including the current contract holder.

The official Zoom (virtual) bid open was November 9, 2021 at 10:00 am with no representatives from the proposing companies logged into the bid open.

Andrea Smalls and Renee Coakley represented the City/GICC for the bid open.

Join Zoom Meeting



# CITY OF COLLEGE PARK

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<https://us06web.zoom.us/j/89739935018?pwd=eXR5SG5lY2NPZEFYd3NlK1p3MURDdz09>

Meeting ID: 897 3993 5018 ~ Passcode: 568891



## REQUEST FOR SEALED PROPOSAL

### ADVERTISEMENT for COMMERCIAL LANDSCAPING SERVICES

#### RFP – CITY LANDSCAPING SERVICES - 110921

The City of College Park is accepting sealed proposals from qualified vendors for **CITY LANDSCAPING SERVICES**. Proposals will be received no later than **TUESDAY, NOVEMBER 9, 2021 at 9:30 am (EST)** at the City of College Park Purchasing Department, 3667 Main Street, College Park Georgia, 30337. Proposals received after the above date and time, or in any other location other than the Purchasing Department will not be considered.

A (**mandatory**) pre-proposal meeting will be held in the Council Chambers at the College Park City Hall | 3667 Main Street | College Park, GA | 30337.

All Social Distancing measures will be in place during the (**mandatory**) pre-proposal meeting and mask are required for entry to the building.

A bid packet may be obtained by clicking related solicitation link on the City of College Park website [www.collegeparkga.com](http://www.collegeparkga.com) under the Bids / RFPs section.

#### Timeline

Information Conference/Pre-Proposal Meeting – <b>Mandatory</b> (on-site visit or review)	October 19, 2021	10:00 am (EST)
Q&A and Clarifications (email only to <a href="mailto:wmoody@collegeparkga.com">wmoody@collegeparkga.com</a> ) Ref: City Landscaping Services	November 2, 2021	12:00 pm (EST) deadline
Addendum(s) published	November 5, 2021	4:00 pm (EST)
Open Sealed Bids (via Zoom)	November 9, 2021	10:00 am (EST)

Any/all addenda must be signed and dated and made a part of bid packet. It is always the vendor's responsibility to check the City of College Park's website for any/all addenda.

The City of College Park reserves the right to reject any or all bids based on past performance and to waive technicalities and informalities and re-advertise. All Minority, Woman and Small Businesses are strongly encouraged to apply. Only responsive bids that are determined to meet the requirements and criteria set forth by the City of College Park will be considered.



**PURPOSE**

**SPECIFICATION(s)/S.O.W.**

**GENERAL PURPOSE**

The City of College Park (City) is soliciting proposals from qualified contractors to provide landscaping services for the multiple City locations. The intent of this request for proposal is to provide landscape maintenance to service at several City of College Park locations. They include 1) Main Street/Route 29; 2) The Georgia International Convention Center; 3) The Gateway Arena; and 4) Nine (9) Detention Ponds throughout College Park.

When submitting your proposal, each area requires a separate proposed amount to be revealed on the "Quote Sheet" at the end of this proposal.

**ADDITIONAL INFORMATION**

Irrigation zones at the Arena & GICC

- 1. GICC - 18 active zones on irrigation clock
- 2. The Parkway - 20 active battery operator zones
- 3. The Arena - 20 active zones on irrigation clock

Hardwood mulch is requested at least two (2) times minimum more may be used, as needed; there should not be bare dirt or worn areas seen.

All areas of GICC and Arena campus, to include the areas by the signs and the median should be aerated and over seeded, as needed.

The GICC is the location to apply the costs of maintaining the common area islands and entrances. Note any areas around the Arena (it is fenced in or on the pavers) should be part of the Arena cost.

The detention pond fence along Camp Creek cost is part of the detention pond bid.

The City will not give an estimate for pin straw or mulch material. Bidders should make an estimate determination, with overage include, for project at each location.

No bare ground should be seen at any given time on Main Street. The quality of pine straw could dictate control depth as needed to maintain no bare ground.

On the GICC and Area complex, the pin straw shall depth remain the same, however; where are certain places where when applicable the City will increase the depth.

**LOCATION/AREAS of PROJECT**



## Main Street/Route 29

1. Areas of maintenance to include:
2. Main Street from Lee Street to Vesta Avenue; row back to Railroad
3. Front and back of City Hall
4. Front and back of City Auditorium
5. The Corner of Rugby Ave next to the Brake Pad Restaurant
6. All flowerpots located along Main Street
7. Trees and shrubs located along Main Street
8. Trees, shrubs and flowerpots at the Railroad depot
9. Curb line weed control along Main Street from Lee Street to Vesta Avenue
10. Pine straw all areas of City property along Main Street

### Lawn Maintenance

- A. Lawns will be mowed at minimum of once (1x) weekly during the growing season (April 1- October 31, weather permitting)
- B. Curbs and sidewalks will be edged two (2x) times per month during the growing season; minimum of once (1x) per month during dormant season.
- C. All grass clippings will be blown from curbs and sidewalks after each mowing and properly removed.

*\*\*\*No Grass, leaves or other debris are to be blown into City Hall LED sign\*\*\**

### Shrub and Groundcover Pruning

- A. Shrubs that require shearing to maintain a formal appearance will be sheared five (5) times during the growing season
- B. Flowering shrubs will be pruned after blooming.
- C. Hand pruning shrubs as needed. Older shrubs that need pruning should be brought to the attention of management for discussion and plan development.
- D. Groundcovers will be pruned to contain them within their borders.
- E. Standard pruning practices will be observed

### Weed Control

- A. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods.
- B. Pre-emergent herbicides may be applied to bed areas.
- C. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material.

### Fertilization

- A. Shrubs and groundcovers will be fertilized with a balanced fertilizer once (1x) in the Spring.

### Tree Pruning

- A. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground.

- B. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas.
- C. All debris will be removed from the property.
- D. All sucker growth will be removed during regular visits.

Shrub / Turf Weed Control and Fertilization

A weed control and fertilizer program for turf grass, shrubs and landscape beds shall be implemented to all areas maintained within a sound environment intent with an Integrated Pest Management (IPM) strategy.

Programs (s) shall include the following:

- A. Chemical treatments that shall be done as needed (minimum 4x yearly) to control weeds by use of pre-emerge and post-emerge. Ninety-five (95%) weed control is expected
- B. Weed control of turf grass
- C. Weed control of shrubs, landscape beds and flower beds
- D. Curbs lines cracks, lights post, and street ROW weed control
- E. Fertilizer applications to turf grass areas as needed (minimum 2x yearly) to maintain health and appearance
- F. Fertilizer applications to landscape shrubs and trees as needed as needed (minimum 1x yearly) to maintain health and appearance

*Seasonal Maintenance*

Fall/Winter

- A. Lawn Maintenance:
  - a. Lawns will be mowed as needed during dormant season at minimum once (1x) monthly (October 1 – December 24 weather permitting)
  - b. Curbs and sidewalks will be edged two times per month
  - c. All grass clippings will be blown from curbs and sidewalks after each mowing

*\*\*\*No Grass, leaves or other debris are to be blown into City Hall LED sign\*\*\**

- B. Shrub and Groundcover Pruning:
  - a. Groundcovers will be pruned to contain them within their borders
  - b. Standard pruning practices will be observed
- C. Weed Control:
  - a. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
  - b. Pre-emergent herbicides may be applied to bed areas
- D. Tree Pruning:
  - a. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground.
  - b. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas

- c. All debris will be removed from the property
- d. All sucker growth will be removed during regular visits

E. Leaf Removal:

- a. Leaves in turf areas will be mulched or blown with each mowing from October to November
- b. Leaves in formally planted bed areas will be removed in bulk quantities four times from October through December as the season dictates.
- c. If requested by management, supplemental leaf removal will be performed at an additional cost.

*\*\*\*No Grass, leaves or other debris are to be blown into City Hall LED sign\*\*\**

Spring/Summer

A. Lawn Maintenance:

- a. Lawns will be mowed during growing season once (1x) weekly (April 1 – September 31, weather permitting)
- b. Curbs and sidewalks will be edged as needed at minimum of twice (2x) monthly
- c. All grass clippings will be blown from curbs and sidewalks after each mowing

*\*\*\*No Grass, leaves or other debris are to be blown into City Hall LED sign\*\*\**

B. Shrub and Groundcover Pruning:

- a. Shrubs that require shearing to maintain a formal appearance will be sheared five (5x) times at a minimum during the growing season
- b. Flowering shrubs will be pruned after blooming
- c. Groundcovers will be pruned to contain them within their borders
- d. Standard pruning practices will be observed
- e. Perennials will be cut back and pruned at the appropriate times (typically mid to late Winter unless otherwise requested by property management)

C. Weed Control:

- a. Weeds will be controlled in bed areas by mechanical, physical and chemical methods
- b. Pre-emergent herbicides may be applied to bed areas
- c. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

D. Tree Pruning:

- a. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
- b. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
- c. All debris will be removed from the property
- d. All sucker growth will be removed during regular visits

### *Other Maintenance Items*

#### A. Pine Straw

Pine straw applications are to be scheduled for the months of April and September. Pine straw shall be installed to a uniform depth in all plant beds and tree rings. Pine straw shall be pulled back from plant crowns and stems to avoid excessive moisture levels. Edges shall be neatly trenched. All resulting debris will be removed from site.

#### B. Fall Flowers

Future Contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Fall Seasonal Color rotation. Fall seasonal color are to be installed the month of October.

#### C. Spring Flowers

Future Contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Spring Seasonal Color rotation. Spring seasonal color are to be installed the month of April.

#### D. Flower Maintenance

The future Contractor will provide floricultural management to ensure seasonal color is maintained in a healthy, vigorous condition throughout their normal flowering period. The cost for this service is included with the cost of the flower installation and includes the following:

1. Deadheading and Pruning: Declining flowers and foliage will be removed each scheduled floricultural service visit. Plants will be pruned as needed to avoid plants from becoming leggy or unsightly; also, to maintain a consistent uniform mass.
2. Fertilization, Insect/Disease Control and Weed Control: Plants will be fertilized with a balanced fertilizer for flowers. All seasonal beds will be inspected and treated for any insect or disease related problems. Weeds will be controlled by mechanical, physical and chemical methods.

### *Trash and Debris Removal*

All debris, sucker growth and debris shall be removed from curbs, sidewalks row and other areas that is maintained during each maintenance visit.

### *Service Reporting*

After services rendered the Project Manager should submit a written report.

### **Georgia International Convention Center (GICC)**

#### A. Lawn Maintenance:

1. Lawns will be mowed weekly during the growing season (April 1- October 31, weather permitting)

2. Curbs and sidewalks will be edged two times per month during the growing season
3. All grass clippings will be blown from curbs and sidewalks after each mowing.

B. Shrub and Groundcover Pruning:

1. Shrubs that require shearing to maintain a formal appearance will be sheared five times during the growing season
2. Flowering shrubs will be pruned after blooming
3. Hand pruning of shrubs will include rejuvenation work on overgrown plants as needed to preserve the standard beauty that currently exist on the campus.
4. Groundcovers will be pruned to contain them within their borders
5. Standard pruning practices will be observed.

C. Weed Control:

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas
3. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

D. Fertilization:

1. Shrubs and groundcovers will be fertilized with a balanced fertilizer once in the Spring

E. Tree Pruning:

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking lot areas to include the Skye lot, Main lot and back dock up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits
5. Trees above twelve feet in height will be pruned at an additional cost

*Growing Season Maintenance*

A. Lawn Maintenance:

1. Lawns will be mowed as needed during dormant season (October 1 – December 24, weather permitting)
2. Curbs and sidewalks will be edged two times per month
3. All grass clippings will be blown from curbs and sidewalks after each mowing

B. Shrub and Groundcover Pruning:

1. Hand pruning of shrubs will include rejuvenation work on plants as needed per management consultation with future contractor
2. Groundcovers will be pruned to contain them within their borders

3. Standard pruning practices will be observed

C. Weed Control:

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas

D. Tree Pruning:

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits
5. Trees above twelve feet in height will be pruned at an additional cost

E. Leaf Removal:

1. Leaves in turf areas will be mulched or blown with each mowing from October to November
2. Leaves in formally planted bed areas will be removed in bulk quantities four times from October through December as the season dictates.
3. If requested by management, supplemental leaf removal will be performed at an additional cost

### *Seasonal Maintenance*

#### Fall

A. Lawn Maintenance

1. Lawns will be mowed as needed during dormant season (January 2- March 31, weather permitting)
2. Curbs and sidewalks will be edged as needed
3. All grass clippings will be blown from curbs and sidewalks after each mowing

B. Shrub and Groundcover Pruning

1. Shrubs that require shearing to maintain a formal appearance will be sheared five times during the growing season
2. Flowering shrubs will be pruned after blooming
3. Hand pruning of shrubs will include rejuvenation work on overgrown plants as needed
4. Groundcovers will be pruned to contain them within their borders
5. Standard pruning practices will be observed
6. Perennials will be cut back and pruned at the appropriate times (typically mid to late Winter unless otherwise requested by property management)

C. Weed Control

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas
3. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

#### D. Tree Pruning

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas to include the Skye lot, Main Parking lot and Loading dock areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits
5. Trees above twelve feet in height will be pruned at an additional cost

#### E. Leaf Removal

1. Leaves in turf areas will be mulched or blown with each mowing from October to November
2. Leaves in formally planted bed areas will be removed in bulk quantities four times from October through December as the season dictates.
3. If requested by management, supplemental leaf removal will be performed at an additional cost

### Winter

#### A. Lawn Maintenance:

1. Lawns will be mowed as needed during dormant season (January 2- March 31, weather permitting)
2. Curbs and sidewalks will be edged as needed to include weed killing spray for main paver areas by guest entrances
3. All grass clippings will be blown from curbs and sidewalks after each mowing

#### B. Shrub and Groundcover Pruning:

1. Shrubs that require shearing to maintain a formal appearance will be sheared five times during the growing season
2. Flowering shrubs will be pruned after blooming
3. Hand pruning of shrubs will include rejuvenation work on plants
4. Groundcovers will be pruned to contain them within their borders
5. Standard pruning practices will be observed
6. Perennials will be cut back and pruned at the appropriate times (typically mid to late Winter unless otherwise requested by property management)

#### C. Weed Control:



1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas
3. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

D. Tree Pruning:

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits
5. Trees above twelve feet in height will be pruned at an additional cost

*Other Maintenance Items*

A. Pine straw

Pine straw and mulch applications are required twice each year to aid in moisture retention, weed control and for aesthetic purposes. Pine straw shall be installed to a uniform depth in all plant beds and tree rings. Mulch shall be pulled back from plant crowns and stems to avoid excessive moisture levels. Edges shall be neatly trenched. All resulting debris will be removed from site.

B. Fungicide Turf Round

1. Round 1 (Cool Season Turf)
2. Round 2 (Cool Season Turf)
3. Round 3 (Cool Season Turf)
4. Round 4 (Cool Season Turf)

C. Merit Drench

1. This insecticide is to be applied as needed when grubs and other insects attack Fescue and other types of grass on the campus.

D. Aerating & Overseed

1. Aeration and overseeding of lawn areas will be performed once in the Fall. Overseeding of cool season, turf will be performed using a Turf-Type Tall Fescue. Seed shall be applied at a rate of four (4) to five (5) pounds per 1,000 square feet. Starter Fertilizer will be applied at this time.

E. Irrigation Start Up

In early spring, a complete technical inspection of the irrigation system will be completely by future contractor. Once performed contractor will generate a written report for management.

1. Water will be turned on and piping systems will be inspected for leaks

- 2. Controller, valves and heads will be checked for proper operation and coverage
- 3. Down zones will be noted and a proposal for necessary repairs will be submitted.

F. Irrigation Shut Down

In Fall the irrigation systems will be shut off by the future contractor. Once the system is down, written notification should be provided to facility management.

- 1. Water supply will be turned off at meter and/or backflow prevention device
- 2. Irrigation system will be drained
- 3. Controller will be unplugged

G. Fall Flowers

The future contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Fall Seasonal Color rotation. Specific types of plants to be used at each rotation will be determined at a later date. Standard Pricing includes 4” container plants and maintenance. The cost should be based on measurements of current bed areas.

H. Spring Flowers

The future contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Spring Seasonal Color rotation. Specific types of plants to be used at each rotation will be determined later. Standard Pricing includes 4” container plants and maintenance. The Cost should be based on measurements of current bed areas.

I. Flower Maintenance

The future contractor will provide floricultural management to ensure seasonal color is maintained in a healthy, vigorous condition throughout their normal flowering period. The cost for this service is included with the cost of the flower installation and includes the following:

- 1. Deadheading and Pruning: Declining flowers and foliage will be removed each scheduled floricultural service visit. Plants will be pruned as needed to avoid plants from becoming leggy or unsightly; also, to maintain a consistent uniform mass.
- 2. Fertilization, Insect/Disease Control and Weed Control: Plants will be fertilized with a balanced fertilizer for flowers. All seasonal beds will be inspected and treated for any insect or disease related problems. Weeds will be controlled by mechanical, physical and chemical methods.

*Trash and Debris Removal*

All debris, sucker growth and debris shall be removed from curbs, sidewalks row and other areas that is maintained during each maintenance visit.

*Service Reporting*

After services rendered the Project Manager should submit a written report.

**The Gateway Arena (Arena)**

## *Growing Season Maintenance*

### A. Lawn Maintenance

1. Lawns will be mowed weekly during the growing season (April 1- October 31, weather permitting)
2. Curbs and sidewalks will be edged two times per month during the growing season
3. All grass clippings will be blown from curbs and sidewalks after each mowing

### B. Shrub and Groundcover Pruning

1. Shrubs that require shearing to maintain a formal appearance will be sheared five times during the growing season
2. Flowering shrubs will be pruned after blooming
3. Hand pruning of shrubs will include rejuvenation work on plants as needed
4. Groundcovers will be pruned to contain them within their borders
5. Standard pruning practices will be observed

### C. Weed Control

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas
3. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

### D. Fertilization

Shrubs and groundcovers will be fertilized with a balanced fertilizer once in the Spring

### E. Tree Pruning

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas

## *Trash and Debris Removal*

All debris, sucker growth and debris shall be removed from curbs, sidewalks row and other areas that is maintained during each maintenance visit.

## *Seasonal Maintenance*

### Fall

#### A. Lawn Maintenance

1. Lawns will be mowed as needed during dormant season (October 1 – December 24, weather permitting)
2. Curbs and sidewalks will be edged two times per month

3. All grass clippings will be blown from curbs and sidewalks after each mowing

#### B. Shrub and Groundcover Pruning

1. Hand pruning of shrubs will include rejuvenation work on plants as needed
2. Groundcovers will be pruned to contain them within their borders
3. Standard pruning practices should be observed

#### C. Weed Control

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas

#### D. Tree Pruning

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits

#### E. Leaf Removal

1. Leaves in turf areas will be mulched or blown with each mowing from October to November
2. Leaves in formally planted bed areas will be removed in bulk quantities four times from October through December as the season dictates.
3. If requested by management, supplemental leaf removal will be performed at an additional cost

### Winter

#### A. Lawn Maintenance:

1. Lawns will be mowed as needed during dormant season (January 2- March 31, weather permitting)
2. Curbs and sidewalks will be edged as needed
3. All grass clippings will be blown from curbs and sidewalks after each mowing

#### B. Shrub and Groundcover Pruning:

1. Shrubs that require shearing to maintain a formal appearance will be sheared five times during the growing season
2. Flowering shrubs will be pruned after blooming
3. Hand pruning of shrubs will include rejuvenation work on plants as needed
4. Groundcovers will be pruned to contain them within their borders
5. Standard pruning practices will be observed
6. Perennials will be cut back and pruned at the appropriate times (typically mid to late Winter unless otherwise requested by facility management)

C. Weed Control:

1. Weeds will be controlled in bed areas by mechanical, physicals and chemical methods
2. Pre-emergent herbicides may be applied to bed areas
3. Certain plantings may not receive pre-emergent applications to avoid damage to the plant material

D. Tree Pruning:

1. Trees, up to twelve feet in height, will be maintained such that no branches will overhang sidewalks and parking areas up to eight feet from the ground
2. Trees located in natural areas shall be pruned only when their growth habit effects formal maintenance areas
3. All debris will be removed from the property
4. All sucker growth will be removed during regular visits

*Other Maintenance Items*

A. Fungicide Turf Round

1. Round 1 (Cool Season Turf)
2. Round 2 (Cool Season Turf)
3. Round 3 (Cool Season Turf)
4. Round 4 (Cool Season Turf)

B. Aerating & Over seed

1. Aeration and over seeding of lawn areas will be performed once in the Fall. Over seeding of cool season turf will be performed using a Turf-Type Tall Fescue. Seed shall be applied at a rate of four (4) to five (5) pounds per 1,000 square feet. Starter Fertilizer will be applied at this time.

C. Irrigation Start Up

In early spring, a complete technical inspection of the irrigation system will be completed.

1. Water will be turned on and piping systems will be inspected for leaks
2. Controller, valves and heads will be checked for proper operation and coverage
3. Down zones will be noted and a proposal for necessary repairs will be submitted to facility management.

D. Irrigation Shut Down

E. In Fall the irrigation systems will be shut off.

1. Water supply will be turned off at meter and/or backflow prevention device. Once the system is down, written notification should be provided to facility management.
2. Irrigation system will be drained
3. Controller will be unplugged

#### F. Fall Flowers

The future Contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Fall Seasonal Color rotation. Specific types of plants to be used at each rotation will be determined at a later date. Standard Pricing\* includes 4” container plants and maintenance. The cost is based on measurements of current bed areas.

#### G. Spring Flowers

The future Contractor will furnish labor, tools, materials, equipment, and insurance necessary to perform the Spring Seasonal Color rotation. Specific types of plants to be used at each rotation will be determined later. Standard Pricing includes 4” container plants and maintenance. The cost is based on measurements of current bed areas.

#### H. Flower Maintenance

The future Contractor will provide floricultural management to ensure seasonal color is maintained in a healthy, vigorous condition throughout their normal flowering period. The cost for this service is included with the cost of the flower installation and includes the following:

1. Deadheading and Pruning: Declining flowers and foliage will be removed each scheduled floricultural service visit. Plants will be pruned as needed to avoid plants from becoming leggy or unsightly; also, to maintain a consistent uniform mass.
2. Fertilization, Insect/Disease Control and Weed Control: Plants will be fertilized with a balanced fertilizer for flowers. All seasonal beds will be inspected and treated for any insect or disease related problems. Weeds will be controlled by mechanical, physical and chemical methods.

#### I. Hardwood Mulch

Hardwood Mulch applications are recommended one to two times each year to aid in moisture retention, weed control and for aesthetic purposes. Mulch shall be installed to a uniform depth in all plant beds and tree rings. Mulch shall be pulled back from plant crowns and stems to avoid excessive moisture levels. All resulting debris will be removed from site. Hardwood Mulch application will be performed upon approval.

#### *Trash and Debris Removal*

All debris, sucker growth and debris shall be removed from curbs, sidewalks row and other areas that is maintained during each maintenance visit.

#### *Service Reporting*

After services rendered the Project Manager should submit a written report.

## Detention Ponds

The City of College Park, in addition, has nine (9) detention ponds that require mowing maintenance once quarterly. The cut height shall be no higher than 6" when cut is made and fence(s) shall be maintained free of vegetation.

The quarterly maintenance cuts shall be communicated with the point of contact within Public Works and serviced by the end of the February (Q1), May (Q2), August (Q3) and November (Q4).

See the detention pond locations and square footage to be maintained.

- A. Provide cost per cut estimate next to each location
- B. Provide cost for maintenance cut

	Location	Square Footage (sq. ft.)	Cost of Maintenance Cut	Cost per Cut
1	Madison St. @ Princeton Ave.	46,000		
2	Princeton Ave. @ Myrtle St.	63,500		
3***	Princeton Ave. @ Adams St. (Outside FAA) (Slopes Only)	80,000		
	Inside FAA Ponds (2)	188,000		
4	Conley St. @ Harvard Ave. (Public Safety)	38,000		
5	Napoleon St @ John Wesley Ave	44,500		
6	Yale Ave. @ Conley Ave.	38,500		
7	Winthrop Rd. @ Hopewell Rd.	33,800		
8	GICC @ Camp Creek Pkwy	40,000		
9	1468 Mercer Ave			
		Grand total		

\*\*\* Middle of detention pond will need to cut (Weather Permitting/Access ability) 1x yearly

### *Trash and Debris Removal*

All debris, sucker growth and debris shall be removed from curbs, sidewalks row and other areas that is maintained during each maintenance visit.

### *Service Reporting*

After services rendered the Project Manager should submit a written report.