

ORDINANCE NO. 09-06

AN ORDINANCE TO AMEND THE CITY OF SKY VALLEY CODE OF ORDINANCES; BY ADDING A NEW CHAPTER, ENTITLED RIGHT OF WAY; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to the Charter of the City of Sky Valley ("City"), the City is empowered to regulate roadside areas, including rights-of-way;

WHEREAS, pursuant to O.C.G.A. §36-76-1 et seq. known as the "Consumer Choice for Television Act" of 2007 the City retains regulatory powers over certain activity of cable and video providers with respect to public rights-of-way within or belonging to the City; and,

WHEREAS, pursuant to O.C.G.A. §46-5-1 et seq. telephone companies shall comply with all applicable local laws and regulations, including municipal ordinances and regulations, regarding the placement and maintenance of facilities in the public rights of way that are reasonable, nondiscriminatory, and applicable to all users of the public rights of way within or belonging to the City; and,

WHEREAS, the City desires to establish reasonable nondiscriminatory regulations for the installation construction, maintenance, renewal, removal and relocations of Utility Facilities that are not more restrictive than equivalent regulations promulgated by the Georgia Department of Transportation with respect to Utilities on the state highway system under authority of O.C.G.A. §32-6-174;

NOW, THEREFORE, BE IT ORDAINED AND ESTABLISHED by the Mayor and Council of the City of Sky Valley, Georgia as follows:

The Code of Ordinances of the City of Sky Valley is hereby amended by adding a new Chapter 95 which chapter reads as follows:

CHAPTER 95

RIGHT OF WAY

ARTICLE I. DECLARATION OF FINDINGS AND PURPOSE, SCOPE, DEFINITIONS

1. Intent and Purpose.

The City of Sky Valley (the "City") is vitally concerned with the use, construction within, and occupancy of all Rights of Way in the City as such Rights of Way are a valuable and

limited resource which must be utilized to promote the public health, safety, welfare, economic development of the City and to protect public work infrastructure. Therefore, the City, under the authority of the Laws and Constitution of the State of Georgia, including but not limited to Article 9, Section 1, paragraph 1(City),2(County) and/3(both) of the Georgia Constitution, O.C.G.A. §§36-1-20 (36-34-2) and O.C.G.A. §§32-4-42(6) (32-4-92), has adopted this ordinance for the purpose of regulating public and private entities which use the City Rights of Way.

2. Scope.

The provisions of this Chapter shall apply to all Utilities and Facilities occupying the Rights of Way as provided herein.

3. Definitions.

For the purposes of this Chapter, the following terms, phrases, words, and their derivations have the meanings set forth herein. The words "shall" and "will" are mandatory and "may" is permissive. Words not defined shall be given their common and ordinary meaning. Defined terms remain defined terms whether or not capitalized.

- A. *City* means the City of Sky Valley, Georgia.
- B. *Mayor and Council* means the legislative governing body of the City.
- B. *Codified Ordinances* means the Codified Ordinances of the City of Sky Valley, Georgia.
- C. *Construct* means, but shall not be limited to, dig, bore, tunnel, trench, excavate, obstruct, install wires, install conduit, install pipes, install transmission lines, install poles, install signs, or install Facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the Rights of Way. Construct shall also include the act of opening and/or cutting into the surface of any paved or improved surface that is any part of the Right of Way.
- D. *Construction* means, but shall not be limited to, the act or process of digging, boring, tunneling, trenching, excavating, obstructing, installing wires, installing conduit, installing pipes, installing transmission lines, installing poles, installing signs, or installing Facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the Rights of Way. Construction shall also include the act of opening, boring and/or cutting into the surface of any part of the Right of Way.

- E. *City Manager* means the City Manager of the City of Sky Valley, Georgia, or his or her designee.
- F. *Emergency* means a condition that poses a clear and immediate danger to life, health, or safety, or of a significant loss of real or personal property.
- G. *Excavation* means any work in the surface or subsurface of the public right-of-way, including, but not limited to opening the public right-of-way; installing, servicing, repairing or modifying any Facility in or under the surface or subsurface of the public right-of-way, and restoring the surface and subsurface of the public right-of-way.
- H. *Facility or Facilities* means any tangible thing, including but not limited to a Utility's poles, wires, optical fibers, cables, electrical conductors, Conduits, Ducts, Innerducts, pipes, subways, manholes, fixtures, appliances, appurtenances and future technology authorized in a permit or written Service Agreement. .
- I. *Facilities Representative(s)* means the specifically identified agent(s)/employee(s) of a Utility who are authorized to direct field activities of that Utility and serve as official notice agent(s) for Facilities related information. Utility shall be required to make sure at least one (1) of its Facilities Representatives is available at all times to receive notice of, and immediately direct response to, Facilities related emergencies or situations.
- J. *FCC* means the Federal Communications Commission or any successor thereto.
- K. *Registration* means an authorization which grants permission to conduct specific regulated activities on, in, over, under or within any public right-of-way, and which may be subject to conditions specified in a written Service Agreement with the City or in a related provision of this Code of Ordinances;
- L. *Right(s) of Way* means the surface and space in, on, above, within, over, below, under or through any real property in which the City has an interest in law or equity, whether held in fee, or other estate or interest, or as a trustee for the public, including, but not limited to any public street, boulevard, road, highway, freeway, lane, alley, court, sidewalk, parkway, or any other place, area, or real property owned by or under the legal or equitable control of the City, now or hereafter, that consistent with the purposes for which it was dedicated, may be used for the purposes of Constructing, operating, repairing or replacing Facilities. Rights of Way shall not include buildings, parks, bridges, river, tunnel, viaduct, conduit or other public property or easements that have not been dedicated to compatible uses, except to the extent the

use or occupation of such property is specifically granted in a Permit or by law. Rights of Way shall not include private easements or public property, except to the extent the use or occupation of public property is specifically granted in a written approval of Registration.

- M. *Service Agreement* means a valid license agreement, Service Agreement, franchise agreement, or operating agreement issued by the City or state pursuant to law and accepted by a Utility, which allows such Utility to operate or provide service within the geographic limits of the City.

- N. *Streets* means the surface of, as well as the spaces above and below, any and all the streets, alleys, avenues, roads, bridges, tunnels and public places of the City within the corporate limits of the City, as the same now exist or may be hereafter extended or altered, and any location thereon, thereover or thereunder, and any portion thereof.

- O. *Transfer* means the disposal by the Utility, directly or indirectly, by gift, assignment, sale, merger, consolidation, or otherwise, of more than fifty percent (50%) at one time of the ownership or controlling interest in the Facilities, or more than fifty percent (50%) cumulatively over the term of a written approval of Registration of such interests.

- P. *Underground Facilities* means all lines, cables, conduits, pipes, posts, tanks, vaults, wires and any other Facilities which are located wholly or partially underneath Rights of Way.

- Q. *Unused Facilities* means Facilities located in the Rights of Way which have remained unused for twelve (12) months and for which the Utility is unable to provide the City with a plan detailing the procedure by which the Utility intends to begin actively using such Facilities within the next twelve (12) months, or that it has a potential purchaser or user of the Facilities who will be actively using the Facilities within the next twelve (12) months, or, that the availability of such Facilities is required by the Utility to adequately and efficiently operate its Facilities.

- R. *Utility or Utilities* means any privately, publicly, or cooperatively owned systems for producing, transmitting, or distributing communication, data, information, telecommunication, cable television, video services, power, electricity, light, heat, gas, oil, crude products, water/sewer, steam, fire and police signals, traffic control devices, and street lighting systems, and housing or conduit for any of the foregoing, which directly or indirectly serve the public or any part thereof. The term "Utility" may also be used to refer to the owner, operator, Utility, servicer, contractor, sub-contractor or any agent thereof, of any above-described Utility or Utility Facility.

- S. *Working Day* means any Monday, Tuesday, Wednesday, Thursday, or Friday excluding legal holidays observed by the City.

ARTICLE II. - RIGHTS OF WAY REGISTRATION

1. Administration.

The City Manager or his or her designee shall be the City official responsible for the administration of this Chapter except as otherwise provided herein.

2. Rights of Way Occupancy Registration.

- A. Each Utility who occupies, uses or has Facilities in the Rights of Way at the time of passage of this Ordinance, including by lease, sublease or assignment, to operate Facilities located in the Rights of Way, unless specifically exempted by state, federal law or this Code, shall file a Registration Statement with the Department within ninety (90) days of the effective date of this Ordinance.
- B. Following the effective date of this Ordinance, each Utility who seeks to have Facilities located in any Rights of Way under the control of City, unless specifically exempted by state, federal law or this Code, shall file a notification of Construction with the Department.

3. Registration Procedure.

The Registration information provided to the City shall be on a form approved by the City and include, but not be limited to:

- A. The name, legal status (i.e. partnership, corporation, etc.), street address, email address if applicable, and telephone and facsimile numbers of the Utility filing the Permit Registration Statement (the "Registrant"). If the Registrant is not the owner of the Facility to be installed, maintained or repaired in the Right of Way, the Registration shall include the name, street address, email address if applicable, and telephone and facsimile numbers of the owner;
- B. The name, street address, email address if applicable and telephone and facsimile numbers of one (1) or more Facilities Representative(s). Current information regarding how to contact the Facilities Representative(s) in an Emergency shall be provided at the time of filing a Registration and shall be updated as necessary to assure accurate contact information is available to the City at all times.

- C. A copy, if requested, of the Utility's certificate of authority (or other acceptable evidence of authority to operate) from the Georgia Public Service Commission and/or the FCC and any other similar approvals, permits, or agreements.
- D. A copy, if requested, of the Service Agreement, if applicable or other legal instrument that authorizes the Utility to use or occupy the Right of Way for the purpose described in the Registration.

4. Issuance of Written Acceptance of Registration.

- A. If a Registration is incomplete, the City Manager shall notify the Registrant and shall provide a reasonable period of time in which to complete the Registration. If a Registration is complete, the City Manager shall so notify the Utility in writing.
- B. Acceptance of the Registration shall not convey title in the Rights of Way. Acceptance of the Registration is only the nonexclusive, limited right to occupy Rights of Way in the City for the limited purposes stated in the Acceptance. Acceptance of the Registration does not excuse a Utility from obtaining the Permits required by City ordinances nor from obtaining appropriate access or pole attachment agreements before using the Facilities of others, including the City. Acceptance of the Registration does not excuse a Utility from notifying the City of Construction as required herein.

5. Facilities in Place without Registration.

Beginning one year after the effective date of this Chapter, any Facilities or part of a Facility found in a Right of Way for which registration is required but has not been obtained unless specifically exempted by law, and for which no valid Service Agreement exists with the City, may be deemed to be a nuisance and an unauthorized use of the Rights of Way. The City may exercise any remedies or rights it has at law or in equity, including, but not limited to abating the nuisance; taking possession of the Facilities, evicting the Utility from the Right of Way; prosecuting the violator; and/or any other remedy provided by City ordinance or otherwise allowed in law or in equity.

ARTICLE III. - NOTIFICATION TO CITY OF CONSTRUCTION

1. Notification Required.

Written notification to the City Manager from the Utility is required prior to any of the following activities:

- A. Before any Utility does any work to Construct, install, maintain, remove or relocate Facilities on, along, over or under the Right of Way in the City; or
- B. Construction adjacent to the Rights of Way in the City that require tree trimming within the Rights of Way.

2. Notification Procedure

The written notification shall be submitted on a form provided by the City Manager and shall specifically include:

- A. The name and address of the Utility;
- B. The nature, extent, and location of any work proposed to be done along with satisfactory plans as attachments showing in detail the location of the proposed Facility or operations as described in the Permit application. The plans shall show the size or capacity of Facilities to be installed; their relationship to Street features such as right-of-way lines, pavement edge, structures, etc., horizontal and vertical clearance to critical elements of the roadway and any other information necessary to evaluate the impact on the Street and its operation;
- C. The name and address of the person or firm who is to do such work;
- D. The name, street address, email address if applicable and telephone and facsimile numbers of one (1) or more Facilities Representative(s).
- D. The projected dates for the work to be started and finished;
- E. The estimated cost of the project,;
- F. An indemnity bond or other acceptable security in an amount to be set by the City to pay any damages to any part of the City road system or to any member of the public caused by work of the utility performed under authority of the permit issued;

3. Locate Requests Required.

As provided in O.C.G.A § 25-9-6 (the Georgia Utility Facility Protection Act) and other applicable state law currently in place or as amended, no Utility shall commence, perform, or engage in blasting or in excavating with mechanized excavating Facilities unless and until the Utility planning the blasting or excavating has given 48 hours' notice by submitting a locate request to the Utility Protection Center, beginning the next

business day after such notice is provided, excluding hours during days other than business days.

ARTICLE V. - CONDITIONS OF STREET OCCUPANCY.

Failure to comply with the terms and conditions set forth in this Article may result in revocation of Registration and removal of Facilities from the Rights of Way.

- A. The 1988 Utility Accommodation Policy and Standards manual, including all references contained therein to codes, rules, regulations, schedules, forms and appendix items, except Appendix B (Permit Forms and supporting Documents), promulgated by the State of Georgia Department of Transportation, as may be amended from time to time is hereby adopted by reference and incorporated in the article as if fully set forth herein, subject to the amendments and modification contained in this Chapter. A copy of the manual shall be maintained at the offices of the City Manager or his designee and open for public inspection. Any conflicts between the provisions of this ordinance and the manual shall be resolved in favor of the manual. References to State personnel, agencies, and fees shall be interpreted, where required, as meaning the City of Sky Valley municipal equivalents

- B. Protection of Traffic and Roadway. In conformance with City policy, no Utility may occupy the City Rights of Way unless sufficient space is available so that the free flow and safety of traffic and other capacity considerations are not unduly impaired and the installation does not prevent the Department from reasonably maintaining the streets, structures, traffic control devices and other appurtenant Facilities, and further provided that maintenance and operations of the Facilities do not jeopardize the traffic, street structure, other users of the right of way, or the right of way itself.

- C. Grading: If the grades or lines of any street within the City Right of Way are changed at any time during the term of the Permit and this change involves an area in which the Utility's Facilities are located, then the Utility shall, at its own cost and expense and upon the request of the City upon at least 10 business days notice, protect or promptly alter or relocate the Facilities, or any part thereof, so as to conform with such new grades or lines. In the event the Utility refuses or neglects to so protect, alter, or relocate all or part of the Facilities, the City shall have the right to break through, remove, alter, or relocate all or any part of the Facilities without any liability to the Utility and the Utility shall pay to the City the costs incurred in connection with such breaking through, removal, alteration, or relocation.

- D. Installation of Poles and Other Wireholding Structures and Relocation. Unless otherwise provided in a valid Service Agreement, no placement of any pole or wireholding structure of the Utility is to be considered a vested interest in the Right of Way, and such poles or structures are to be removed, relocated underground, or modified by the Utility at its own expense whenever the City determines that the public convenience would be enhanced thereby. The Facilities shall be so located and installed as to cause minimum interference with the rights and convenience of property owners.

ARTICLE VI. – RESTORATION OF PROPERTY

A Utility shall be liable, at its own cost and expense, to replace or repair, any Street, Facilities or property or structure thereon, thereunder or thereover or adjacent thereto that may become disturbed or damaged as a result of the Construction or installation, operation, upgrade, repair or removal of Facilities to a condition as good as or better than its condition before the work performed by the that caused such disturbance or damage. If Utility does not commence such replacement or repair after twenty (20) Working Days following written notice from the City, the City or the owner of the affected structure or property may make such replacement or repair and the Utility shall pay the reasonable and actual cost of the same.

ARTICLE VII. - DISCONTINUANCE OF OPERATIONS, ABANDONED AND UNUSED FACILITIES

1. A Utility who has discontinued or is discontinuing operation of any Facilities in the City shall:
 - A. Provide information satisfactory to the City that the Utility's obligations for its Facilities in the Rights of Way under this Chapter and any other provision in the Codified Ordinances or other laws have been lawfully assumed by another Utility; or
 - B. Submit a written proposal to re-use its Facilities; or
 - C. Submit a written proposal for abandonment of Facilities. Said proposal must be approved by the City Manager; or
 - D. Remove its entire Facilities within a reasonable amount of time and in a manner acceptable to the City; or
 - E. Submit to the City, in good faith and within a reasonable amount of time, a proposal for transferring ownership of its Facilities to the City. If a Utility proceeds under this clause, the City may, at its option do one or more of the following:

- i. Purchase the Facilities;
- ii. Accept donation of some or all Facilities, or
- iii. Require the Utility to post a bond in an amount sufficient to reimburse the City for its reasonably anticipated costs to be incurred in removing the Facilities.

2. Facilities of a Utility who fails to comply with the above provision shall be deemed to be abandoned. Abandoned Facilities are deemed to be a nuisance. The City may exercise any remedies or rights it has at law or in equity, including, but not limited to abating the nuisance; taking possession of the Facilities, evicting the Utility from the Right of Way; prosecuting the violator; and/or any other remedy provided by City ordinance or otherwise at law or in equity.

ARTICLE VIII. - TERMINATION OF REGISTRATION

1. The Registration Statement shall remain in place for one (1) year and renew each subsequent year automatically unless the Utility is in default. The City Manager shall give written notice of default to a Utility if it is determined that a Utility has:

- A. Violated any provision or requirement of the issuance or acceptance of a Registration Application or any law of the City, state, or federal government;
- B. Attempted to evade any provision or requirement of this Chapter;
- C. Practiced any fraud or deceit upon City; or
- D. Made a material misrepresentation of fact in its Application for Registration.

2. If a Utility fails to cure a default within twenty (20) Working Days after such notice is provided to the Utility by the City, then such default shall be a material breach and City may exercise any remedies or rights it has at law or in equity to terminate the Approval of Registration. If the City Manager decides there is cause or reason to terminate, the following procedure shall be followed:

- A. City shall serve a Utility with a written notice of the reason or cause for proposed termination and shall allow a Utility a minimum of fifteen (15) calendar days to cure its breach.
- B. If the Utility fails to cure within fifteen (15) calendar days, the City may declare the Registration terminated.

ARTICLE IX. - UNAUTHORIZED USE OF PUBLIC RIGHTS OF WAY

1. No Utility shall use the Rights of Way to operate any Facilities that have not been authorized by the City in accordance with the terms of this Chapter.

2. No Utility shall place or have placed any Facilities in, on, above, within, over, below, under, or through the Rights of Way, unless allowed under this Chapter.

3. Each and every unauthorized use shall be deemed to be a violation and a distinct and separate offense. Each and every day any violation of this Chapter continues shall constitute a distinct and separate offense.

4. No Utility shall fail to comply with the provisions of this Chapter. Each and every failure to comply shall be deemed a distinct and separate offense. Each and every day any violation of this Chapter continues shall constitute a distinct and separate offense.

ARTICLE X. – OTHER PROVISIONS

1. **Severability.**

If any section, subsection, sentence, clause, phrase, or portion of this Chapter is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

2. **Reservation of Regulatory and Police Powers.**

The City by issuing a written approval of Registration under this Chapter, does not surrender or to any extent lose, waive, impair, or lessen the lawful powers and rights, which it has now or which may be hereafter vested in the City under the Constitution and Laws of the United States, State of Georgia, and under the provisions of the City's Codified Ordinances to regulate the use of the Rights of Way. The Utility by applying for and being issued a written approval of Registration, is deemed to acknowledge that all lawful powers and rights, regulatory power, or police power, or otherwise as are or the same may be from time to time vested in or reserved to the City, shall be in full force and effect and subject to the exercise thereof by the City at any time. A Utility is deemed to acknowledge that its rights are subject to the regulatory and police powers of the City to adopt and enforce general ordinances necessary to the safety and welfare of the public and is deemed to agree to comply with all applicable general laws enacted by the City pursuant to such powers. In particular, all Utilities shall comply with City zoning and other land use requirements pertaining to the placement and specifications of Facilities.

3. **Compliance.**

No Utility shall be relieved of its obligation to comply with any of the provisions of this Chapter by reason of any failure of City to enforce prompt compliance.

4. **Appeals.**

All appeals provided for by this chapter and any notification to the City required by this Chapter shall be in writing and sent via certified mail to the City Manager of Public Service as specified in this Chapter.

5. **Codification.**

This ordinance shall be codified in a manner consistent with the laws of the State of Georgia.


6. **Chapter Headings.**


Chapter headings are for convenience only and shall not be used to interpret any portion of this Chapter.

ARTICLE XI. – Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and Council of the City of Sky Valley.

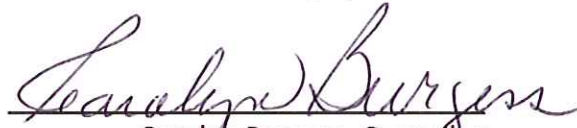
SO ORDAINED this 14th day of July, 2009.


Approved:


Jim Martindale, Mayor


Ray Becker, Council President


Richard Boyle, Councilor


Carolyn Burgess, Councilor


David Carr, Councilor


Helen Kleiber, Councilor

Attest:


Mandi Cantrell, City Clerk

Read and adopted on the 14th day of July, 2009.