

**Action Requested/Required:**

- ☒ Vote/Action Requested
☐ Discussion or Presentation Only
☐ Public Hearing
Report Date: _____
Hearing Date: _____
Voting Date: _____

Department: Community Development **Presenter(s) & Title:** Bethany Watson
City Engineer

Agenda Item Title:

Discussion and Possible Action on River Green Street Lights

Summary:

As discussed at the previous meeting, Staff has received a request for 50 new streetlights in the River Green Community, specifically on River Green Avenue and River Green Bend. The existing developer-installed streetlights are in a state of critical disrepair and require complete replacement. These lights are currently maintained by the River Green HOA, which deviates from the City's standard practice for lights within the public Right-of-Way (ROW).

Georgia Power has provided a quote for the full replacement cost, requiring a prepayment of \$339,287. Despite staff efforts to negotiate a cost-sharing solution via a Community Improvement District (CID), the HOA maintains that the City is responsible for the full replacement cost, asserting that the lights' location within the City Street ROW makes them a legal City responsibility. See attached memo for additional information.

Staff has determined that there are 187 remaining lots to be developed, resulting in a possible \$1,814 add on fee per lot.

Budget Implications:

Budgeted? ☐ Yes ☒ No ☐ N/A

Total Cost of Project: _____ Check if Estimated ☐

Fund Source: General Fund ☐ Water & Sewer ☐ Sales Tax ☐ Other: _____

Staff Recommendations:**Reviews:**

Has this been reviewed by Management and Legal Counsel, if required? ☐ Yes ☐ No

Attachments:

Memo



Memorandum

To: Mayor and City Council
From: Bethany Watson, P.E., AICP, City Engineer
CC: Billy Peppers, City Manager
Date: November 10, 2025 (updated November 24, 2025)
Re: River Green Street Lights

Executive Summary

Staff has received a request for 50 new streetlights in the River Green Community, specifically on River Green Avenue and River Bend Way. The existing developer-installed streetlights are in a state of critical disrepair and require complete replacement. These lights are currently maintained by the River Green HOA, which deviates from the City's standard practice for lights within the public Right-of-Way (ROW).

Georgia Power has provided a quote for the full replacement cost, requiring a prepayment of \$339,287. Despite staff efforts to negotiate a cost-sharing solution via a Community Improvement District (CID), the HOA maintains that the City is responsible for the full replacement cost, asserting that the lights' location within the City Street ROW makes them a legal City responsibility.

Background and Status

The street lighting infrastructure in River Green subdivision was originally installed by the community's developer. An agreement was reportedly made at that time between the City and the Developer stipulating that the River Green HOA would be responsible for the maintenance and operation of these lights. This documentation cannot be located within the City records. This practice has also been discontinued in other areas of River Green, where our standard streetlights are used and the City has taken over responsibility for those fixtures. The existing lights have exceeded their serviceable life and are now in a state of significant disrepair, necessitating a full replacement of fixtures, wiring, and poles.

HOA Response

City staff initiated discussion with the River Green HOA to explore a cost-sharing mechanism, specifically the establishment of a CID. The CID model would have allowed the replacement cost to be amortized and paid for by the residents of the

community over a number of years. The response from the HOA was decisively negative. Their position is that the community is not interested in any cost sharing due to the assertion that the streetlights are located within the city ROW and therefore are the legal responsibility of the City and they request that the City assume the full cost of the replacement as a necessary public safety expenditure.

Recommendation for Discussion

Given the public safety concerns associated with the lack of streetlights, the absence of a verifiable agreement, and the resistance from the HOA to develop a CID, staff recommends Council review and provide direction on how to proceed.

Specifically, Council must decide whether to:

1. Authorize full funding for the \$339,287 replacement to ensure public safety and assume maintenance responsibility. Funding is available via SPLOST.
2. Direct staff to re-engage with the HOA on a specific cost-sharing proposal.
3. Explore options for imposing a developer add on fee for the remaining undeveloped lots within River Green subdivision to offset a portion of the cost. Remaining lots, as of November 24, 2025, is 187, resulting in a possible add on fee of \$1,814.