



4800 Ashford Dunwoody Road
 Dunwoody, Georgia 30338
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MEMORANDUM

To: Mayor and City Council

From: Michael Smith, Public Works Director

Date: April 22, 2019

Subject: **Discussion of Streetlight Fees for Commercial and Other Non-Single Family Residential Properties**

BACKGROUND

At this year's annual retreat, the City Council expressed an interest in adding a streetlight fee for areas not covered by the residential streetlight district ordinance to recover the costs for providing streetlights on roads in these areas. Currently most of the neighborhoods in the city are included within their own individual streetlight district (see attached map).

The city's policy (adopted from DeKalb) for creation of a residential streetlight district requires a petition signed by the property owners of at least 51% of the total street frontage for each neighborhood street to be lighted. The property owners agree to pay the cost for the maintenance and energy costs of the streetlights with the proportionally shared among the properties within the district on a per foot of frontage basis. For neighborhoods with overhead power there is not installation cost to add lights to existing power poles. Where the power is underground, as required in new neighborhoods, the property owners or developer are required to pay for the installation costs for decorative streetlight poles. Once a petition is submitted, the city council approves a resolution creating the streetlight district and the streetlight fees are assessed on annual property tax bills.

BUDGET IMPACT

The fees collected for the residential streetlight districts offset the city's maintenance and energy costs for the streetlights in those areas. However, the city is currently paying an additional \$115,000 annually for streetlights in commercial areas and is continuing to add more streetlights that benefit these areas. A preliminary analysis of street frontage for all property other than single family residences indicates that an annual assessment of approximately 25 cents per foot of frontage would offset the current \$115,000 streetlight cost. At this rate, annual costs for individual property owners would range from less than \$10 per year to as high as \$1,075 annually. The average fee would be about \$400 annually. This new assessment would not generate revenue to directly fund the significant installation cost to add new streetlights in commercial areas. However, by adding a fee to offset ongoing maintenance costs for lights in these areas, the city would free up approximately \$115,000 in the annual budget that could be reallocated to streetlight installation.

RECOMMENDED ACTION

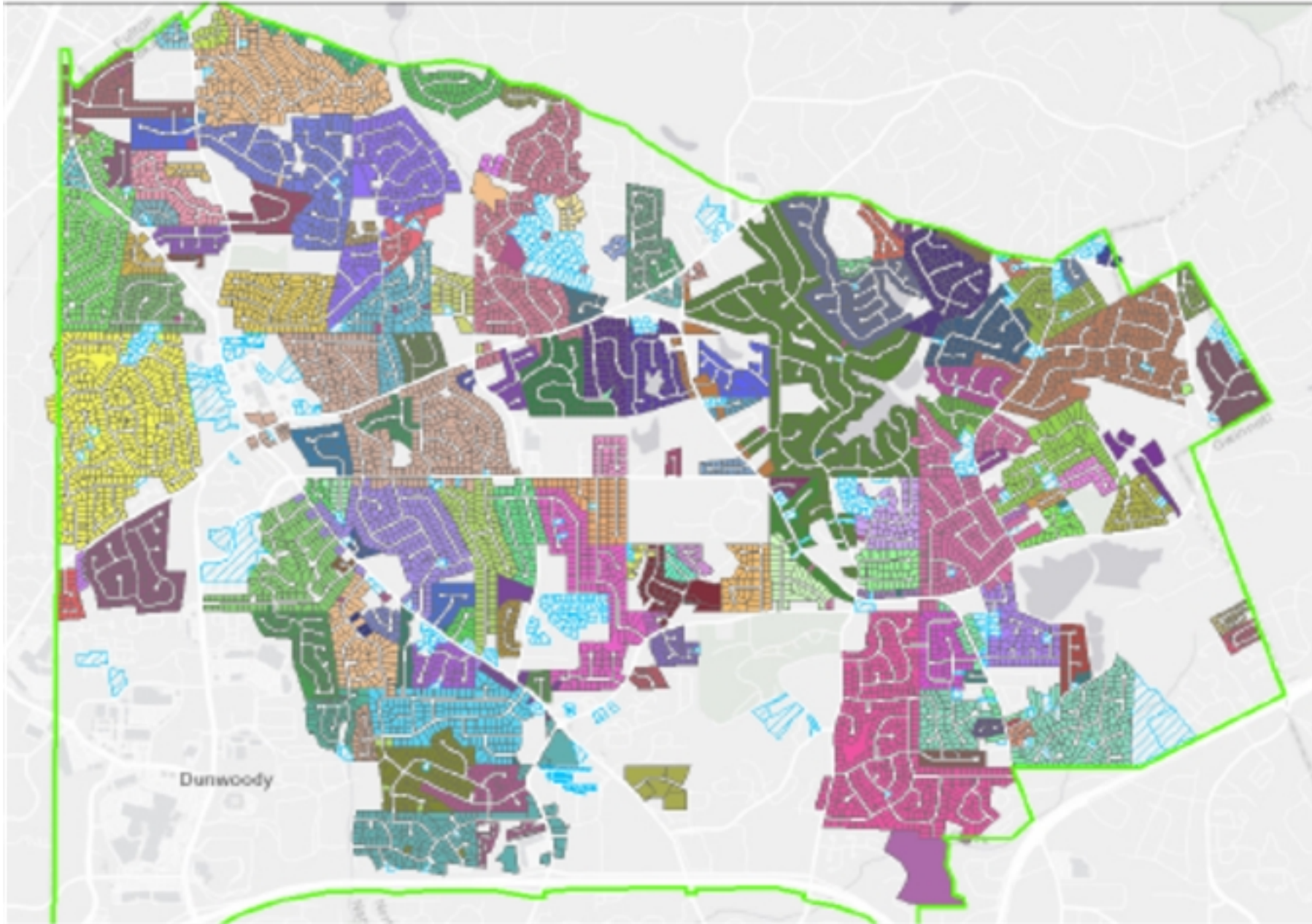


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The city council should consider creating a new streetlight district to include all property other than single-family residential property in order to provide for a more equitable distribution of the costs for providing streetlights on public roadways in the city. The new district would apply to all properties except single-family residential that front on a public road with streetlight facilities and that are not already included within an established streetlight district.

If the city council is agreeable to this approach, city staff will prepare an amendment to the city's current ordinance and a resolution to establish a new streetlight district for adoption at a future council meeting.

DUNWOODY RESIDENTIAL STREETLIGHT DISTRICTS



There are currently streetlights on over 97% of public neighborhood streets

Homeowners in each streetlight district pay for the maintenance and energy costs for those lights

Streetlights present on many roads in commercial areas with the city paying the maintenance and energy costs

CURRENT DUNWOODY STREETLIGHT POLICY

Land Use	Typical Light Type	Who Pays		
		Installation Cost	Operation & Maintenance Cost	
Single Family Residential- Public Street	Cobra Head light on Wood Power Pole	Georgia Power	Homeowners	Street light district created by petition, O&M pro rated by street frontage
Residential- Private Street	Decorative Pole	Developer	Property Owners	
Commercial	Decorative Pole	Developer or City	City	City pays unless road improvements required as part of redevelopment