City of Eatonton  
201 North Jefferson Avenue  
Eatonton, Georgia 31024  
(706) 485-3311  
February 2, 2016  
Agenda

1. 7:00 PM Call to Order

2. Invocation: Councilwoman Teresa Doster

3. Approval of Minutes: Attachment #1

4. Public Comments
   
   Reading of Rules for Public Comments

5. Old Business:
   
   A. Special Presentation by Fire Chief Eugene Hubert
   
   B. TE/Streetscape Project Update by Project Engineer Paul Simonton

6. New Business:
   
   A. Proclamation Recognizing February 9, 2016 as Alice Walker Day  
   Attachment #2
   
   B. Request by Gatewood Schools to Close City Streets for Annual Swamp  
   Stomp 5K Event Attachment #3
   
   C. Proposed Resolution to Appoint a Member to the Eatonton –Putnam  
   Water and Sewer Authority Board Attachment #4
   
   D. Discussion and Possible Action on a Request by the Chamber of  
   Commerce for Tourism Product Development Grant Sponsorship
   
   E. Discussion and Possible Action on a Special Tax Abatement Schedule  
   Requested by the Putnam Development Authority Attachment #5
F. Proposed Resolution to Approve the Installation and Operation of a Solar Energy System by Tri-County EMC Attachment #6

G. Proposed Resolution to Designate a Meeting Place for City Council Meetings Pursuant to Section 2-31 of the Code of Ordinances Attachment #7

H. Second Reading and Possible Action on Proposed Chapter 53 (Solar Energy) of the City of Eatonton Code of Ordinance Attachment #8

I. Proposed Resolution to Amend the Balance Budget for the City Fiscal Year 2015 Attachment #9

J. Proposed Intergovernmental Agreement with the City of Sparta for the Use of Certain Voting Equipment Attachment #10

7. Committee Reports:
   - Finance and Personnel – Council Member Harvey C. Walker, Jr.
   - Public Utilities – Council Member Alvin Butts
   - Streets, Buildings and Grounds – Council Member William C. Mangum
   - Zoning and Ordinances – Council Member Teresa Doster
   - Environmental – Council Member Charles R. Haley
   - Community Development – Council Member Alma Stokes
   - Public Safety – Council Member James A. Gorley
   - City Administrator – Gary Sanders
   - City Attorney – Christopher D. Huskins
   - City Clerk – Sarah Abrams

8. Executive Session:

9. Motion to Adjourn:
City of Eatonton Council Meeting
Tuesday, January 5, 2016 at 7:00 pm
Eatonton City Hall, 201 North Jefferson Avenue, Eatonton, Georgia 31024

Elected Officials Present:
  Mayor Walter C. Rocker, Jr.
  Mayor Pro-Tem Harvey (Chip) Walker, Jr.
  Councilman Alvin Butts
  Councilwoman Teresa Doster
  Councilman William Mangum, Jr.
  Councilman Charles R. Haley
  Councilwoman Alma Stokes

Elected Officials Absent:
  Councilman James A. Gorley

Staff Members Present:
  City Administrator, Gary Sanders
  City Attorney, Christopher Huskins
  City Clerk, Sarah Abrams

Mayor Walter Rocker, Jr. called the meeting to order at 7:00 PM.

Ms. Lisa Jackson, Director of Putnam County Planning and Development, gave the invocation.

Swearing in of Council members Alvin Butts, Charles R. Haley, and Harvey C. Walker was performed by Municipal Court Judge R. Michael Gailey, Jr.

Motion was made by Haley and seconded by Doster to approve the minutes of the last meeting with any necessary corrections. Motion carried by a vote of 6-0.

Public Comments: None

Reading of the Rules for Public Comments: Omitted

Old Business: None
New Business:

Alcohol Package Sales License – Balderbhai Patel of Maamadi LLC d/b/a Lucky Lotto Store & Tobacco Mart, 820 Oak Street, Eatonton GA Attachment #3

Motion was made by Walker and seconded by Haley to approve Alcohol Package Sales License requested by Balderbhai of Maamadi LLC d/b/a Lucky Lotto Store & Tobacco Mart at 820 Oak Street, Eatonton, GA. Motion carried by a unanimous vote of 6-0.

Proposed Resolution to Amend Chapter 2, Section 31 (Regular Meetings) of the City of Eatonton Code of Ordinances Attachment #4

Mayor Rocker discussed moving the City Council meeting from City Hall, located at 201 North Jefferson Avenue to Putnam County Administrative Building located at 117 Putnam Drive to provide more space.

Motion was made by Haley and seconded by Mangum to adopt the proposed Resolution amending the City of Eatonton, Code of Ordinance, Section 2-31 making a text change in designating City Council meeting place and authorize the Mayor to sign the Resolution. Motion carried by a vote of 4-2. Councilman Butts and Councilwoman Alma Stokes voted against the text change.

Discussion and Possible Action Regarding Georgia Cities Week Attachment #5

Motion was made by Doster and seconded by Walker to participate in the Georgia Municipal Association Georgia Cities Week - April 17-23, 2016 this year. Motion carried by a unanimous vote of 6-0.

Discussion and Possible Action on Naming a Voting Delegate to the GMA Special Membership Meeting Attachment #6

Motion was made by Haley and seconded by Doster to name Councilman James Gorley as the City of Eatonton Voting Delegate and the GMA President as Proxy. Motion carried by a unanimous vote of 6-0.

The Georgia Municipal Association Special Membership Meeting will be held in conjunction with the annual Mayors' Day Conference, Sunday, January 24, 2016 at the Atlanta Hilton Hotel. The purpose of the meeting is to elect a new GMA Third Vice President.

Proposed Resolution to Appoint a Member to the Middle Georgia Regional Commission Attachment #7

Motion was made by Haley and seconded by Mangum to approve the proposed Resolution appointing Mayor Walter C. Rocker to serve on the Middle Georgia Regional Commission Council as the Municipal Representative and authorize the Mayor to sign the Resolution. Motion carried by a unanimous vote of 6-0.
Proposed Resolution to Authorize the Mayor to Sign a Memorandum of Understanding with DCA for Participation in the Georgia Classic Main Street Program for 2016 Attachment #8
Motion was made by Doster and seconded by Haley to approve the Proposed Resolution and authorize the Mayor to sign and approve a Memorandum of Understanding with DCA for Participation in the Georgia Classic Main Street Program for 2016. Motion carried by a unanimous of 6-0.

Discussion and Possible Action Regarding Changing the Date of the January 18, 2016 Council Meeting (Martin Luther King, Jr. Holiday Day)
Motion was made by Haley and seconded by Walker to change the Regular Council meeting scheduled for Monday, January 18, to Tuesday, January 19, 2016 because of the Martin Luther King, Jr. Holiday. Motion carried by a unanimous vote of 6-0.

First Reading of Proposed Chapter 53 (Solar Energy) of the City of Eatonton Code of Ordinances Attachment #9
Ms. Lisa Jackson, Director of Putnam County Planning and Development, advised working with Middle Georgia Regional Commission to develop the Solar Energy Ordinance.
City Attorney Christopher Huskins advised ordinance requires two reading before adoption. Huskins gave the first reading of Chapter 53: Solar Energy.

Proposed Resolution to Apply for a Community Development Block Grant Attachment #10
Motion was made by Doster and seconded by Walker to approve the proposed Resolution authorizing submitting to the Georgia Department of Community Affairs a FY 2016 Community Development Block Grant Application and such supporting collateral material as shall be necessary and authorize Mayor Rocker to sign the Resolution. Motion carried by a unanimous vote of 6-0.

Proposed Resolution to Amend the Natural Gas Consulting Services Budget Attachment #11
Administrator Sanders advised due to extensive amount of consulting services provided in connection with GDOT Permit for Ingle’s in Gray and GA DOT’s SR 44 Widening project and services anticipated to be provided between now and the agreement renewal date of 2/17/2016, the engineering consulting has requested the budget for miscellaneous additional services be increased from $20,000 to $30,000.

Motion was made by Butts and seconded by Haley to approve the proposed Resolution to Amend the Natural Gas Consulting Engineering Services Budget Contract with AMEC Foster Wheeler and for other purposes and authorize the Mayor to sign. Motion carried by a unanimous vote of 6-0.
Committee Reports
Motion was made by Walker and seconded by Doster to pay the bills if and when funds become available. Motion carried by unanimous vote of 6-0.

Councilman Butts asked when the bales of hay put out by Main Street to decorate the town for Fall will be removed from the old Badcock property on Sumter Street.

City Administrator Sanders reported:
- The white ribbon on the front door of City Hall was placed in memory of City Employee William Frank Roberts who passed away early Monday morning. Visitation is Wednesday, January 6, from 1 pm -3 pm, with the funeral to immediately follow.

- The advertisement announcing the EPWSA Board vacancy ran in last week’s paper. Council will be able to make its appointment at the February 2 meeting.

- The grant application for Phase 2 of the Trail Park was submitted to the Department of Natural Resources on Friday, December 18. We expect awards to be announced in April.

- Fire Chief Eugene Hubert and City Administrator Sanders met with Daniel Dobbins from the Regional Commission on December 22 to discuss the Assistance to Firefighters Grant Application, which will be submitted mid-January 2016.

- Administrator Sanders advised he would be attending the Middle Georgia Regional Commission’s Stakeholder Meeting which is scheduled Friday, January 8.

Executive Session:
Motion was made by Councilman Harvey Walker, Jr.
That this Mayor and Council now enter into closed session as allowed by Chapter 14 of Title 50 of the Georgia Code and pursuant to advice by the City Attorney, for the purpose of discussing the following: Property Transfer.

Motion Seconded By: Councilwoman Teresa Doster. Motion Approved.
Those voting in favor of the motion for closure: Council Members Harvey Walker, Jr., Alvin Butts, Teresa Doster, Charles Haley, William Mangum and Alma Stokes. Motion carried by a unanimous vote of 6-0.

Motion was made by Councilman Harvey Walker and seconded by Councilwoman Teresa Doster to enter into Open Session. Motion carried by a unanimous vote of 6-0.
Motion was made by Walker and seconded by Doster that the following Resolution be accepted which was for the purpose of discussing Transfer of Property. Motion carried by a unanimous vote of 6-0.

Resolution by the Council of the City of Eatonton, Georgia
BE IT RESOLVED by the Eatonton City Council as follows: At the meeting held on the 5th day of January, 2016, the Council entered into executive session for the purpose of discussing Transfer of Property. At the close of the discussions upon this subject, the Council did vote to re-enter into open session and herewith takes the following action in open session:

(1) The actions of the Council and the discussions of the same regarding the matter set forth for closed session purposes are hereby ratified.

(2) Each member of this body does hereby confirm that to the best of his or her knowledge based upon the advice of the City Attorney, the said subject matter of the meeting and of the closed session portion was devoted to matters within the specific relevant exception(s) as set forth above.

(3) The Mayor, or the presiding officer, is hereby authorized and directed to execute an affidavit, with full support of the members of this Council, in order to comply with O.C.G.A. §50-14-4(b).

(4) The affidavit shall be included and filed with the official minutes of the meeting and shall be in a form as required by the statute, which shall be substantially as follows:

Approved this 5th day of January, 2016

Attest
Sarah E. Abrams, Clerk

Walter C. Rocker Jr., Mayor

In Open Session, motion was made by Haley and seconded by Doster to accept the Proposed Resolution and authorize the Mayor to sign as discussed in Closed Session. Motion carried by a vote of 4-2. Councilman Alvin Butts and Councilwoman Alma Stokes opposed the transfer of property Resolution.
Motion was made by Walker and seconded by Doster to adjourn. Motion carried by a unanimous vote of 6-0.

______________________________
Walter C. Rocker, Jr., Mayor

ATTEST:

______________________________
Sarah E. Abrams, City Clerk
Affidavit

Before an officer duly authorized to administer oaths appeared Mayor Walter C. Rocker, Jr., who, after being duly sworn, deposes and on oath states the following:

(1) I am competent to make this Affidavit and have personal knowledge of the matters set forth herein.

(2) Pursuant to my duties as Mayor, I was the presiding officer of a meeting of the Eatonton City Council held on the 5th day of January 2016. A portion of said meeting was closed to the public.

(3) It is my understanding that O.C.G.A. § 50-14-4(b) provides as follows:

When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the person presiding over such meeting or, if the agency's policy so provides, each member of the governing body of the agency attending such meeting, shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exceptions.

(4) The subject matter of said meeting, or the closed portion thereof, was devoted to matters within exceptions to public disclosure provided by law. Those specific relevant exceptions are identified as follows: Meeting to discuss or vote to authorize negotiation to purchase, dispose of, or lease property as provided in Georgia Code Section 50-14-3(b)(1)(B)

This affidavit is executed for the purpose of complying with the mandate of O.C.G.A. §50-14-4(b) and is to be filed with the official minutes for the aforementioned meeting.

This 5th day of January 2016

Mayor Walter C. Rocker, Jr.

Sworn to and subscribed before me

This ______ day of ________, ______

Notary Public
ALICE WALKER DAY
PROCLAMATION

WHEREAS, Alice Walker has served as an inspiration and supporter of young people through her encouragement of early reading and literacy programs; and

WHEREAS, Alice Tallulah-Kate Walker was born on February 9, 1944, in Eatonton, Georgia, Putnam County; and

WHEREAS, Alice Walker was educated in the Putnam County school system, and graduated from the Butler-Baker High School in 1961, with honors as the Class Valedictorian; and

WHEREAS, Alice Walker was the recipient of a State Disability Scholarship to attend college in Georgia; and

WHEREAS, Alice Walker attended Spelman College in Atlanta, Georgia, and graduated from Sarah Lawrence College in Bronxville, New York; and

WHEREAS, Alice Walker’s Revolutionary Petunias and Other Poems, published in 1973, won the Lillian Smith Award of the Southern Regional Council; and

WHEREAS, Alice Walker’s The Color Purple won the Pulitzer Prize in 1983, the first Black Woman to win the Pulitzer Prize in Fiction; and

WHEREAS, the Eatonton premiere of the Steven Spielberg movie, The Color Purple, was held at the Pex Theater in 1986 and attended by Alice Walker; and

WHEREAS, Alice Walker, as an essayist, poet, award-winning novelist, short story writer, social activist, and black feminist, has given voice and acclaim to African-American literary excellence.

NOW, THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF EATONTON, do hereby proclaim February 9, 2016 as ALICE WALKER DAY throughout the City of Eatonton, Georgia and urge our fellow citizens to recognize the role of Alice Walker in celebrating our literary heritage.
IN WITNESS WHEREOF, we have hereunto set our hands, and cause the Great Seal of the City of Eatonton, Georgia to be affixed this Second day of February, in the year of our Lord Two Thousand and Sixteen.

Mr. Walter C. Rocker, Jr., Mayor

Mr. Harvey Walker, Jr.

Mr. Alvin Butts

Ms. Teresa Doster

Mr. James Gorley

Mr. Charles Haley

Mr. William Mangum

Ms. Alma Stokes

ATTEST: Ms. Sarah Abrams
Clerk, City of Eatonton, Georgia
January 21, 2016

To the Members of the Eatonton City Council:

We would like to request permission to run our eighth annual Swamp Stomp/ 5K for Kaye
On Sunday March 13th at 2:30 in downtown Eatonton. We estimate approximately 300 runners will participate in this year’s event.

We are attaching a map of the route and will obtain the necessary parade permit from Eatonton City Hall.

Thank you for your consideration. Please feel free to contact us if you should have any questions.

Sincerely,

Pamela Harty
706 473-0994
RESOLUTION

A RESOLUTION by the City Council of the City of Eatonton, Georgia, to appoint a member to the Eatonton-Putnam Water and Sewer Authority Board and for other purposes.

WHEREAS, the Eatonton-Putnam Water and Sewer Authority was created by an act of the General Assembly in 2005 to oversee the operation and maintenance of water and sewer service systems in the City of Eatonton and Putnam County; and

WHEREAS, the Eatonton-Putnam Water and Sewer Authority is governed by a five member board, with one member being appointed by the Mayor and City Council of the City of Eatonton; and

WHEREAS, a vacancy in the City appointed position exists by way of resignation; and

WHEREAS, the City of Eatonton advertised and received an application from a prospective member that meets the qualifications to serve on the Eatonton-Putnam Water and Sewer Authority Board; and

WHEREAS, the applicant has indicated a desire and willingness to serve if appointed.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

THE CITY OF EATONTON DOES HEREBY APPOINT JUDSON DOSTER TO THE EATONTON-PUTNAM WATER AND SEWER AUTHORITY BOARD FOR THE BALANCE OF THE UNEXPIRED TERM TO EXPIRE ON SEPTEMBER 1, 2016.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 2nd day of February, 2016.

____________________________________
Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

____________________________________
Clerk, City of Eatonton, Georgia
CITY OF EATONTON, GEORGIA
BOARD APPOINTMENT INFORMATION FORM

(PLEASE PRINT)
NAME: Judson Doster  HOME PHONE: 404-316-2938
HOME ADDRESS: 202 N Washington Ave
E-MAIL ADDRESS: JSDOSTER@MINDSPRING.COM
BUSINESS: Morgan Stanley  BUSINESS PHONE: 706-227-4007
BUSINESS ADDRESS: 225 S Milledge Ave, Athens GA 30605

BRIEF RESUME OF EDUCATION AND EXPERIENCE: ____________________________
*SEE ATTACHED

ARE YOU A REGISTERED VOTER?  YES X  NO
ARE YOU A RESIDENT OF THE CITY?  YES X  NO
DO YOU OWN PROPERTY IN THE CITY?  YES X  NO
DO YOU HOLD A PUBLIC OFFICE?  YES NO X
ARE YOU EMPLOYED BY THE CITY?  YES NO X

HAVE YOU BEEN CONVICTED OF A MISDEMEANOR OR FELONY, EXCLUDING CIVIL TRAFFIC
INFRACTIONS?  YES NO X

(IF YES, PLEASE PROVIDE DETAILS—USE SEPARATE SHEET. NOTE: DUI’S and revoked licenses
are NOT “civil traffic infractions” and must be reported.)

HAVE YOU PREVIOUSLY SERVED ON A CITY BOARD?  YES NO X
If yes, which one(s)? _____________________________________________

PLEASE CHECK THE BOARD(S) YOU ARE INTERESTED IN SERVING ON:

___Code Enforcement Board*  ___Downtown Development Authority
___Ethics Commission  ___Historic Preservation Commission
___Housing Authority  ___Library Board  X EPWSA Board
___Planning Board  ___Tree Board  ___Zoning Commission*

*REQUIRES FILING FINANCIAL DISCLOSURE FORM IF APPOINTED.
What qualifications would you bring to this Board if appointed?

Pursuant to City Code, service on City boards is at the pleasure of the City Council. Board members may be removed with or without cause upon motion and majority vote of the City Council. Applicant, by his/her signature below, waives any right under Georgia Law to removal for cause and a hearing before removal.

Signature: ____________________________

Date: 12/31/2015

All Boards must function in accordance with Georgia Laws regarding GOVERNMENT IN THE SUNSHINE. Return completed form to: City of Estonton, P. O. Box 3820, Estonton, Georgia 31024-3820, or drop it off at City Hall, 201 N. Jefferson Avenue.
Judson S. Doster

Judd is a Senior Vice President and Senior Portfolio Manager for Morgan Stanley. As Senior Partner for the Webster Shore Group, Judd is responsible for portfolio construction and investment management. He received a Bachelor's of Science in Management from The Georgia Institute of Technology in 1993 with an emphasis in economics and finance. Judd has served on numerous for profit and non-profit boards and currently serves on the Board of Directors for Gatewood Schools and as a trustee for Salem Campmeeting.

Judd lives in Eatonton, GA with his wife Teresa and his two children Sam and Maggie.
NOTICE

The City of Eatonton is seeking individuals interested in serving on the Eatonton-Putnam Water and Sewer Authority Board. To be eligible for appointment as a member of the Authority, a person shall be at least 21 years of age and a resident of Putnam County for at least two years prior to the date of his or her appointment. No person shall be eligible for appointment to the Authority who has been convicted of a felony. The appointment will fill an unexpired term ending September 1, 2016.

The Eatonton-Putnam Water and Sewer Authority Board manages and generally oversees the operations of the Eatonton-Putnam Water and Sewer Authority. Members of the Authority serve without compensation.

Interested persons should submit an application to the City of Eatonton, 201 North Jefferson Avenue (P.O. Box 3820), Eatonton, GA 31024. Applications will be accepted until the position is filled. Board applications may be obtained by calling (706) 485-3311 or by visiting the City’s website at www.eatontonga.us.

12-31c
December 7, 2015

Mr. Gary Sanders, Administrator
City of Eatonton
Mayor and Council
P O Box 3820
Eatonton, Georgia 31024

Dear Mr. Sanders:

It has been my privilege to serve as the City of Eatonton’s representative on the Eatonton Putnam Water and Sewer Authority Board for several years. I appreciate the confidence that was placed in me to serve our community. Since I can no longer fulfill my obligations as a member of this important board I am resigning effective immediately.

Again, thanks for giving me the opportunity to serve our citizens.

Sincerely,

Helen J. Carnes
PROPOSED TAX ABATEMENT SCHEDULE
for LEGACY HOUSING, LTD.

LEGACY HOUSING PROJECT:

INVESTMENT:
$6,738,976 Real Property (Land & Buildings)
$1,000,000 Personal Property (Machinery & Equipment)
$7,738,976 Total

JOBS:
150-200 Direct Full Time Permanent Jobs ($4,524,000 - $6,032,000 Payroll)
225-300 Indirect Jobs

TOTAL FINANCIAL INVESTMENT IN EATONTON-PUTNAM COUNTY: $7,738,976

PROPOSED TAX ABATEMENT SCHEDULE:
4 Years at 0%

The proposed tax abatement for 150-200 jobs would provide Legacy a tax savings of $189,600.29.

The project has already shown great progress with the hiring of 25 direct full time permanent jobs in December. Not only has Legacy Housing begun talks with Universal Forest Products (UFP Eatonton) about supplying their product locally for their mobile homes, some of their current suppliers have started to make inquiries about locating additional facilities in Eatonton-Putnam County. We have a supplier that is very interested in the Iron Works building and could potentially hire up to 50 direct full time permanent employees.

All Real & Personal Property will be held by the Putnam Development Authority under the Bond for Title Agreement (associated with the tax abatement) which includes an agreement to ensure that if the projected jobs are not met in the defined timeframe, a portion of the funds would be refunded back to the Putnam Development Authority.
RESOLUTION

A RESOLUTION by the Council of the City of Eatonton, Georgia, to approve the installation and operation of a solar energy system by Tri-County EMC and for other purposes.

WHEREAS, Tri-County Electric Membership Corporation (Tri-County EMC) has proposed the installation and operation of a solar energy system at a 10-acre site near Oak Street, which is located within the corporate limits of the City of Eatonton, Georgia; and

WHEREAS, the solar energy system will consist of one megawatt (AC) of ground mounted photovoltaic solar panels, which will cover approximately 7 acres of the property; and

WHEREAS, the solar array will be installed using components and technology that will allow the production and conversion of energy in a manner that will generate no noise, no particulate emissions, and no light pollution and will require no infrastructure from the City of Eatonton; and

WHEREAS, the solar panels will be enclosed within a chain-link fence for security and for the safety of the citizens of Eatonton; and

WHEREAS, the site will not be visible from any residence and will be completely surrounded by existing mature timber; and

WHEREAS, the project will be the first utility scale solar project completed in Tri-County EMC’s service area and will be featured in EMC and media publications; and

WHEREAS, the City of Eatonton wishes to support Tri-County EMC’s efforts in expanding the use of renewable and cleaner forms of energy and believes that this project will provide positive exposure and potential tourism revenue to the City as various groups will be invited to tour the site periodically.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

THE CONSTRUCTION, INSTALLATION, AND OPERATION OF THE SOLAR ENERGY SYSTEM AS GENERALLY DESCRIBED HEREIN AND DEPICTED IN THE ATTACHED SITE PLAN ARE HEREBY APPROVED, PROVIDED THE PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS. THE MAYOR OR APPROPRIATE CITY OFFICIAL IS HEREBY AUTHORIZED TO EXECUTE CONTRACTS, FORMS, MODIFICATIONS, AND ANY RELATED DOCUMENTS NECESSARY TO APPROVE SUCH PROJECT.
APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 2nd day of February, 2016.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
RESOLUTION

A RESOLUTION by the Council of the City of Eatonton, Georgia, to designate a meeting place for City Council meetings pursuant to Section 2-31 of the Code of Ordinances and for other purposes.

WHEREAS, the City of Eatonton does, by ordinance, hold regular meetings of the City Council on the first Tuesday and third Monday of each month at 7:00 p.m. in the City Hall; and

WHEREAS, the Mayor and Council of the City of Eatonton desire to provide an accommodating venue to all who attend and participate in City Council meetings; and

WHEREAS, the Mayor and Council of the City of Eatonton have determined that the City Hall no longer provides sufficient accommodations for City Council meetings and that it is in the best interest of the citizens of Eatonton, Georgia to move such meetings to another venue; and

WHEREAS, Section 31 of Chapter 2 of the Code of Ordinances authorizes the City Council to hold its regular meetings in such place as may be designated by the Board of Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Eatonton, Georgia, that:

THE COMMISSIONERS' MEETING ROOM, LOCATED IN THE PUTNAM COUNTY ADMINISTRATION BUILDING AT 117 PUTNAM DRIVE, EATONTON, GEORGIA, SHALL BE DESIGNATED AS THE VENUE FOR MEETINGS OF THE CITY COUNCIL PURSUANT TO SECTION 31 OF CHAPTER 2 OF THE CODE OF ORDINANCES.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 2nd day of February, 2016.

Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

Clerk, City of Eatonton, Georgia
COUNTY PROPERTY RESERVATION FORM
ADMINISTRATION BUILDING

(PLEASE PRINT NEATLY):

Date of use: __________________  Purpose: ____________________________________________

Beginning Time: ______________  Ending Time: ______________  Total # of hours: ___________

Organization/Group (if applicable): ___________________________________________________

Name (Responsible For Event): _______________________________________________________

Address: _______________________________________________________________________

City: __________________________  State: ______________  Zip Code: ___________________

Phone #: ______________________  Fax #: ___________________________

Cell #: _________________________  Email: ________________________________

Room:  
☐ Room 203 (Public Hearing Room)  ☐ Room 204 (Commissioner’s Conference Room)
☐ Room 301 (Small Conference Room)  ☐ Rotunda (Lobby)
☐ Other ______________________________________________

*Number of attendees expected: ________________________________

*Room setup:  
☐ Classroom style  ☐ Boardroom style  ☐ Assembly room

*Extras:  
☐ Podium  ☐ Microphone  ☐ Audio/Visual system
☐ Coffee  ☐ Water  ☐ Extra tables

By my signature, I have read and understand the General Guidelines for use of County Property. I agree that I will use the County Property only for the times and date specified. I understand that if any of these regulations are not followed, I may be charged a fee and may not be allowed to use County Property again in the future.

Signature: __________________________  Date: ________________________

FOR BOC OFFICE USE ONLY

Administration Building:  ☐ Approved  ☐ Denied  
                                                  Added to calendar  ☐
County Manager or Clerk Signature: __________________________  Date: ___________
                                                  Copied to Public Building Custodian  ☐
General Guidelines for use of County Property

- All reservations must be made in person at the offices of the Putnam County Board of Commissioners, 117 Putnam Drive, Suite A, Eatonton, Georgia.
- Minimum age requirement for reserving county property is 21.
- State issued Driver’s License or Identification Card must be presented at time of reservation.
- There must be at least one adult chaperone for each 20 guests or individuals under age 21.
- County Property may only be used during times listed on your reservation form (this includes set-up and clean-up).
- County Property may not be used for fundraising, unless it is for a nonprofit organization or church group.
- County Property may not be used by any group or organization having closed membership, which discriminates on the basis of race, sex, or national origin.
- **No alcohol use, smoking, loud music, fighting, weapons, or profanity allowed at any County Property.**
- **No charge for admission allowed at any County Property.**
- Individual, group, or organization using County Property agrees to assume any and all liability for any injury or loss attributable to the use of County Property and to Hold Harmless Putnam County, its Board of Commissioners, employees and agents for the same.
- Costs for repair of any and all damages to County Property shall be charged to the person or group who is responsible for the event.
- Insurance must be maintained on vehicles used for events on County Property.
- Putnam County will not be responsible for articles left on premises.
- All events must end by 11:00 pm on all County Property.
- County Property must be left clean.
A Resolution to Amend the Code of Ordinances, City of Eatonton
By Adding Chapter 53
(Solar Energy)

WHEREAS, the Mayor and Council of the City of Eatonton, Georgia recognize that solar energy is an abundant, renewable, and nonpolluting energy resource and that development of solar energy systems is expanding in our area; and

WHEREAS, the Mayor and Council of the City of Eatonton, Georgia desire to amend the Code of Ordinances to facilitate the construction, installation, and operation of solar energy systems within the corporate limits of the City of Eatonton in a manner that protects the public health, safety, and welfare; and

WHEREAS, the Mayor and Council of the City of Eatonton, Georgia also desire to minimize the impact that such solar energy systems may have on resources and adjacent properties and land uses; and

WHEREAS, the Mayor and Council of the City of Eatonton, Georgia find it to be in the best interest of the citizens of Eatonton, Georgia, to add Chapter 53 (Solar Energy) to the Code of Ordinances; and

WHEREAS, the first reading of Chapter 53 (Solar Energy) was held at the regular Council meeting on January 5, 2016 and the second reading was held at the regular Council meeting on February 2, 2016.

NOW, THEREFORE, BE IT RESOLVED, that the Code of Ordinances, City of Eatonton, Georgia, is amended by adding a Chapter to be numbered 53, which chapter reads as follows:

Chapter 53
SOLAR ENERGY

Sec. 53-1 Purpose

An ordinance to update the Code of the City of Eatonton, adding a chapter to permit solar energy systems as permitted, conditional, and special exception uses in any zoning district, and to add requisite definitions therein.

This ordinance aims to promote the accommodation of distributed, on-site residential and non-residential solar energy systems installed to reduce on-site energy consumption and associated equipment, as well as adequate access to sunlight necessary for such systems.

This ordinance permits, depending on zoning district, solar energy systems, while protecting the safety and welfare of adjacent and surrounding land uses through appropriate zoning and land-use controls.
A solar energy system shall be permitted in any zoning district as an accessory use, subject to specific criteria as set forth below. Where general standards and specific criteria overlap, specific criteria shall supersede general standards.

**Sec. 53-2 Definitions**

**Accessory Use:** A subordinate building or use which is customarily incidental to the principal use or building, and which is located on the same lot with the principal use or building, as defined in Section 75-4(c) of this code.

**Battery Back-Up:** A battery system that stores electrical energy from a solar PV system, making the electricity available for future use. Battery Back-Up systems are common in Off-Grid Systems and Hybrid Systems.

**Combiner or Junction Box:** Combines the inputs (electrical flows) from multiple strings of solar panels (or micro-inverters) into one output circuit.

**Crystalline Silicon Cells:** Solar photovoltaic cells fashioned from either mono-crystalline, multi-crystalline, or ribbon silicon capable of converting sunlight into electricity. Crystalline silicon solar PV panels are the most commonly used and are generally the most efficient.

**Distributed Solar:** For the purposes of this Ordinance, distributed solar refers to solar energy systems located on-site and designed to provide solar thermal energy or solar PV electricity to a property owner, occupant, and/or facilities.

**Grid-tied Solar:** A solar PV system that is interconnected with the utility grid via net metering and interconnection agreements with the utility.

**Electricity Generation** (aka production, output): The amount of electric energy produced by transforming other forms of energy, commonly expressed in kilowatt-hours (kWh) or megawatt-hours (MWh).

**Electrical Equipment:** Any device associated with a solar energy system, such as an outdoor electrical unit/control box, that transfers the energy from the solar energy system to the intended on-site structure.

**Grid-tied Solar Photovoltaic Systems** (aka grid-tied PV, on-grid, grid-connected, utility-interactive, grid-intertied, or grid-direct): Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home’s or business’s electricity usage. Any excess electricity generated is sent to the electric utility grid, credited via a customer’s net metering agreement with their local utility. Grid-tied are typically installed without a battery back-up system to store electricity. As such, these systems provide no power during an outage. Typical system components: PV panels, inverter(s), and required electrical safety gear.
**Ground-Mount System:** A solar energy system that is directly installed on specialized solar racking systems, which are attached to an anchor in the ground and wired to connect to an adjacent home or building. Ground-mount systems may be applicable when insufficient space, structural and shading issues, or other restrictions prohibit rooftop solar.

**Hybrid Solar Photovoltaic Systems** (aka grid-tied PV with battery back-up): Solar photovoltaic electricity generation systems designed to serve the electricity needs of the building to which it is connected, thus offsetting a home’s or business’s electricity usage, while also utilizing a battery back-up in the event of a power outage. This is the only system that provides the ability to have power when the utility grid is down. Typical system components include: PV panels, inverter(s), and required electrical safety gear, battery bank, and a charge controller.


**Inverter:** A device that converts the Direct Current (DC) electricity produced by a solar photovoltaic system to useable alternating current (AC).

**Kilowatt** (kW): Equal to 1000 Watts; a measure of the use of electrical power.

**Kilowatt-hour** (kWh): A unit of energy equivalent to one kilowatt (1 kW) of power expended for one hour of time.

**Mounting:** The manner in which a solar PV system is affixed to the roof or ground (i.e. roof mount, ground mount, pole mount).

**Megawatt** (MW): Equal to 1000 Kilowatts; a measure of the use of electrical power.

**Megawatt-hour** (MWh): A unit of energy equivalent to one Megawatt (1 MW) of power expended for one hour of time.

**National Electrical Code** (NEC): Sets standards and best practices for wiring and electrical systems.

**Net Meter:** On-grid solar PV systems connected to the utility grid use a net meter; typically provided and installed by the local utility, to measure the flow of electricity from the solar system for the purposes of net metering.

**Net Metering:** A billing arrangement that allows customers with grid-connected solar electricity systems to receive credit for any excess electricity generated on-site and provided to the utility grid.

**Off-Grid Solar Photovoltaic Systems with Battery Back-Up:** Solar photovoltaic electricity systems designed to operate independently from the local utility grid and provide electricity to a home,
building, boat, RV (or remote agricultural pumps, gates, traffic signs, etc.). These systems typically require a battery bank to store the solar electricity for use during nighttime or cloudy weather (and/or other back-up generation). Typical system components include: PV panels, battery bank, a charge controller, inverter(s), required disconnects, and associated electrical safety gear.

**Orientation** (or Azimuth): In the northern hemisphere, true solar south is the optimal direction for maximizing the power output of solar PV. Although, systems can be oriented east, southeast, southwest, and west, while still providing 75-85 percent of maximum production, depending on the tilt. Proper orientation and access to sun are critical for achieving maximum energy production potential (ideally, the orientation of the solar energy system ensures that solar access is not obstructed by other buildings, shade trees, chimneys, HVAC systems, or other equipment).

**Passive Solar**: Techniques, design, and materials designed to take advantage of the sun's position (and the local climate) throughout the year to heat, cool, and light a building with the sun. Passive solar incorporates the following elements strategically to maximize the solar potential of any home or building (namely, maximizing solar heat gain in winter months and minimizing solar heat gain in summer months to reduce heating/cooling demand; and maximizing the use of daylighting to reduce demand for electricity for lighting): strategic design and architecture, building materials, east-west and building lot orientation, windows, landscaping, awnings, ventilation

**Photovoltaic (PV) System**: A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity when exposed to sunlight. A PV system may be roof-mounted, ground-mounted, or pole-mounted.

**Pole-Mount Systems**: A solar energy system that is directly installed on specialized solar racking systems, which are attached to a pole, anchored and firmly affixed to a concrete foundation in the ground, and wired underground to an attachment point at the building’s meter. Unlike ground-mount systems, pole-mount systems are elevated from the ground. Pole-mounted systems can be designed to track the sun (with single-axis or dual-axis tracking motors) and maximize solar output throughout the year.

**Power**: The rate at which work is performed (the rate of producing, transferring, or using energy). Power is measured in Watts (W), kilowatts (kW), Megawatts (MW), etc.

**PV-Direct Systems**: The simplest of solar photovoltaic electric systems with the fewest components (no battery back-up and not interconnected with the utility) designed to only provide electricity when the sun is shining. Typical system components include: PV panels, required electrical safety gear, and wiring.
**Racking:** Solar energy systems are attached securely and anchored to structural sections of the roof-mounted or pole-mounted systems. Specially designed metal plates called flashings prevent leaks and are placed under shingles and over bolts to create a water-tight seal.

**Roof-Mount System** (aka rooftop mounted, building mounted): A solar energy system consisting of solar panels are installed directly on the roof of a home, commercial building, and/or an accessory structure, such as a garage, pergola, and/or shed. Solar panels are mounted and secured using racking systems specifically designed to minimize the impact on the roof and prevent any leaks or structural damage. Roof-mount systems can be mounted flush with the roof or tilted toward the sun at an angle.

**Solar Access:** The ability of one property to continue to receive sunlight across property lines without obstruction from another’s property (buildings, foliage or other impediment).

**Solar Array:** Multiple solar panels combined together to create one system.

**Solar Collector:** A solar PV cell, panel, or array, or solar thermal collector device, that relies upon solar radiation as an energy source for the generation of electricity or transfer of stored heat.

**Solar Easement:** An easement recorded pursuant to O.C.G.A. § 44-9-20 -§ 44-9-24, the purpose of which is to secure the right to receive sunlight across the real property of another for the continued access to sunlight necessary to operate a solar energy system. According to Georgia law, parties may voluntarily enter into written solar easement contracts that are enforceable by law. An easement must be created in writing and filed, duly recorded and indexed in the office of the recorder of the county in which the easement is granted. A solar easement, once created, runs with the land and does not terminate unless specified by conditions of the easement.

**Solar Energy System:** A system capable of collecting and converting solar radiation into heat or mechanical or electrical energy and transferring these forms of energy by a separate apparatus to storage or to point of use, including, but not limited to, water heating, space heating or cooling, electric energy generation, or mechanical energy generation. This definition shall include Solar Thermal, Photovoltaic, and Passive Solar Systems.

**Solar Energy System, Small-Scale:** An Active Solar Energy System that occupies 1,750 square feet of surface area or less (equivalent to a rated nameplate capacity of about 10 kW DC or less).

**Solar Energy System, Medium-Scale:** An Active Solar Energy System that occupies more than 1,750 but less than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 10 - 250 kW DC).
**Solar Energy System, Large-Scale:** An Active Solar Energy System that occupies more than 40,000 square feet of surface area (equivalent to a rated nameplate capacity of about 250kW DC or greater).

**Solar Farm:** A large-scale utility and/or commercial solar energy system, the full size of which is six acres or more.

**Solar Glare:** The potential for solar panels to reflect sunlight, with an intensity sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

**Solar Photovoltaic (Solar PV) System:** Solar systems consisting of photovoltaic cells, made with semiconducting materials, that produce electricity (in the form of direct current (DC)) when they are exposed to sunlight. A typical PV system consists of PV panels (or modules) that combine to form an array; other system components may include mountain racks and hardware, wiring for electrical connections, and power conditioning equipment, such as an inverter and/or batteries.

**Solar Panel** (or module): A device for the direct conversion of sunlight into useable solar energy (including electricity or heat).

**Solar Process Heat:** Technologies that provide industrial specific applications, including ventilation air preheating, solar process heating, and solar cooling.

**Solar-Ready:** The concept of planning and building with the purpose of enabling future use of solar energy generation systems. Solar-ready buildings, lots, and developments make it easier and more cost-effective to utilize passive solar techniques and adopt active solar technologies in the future. Solar-ready buildings are built anticipating future installation of active solar energy systems (including structural reinforcement, pre-wiring or plumbing for solar, and east-west building orientation). Solar-ready lots are oriented to take maximal advantage of a location’s solar resource. Solar-ready developments expand this concept to entire subdivisions.

**Solar Thermal System** (aka Solar Hot Water or Solar Heating Systems): A solar energy system that directly heats water, or other liquid using sunlight. Systems generally consist of a series of tubes that concentrate light to heat either water or a heat-transfer fluid (such as food-grade propylene glycol, a non-toxic substance) in one of two types of collectors (flat-plate collectors and evacuated tube collectors). The heated liquid is used for such purposes as space heating and cooling, domestic hot water, and heating pool water.

**Thin Film Solar PV:** Capable of generating electricity from the sun, thin film solar PV cells consist of layers of semiconductor materials (made from amorphous silicon, cadmium telluride, copper indium gallium diselenide, among other materials) a few micrometers thick, which allow for greater flexibility. Thin film is made by depositing one or more thin layers of photovoltaic material on a substrate; products include rooftop shingles and tiles, building facades, the glazing for skylights, and other building integrated materials.
**Tilt:** The angle of the solar panels and/or solar collector relative to their latitude. The optimal tilt to maximize solar production is perpendicular, or 90 degrees, to the sun’s rays at true solar noon.

**True Solar Noon:** When the sun is at its highest during its daily east-west path across the sky (this is also known as 0° Azimuth). Solar energy systems can be manually or automatically adjusted throughout the year. Alternatively, fixed-tilt systems remain at a static tilt year-round.

**Watts (W):** A measure of the use of electrical power (power (Watts) = voltage (volts) × current (Amps)).

**Wiring:** Specified by electrical codes, solar PV system wires are routed from the panels or micro-inverters through conduit into the inverter and buildings meter.

**Sec. 53-3 Applicability**

1. This Ordinance applies to all distributed solar systems installed and constructed after the effective date of this Ordinance. For purposes of this Ordinance, “solar energy system” means a distributed solar energy system as defined herein.

2. Solar energy systems constructed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance.

3. All solar energy systems shall be designed, erected, and installed in accordance with applicable local, state, utility, and national codes, regulations, and standards.

**Sec. 53-4 Placement by Zoning District**

Solar energy systems shall be authorized in the zoning districts of the City of Eatonton as follows:

<table>
<thead>
<tr>
<th></th>
<th>All Roof Mounted</th>
<th>Ground - Small (&lt; 1750 sq. ft.)</th>
<th>Ground - Medium (1750 - 40,000 sq. ft.)</th>
<th>Ground - Large (&gt;40,000 sq. ft.)</th>
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<tr>
<td>A-1 Agricultural</td>
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<td>Permitted</td>
<td>Permitted (Conditional)</td>
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<td>Permitted</td>
<td>Prohibited</td>
</tr>
<tr>
<td>R-2</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Permitted</td>
<td>Prohibited</td>
</tr>
<tr>
<td>Residential Low Density</td>
<td>(Accessory)</td>
<td>(Accessory)</td>
<td>(Conditional)</td>
<td></td>
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<td>------------------------</td>
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<td></td>
</tr>
<tr>
<td>R-3 Residential Medium Density</td>
<td>Permitted (Accessory)</td>
<td>Permitted (Accessory)</td>
<td>Permitted (Conditional)</td>
<td>Prohibited</td>
</tr>
<tr>
<td>R-4 MHP Manufactured Home Park Districts</td>
<td>Permitted (Accessory)</td>
<td>Permitted (Accessory)</td>
<td>Permitted (Conditional)</td>
<td>Prohibited</td>
</tr>
</tbody>
</table>

| C-1 Local Commercial District | Permitted (Accessory) | Permitted (Accessory) | Permitted (Conditional) | Permitted (Conditional) |
| C-2 General Commercial District | Permitted (Accessory) | Permitted (Accessory) | Permitted (Conditional) | Permitted (Conditional) |
| I-1 Light Industrial District | Permitted (Accessory) | Permitted | Permitted | Permitted (Conditional) |
| I-2 Heavy Industrial District | Permitted (Accessory) | Permitted | Permitted | Permitted (Conditional) |
| DB-Downtown Business Overlay | Permitted as per underlying district | Permitted as per underlying district | Prohibited | Prohibited |

**Sec. 53-5 Solar Energy System Requirements**

1. To the extent practicable, and in accordance with Georgia law, the accommodation of solar energy systems and associated electrical equipment, shall be encouraged in the application of the various review and approval provisions of the Eatonton code.

2. Solar energy systems are permitted in all zoning districts as noted in Section 53-4 of this Ordinance.

3. A solar energy system may provide power for the principal use and/or accessory use of
the property on which the solar energy system is located, but is not required to do so.

(4) The installation and construction of a roof-mount solar energy system shall be subject to the following development and design standards:

a. A roof or building-mounted solar energy system may be mounted on a principal or accessory building.

b. Any height limitations of the Eatonton Code shall not be applicable to solar collectors, provided that such structures are erected only to such height as is reasonably necessary to accomplish the purpose for which they are intended to serve.

c. Placement of solar collectors on flat roofs shall be allowed by right, provided that panels do not extend horizontally past the roofline.

(5) The installation and construction of a ground-mount or pole-mount solar energy system shall be subject to the following development and design standards:

a. The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.

b. The surface area of a ground- or pole-mounted system, regardless of the mounted angle, shall be calculated as part of the overall lot coverage.

c. The minimum solar energy system setback distance from the property lines shall be equivalent to the building setback or accessory building setback requirement of the underlying zoning district.

d. All power transmission lines from a ground-mounted solar energy system to any building or other structure shall, when practicable, be located underground and/or in accordance with the building electrical code as appropriate.

(6) The installation and construction of a solar farm or utility-grade solar energy system shall be subject to the following development and design standards:

a. A minimum setback distance of 50 feet from all property boundaries shall be required, with the exception of property boundaries of adjoining parcels that are a part of a single solar farm project, as shown on the site plan. These property boundaries shall not be subject to this setback requirement. In such excepted case, a written waiver approved by the city and signed by the property owner(s) of all adjoining parcels included in the project shall be required.

b. Power inverters and other sound producing equipment shall be no less than 150
feet from any dwelling unit at the time of construction/installation.

c. All solar energy systems shall be completely enclosed with a minimum of six feet high chain link or security fencing as measured from the natural grade of the fencing perimeter.

d. Solar farms shall be constructed with evergreen vegetative screening where existing buffers do not obscure solar energy system perimeters from dwelling units on adjacent parcels. At maturity, required vegetative screening shall not be less than 15 feet tall, regardless of line-of-sight.

e. Permits for solar farms will include a contingent Decommissioning Plan, as specified in Section 53-7 of this Ordinance.

(7) All electrical equipment associated with, and necessary for the operation of solar energy systems shall comply with the following:

   Electrical equipment shall comply with the setbacks specified for accessory structures in the underlying zoning district.

(8) Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, solar panel placement should be prioritized to minimize or negate any solar glare onto nearby properties or roadways, without unduly impacting the functionality or efficiency of the solar system.

(9) A solar energy system shall not be used to display permanent or temporary advertising, including signage, streamers, pennants, spinners, reflectors, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the solar energy system provided they comply with the prevailing sign regulations.

(10) A solar energy system shall not be constructed until a building/zoning permit has been approved and issued.

Sec. 53-6 Safety and Inspections

(1) The design of the solar energy system shall conform to applicable local, state and national solar codes and standards. A building permit, reviewed by department staff, shall be obtained for a solar energy system. All design and installation work shall comply with all applicable provisions in the National Electric Code (NEC), the International Residential Code (IRC), International Commercial Building Code, State Fire Code, and any additional requirements set forth by the local utility (for any grid-connected solar systems).
(2) *Emergency Access* – Roof-mounted solar energy systems shall be located in such a manner as to ensure emergency access to the roof, provide pathways to specific areas of the roof, provide for smoke ventilation opportunities, and provide emergency egress from the roof.

a. For buildings with pitched roofs, solar collectors shall be located in a manner that provides a minimum of one three-foot wide clear access pathway from the eave to the ridge on each roof slope where solar energy systems are located, as well as one three-foot smoke ventilation buffer along the ridge.

b. Residential rooftops that are flat shall have a minimum three-foot wide clear perimeter, and commercial buildings that are flat shall have a minimum four-foot wide clear perimeter between a solar energy system and the roofline, as well as a three-foot wide clear perimeter around roof-mounted equipment such as HVAC units.

c. To the extent practicable, the access pathway shall be located at a structurally strong location on the building (such as a load-bearing wall).

(3) The solar energy system shall comply with all applicable City of Eatonton Ordinances and Codes so as to ensure the structural integrity of such solar energy system. The existing roof structure and the weight of the solar energy system shall be taken into consideration when applying for a solar energy system permit.

(4) Prior to operation, electrical connections must be inspected by an appropriate electrical inspection person or agency, as determined by the City of Eatonton.

(5) Any connection to the public utility grid must be approved by the appropriate public utility.

(6) If solar storage batteries are included as part of the solar collector system, they must be installed according to all requirements set forth in the National Electric Code and State Fire Code when in operation. When no longer in operation, the batteries shall be disposed of in accordance with the laws and regulations of the City of Eatonton and any other applicable laws and regulations relating to hazardous waste disposal.

(7) Unless otherwise specified through a contract or agreement, the property owner of record will be presumed to be the responsible party for owning and maintaining the solar energy system.

**Sec. 53-7 Abandonment and removal**

(1) If a ground-mounted solar energy system is removed, any earth disturbance as a result of the removal shall be landscaped in accordance with Eatonton Code.
A ground or pole-mounted solar energy system is considered to be abandoned or defective if it has not been in operation for a period of 12 months. If abandoned, the solar energy system shall be repaired by the responsible party, as per Sec. 53-6 (7), meet federal, state, and local safety standards, or be removed by the owner within the time period designated by an Eatonton Building Code Official. If the owner fails to remove or repair the defective or abandoned solar energy system, the City of Eatonton may utilize the parameters of Eatonton Code, Chapter 14, Article III – Nuisance Abatement, including but not limited to a court summons, mandated repair, or demolition and removal of the violating property.

Utility-grade or solar farm solar energy systems shall be subject to the creation of a Decommissioning Plan at time of permit approval. This plan shall include, at a minimum:

a. Defined conditions upon which decommissioning will be initiated (i.e. end of lease, safety hazard, etc.);

b. Removal of all non-utility owned equipment conduits, structures, fencing, roads and foundations; restoration of property to condition prior to solar farm development;

c. The timeframe for completion of removal and decommissioning activities; and

d. Signed statement from the party responsible for completing the Decommissioning Plan acknowledging such responsibility.

Upon failure to accomplish the Decommissioning Plan, the Building Inspector may take action as authorized in the City Code, Chapter 14, Article III – Nuisance Abatement

Sec. 53-8 Appeals

(1) If the owner of a solar energy system is found to be in violation of the provisions of this Ordinance, appeals should be made in accordance with the established procedures of the Eatonton Code.

(2) If a building permit for a solar energy system is denied because of a conflict with other goals of the City of Eatonton, the applicant may seek relief from the Planning and Zoning Commission, which shall regard solar energy as a factor to be considered, weighed, and balanced along with other factors.

Sec. 53-9 Solar-Ready Zoning

(1) New structures will, to the extent possible and insofar as practical, be situated on the lot to take advantage of solar access, including the orientation of proposed buildings with respect to sun angles, the shading and windscreen potential of existing and proposed
vegetation on and off the site, and the impact of solar access to adjacent uses and properties.

(2) To permit maximum solar access to proposed lots and future buildings, wherever reasonably feasible and where consistent with other appropriate design considerations, new streets shall be located on an east-west axis to encourage building siting with the maximum exposure of roof and wall area to the sun.

(3) Eatonton tree-planting programs shall take into account the impact of street trees on the solar access of surrounding properties and, where possible, efforts shall be made to avoid shading possible locations of solar collectors.

(4) When the Planning and Zoning Commission reviews and acts upon applications for subdivision approval or site plan approval, it shall take into consideration whether the proposed construction would block access to sunlight between the peak daylight hours of 9:00 a.m. and 3:00 p.m. Eastern Standard Time for existing ground-mount, pole-mount, or roof-mount solar energy collectors, or for solar energy collectors for which a permit has been issued.

(5) Where reasonable and appropriate, new subdivisions should be platted so as to preserve or enhance solar access for either passive or active systems, consistent with the other requirements of the Eatonton Code.

(6) The plan for development of any site within cluster subdivisions shall be designed and arranged in such a way as to promote solar access for all dwelling units. Considerations may include the following:

a. In order to maximize solar access, the higher-density dwelling units should be placed on a south-facing slope and lower-density dwelling units sited on a north-facing slope.

b. Subject to the Eatonton setback requirements, structures should be sited as close to the north lot line as possible to increase yard space to the south for reduced shading of the south face of a structure.

c. A tall structure should be sited to the north of a short structure.

(7) Solar-Ready zoning should be considered as one among multiple considerations in planning new developments.

Sec. 53-10 Restrictions on Solar Prohibitions

In accordance with Eatonton Code Sec. 75 (Zoning), the City of Eatonton and the Planning and Zoning Commission maintains and reserves the right to refuse any plat or subdivision plan if
deed restrictions, covenants or other agreements running with the land prohibit or have the effect of prohibiting reasonably sited and designed solar collectors or other renewable resource devices.

Sec. 53-11 Adoption

This Ordinance shall take effect ______ days after the date of its enactment. DULY ORDAINED AND ENACTED the 2nd day of February, 2016, by the Council of the City of Eatonton in the County of Putnam, in the State of Georgia, in lawful session duly assembled.

APPROVED AND ADOPTED by the Council of the City of Eatonton, Georgia on this 2nd day of February, 2016.

__________________________
Walter C. Rocker, Jr., Mayor
City of Eatonton, Georgia

ATTEST:

__________________________
Clerk, City of Eatonton, Georgia
In accordance with O.C.G.A. §36-81, the City of Eatonton proposes Amendment 2 to the CFY 2014-2015 budget. The City's fiscal year begins on September 1 and concludes on August 31 of the following year. A PUBLIC HEARING will be held on January 19, 2016 at 6:45 PM to allow citizen input in the process. The hearing will be held in the City Council Chamber. A copy of the budget is available at City Hall, located at 201 North Jefferson Avenue, Eatonton, GA 31024.

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<tr>
<th>Expenditures</th>
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<th>Amended Budget</th>
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<td>Grants</td>
<td>$371,800</td>
<td>-</td>
<td>$371,800</td>
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<tr>
<td>Fines and Penalties</td>
<td>$250,000</td>
<td>-</td>
<td>$250,000</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>$314,541</td>
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<td>$314,541</td>
</tr>
<tr>
<td>Total General Fund</td>
<td>$4,621,576</td>
<td>-</td>
<td>$4,621,576</td>
</tr>
<tr>
<td>Confiscated Assets</td>
<td>$20,050</td>
<td>-</td>
<td>$20,050</td>
</tr>
<tr>
<td>Hotel Motel Tax &amp; Other Funds</td>
<td>$12,000</td>
<td>-</td>
<td>$12,000</td>
</tr>
<tr>
<td>Gas</td>
<td>$1,758,320</td>
<td>-</td>
<td>$1,758,320</td>
</tr>
<tr>
<td>Total City Revenues</td>
<td>$6,411,946</td>
<td>-</td>
<td>$6,411,946</td>
</tr>
</tbody>
</table>
STATE OF GEORGIA

COUNTY OF HANCOCK

INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF EATONTON AND THE CITY OF SPARTA FOR ELECTION SERVICES

THIS AGREEMENT, is entered into between the City of Sparta, Georgia, a municipal corporation established, chartered, existing under the laws of the State of Georgia, acting by and through its Mayor and Council (hereinafter referred to as “Sparta”) and City of Eatonton, Georgia, a municipal corporation established, chartered, existing under the laws of the State of Georgia, acting by and through its Mayor and Council (hereinafter referred to as “Eatonton”) relating to the use of the Direct Recording Electronic Voting Machines, optical scanners, access cards, and voters with disabilities kits (hereinafter referred to as “Equipment”) for conducting municipal elections for the City of Sparta.

WHEREAS, pursuant to O.C.G.A. § 21-2-70.1 Sparta may appoint a municipal superintendent of elections or the City Clerk may serve as municipal superintendent of elections; and,

WHEREAS, Sparta will conduct its own election but needs to use certain equipment, information and facilities of Eatonton; and,

WHEREAS, Eatonton resources will be used in the performance of the agreed upon functions; and,

WHEREAS, Sparta and Eatonton are desirous of entering into an agreement to provide for mutual obligations of each of the parties; to provide for a time period of this agreement; and for other provisions:
Further Recitals:

1. Eatonton has the authority to contract with any municipality or governmental authority located within the State of Georgia;

2. Sparta is a municipality located within Hancock County that is required to conduct municipal elections from time to time for the purposes of electing individuals to serve on the City Council of said City, as Mayor of said City, special referenda, bond issues, or called special elections;

3. Sparta requests certain services of the Eatonton to assist in such municipal elections;

4. Sparta has requested that Eatonton loan certain elections equipment to Sparta to be used in the March 1, 2016 special election for Mayor;

5. Sparta shall pay all reasonable costs Eatonton shall incur in regard to the elections for City as specifically set forth hereinbelow; and

6. The Constitution of the State of Georgia provides in Article X, Section 3, Paragraph 1, Subparagraph (a), that any public agency of the State of Georgia may contract for a period not exceeding fifty (50) years, with any other governing authority, public agency, public corporation or public authority, for the provision of services, but such contracts must deal with activities, services or facilities which the contracting parties are authorized by law to undertake or provide.
Agreement

NOW THEREFORE, in consideration of the premises herein, the following agreements, stipulations and obligations are hereby adopted and agreed to by both parties hereto:

1. Term/Duration

This Agreement shall remain in effect until the conclusion of all legal requirements related to the special election to fill the term of mayor.

2. Scope of Services

Eatonton shall provide the following services:

a. Eatonton agrees to loan the following equipment to City at no cost:

   2 touch screen voting machines,

   1 voters with disabilities kit,

   1 optical scanner for counting paper absentee ballots, and

   all necessary access cards.

b. That Sparta will be responsible for the safe keeping of all equipment borrowed and shall be responsible for all repairs due to damage incurred while the equipment is in Sparta’s control. Sparta shall return the equipment in full working order and condition as when the equipment was loaned to Sparta. Any other equipment or materials supplied to Sparta will promptly be returned with the DRE machines or Sparta will reimburse
Eatonton as set forth herein for any unreturned, damaged or otherwise expended equipment and/or materials within thirty (30) days.

c. Sparta shall be responsible for all transportation. Sparta shall transport all equipment to Sparta City Hall on February 3, 2016 between the hours of 10:00 a.m. and 4:00 p.m. and shall return all equipment on March 7, 2016 after the conclusion of the election.

d. Sparta shall coordinate and perform logic and accuracy testing at the Hancock County Eatonton of Elections and Registration, under the supervision of the Municipal Elections Superintendent, within the timeframe provided by law.

e. Sparta and its elections superintendent will handle all aspects of the election other than the provision of machines. Sparta shall perform all duties imposed upon it by law, either by general statutory law or by local legislation, to conduct such elections, including the qualifications of candidates for such elections.

3. Compensation

Sparta shall pay Eatonton all costs and expenses reasonably incurred in performing the services as set forth in this Agreement except for the actual loan of equipment. Eatonton will invoice Sparta for such costs and expenses, and Sparta shall pay all such invoices within 30 days of receipt thereof.
4. Indemnification

Sparta shall indemnify Eatonton for any damages caused to the machines for any reasons whatsoever, loaned to Sparta and will insure all of the machines in an amount of no less than $5,000.00 with Eatonton as an additional insured on Sparta’s insurance policy. Further, Sparta covenants and agrees to take and assume all responsibility in connection with Agreement. Sparta shall bear all losses and damages directly or indirectly resulting to it on account of the performance of this Agreement.

Sparta shall defend, indemnify and hold harmless Eatonton, its officers, Eatonton’s elected officials, employees, servants, volunteers and agents (hereinafter referred to as “Local Government Parties”) from and against any and all claims, injuries, suits, actions, judgments, damages, losses, costs, expenses and liability of any kind whatsoever, including but not limited to, attorney’s fees and cost of defense, (hereinafter "Liabilities") which may be the result of willful, negligent or tortious conduct arising out of the contracted services, equipment or operations by Sparta, any subcontractor, anyone directly or indirectly employed by Sparta or subcontractor or anyone for whose acts Sparta or subcontractor may be liable, regardless of whether or not the negligent act is caused in party by a party indemnified hereunder. This indemnity does include Liabilities caused by or resulting from the sole negligence or intentional unlawful acts of the Local Government Parties.

5. Responsible Personnel
Sparta personnel responsible for operation of all equipment, shall be responsible for obtaining all training required for the proper use and operation of the units and equipment leased under this Agreement from the Georgia Secretary of State.

6. Proper Use

Sparta, without exception, shall assure that all of the equipment leased under this Agreement, while in its possession and control, will be properly used and kept securely according to the terms and conditions specified by the Secretary of State for the State of Georgia.

7. Governing Law and Forum

It is the intention of the parties that the laws of the State of Georgia shall govern the validity of this Agreement and the construction of its terms and interpretation of the rights and duties of the parties. Any litigation arising out of or any way involving this Agreement shall be heard and decided in the Superior Court of Hancock County.

8. Notice

All notices or communications provided for under this Agreement shall be deemed properly given when delivered personally, sent by registered or certified United States mail, postage prepaid, or faxed as follows:

City of Sparta, City Clerk: Virginia M. Brown

PO Drawer H, Sparta, GA 31087
City of Eatonton, 

201 N Jefferson Ave, Eatonton, GA 31024

9. Severability

In the event any provision or portion of this Agreement is held by any court of competent jurisdiction to be invalid or unenforceable, such holding shall not affect the remainder hereof, and the remaining provisions shall continue in full force and effect to the same extent as would have been the case if such invalid or unenforceable provision or portion had never been a part hereof.

10. Counterparts

This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

11. Integration and Modification

This writing constitutes the entire agreement among the Parties and all prior agreements, understandings and negotiations between the Parties are hereby superseded by this Agreement. This Agreement can only be modified by a writing signed by all Parties.

12. Authority

The signatories below have been duly authorized by their respective governing authorities to execute this Agreement on their behalf.

13. No Waiver
No failure of any party to exercise any power given under this agreement or to insist upon strict compliance with any obligation specified in this agreement, and no custom or practice at variance with the terms of this agreement, shall constitute a waiver of any party's right to demand exact compliance with the terms of this agreement.

14. **Construction.**

This agreement shall be construed without regard to the identity of the person who drafted it. Each provision of this agreement shall be construed as though all the parties participated equally in its drafting. Any rule of construction that a document is to be construed against the drafting party shall not be applicable.

Given under the hands and seals of the parties hereto:

CITY OF EATONTON, GEORGIA

By: ______________________________
Mayor

Date: ______________________________

Attest: ______________________________
City Clerk

Date: ______________________________

[AFFIX CITY SEAL]
CITY OF SPARTA, GEORGIA

By: ________________________________

Mayor

Date: ______________________________

Attest: ________________________________

City Clerk

Date: ______________________________

[AFFIX CITY SEAL]
Mr. Sanders, my name is Aretha Hill, Election Superintendent for the city of Sparta. The city is scheduled to have an Election on March 1st 2016, therefore I need additional equipment to run the election (two (2)TS Units two (2) Optical Scanners with memory cards and two VVD Kits). Sparta City Clerk, Mrs. Virginia Brown and myself spoke with Ms Sarah at your Putnam County Election Office concerning this issue and she advised that we speak with you for authorizations. I addressed the issue with Michael Barnes at Kennasaw State concerning borrowing equipment from other counties and municipalities, and there is no problem upon administrators approval. If approved, let me know if I should have the county's attorney to draw up a contract.

Thanks in advance for a speedy response

Aretha