

To: Mayor and City Council

From: Rachel Waldron
Parks and Recreation Director

Re: Agreement with Georgia Power Company for Brook Run Park Phase 4 Lighting System

Date: March 9, 2026

Action

Approval of an agreement with Georgia Power Company for installation and maintenance of the Brook Run Park Phase 4 Lighting System.

Details

Currently, there is a lighting gap between the Brook Run Park multi-use fields and the Pernoshal Park entrance, along the Dunwoody Trailway. Additional lighting increases pedestrian safety and visibility in these unlit areas. Installation includes twenty (20) 101 W LED Generation Patriot Post Top Lights, twenty (20) 12' MH Granville Direct Embedded Poles, seven shields for residential comfort, and all underground cables. Proposal pricing includes Georgia Power Company's maintenance policy and all electricity used by the lights.

Funding for project installation, in the amount of \$131,160 will be allocated from General Capital Fund 350.

Funding for the monthly fee of the lighting system, in the amount of \$680, will be allocated from Parks Utilities.

Recommendation

Staff respectfully requests that Council: (1) Authorize an agreement with Georgia Power Company in the amount of \$131,160, for installation of the Brook Run Park Phase 4 Lighting System, plus an additional \$680 monthly fee for maintenance of the system; (2) authorize Staff to provide funding for the agreement and new monthly fee; (3) authorize the City Manager to execute the necessary documents.

LEAVING
BROOK
RUN
PARK

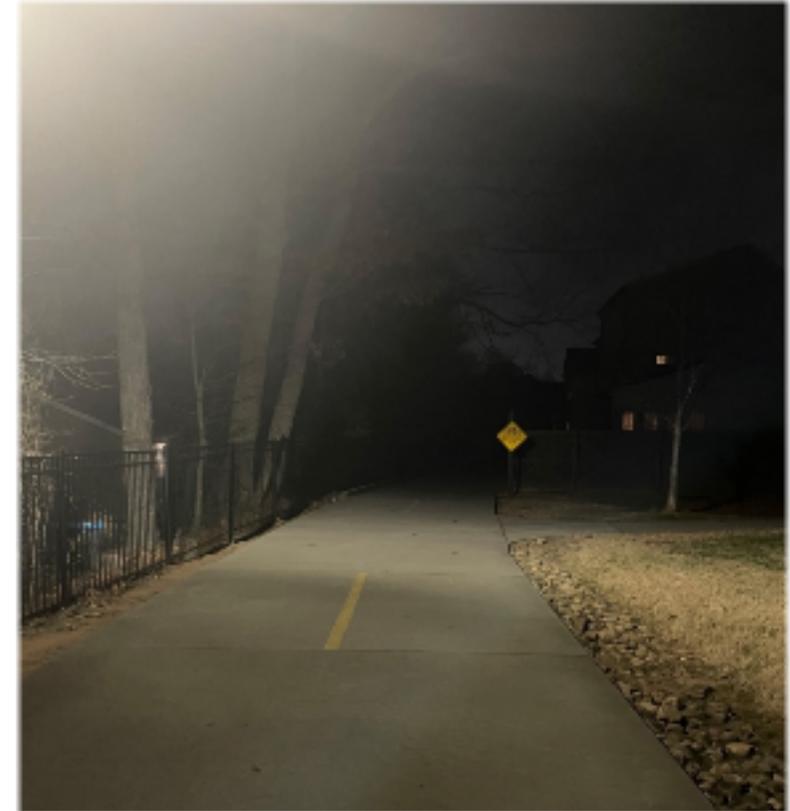
City of
Dunwoody
Georgia

Brook Run Park Phase 4 Lighting System

March 9, 2026

Summary

- Phases 1 through 3 have been completed at Brook Park. Phase 4 would add lighting along the trail connection between Brook Run Park and Pernoshal Park.



Background/Timeline

- Currently, there is a lighting gap between the Brook Run Park multi-use fields and the Pernoshal Park entrance, along the Dunwoody Trailway. Additional lighting increases pedestrian safety and visibility in these unlit areas.



Financial Impact

- Funding for project installation, in the amount of \$131,160 will be allocated from General Capital Fund 350.
- Funding for the monthly fee of the lighting system, in the amount of \$680, will be allocated from Parks Utilities.

Staff Recommendation

(1) Authorize an agreement with Georgia Power Company in the amount of \$131,160, for installation of the Brook Run Park Phase 4 Lighting System, plus an additional \$680 monthly fee for maintenance of the system; (2) authorize Staff to provide funding for the agreement and new monthly fee; (3) authorize the City Manager to execute the necessary documents.

LEAVING
BROOK
RUN
PARK

City of
Dunwoody
Georgia

Lighting Services Agreement



Project # LP124522

Customer Legal Name DUNWOODY CITY OF DBA _____

Service Address 4700 N PEACHTREE RD DUNWOODY GA 30338 County Dekalb - GA

Mailing Address 4800 ASHFORD DUNWOODY RD ATLANTA GA 30338

Email Gabe.Neps@dunwoodyga.gov Tel # 678-382-6700 Alt Tel # _____

Tax ID# 7535 Business Description Parks and Recreation

Existing Customer Yes No If Yes (and if possible), does customer want the Service added to an existing account? Yes No If Yes, which Account Number? _____

Selected Components				
Action	Qty	Wattage	Type	Description
INS	20	100	LED	Post Top

Service Cost (\$)	Regulated Cost (\$)*	Monthly Cost (\$)*
\$583.40	\$96.60	\$680.00

Term (Months)	1
---------------	---

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes N/A

Type	Customer	Tariff	Content
NESC	Gov	EOL	NLC

Pre-Payment (\$)
\$131,160.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization

Georgia Power Authorization

Signature _____

Print Name _____

Print Title _____

Date _____

Signature _____

Print Name Deangelo Quarterman

Print Title _____

Date _____

TERMS and CONDITIONS (*Lighting Services – Governmental*)

1. **Agreement Scope.** These Terms and Conditions incorporate by reference the terms set forth in the attached transaction overview (the “**Transaction Overview**”), which collectively constitute the Lighting Services Agreement (the “**Agreement**”). The Agreement establishes the terms and conditions under which Georgia Power Company (“**GPC**”) will provide lighting and, if applicable, related electric service (collectively, the “**Service**”) to **Customer** at the Service Address (the “**Premises**”). GPC may at any time and from time to time, install, update, modify, or replace any GPC-owned pole, bases, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, the “**GPC Assets**”) for any reason related to the Service or the GPC Assets. GPC and Customer are each a “**Party**,” and, collectively, the “**Parties**.” The Parties may exchange counterparts of the Agreement as a scanned image (e.g., .pdf or .tiff file extension) as an attachment to email; an electronic or scanned signature is an original signature for all purposes.
2. **Intent and Title.** This Agreement governs GPC’s provision of the Service to Customer by GPC and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, will always remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon a Customer Default or Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this Agreement under any federal or state tax law. Customer enters into this Agreement in sole reliance upon Customer’s own advisors.**
3. **Term and Termination.** The initial Term of the Agreement, as stated in the Transaction Terms section, is calculated from the date of the first monthly bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the Miscellaneous section below) at least 30 calendar days before the desired termination date. The initial term and any renewal term or terms are collectively, the “**Term**.”
4. **Payment.** GPC will invoice Customer in accordance with this Section 4 and the Transaction Overview, subject to any change in the electric service charge approved by the Georgia Public Service Commission. Customer acknowledges that the Monthly Cost set forth in the Transaction Overview may vary from month to month due to changes in the number of days in a billing month and modifications to the Georgia Public Service Commission-approved tariffs or regulatory charges. Customer agrees to pay the amount billed by the due date. If a balance is outstanding past the due date, Customer will pay to GPC an amount equal to the lesser of 1.5% per month of such unpaid sum or the maximum amount permitted by applicable law to defray the expenses incurred by GPC in handling and processing the delinquent payment (the “**Late Charge**”). The Late Charge will be: (i) computed from the occurrence of Customer’s payment Default until the earlier of the date upon which all delinquent payments are paid in full; and (ii) added to the Service Cost portion of the Monthly Cost, as described in the Transaction Overview. The terms and conditions of this Section 4 will not be construed as an agreement or privilege to extend the date of payments or the Monthly Cost, nor as a waiver of any other right or remedy accruing to GPC by reason of the occurrence of any payment Default by Customer. GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer will be required to pay all costs associated with Customer initiated changes to the Service after the effective date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives, the right and license to enter the Premises at any time and from time to time to perform any activity related to the Service, including the right to: (i) access the Premises with vehicles and other tools or equipment, to survey, dig, and excavate for the sole purpose of installing and connecting the GPC Assets, or to provide, suspend, or disconnect Service; (ii) remove and disconnect pre-existing equipment where necessary or convenient for the Service; (iii) inspect, maintain, test, replace, repair, and remove GPC Assets; (iv) provide electric energy in relation to the Service where GPC deems necessary; and (v) conduct any other activities reasonably related to the Service, including surveying, digging and excavation with tools, mechanized equipment, and other machinery (activity items (i) – (v) collectively, the “**GPC Activity**”). Customer represents and warrants that it has the right to permit GPC to provide the Service and perform the GPC Activity upon the Premises and, where applicable, has obtained the express authority and any required permissions from all Premises owners (and any other party with rights in the Premises) to enter into this Agreement and to authorize the GPC Activity and Service. Customer is solely responsible for the safety and security of the Premises and agrees that GPC has no obligation to ensure the safety of the Premises. Customer agrees that GPC has no obligation to ensure the safety or security of the Premises and that, except to the extent determined to have been caused by GPC’s gross negligence or willful misconduct, GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third-party that occurs at the Premises.
6. **Installation.** Customer acknowledges that providing the Service may require the installation of GPC Assets. Customer represents that: (i) the Premises’ final grade will vary no more than 6 inches from the grade existing at the time of Installation; and (ii) if applicable and required for proper Installation, the Premises’ property lines will be clearly marked before Installation of GPC Assets.
 - A. **Customer Work.** If GPC permits Customer, either directly or through a third-party, to carry out any part of the activities for the GPC Assets at the Premises (including trenching), Customer warrants that the work will meet GPC’s installation specifications, which GPC will provide to Customer upon request and are incorporated by this reference. Customer must provide GPC with at least 10 calendar days’ prior written notice of its schedule for Customer Work, to allow GPC to plan its installation work accordingly. Customer is responsible for all additional costs resulting from Customer’s non-compliance with GPC’s specifications, failing to inform GPC in advance that installation and connection of GPC Assets can begin. If the Customer Work impacts the performance or schedule of the Service performed by GPC, Customer is fully responsible for all resulting costs, expenses, losses, or damages arising directly or indirectly from such impact, including but not limited to additional labor, materials, equipment, or administrative expenses.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25- 9-1 – 25-9-13) (“**Dig Law**”), **Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; low voltage/fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law.** If GPC causes or incurs damage due to Customer’s failure to mark a private facility or obstruction before GPC commences any GPC Activity, Customer is responsible for all damages and any damages arising from or related to any such delay.
 - C. **Unforeseen Condition.** The charges shown in the Transaction Overview include no allowance for any subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition encountered during the GPC Activity (“**Unforeseen Condition**”). If GPC encounters an Unforeseen Condition, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse GPC for all costs arising from the condition. Customer is responsible for all costs of modification or change to the GPC Assets requested by Customer or arising from an Unforeseen Condition or circumstance outside GPC’s control. Customer is responsible for addressing any Unforeseen Conditions by either entering into a Change Order with GPC or contracting with a third party. Provided the Unforeseen Condition is not caused by GPC, GPC is entitled to adjustments in both the contract time and the contract sum.

7. **GPC Asset Protection and Damage.** During the term of this Agreement, if Customer intends to perform any work or digging near the GPC Assets, Customer (or any person or entity working on behalf of Customer) must: (i) provide notices and submit locate requests to the Georgia Utilities Protection Center (“UPC”) and other utility owners or operators as required by the then current Dig Law; (ii) coordinate with UPC and all utility facility owners or operators as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 -- 46-3-40). Customer is responsible for all damages arising from failure to comply with applicable law or for damage to the GPC Assets caused by Customer or any person or entity working on behalf of Customer, other than GPC or a GPC contractor, agent, or representative.
8. **Interruption of Service.** Customer understands that Service is provided on an “as is” and “as available” basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, unless Customer is in Default, GPC will restore Service at no cost to Customer. Customer is responsible for providing any necessary or desired interim standalone lighting not attached or connected to any GPC Assets, until GPC can restore Service. No restoration timeline can or will be guaranteed, and any estimated timeline provided by GPC is subject to change in GPC’s sole discretion. Customer must notify GPC of any outage by either calling 1-888-660-5890 or visiting <https://www.georgiapower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
9. **Pole Attachments.** This Agreement does not grant Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to a GPC Asset, Customer must first obtain GPC’s written consent, which may be withheld, conditioned, or delayed in GPC’s sole discretion, and will be evidenced through a separate work authorization. Customer must contact GPC in writing at 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308, to request consent.
10. **Disclaimer: Limitation of Liability.** GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose or of merchantability, or noninfringement) regarding the Service, GPC Assets, any GPC Activity, or otherwise. Customer also acknowledges that, due to the unique characteristics of the Premises, Customer’s needs, or selection of GPC Assets, the Service may not comply with IESNA guidelines. With respect to the portion of the Service relating to the Service Cost (but not the Regulated Cost), GPC warrants that it has the appropriate technical skills necessary to provide the Service and will perform the Service in a workmanlike manner and in accordance with applicable industry standards. As Customer’s sole and exclusive remedy for a breach of the foregoing warranty, GPC will re-perform or repair any work that does not conform with the foregoing warranty. **To the fullest extent permitted by law, each Party waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the Service, GPC Assets or this Agreement, or arising from damage, hindrance, or delay involving the Service or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable, and whether arising in tort, contract, or under any other theory of liability. Additionally, to the extent GPC is liable under this Agreement, and except to the extent determined to have been caused by GPC’s gross negligence or willful misconduct, GPC’s liability under this Agreement, whether arising in tort, contract, or under any other theory of liability, is expressly limited to the annual recurring service fees (excluding any pre-payment amount) paid by Customer for the year of Service during which GPC’s liability arose.**
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Georgia Security, Immigration, and Compliance Act.** Customer is a “public employer” as defined by O.C.G.A. § 13-10-91, and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor’s affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.
13. **Default.** Customer is in “Default” if: (i) Customer does not pay any amount to GPC, which remains unpaid 45 calendar days after the bill date; (ii) terminates this Agreement without proper written notice and prior to the end of the then current term of this Agreement; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC’s waiver of a past or concurrent Default will not waive any other Default. If a Default occurs, GPC may select one or more of the following remedies: (a) immediately terminate this Agreement; (b) remove any GPC Asset and anything attached or affixed to any GPC Asset from the Premises (including, without limitation, disconnect electric lighting service or removing Equipment) and to assess a reconnection charge; (c) without terminating this Agreement or removing any GPC Asset from the Premises, suspend or discontinue providing all or any portion of the Service to the Customer at the Premises (including, without limitation, disconnecting electric lighting service or removing Equipment) and to assess a reconnection charge; and (d) seek any available remedy provided under this Agreement or by law, including, the right to require a deposit, increase the amount of an existing deposit, or collect any past due amount, late payment charge, or amount due for the Service during the remaining term of the Agreement.
14. **Miscellaneous.** This Agreement, as amended or modified in writing by both parties from time to time, contains the parties’ entire agreement relating to the Service, GPC Assets, and GPC Activity, and merges with and supersedes all prior discussions, proposals, representations, or agreements regarding this Agreement. GPC may modify the terms of this Agreement to comply with any regulatory changes during the term of this Agreement, or as otherwise required by law, by providing 30 calendar days’ prior written notice to Customer of such modification, which will become effective on the date specified in the notice provided to Customer (“Modification Effective Date”). Continued performance under, or failure to object to the Agreement prior to the Modification Effective Date, will constitute acceptance of the Agreement as amended or modified. If Customer does not agree with the amended or modified terms of the Agreement, Customer must provide written notice of objection before the Modification Effective Date, or the amendments and modifications will be deemed accepted and binding. GPC’s address for notice is 241 Ralph McGill Boulevard, BIN 10210, Atlanta, Georgia 30308; Customer’s address for notice is as stated in the Transaction Overview. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other party. Customer will not assign, in whole or in part, this Agreement or any right or obligation it has under this Agreement; In this Agreement: (i) “include(ing)” means “include, but are not limited to” or “including, without limitation”; (ii) “or” means “either or both” (“A or B” means “A or B or both A and B”); (iii) “e.g.” means “for example, including, without limitation”; and (iv) “written” or “in writing” includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective. The Sections titled Disclaimer; Limitation of Liability, Safety, Indemnity, Risk Allocation, and Miscellaneous will survive the expiration or termination of this Agreement. Additionally, the provisions of this Agreement will remain in effect to the extent necessary: (i) to provide for final billings and adjustments related to the period before termination with respect to the service provided to Customer before the date on which termination of this Agreement is effective, and (ii) payment of any money due and owing any party pursuant to this Agreement, in each case in accordance with the provisions of this Agreement.

11675 Wills Rd
Alpharetta, GA 30009-2032



February 26, 2025
CITY OF DUNWOODY – BROOK RUN PARK PHASE 4
4770 N PEACHTREE RD
DUNWOODY, GA 30338

Gabe Neps:

Thank you for the opportunity for Georgia Power Company to provide a site lighting proposal.

Georgia Power Company proposes the following:

- **Install (20) 101 W LED Generation Patriot Post Top Lights**
- **Install (20) 12' MH Granville Direct Embedded Poles**
- **Install (7) House Side Shields**
- **Install UG Cable**



The new monthly fee for this lighting system will be **\$680.00** (taxes not included) With an upfront construction or installation fee of **\$131,160.00**.

This proposal includes Georgia Power Company's Maintenance Policy and all electricity used by the lights.

There is a minimum 1-month agreement period for the lighting.

Please inform me of your decision and I will prepare the appropriate paperwork. This proposal is valid for (30) days from the above date. Thank you for the opportunity to serve your lighting needs.

Sincerely,

DeAngelo Quarterman
470-557-1613
dquarter@southernco.com



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	LLF	Description	Luminaire Watts	Luminaire Lumens	Total Watts
	20	ACN-33	Single	0.912	ACN-CA6-100-730-U-33-1-1	103.7	13336	2074

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Pathway @ Grade	Illuminance	Fc	1.71	4.8	0.3	5.70	16.00

Disclaimer: We make no representation as to the completeness, currency or accuracy because of reliance inherent to CAD and the additional digital data used to produce a lighting application. The end user of this data takes full responsibility for the accuracy of the data. This application is based on estimated values for interior applications or estimated pole locations based on specified light levels. Any variance from reference values, obstructions, light loss, or other factors may affect the final results. Requested lighting levels or IES standards used. In addition, calculated values may vary from actual measurements in certain situations due to variations, such as but not limited to, lamp output, input voltage variations, manufacturing tolerances and application variations. The presence of objects (i.e. critical walls, foliage, etc) will decrease light levels and may cause shading. Lighting application drawings are being provided to the recipient of this disclaimer.

Project No: SJ4525B1 AGI
 Drawn By: JR
 Date: 12/4/2025
 Scale: 1" = 50'

Project:
 Brook Run Park
 Dunwoody, GA
 Customer:
 DeAngelo Quarterman
 Georgia Power