



**OFFICIAL MINUTES OF THE OXFORD MAYOR AND COUNCIL MEETING  
WORK SESSION  
MONDAY, JANUARY 23, 2017 – 6:00 P.M.  
CITY HALL**

**MEMBERS PRESENT:** Jerry D. Roseberry, Mayor; Councilmembers: Sarah Davis; George Holt; David Eady; Melvin Baker; Mike Ready; Jim Windham.

**OTHERS PRESENT:** Bob Schwartz, City Manager; Dave Harvey, Chief; Stacey Mullen, Deputy City Clerk; Jody Reid, Utility Superintendent; Randy and Sarah Vinson, Erik Oliver and sons Simon, Lucas, and Arthur, Grady Spradley, Juanita Carson, Theresa Eady, Mary Carter, Don Henderson, Kendra Mayfield, Louise Eady, Anderson Wright, Todd Cain, Danny and Sarah Standard, Jeff Wearing, J.P. Godfrey, Hoyt Oliver, Terri Fullerton and daughter Audrey, Laura McCanless, Michael and Sheena Thomas, Georgette Izen.

The meeting was called to order by the Hon. Jerry D. Roseberry, Mayor.  
Agenda – Attachment A

**Mayors Announcements:**

Mayor Roseberry announced the honorary councilmember for February is Lisa Dorward as nominated by Councilmember George Holt. Mr. Holt introduced Lisa and gave a brief biography of Lisa's life in Oxford.  
Attachment B

2011 SPLOST - Mayor Roseberry said, the county has confirmed that the 2011 SPLOST base amount has been collected as of December 2016. The current 2011 SPLOST expires June 30, 2017. Roseberry said that the Mayors and Newton County Tomorrow are discussing ways to promote the upcoming 2017 SPLOST. Voting will be March 17, 2017.

2017 SPLOST - Mayor Roseberry said he is appointing Hoyt Oliver to chair a citizen's committee to lead the 2017 SPLOST efforts in Oxford. The city cannot contribute funds or employees but can offer meeting space and access to records that are normally available to any citizens.

**Inspections of Rental Properties**

Mayor Roseberry said that Council has discussed the need for inspections of rental properties and said he will ask the city attorney to draft ordinances that will be presented to Council next month for a first reading. The idea of this ordinance is before the city will turn on utilities the home must be inspected to assure the safety of the occupants and citizens.

## Mayors Notes – Attachment C

### **Minor Subdivision**

City Manager Bob Schwartz said the Planning Commission received a request from Danny and Sarah Standard for a minor subdivision at the corner of Fletcher and Wesley Street. The request is to divide the lot in half to construct a new house for their brother and sister in law. Schwartz presented a plat of the property based on the recommendations of the Planning Commission. Due to the questionable position of a shed at the corner of the property a new plat will be drafted. The Planning Commission is recommending approval. This item will be on the agenda for February 6<sup>th</sup> for a vote. Attachment D

### **Development:**

City Manager Bob Schwartz introduced Randy Vinson, Landscape Architect, Land Planner and Urban Designer who will present ideas and concepts for development in Oxford. Vinson presented the ideas and explained these ideas are based on studies from the University of Georgia Metropolitan Design Studio from the past years. Vinson said that the revisions from the plans a decade ago shrinks the total scope of the project to incorporate only the properties the city owns such as the farmers market lot and the East Clark Street expansion. After giving citizens a chance to ask questions and express their concerns, Mayor Roseberry reminded everyone that this is just a proposal that no decisions have been made at this time.

### **Consent Agenda**

Mayor Roseberry said he would like to implement the adoption of a consent agenda starting with the February meeting. This is to consolidate motions and reduce time spent during the meetings.

### **Police Department Software**

Chief Harvey presented discussion regarding an upgrade to new software for ticket writing and request to increase the court fines to fund the new upgrade. This upgrade will require a printer for each patrol car. The cost of the printers is \$2608.00. Schwartz suggested to amend the capital budget contingency fund. After discussion the decision was to wait until the FY2018 budget for the printers. Chief Harvey said he would like to proceed with the software upgrade, maintenance cost for the upgrade will come from the Courtware budget per ticket issued. Chief Harvey said that history shows our fine amounts have not been increased in 10 years. Mayor Roseberry suggested he research to see what it will take to change the fine amounts. Attachment E

### **Longstreet Circle**

City Manager Bob Schwartz said we have received one bid of \$1,000 for the property located at 101 Longstreet Circle. Council expressed no interest in selling the property based on this bid. The request was declined.

### **Surplus Property Bids**

The city has received bids on 2 city vehicles; 1 on the 1994 GMC Truck, bid given by Archie Ballard in the amount of \$501.50; 2 bids for the 2008 Chevrolet Impala, bid received from Jeffrey Brooks in the amount of \$1001.00 and 2<sup>nd</sup> bid received from Khamis Mohamed in the amount of \$755.00.

**A motion was made by Windham, seconded by Eady to approve bids of Ballard and Brooks. The motion was approved 7/0.** Attachment F

### **DDA (Downtown Development Authority)**

City Manager Bob Schwartz explained a DDA and its functions. Schwartz explained how a DDA can effectively manage, while the city still has control. The DDA consist of seven members of who must have ties to Oxford. In addition a council member can participate as a member of the DDA if appointed by Council. Mayor Roseberry said the process of having a DDA is to provide future access for revenue. The *ad hoc* DDA committee will decided

the proposed area to be covered by the DDA and present the decisions to Council. This will be a part of the Resolution at the February meeting that will activate the DDA.

#### **Electrical System**

Utility Superintendent Jody Reid requested guidance on the electrical system upgrade for the FY2017 budget. After reducing locations we have reduce the cost to approximately \$102,000 (\$117,000 including equipment). After discussion City Manager Bob Schwartz said they will review the project and cost again and try to reduce the cost not to exceed \$117,000.00. Attachment G

#### **Oxford Walks through History**

Councilmember Windham presented pamphlets designed to give detailed history of Oxford along trail paths. The pamphlets will be available to people when visiting Oxford. Attachment H

#### **Farmers Market**

Councilmember Eady said he is currently waiting on information from Daniel Parson, head of Emory Organic Farm to write a draft of rules for City Council to review.

#### **Future Development Plan**

City Manager Bob Schwartz said the Planning Commission is recommending an amendment to the zoning ordinance section 40-349 future development plan requirements at the request of Oxford College. The amendment would require a public hearing. Attachment I

#### **Fiber**

Councilmembers Windham and Eady presented a status report from their meeting with Corning RG Fiber. Eady said the numbers on the marketing analysis would make investment viable. He said RG Fiber specializes in small communities. Attachment J

#### **Projects Status and Engineer's Progress Reports**

This item was tabled due to time restraints. City Manager Bob Schwartz announced that the Arbor Day celebration will be held at the new dining hall of Oxford College on February 11<sup>th</sup> at 10:00 am.

**A motion was made by Windham, seconded by Ready to adjourn at 7:54 pm. The motion was approved 7/0.**

Respectfully submitted,



Lauran Willis, CMC/FOA  
City Clerk





13. **\* Future Development Plan** – The Planning Commission recommends amending the zoning ordinance concerning the future development plan required for Oxford College. We have attached the proposed amendment.
14. **Fiber** – Jim Windham and David Eady will have a short report on the status of our discussions with Corning Fiber.
15. **\* Projects Status and Engineer's Progress Reports** – Attached.

**\*Attachments**



## **PROCLAMATION**

**WHEREAS**, citizen input is important to the City Council of the City of Oxford so we can better govern our City; and

**WHEREAS**, it is important to show the citizens of our City how our City operates and how City Council functions; and

**WHEREAS**, City Council has created the Honorary Councilmember of the Month Program in Oxford; and

**WHEREAS**, Councilmember Holt has nominated Lisa Dorward to serve for this month.

**NOW, THEREFORE**, I, Mayor Jerry D. Roseberry, do hereby appoint Lisa Dorward as the Honorary Councilmember for the City of Oxford for the month of February.

**SO PROCLAIMED**, this 6<sup>th</sup> day of February, 2017.

**MAYOR AND CITY COUNCIL OF OXFORD**

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk



MAYORS NOTES FOR JAN 23 2017 WORK SESSION

1. SPLOST 2011 – After some confusion, the county has confirmed that the SPLOST 2011 base amount has been collected as of December and future payments to the cities will be in accordance with the LOST distribution schedule. \$15,069.72 (Dec '16)

2. SPLOST 2017 – Newton County mayors and Newton County Tomorrow are working on ways to promote the upcoming SPLOST. Voting will be March 17, 2017. Current SPLOST 2011 expires 6/30/17. There are many projects that will go unfunded if SPLOST 2017 fails.

Tonight I am appointing Hoyt Oliver to chair a citizens' committee to lead the SPLOST 2017 efforts in Oxford. The city cannot contribute funds or employees but can offer meeting space and access to records that are normally available to any citizen. Individual council members may place signs in their yard and speak as individuals in support of SPLOST. I will contribute personal funds to help and encourage others to do the same.

3. This council has discussed the need for inspections of rental properties and I will request the city attorney to prepare the appropriate ordinances for council approval at its February meeting.

**Danny H. Standard  
211 Fletcher Street  
Oxford, Georgia 30054**

**RECEIVED**  
DEC 29 2016

**Mr. Bob Schwartz  
City Manager  
City of Oxford  
110 West Clark Street  
Oxford, Georgia 30054**

**Dear Mr. Schwartz:**

**Sarah and I would like to request your review and approval of the enclosed preliminary plat of our property at 211 Fletcher Street prepared by Mr. John Knight. We would like to move ahead as soon as possible with construction of the new house for our brother and sister in law. If you need further information you can reach me at (770) 363-7991. If there is any problem with the survey you can contact Mr. Knight direct at (770) 464-4549. We would appreciate any help we can get to expedite this project.**

**Sincerely,**

  
**Danny H. Standard**





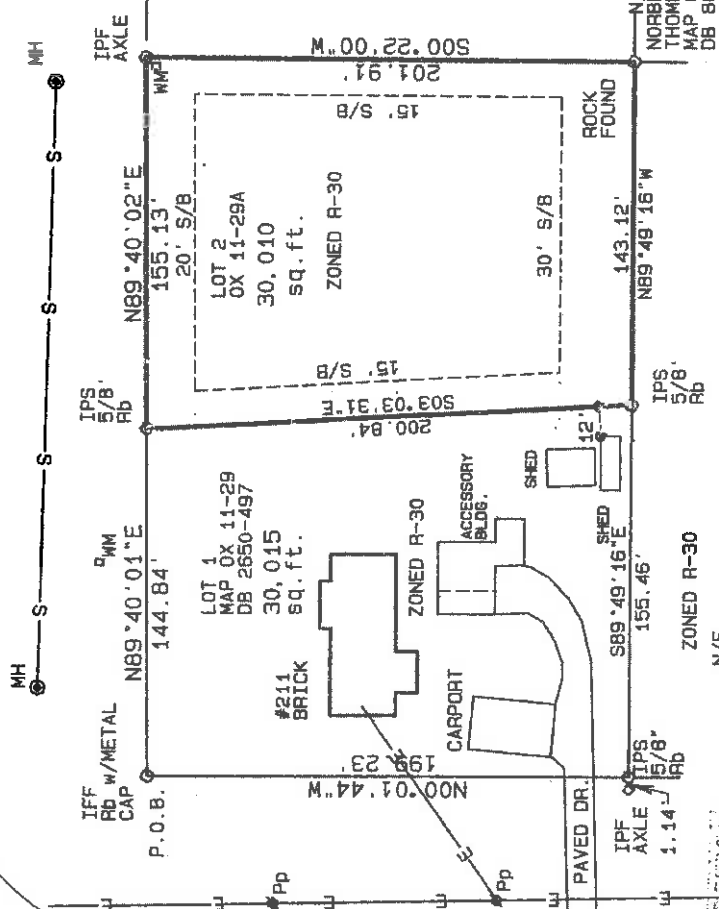
Surveyed By:  
 John Elwin Knight  
 Ga. R. L. S. 1945  
 P.O. Box 625  
 Social Circle, Ga. 30025  
 Ph. 770-464-4549

**NOTES:**

1. The field data upon which this survey was based has a closure precision of one foot in 55,532 feet and angular error of 15 seconds per angle point and was not adjusted.
2. The closure precision for these plat are and Lot 1 - one foot in 103,851 feet and Lot 2 - one foot in 169,500 feet
3. The equipment used to prepare this survey was a Lietz Set 3 total station.
4. This survey is not in a FIRM designated 100 yr. flood plain according to FIRM map #13217C01260 effective date 03/17/2014.
5. The field work for this plat was done in Dec./2016 The plat was drawn on 1/25/17.

**FLETCHER STREET (165' R/W) (15' PAV.)**

**WESLEY STREET (165' R/W) (21' PAV.)**

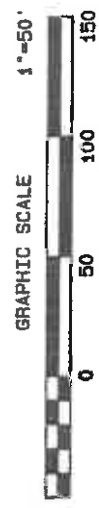


**LEGEND**

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- FH FIRE HYDRANT
- Pp POWER POLE
- Rb REBAR
- POB POINT OF BEGINNING
- WM WATER METER
- MH MANHOLE
- S-- SEWER

ZONING R-30  
 MIN. WIDTH - 100'  
 MIN. HOUSE SIZE - 2000 SQ. FT.  
 SETBACKS  
 SIDE - 15'  
 REAR - 30'  
 FRONT BUILD TO LINE 20'

N/F  
 HUGH BURNETT &  
 JOSEPHINE KELLY BURNETT  
 MAP OX 11-34  
 DB 464-29  
 ZONED R-30



SHEET 1 OF 2

**SUBDIVISION PLAT FOR:**

SARAH HAYNES STANDARD AND DANNY H. STANDARD

Scale: 1"=50' LAND DISTRICT 9 LAND LOT 288

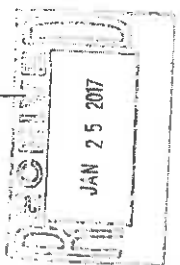
Date: 1/25/2017 CITY OF OXFORD, NEWTON COUNTY, GEORGIA

Reviewed: Drawn By: B.R.W.

Job: Surveyor: JOHN ELWIN KNIGHT GA. R.L.S. 1945

DRAINAGE, EROSION CONTROL, SEWER AND WATER CONNECTIONS PER CITY OF OXFORD SPECIFICATIONS.

N/F  
 SCOTT A. & TERRI K. FULLERTON  
 MAP X11-30  
 DB 3132-564



JAN 25 2017

**Owner Certification**

State of Georgia, City of Oxford  
The Owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that all state, city and county taxes or other assessments now due on this land have been paid in full.

*[Signature]* 12-28-2016  
Date

Dedication Certification City of Oxford  
It is hereby certified that the land and improvements shown on this plat and designated as being "Dedicated to Public Use," are hereby dedicated to the City of Oxford, State of Georgia for public use.

*Mark H. Standard* 12-28-2016  
Date

Owner

**Surveyors Certification.**

State of Georgia, County of Newton  
It is hereby certified that this plat is true and correct and was prepared from an actual survey by me or under my supervision, that all the monuments shown hereon actually exist or are marked "future," and their size, location, and type material are correctly shown, and that the engineering requirements of the City of Oxford have been fully complied with.

*John Elwin Knight* 12-28-2016  
Date

GA R.L.S. No.

**Tax Assessor's Certification**

The pins and addresses have been added and approved by the Newton County Tax Assessor's Office.

**GIS Technician**

**Date**

This final plat has been reviewed by the City of Oxford for compliance with the requirements of Zoning Regulations and is hereby approved for recording.

**Date**

THE SEWER SYSTEM TO BE INSTALLED PER CITY OF OXFORD SPECIFICATIONS HAS BEEN APPROVED BY THE CITY OF OXFORD.

**DATE**

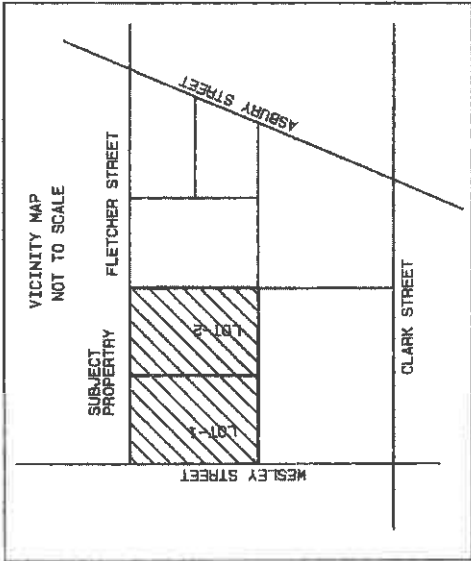
THE DRAINAGE PROVISIONS TO BE INSTALLED PER CITY OF OXFORD SPECIFICATIONS HAVE BEEN APPROVED BY THE CITY OF OXFORD.

**DATE**

Owner & Developer  
SARAH HAYNES STANDARD AND DANNY H. STANDARD  
4211 FLETCHER STREET  
CITY OF OXFORD, GEORGIA

Total Area 60,025 SQ. FT.  
zoning R-30  
2 tracts  
City Water available  
City Sewer available

min. lot size 30,000 sq. ft.



**MINOR SUBDIVISION PLAT FOR:**

SARAH HAYNES STANDARD AND DANNY H. STANDARD

Scale: 1"=100

LAND DISTRICT 9 LAND LOT 288

Date: 12/28/2016

City of Oxford, Newton County, Georgia

Revised:

Drawn By: B.R.W.

Job:

Surveyor: John Elwin Knight GA R.L.S. #1945

**Chief W. D. Harvey**  
**110 W. Clark St.**  
**Oxford, GA 30054**



## **Memorandum**

January 20, 2017

**To:** Mayor, City Manager, and City Council

**From:** Chief WD Harvey *WDH*

**Subject:** Budget Amendment

On 01-18-2017 I met with a representative of Courtware regarding a software upgrade on the system, making it possible to issue citations through E-Ticketing. This process allows the officer to type the information into the computer or scan the bar code on the Driver's License, print it out on a mobile printer, and the citation is sent to the Court Clerk. The upgrade would eliminate the need to purchase ticket books, hand write the tickets, which can be difficult for the court clerk to read at times, and make it easier to access citations from my computer. The software download would also make it possible to do our daily activities on the RMS system rather than using forms that I created on Word Excel from a data stick, automatically totaling activity and citations.

After visiting the City of Monroe Police Department and looking at their system, which is also Courtware, I feel it would be very beneficial in several areas for the police department as well as the court clerk. It would also put us on board with other departments and cities moving in this direction.

The cost to equip the four patrol cars with printers is \$2608.00 (See Attached). The actual software download cost and installation from Courtware would be handled through a cost per citation of \$5.00.

Speaking with the Court Clerk and City Clerk, it was discovered that our current fines have not been increased in nearly ten years. Copies of fines from other jurisdictions shows us below everyone else, so it is suggested that the fines be increased in order to be in line with other agencies. This would also cover the cost of the upgrade.

My current budget would not be able to handle the \$2608.00 without putting me in a bad position so, after speaking with the mayor, it was suggested that I request a budget amendment in order to move forward with the upgrade.

Thank you for your consideration on this matter.



**Emergency Equipment Specialists**  
 737 Harry McCarty Rd  
 Suite 104  
 Bethlehem, GA 30620  
 (678)777-6897  
<http://www.eesoutfitters.com>

# Estimate 1718e

<b>ADDRESS</b> Chief Dave Harvey Oxford Police Department (City of Oxford) 110 W Clark St Oxford, GA 30054 USA	<b>SHIP TO</b> Chief Dave Harvey Oxford Police Department (City of Oxford) 110 W Clark St Oxford, GA 30054 USA	<b>DATE</b> 01/20/2017	<b>TOTAL</b> \$2,608.00	<b>EXPIRATION DATE</b> 02/19/2017
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ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Brother LB3692	Brother DC hardwire kit for PocketJet/RuggedJet printers	4	20.00	80.00
Brother Pocket Jet 7 300DPI Thermal Printer w/USB	Brother PocketJet 7 300DPI Thermal Printer with USB (Requires power, USB cable and printing supplies)	4	355.00	1,420.00
Brother LB3603	Brother 10' USB Cable for PocketJet/RuggedJet Printers	4	12.00	48.00
LEM-VHPM-BPJ	Headrest Mount for Brother PocketJet	4	175.00	700.00
Labor:In-Shop	In-Shop Installation Labor ( 1.5 hours per vehicle)	6	60.00	360.00

Ford Interceptor Sedan 4 Vehicles 2013, 2015 and 2016

<b>TOTAL</b>	<b>\$2,608.00</b>
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THANK YOU.

Accepted By

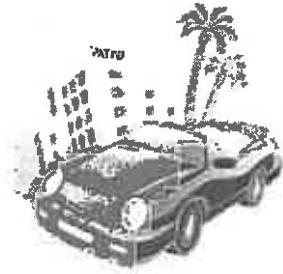
Accepted Date

94 GMC Top Kick  
Archie BALLARD  
P.O. BOX 413  
Oxford GA. 30054  
#501.50

**My name is Jeffery H Brooks ,home phone 470-444-1020, cell 770-331-3066, email [ihbrook@bellsouth.net](mailto:ihbrook@bellsouth.net). I would like to place a bid on the Impala police car for \$1001.00**

**Thank you J.H Brooks**

# Bay Ridge Motors, Inc



## Fax

To: CITY CLERK'S OFFICE From: K. MOHAMED  
Attn: CITY OF FOXFORD Pages: 1  
Fax: \_\_\_\_\_ Date: 11/09/17  
Ref: \_\_\_\_\_ CC: \_\_\_\_\_

Urgent  For Review  Please Comment  Please Reply  Please Recycle

WE are placing a BID for the following  
2008 CHEVY IMPALA The sum of  
\$ 755 <sup>00</sup>/<sub>100</sub>  
[SEVEN HUNDRED FIFTY FIVE DOLLARS]

**Bayridge Motors Inc.**  
Your best source for used police  
vehicles and Lincoln Town cars

THANK'S

K. Mohamed

**Khamis Mohamed**  
President  
1869 Richmond Terrace  
Staten Island, NY 10310  
Tel: 718-720-1919  
Fax: 718-720-1967

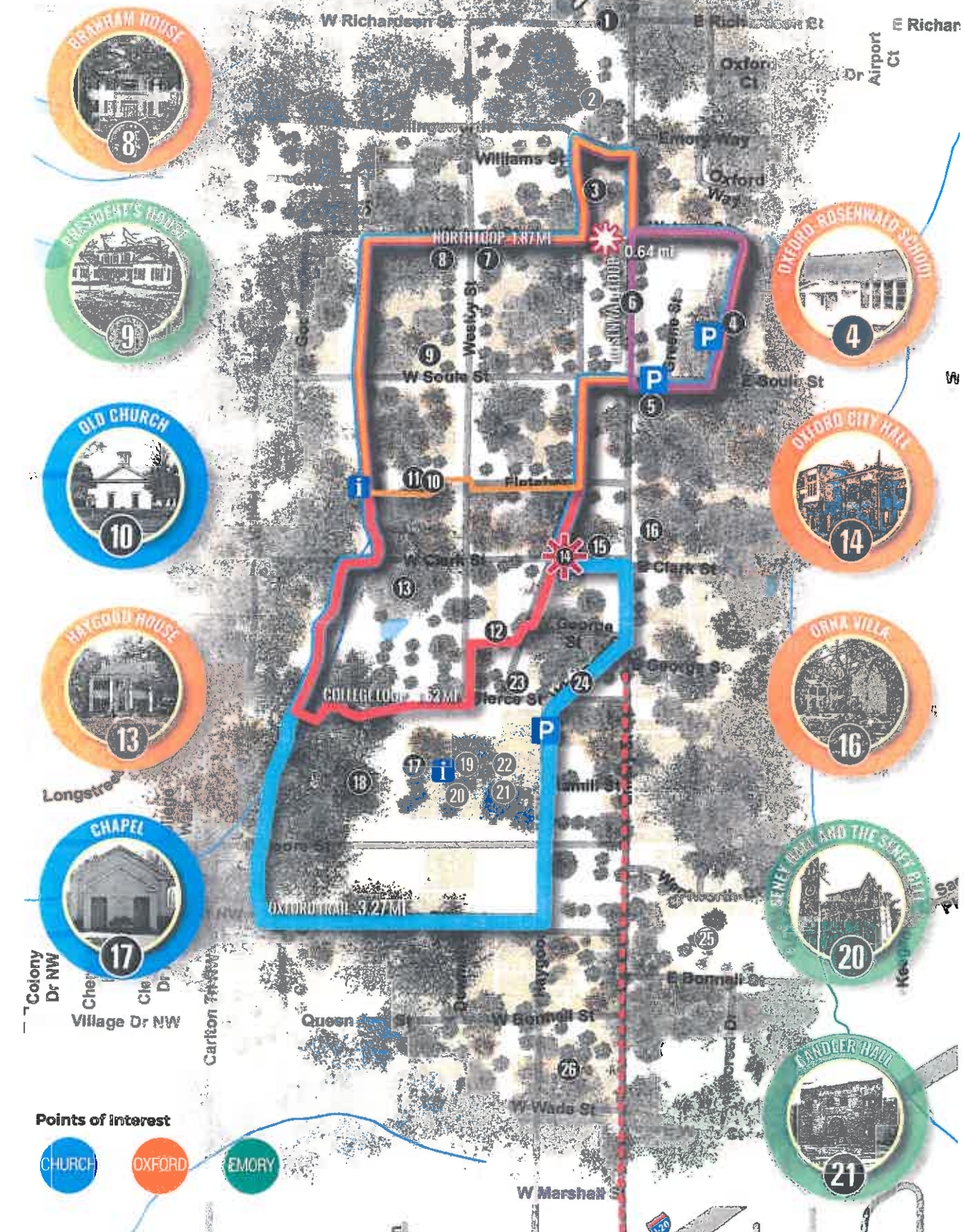
SKA License #1290079 #1210144  
bayridge@statelink.com





# OXFORD WALKS

*Through history*



**Points of interest**

- CHURCH
- OXFORD
- EMORY

**Trail System**

Rosenwald Loop - 0.64 mi	North Loop - 1.87 mi	College Loop - 2.52 mi	Oxford trail - 3.27 mi	Trail Head	Trail Head Proposed	i	P
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DRAFT TWO

## Sec. 40-349. - Future development plan requirements.

The following elements shall be provided in the future development plan for all new or existing institutions seeking development under the Institutional Campus (IC) district:

- (1) **Mission and objectives.** The institution shall provide a statement of its organizational mission and objectives, including any services to be provided to residents of adjacent neighborhoods or to the City. The statement shall include the institution's existing and projected population (over a ten-year planning horizon), including employees, students, or patrons.
- (2) **Property and uses.** The institution shall provide an inventory of existing property and uses, including:
  - a. Aerial map, based on the most up-to-date aerial photographs available from the Newton County Geographic Information System (GIS) Center or the office of the county tax assessor, showing the district boundary and all land, buildings and other structures within the IC district as of the date of submission of the future development plan. The map also shall delineate the TA and include other land area and infrastructure within 300 feet of the district.
  - b. Narrative keyed to the aerial map with description of footprints and uses of existing land parcels, buildings, structures, roads, sidewalks, parking areas, recreational facilities, and other significant site developments.
  - c. Floor area (in square feet), building height (in stories and feet), and current occupant capacities (i.e., number of persons allowed by fire code) of each building, as well as location, land area, and capacity of parking facilities.
  - d. ~~Daily average and peak vehicular trips (to and from each count as one trip), based on reasonable estimates from available data, including deliveries along streets serving the institution and ancillaries.~~
  - e. ~~Average annual utility demand (electricity, water, sewer, gas).~~
- (3) **Anticipated institution needs.** The institution shall provide a statement of anticipated needs with respect to future development and land use within the district, including projections over a ten year time horizon for the following:
  - a. Number of employees, students, members, or patrons;
  - b. Facility needs in assignable square feet (by facility type);
  - c. Acreage of athletic or recreational facilities;
  - d. Number of parking spaces;
  - e. Electricity, water, sewerage capacity, or other utility demand; and
  - f. Vehicular and pedestrian circulation along city streets and public spaces.
- (4) **Future land use.** The institution shall include in the future development plan anticipated future land uses, with an accompanying map drawn to scale, illustrating land use changes and circulation (vehicular and pedestrian) over the ten-year planning horizon. The future land use plan and accompanying map specifically shall illustrate:
  - a. Existing and proposed land use, including academic, housing, recreation, ancillary (e.g., dining, maintenance, etc.) and mixed-use, as well as the anticipated location (or alternate locations), size (in square feet) and capacity (in population served) of future facilities;
  - b. Existing and proposed conservation areas and open spaces;
  - c. Existing and proposed vehicular circulation patterns, including deliveries;
  - d. ~~Existing and proposed pedestrian circulation patterns;~~
  - e. Existing and proposed parking facilities with their capacities.

- ~~(5) **Community impact.** The institution shall describe how future development within the district may impact positively or negatively or otherwise present implications to adjacent neighborhoods and the City as a whole.~~
- (6) **Signage.** The institution shall provide a way finding plan for campus entries, campus drive identification, building identification, and parking locations. This plan must abide by article XV, signs, and other relevant provisions of this chapter, and it must provide sufficient direction for public emergency services such as fire protection, public safety and medical response.
- ~~(7) **Lighting.** The institution shall provide a lighting plan for buildings, campus drives, parking areas, athletic or recreational facilities, and other areas requiring outdoor lighting. This plan must abide by city outdoor lighting requirements.~~
- (8) **Traffic management.** The Institution shall demonstrate how it will manage or otherwise regulate campus-related vehicular and pedestrian circulation, as well as parking facilities, to mitigate impact on adjacent and proximate residential neighborhoods.
- ~~(9) **Building design standards.** The institution shall ensure building design standards used to guide future development adhere to section 40-348. The institution also shall demonstrate how proposed future development is compatible in location, style, and scale with adjacent or proximate properties and existing buildings, particularly those of importance to the city's history.~~

(Code 1997, § 40-410-5; Ord. of 2-6-2012, § 1(40-410-5))

**Sec. 40-350. - Institutional campus future development plan procedures.**

This section sets out the required review and acceptance procedures for the institutional campus future development plan.

- (1) **Application.** The institution shall prepare and submit the future development plan to the Planning Commission for review. (If the institution's existing master plan meets all of the requirements in this chapter for a future development plan, such master plan may be submitted as the future development plan.)
- (2) **Review.** The Planning Commission shall review the future development plan and make a recommendation to the City Council as to whether to accept the plan as submitted, to accept the plan with amendments or special stipulations, or to require further revision to the plan.
- (3) **Planning horizon and update requirements.** The future development plan shall cover a ten-year time horizon, and it shall be updated every five years and submitted for review by the Planning Commission at its January meeting. Every five years the full plan shall be submitted for review by the Planning Commission and acceptance by the City Council.
- (4) **Amendment procedures.** An institution with an accepted future development plan may submit an amendment to the plan at any time. Proposed amendments shall be reviewed by the Planning Commission ~~and forwarded to the City Council~~ for acceptance in accordance with the review process outlined in this section.

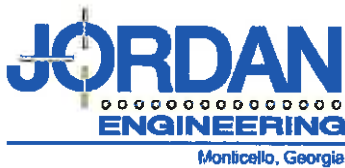
(Code 1997, § 40-410-6; Ord. of 2-6-2012, § 1(40-410-6))

**Sec. 40-351. - Approval criteria.**

- (a) In accordance with this chapter, a site and design plan shall be required before a development permit, building permit or other permit, as appropriate, is issued or any improvement, grading, alteration of lands, or construction of buildings commences. acceptance of the future development plan by the City Council shall not constitute approval of a development permit.
- (b) In accordance with this chapter, a development permit shall be required for any proposed use of lands or buildings, and before any improvement, grading or alteration of lands or buildings commences to indicate and insure compliance with all provisions of this chapter and other applicable regulations in this Code.

- (c) The Planning Commission shall review, and the City Council shall accept, future development plans based on one or more of the following policies and standards:
- (1) Whether the future development plan is complete in terms of required content and is consistent with the adopted plans of the City, such as the city comprehensive plan.
  - (2) Whether future development proposed (conceptually and concretely) in the future development plan will adversely impact public services and infrastructure.
  - (3) Whether the future development plan complies with all applicable standards of this chapter.
  - (4) Whether the future development plan will result in significant adverse impacts to other property in the vicinity of the applicant institution, or to the natural environment.
  - (5) Whether the plan will have significant adverse impacts on the livability of adjacent or nearby residential zoning districts, especially with respect to:
    - a. Noise, glare from lights, late-night operation, odors and litter;
    - b. Privacy, traffic, parking and other safety issues; and
    - c. Mass, height and overall scale of buildings.
  - (6) Whether any differences in appearance or scale from the surrounding area are sufficiently and appropriately mitigated through setbacks, screening, landscaping or other design features.
  - (7) Whether the future development plan has adequate mitigation measures for any other identified potential adverse impacts.

(Code 1997, § 40-410-7; Ord. of 2-6-2012, § 1(40-410-7))



Mr. Bob Schwartz, City Manager  
City of Oxford  
110 West Clark Street  
Oxford, Georgia 30054

January 10, 2017

Re: Monthly summary – December activities

Dear Mr. Schwartz:

The items below summarize the work we performed for the City of Oxford in December 2016:

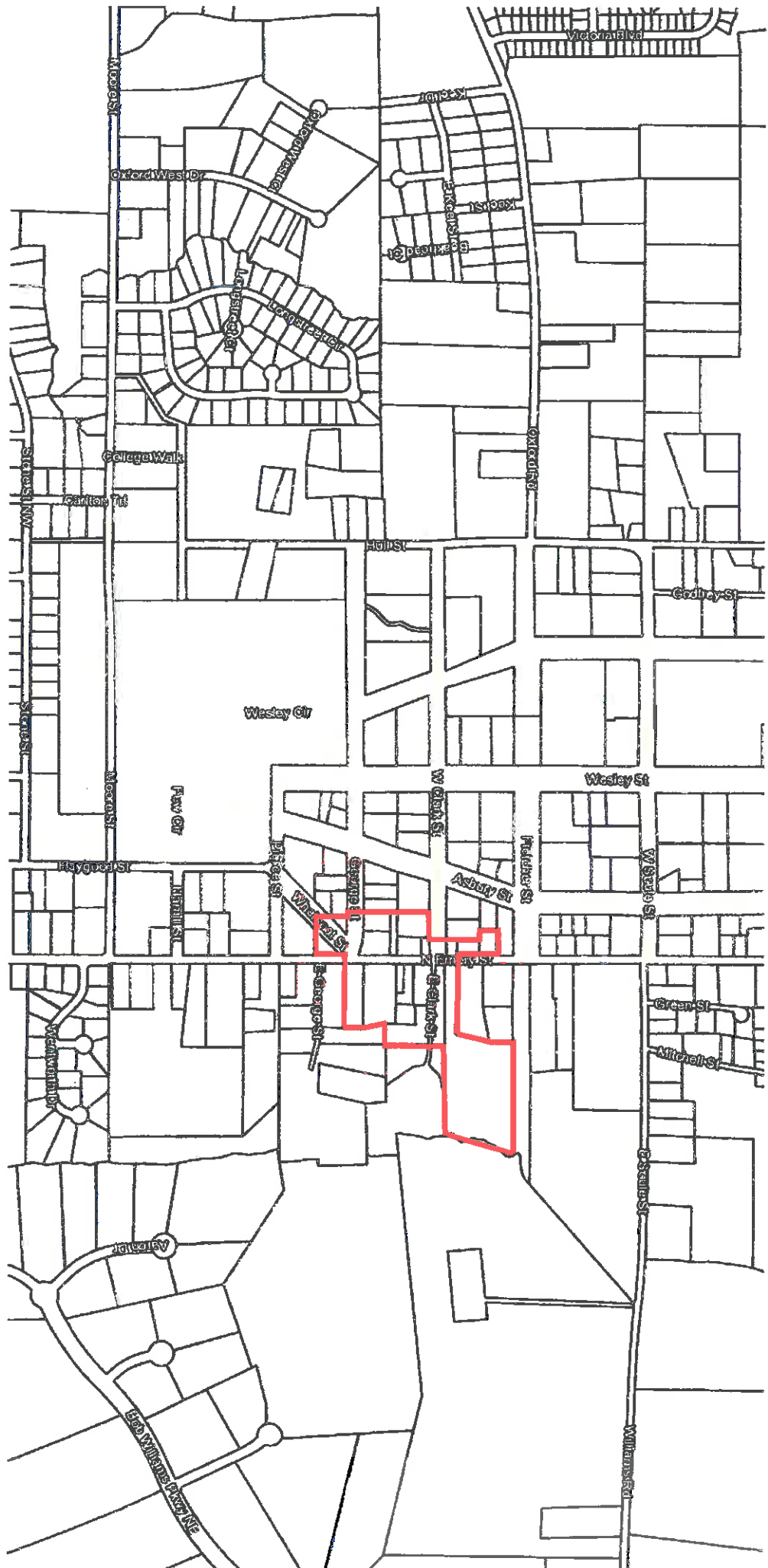
1. General Support
  - a. Attended an Asbury Park citizen's advisory committee meeting with landscape architect, J. Tanner to discuss plans for the park with the committed and get feedback.
  - b. Prepared the October monthly summary.
2. Right-of-Way survey project
  - a. Project Completed. Final updates made and plat recorded at Clerk of Court, Newton County.
3. E. Clark Street
  - a. Civil design drawings were updated to reflect new alignment with northward curve at east end, elimination of sidewalk on north side, adjustments to storm sewer system, and addition of gravel cul-de-sac on new city parcel at east end.
4. Asbury Park
  - a. Field inspection and correlation between field surveyed trees and trees identified by Mr. Budd for removal or identified by him as specimen trees.
  - b. Made progress on construction cost estimating for parks committee.
5. N. Emory Street Sewer Extension
  - a. Addressed 303(b) non-compliant stream issue addressed for Dried Indian Creek
  - b. Submittals made to reviewers at EPD, NCWSA, SWCC, and GDOT/GUPS.
  - c. First draft easement exhibits for all affected properties were completed.
  - d. Obtained sewage flowrates, BOD characteristics, etc from NCWSA.
  - e. Located cast iron water line on west side of N. Emory north of Hammill Street.

Please call or email me if you have questions about any of the items listed above.

Sincerely,  
Jordan Engineering, Inc.

Robert O. Jordan, PE RLS

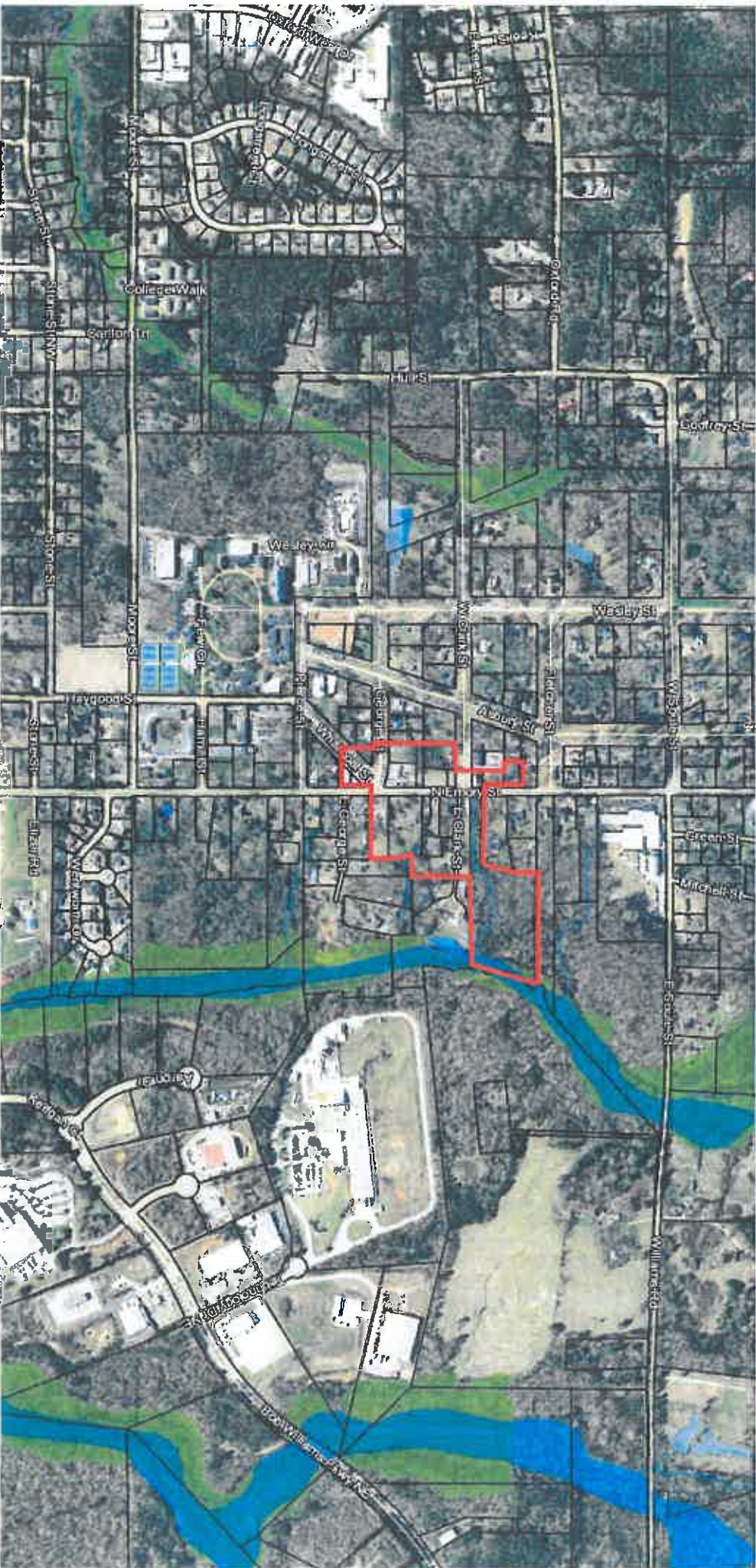
Proposed Downtown Development Area (Option A)





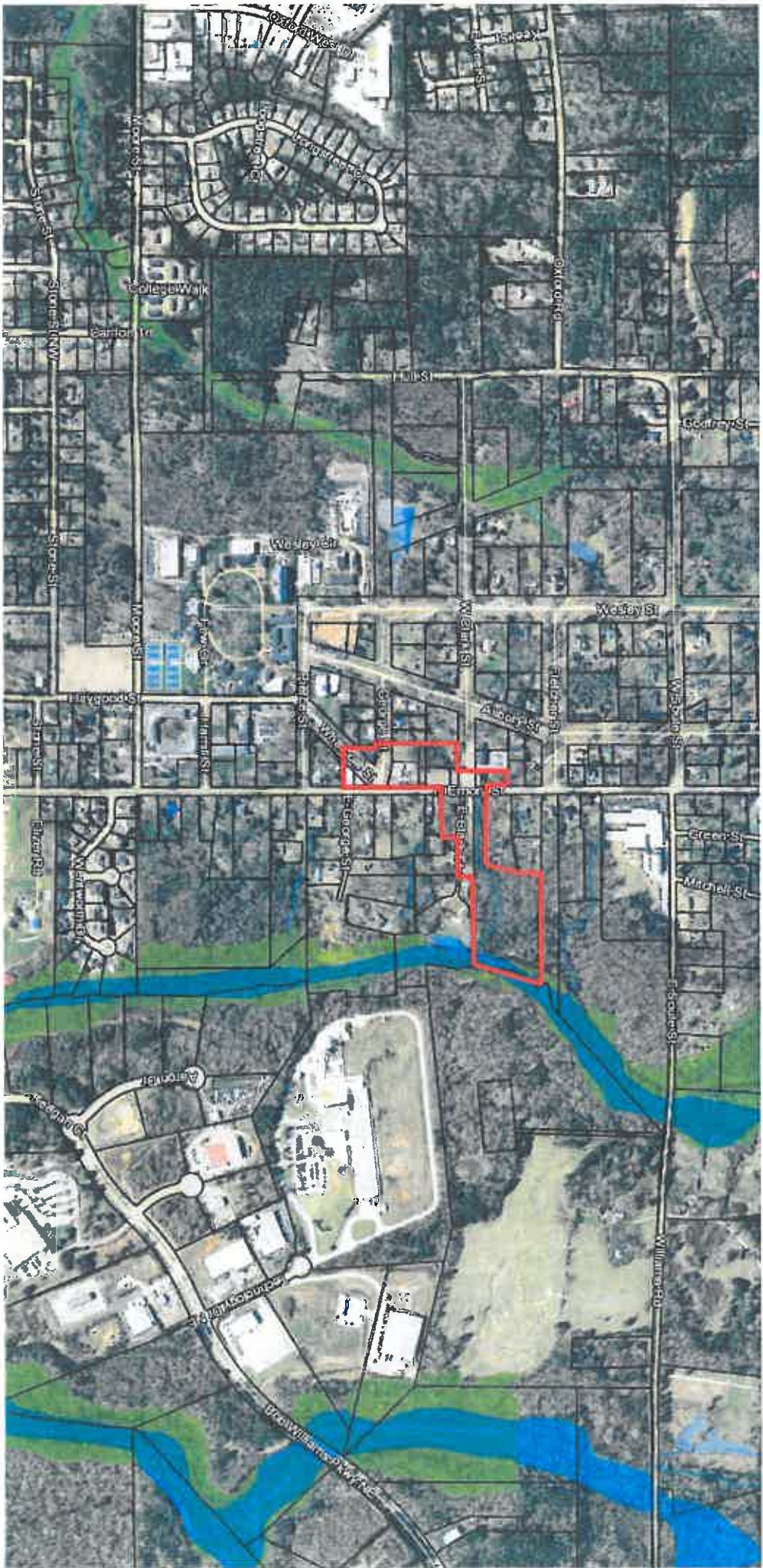






Proposed Downtown Development Area (Option A)





Proposed Downtown Development Area (Option 8)

Proposed Downtown Development Area (Option B)







**CORNING**



## **Gigabit Oxford**

**Municipal Fiber Network  
Public-Private Partnership**

**Prepared By:  
RG Fiber**

**January 22, 2017**



713 High Street  
Baldwin City, KS 66006  
785-594-5414

**Bob Schwartz**  
City Manager

City of Oxford, GA  
110 W Clark Street  
Oxford, GA 30054

**RE: Pre-Development Plan for Municipal Fiber Network**

Dear Mr. Schwartz,

Enclosed please find a copy of our Plan to bring a 21st century gigabit communications infrastructure to the City of Oxford, Georgia. This consortium of companies, lead by Corning Optical Communications, has been selected to bring the best minds and capabilities together to design, construct, operate and manage a world-class municipal fiber broadband network model in the City of Oxford, Georgia. This document details the technologies at our disposal, service offerings, rollout strategy, roles and responsibilities of each member of the consortium, and financing options.

We appreciate the opportunity to demonstrate our collaborative approach and unmatched capabilities that will be at the City's disposal, if the market supports the project. We look forward to bringing gigabit to the City of Oxford and establishing a competitive advantage for the residents and businesses in the community. If you have any questions regarding the content of this statement please contact me.

A handwritten signature in black ink, appearing to read "Mike Bosch".

**Mike Bosch**  
Founder/CEO  
RG Fiber  
O:785-594-5414  
C:785-330-3272  
mike@rgfiber.com

# Table of Contents

<b>Introduction</b>	<b>5</b>
Corning Optical Communications	5
Nokia	5
Graybar	5
RG Fiber	5
<b>Executive Summary</b>	<b>8</b>
<b>Approach</b>	<b>10</b>
Capital Consultation	10
Design Collaboration	10
Buried vs. Aerial	10
Construction Safety	10
Design Components	11
Backhaul	11
Distribution - Network Topology	11
<b>Technology</b>	<b>12</b>
Ability to Support Future Demand	12
GPON Splits	12
WiFi Included	12
<b>Service Offerings</b>	<b>14</b>
Residential	14
Small Business	14
Enterprise/Institutional	14
Government Institutions/Public Safety	14
Pricing Strategy	15
Open Access Network	15
<b>Rollout Strategy</b>	<b>15</b>
Rollout Process	16
<b>Roles and Responsibilities</b>	<b>18</b>
<b>Financing Options</b>	<b>19</b>
Vendor Qualifications	20
Experience	20
Financial Stability	20

Staff Technical and Managerial Experience	21
Evidence of Legal Capacity	21



## Introduction

The Corning Consortium has assembled an impressive team of industry leaders to come together for the benefit of Oxford, GA. As a team, we seek to design, build, install, operate and manage a complete turn-key gigabit fiber network, as well as manage the conversion to smart meters to maximize the efficiency of other municipally-run utilities. The team includes Corning Optical Communications, Nokia, Graybar, and RG Fiber. The consortium will bring other partners in as the needs may arise in a case by case basis.

## Corning Optical Communications

Corning was founded in 1851 and is the leading innovator in materials science. Corning's Optical Communications business segment invented the world's first low-loss optical fiber in 1970 and has continued to pioneer optical communication solutions for voice, data and video network applications worldwide. Fun fact: Corning developed the glass for Thomas Edison's light bulb.

## Nokia

Nokia is a global leader in creating the technologies at the heart of our connected world. Powered by the research and innovation of Nokia Bell Labs, we serve communications service providers, governments, large enterprises and consumers, with the industry's most complete, end-to-end portfolio of products, services and licensing. From the enabling infrastructure for 5G and the Internet of Things, to emerging applications in virtual reality and digital health, we are shaping the future of technology to transform the human experience. A truly global company, we are 160 nationalities working in more than 100 countries.

## Graybar

Graybar was founded in 1869, is an industry leader in wholesale distribution, supply chain management and logistics services for electrical, communications and [data networking](#) products, and is listed as a Fortune 500 company. With \$6 billion in revenue (2014), Graybar employs thousands of men and women at more than 260 North American distribution centers. Fun fact: Graybar is one of North America's largest employee-owned companies and headquartered in Clayton, MO.

## RG Fiber

RG Fiber was founded in 2014 and is a leading innovator in bringing gigabit internet to the rest of us in small town America. RG Fiber has reimaged the traditional telecom deployment model and created a cutting-edge software-driven network with unmatched reliability, speed, affordability, and friendly service. RG Fiber is actively expanding their network in Baldwin City, Eudora, and Douglas County. Fun fact: RG Fiber's Founder/CEO, Mike Bosch, has been engaged in the countless conversations about broadband with the City of Oxford since 2012.

RG Fiber's Founder/CEO, Mike Bosch, knows firsthand the destructive impact the digital divide has on small town America. In April 2013, Bosch was recognized on the front page of Yahoo News and other major national and international publications when his software firm reversed the rural brain drain but shortly after he outgrew the local internet capacity in Baldwin City, KS.

Initially, Bosch believed that he could take the traditional fiber-to-the-premise business model and simply deploy it in Baldwin City. After nine months, he had learned that the economics simply don't work in communities less than 40,000 in population. The supply chain was too slow and the traditional materials were too expensive to install and maintain.

Bosch went back to the drawing board and challenged every part, every process, and every policy in the traditional telecom model in search of a new model that was specifically engineered for small town America.

Corning's Optical Communications Engineering Group assisted Bosch with designing the most cost effective and reliable network architecture for small towns and validated the cost savings of Corning's most innovative products: FlexNap and Centrix. The end result reduced material costs by 13%. RG Fiber then worked with K&W Underground, the premier telecom contractor in the Midwest, to create a new construction protocol that lowered underground construction costs by 24%. Graybar shortened the supply chain of critical inventory from six months to a matter of days.

Finally, dissatisfied with current industry solutions, RG Fiber developed its industry-leading software that manages everything from design, construction management, inventory management, network management, billing, customer service and much more. This software alone has eliminated over \$2.5MM of capital expenses.

After a year of research and development, Bosch raised the private investment capital necessary to launch a proof-of-concept phase to demonstrate that RG Fiber's software driven network can outperform any other network in the industry today.

RG Fiber was able to construct a 50 linear mile fiber network throughout Douglas County in approximately eight (8) weeks! Including planned maintenance outages, the network was online 99.99%, which makes it more reliable than most popular email service providers. RG Fiber brought 1 Gbps speed to Baldwin City, KS in 2015 and Eudora, KS in 2016. RG Fiber includes WiFi capable of over 800 Mbps with all of its service offerings. When RG Fiber builds a neighborhood, they consistently take as much as 60% from existing competitors. RG Fiber's waiting list of customers in Douglas County continues to climb and is currently sitting at 1,443. RG Fiber's survey of customer satisfaction resulted in a Net-Promoter Score (NPS) of 67 vs the industry average of 16.

RG Fiber shared these results with the number one globally ranked telecom engineering firm for the past six years in a row, Black and Veatch. While the discussion remains confidential, Brad Hardin, CTO of Black and Veatch, joined RG Fiber's Board of Directors. RG Fiber was also accepted into the

Facebook-led Telecom Infra Project (TIP) which seeks to connect the next billion people to the internet. In short, RG Fiber has earned a very impressive track record in such a short time in the telecom industry.

This plan creates an innovative model for a Public-Private Partnership that could become the model example for how small towns across America can successfully build a gigabit fiber network by combining the strengths of industry leading private companies to bring innovation and efficient streamlined processes together with the strength of public entities in their commitment to serve their citizens and their community both now and into the future.

## Executive Summary

The Corning Consortium presents its plan to design, construct, operate and manage a world-class fiber-to-the-premises network capable of providing voice, video and data to homes and businesses in the City of Oxford.

The first step is to conduct a thorough pre-development market study. It's in the best interest of all parties to determine as accurately as possible whether the market would support the network to the point of being able to be financially self sufficient. The pre-development phase, if conducted properly, can significantly reduce overall project costs by providing detailed clarity on: (1) the cost of capital based on the type of financing used, (2) a detailed design with bill of materials at the most granular project-level, and (3) detailed demand aggregation with contact information and types of services desired. All three must be a part of the pre-development analysis phase.

RG Fiber's software divides the community into projects and ranks each project based on the fastest return of capital using a proprietary algorithm. This allows the consortium to bring the network to a point of being financially self-reliant as quickly as mathematically possible.

Once the network is operational, residents will enjoy speeds ranging from 50 Mbps to 1 Gbps at very affordable and competitive pricing. Small businesses will be eligible for our 1 Gbps internet connection. Enterprise customers (defined as those entities with sophisticated enough information technology needs so as to have hired IT staff) and Government customers, will be offered custom solutions to meet their more sophisticated/unique needs. The network will also support HD voice and video services. Additionally, gigabit WiFi hotspots and smart metering can be deployed for the benefit of the local community after the network is self-reliant.

RG Fiber will offer an open-access arrangement allowing other providers to lease either lit or dark fiber services at market rates for their customers in the service area. This creates competition for large enterprise customers.

# Approach

## Market Study Results

There are three possible outcomes of the market study. For simplicity, we code them like traffic lights: green, yellow, red. Green means there is sufficient demand to cover the ongoing operational expenses plus the payment of financing. If the study shows green, then the consortium will gain proper permitting and begin construction as soon as reasonably possible. If the market study shows yellow, the consortium will review the feedback from the community and make the necessary changes to find a path to success. It's important to know, the consortium has a vested interest in finding a way to make this network possible. We are not simply conducting a market-study as an intellectual and academic exercise with an end goal of creating a report. Ultimately, RG Fiber would expand operations and join the community as a new local business. As such, RG Fiber will spend a significant amount of time in the local community meeting with residents and businesses, promoting the network, and the benefits the network would bring to the community both now and well into the future. If the study shows no possibility of a successful build-out, the consortium will classify the study as red. All market study deliverables transferred to the City and the project does not go further.

## Capital Consultation

## Design Collaboration

The Corning Consortium approaches design from a holistic, community focused point-of-view. In Baldwin City, RG Fiber is already seeing the impact that having a gigabit fiber network is having on attracting residents and businesses into the community. With a gigabit network, we know Oxford will see similar results. So the final design will include a growth assumption into its network capacity planning and design.

## Buried vs. Aerial

RG Fiber has a strong preference for a buried fiber network due to the increased reliability and lowered operating costs. Reliability is the under-appreciated aspect of internet service until of course when service goes out. Increasingly critical services throughout our small town communities will rely on internet to be always on. We must plan for reliability from the start. In Baldwin City and Eudora, RG Fiber has deployed an underground network utilizing conduit and underground vaults. While this installation method is initially more expensive, they have found it drastically improves the reliability of the network. Aerial networks are exposed to weather, rodents and distracted drivers. RG Fiber's one segment of 900 feet of aerial installation has already been repaired once and caused the one unplanned customer outage in 2016. That said, there are some cases where an underground network is simply cost prohibitive and an

aerial network is better than a wireless network or even no network at all. With regard to aerial pole attachments, RG Fiber will work with the City to obtain proper pole attachment authority and permitting.

## Construction Safety

When doing underground construction, safety is an utmost concern. Our primary method calls for plowing, if the plow can fit. More often than not, inside city limits a horizontal directional bore is used. This allows the construction subcontractor to steer the drill into the ground with minimal topsoil disruption. Typically underground lines are buried at a minimum of 36" below the surface where possible. It is critically important to call in locates to identify all buried utilities before any work is started and adhere to industry standard clearances from existing utilities.

When crossing a utility, that specific location must be excavated using a non-destructive method like hydrovac to expose the buried utility service and allow construction operators to visually watch any underground horizontal directional boring head safely cross the existing utility without damaging it. This method is called positive verification and is a requirement with RG Fiber's underground construction protocol. When working on a customer's premise, we ask them to locate any private buried utilities such as electric fences and water sprinklers to avoid damage.

When doing aerial attachments, RG Fiber will follow the City of Oxford's process to gain proper authority and maintain good working relationships.

When burying a drop to establish an access point to the network, we typically use trenching equipment or hand tools. Drops are buried 8-12" below the surface.

## Design Components

Our network design consists of three components: backhaul, distribution and drop. Backhaul is bringing sufficient internet capacity into Oxford, GA, distribution is how we distribute that capacity throughout the community and drop is creating an access point to the network.

### Backhaul

The Consortium will seek to obtain an affordable backhaul connection from a Tier 1 ISP. Tier 1's are essentially the backbone of the internet. Connecting directly usually results in better network quality in terms of reliability and responsiveness (lower latency). The Consortium will also attempt to secure a geographically redundant backhaul connection in the event that the primary connection goes down for any reason.

### Distribution - Network Topology

For small town America, the most efficient network topology is a star pattern and not the often discussed ring or loop. The goal of the ring or loop is to provide better reliability, but it introduces additional points of failure and requires ongoing maintenance. A ring or loop requires active (meaning powered) electronics deployed in the field housed inside of weather-proof utility cabinets. These above ground

apparatuses are often wiped out by distracted drivers or riddled with bullet holes. Using a buried fiber network, you can achieve the same high level of reliability without the introduction of additional points of failure and maintenance. The ring/loop architecture makes more sense as RG Fiber expands regionally.

By utilizing Corning's innovative FlexNAP product line, the upfront and ongoing cost associated with the number of fusion splices is drastically reduced. This also significantly speeds up service activation.

## Technology

The Corning Consortium will design, build and construct a fiber network with initial backhaul capacity sufficient to provide gigabit services to customers within the Service Area and convert the City of Oxford to automated water meter reading. As soon as it's affordable, RG Fiber will establish a second geographically diverse and redundant connection for increased reliability.

## Ability to Support Future Demand

RG Fiber's unique network architecture leverages both Gigabit Passive Optical Network (GPON) and Active Ethernet (AE) communications protocols at launch, but will also support XGS-PON and NG-PON2 protocols. In plain English, at launch the network will be capable of 1,000 Mbps download and 500 Mbps upload with GPON, and 10,000 Mbps symmetrical upload and download service with AE. If a customer needs more than 10,000 Mbps at launch, RG Fiber can deliver multiple AE connections and aggregate the links to operate as one.

XGS-PON will enable the network to provide 10,000 Mbps symmetrical service and NG-PON2 will enable 40,000 Mbps download with 10,000 Mbps upload capability. It is anticipated within twelve (12) months of launch that the pricing of devices that support XGS-PON and NG-PON2 will be affordable enough to be deployed without a material change to the fiber network - just upgrading the electronics. The network that will be built in 2017 should be sufficient for several decades due to this unique network architecture.

## GPON Splits

In GPON technology, you take one connection at your hub (also known as central office or headend) and split it into multiple end-customer connections. RG Fiber standards calls for a 1:32 split (pronounced one by thirty-two split). This allows for plenty of light budget for future growth and sufficient containerization of MAC addresses within a broadcast domain. In plain English, this allows RG Fiber to easily double network capacity with very small network upgrades and compartmentalize the network's customers to minimize any negative impact due to network-related issues. When using an active ethernet circuit, RG Fiber simply bypasses the GPON splitter and connects directly to Corning's FlexNAP Taps.

## WiFi Included

All of RG Fiber's services include WiFi router and WiFi management at the end user. The devices have the latest WiFi protocols and several advanced techniques to achieve over 800 Mbps on newer devices while still ensuring backwards compatibility on older devices. Installers will set up WiFi and test WiFi to ensure that it provides sufficient coverage throughout the home or business. Customers no longer need to purchase separate WiFi routers and hire IT support to setup a WiFi network. Furthermore, RG Fiber's software system monitors and automatically optimizes the WiFi network in each customer's premise to ensure each device is getting the best possible signal and allows RG Fiber's network technicians to upgrade software and make customer requested changes remotely.



# Service Offerings

## Residential

For residential customers, RG Fiber will offer three (3) internet plans. Each plan is described with two numbers. The first number is the maximum download capacity. The second number is the maximum upload capacity. There are no contracts and no data caps. Final pricing may vary slightly from the proposed numbers below due to market-specific factors.

The plans are: 50/50 Mbps for \$59.95/month, 150/150 Mbps for \$79.95/month and 1,000/500 Mbps for \$119.95/month. Home phone service is available for an additional \$10/month and includes unlimited local and long distance to the contiguous 48 states. Customers can transfer their current numbers and enjoy feature-rich service that includes caller ID, call waiting, voicemail, call forwarding, voicemail to email and more. TV services are available for an additional \$25/month for approximately 20 local stations, \$80/month for over 100 channels and \$90/month for over 180 channels.

## Small Business

Small Businesses, defined as businesses without IT staff, qualify for 1,000/500 Mbps for \$129.95/month. Business Phone service is \$35/line and includes one all digital gigabit phone per line.

## Enterprise/Institutional

Enterprise customers are defined as those that have on-staff IT to manage their more sophisticated technology needs. The Consortium will work with these customers on a case-by-case basis to develop a custom solution to best meet their needs. Here are three examples of custom solutions to give the City of Oxford an idea of our flexibility and capability.

- A rapidly growing manufacturing business that needs reliability. RG Fiber created a custom redundant connection to ensure 99.999% up-time.
- Baker University's dorms need gigabit WiFi to provide the premium residential living amenity for college students. RG Fiber engineered and deployed gigabit WiFi and manages all WiFi related tech support so that Baker's IT staff can focus on more strategic initiatives.
- A multi-location business wanted to make phone transfers between locations possible. RG Fiber's custom-built phone service allowed the customer to transfer to extensions regardless of physical location.

## Government Institutions/Public Safety

The Consortium treats government/public safety like enterprise customers with unique and sophisticated needs and therefore creates custom solutions. A couple examples:

- Free and secure gigabit WiFi at city parks. RG Fiber created a system to secure WiFi hotspots with RG Fiber's gigabit WiFi technology. Residents can enjoy time-metered WiFi at city parks. The time-metering discourages loitering beyond park hours.
- Using the same gigabit secure WiFi technology, RG Fiber can create a virtual network to connect local law enforcement and other emergency management service professionals in the field back to their office network.

## Pricing Strategy

RG Fiber's strategy is to be priced competitively with current competitor's offerings while providing the best in reliability, speed, and friendly service.

RG Fiber is absolutely willing to work with the City to develop unique pricing packages for community stakeholders.

## Open Access Network

RG Fiber currently has a structure for wholesale service delivery and competition including billing and settlement services. An Approved Service Provider (ASP) can lease lit or dark fiber circuits at market pricing. ASP's are able to differentiate their service offerings by using VLANs. This works both for enterprise customers as well as public safety services. RG Fiber does not block nor throttle any legal services that ride over-the-top of our fiber network as long as it complies with our Acceptable Use Policy.

## Rollout Strategy

Our deployment strategy is focused on achieving a successful deployment of a gigabit fiber network in the City of Oxford. For the Consortium, this means that the network is able to become self reliant as soon as possible.

This requires a commitment to the most cost effective deployment model that can achieve the strategic goals of reliability, speed, affordability, and neighborly service. RG Fiber has proven their network architecture and rollout strategy, which was designed specifically for small town America, is much more cost effective than the traditional fiber-to-the-premises model.

By reducing the overall network costs and providing unbeatable reliability, speed, affordability, and neighborly service, early adopters become strong promoters and help increase the new subscriber acquisition rate.

Finally, and key to the entire rollout success, is deploying capital as efficiently as possible to achieve the fastest return of capital. RG Fiber's software has the unique ability to constantly analyze and re-analyze all the factors that go into prioritizing the order of construction at the most granular level. This allows RG Fiber to build only what is necessary to successfully capture the maximum demand, thereby creating a

snowball like effect that allows the network's revenues to be redeployed into accelerating construction and new subscriber acquisition to the maximum point mathematically possible. This gives RG Fiber the unique capability of achieving the most optimum path to a self-reliant network.

Levels of demand necessary to trigger rollout will vary based on construction difficulty and costs. With RG Fiber's strategy, it's less of a matter of if a buildout occurs, but rather a matter of when and in what priority order. Again, the primary goal is a self-reliant network.

There are several factors that influence a success-based project buildout. The algorithm RG Fiber created is proprietary and confidential. A few of the main factors that can be influenced include pre-registration, services desired, density of demand (tell your neighbors to sign up) and ease of construction (including local permit and construction requirements).

## Rollout Process

Once the contract is executed and financing option is finalized, the Consortium will design and divide the entire Service Area into projects comprised of as little as 4 homes/businesses. This will divide the entire project's bill of materials into the most granular level, allowing the Consortium the ability to surgically build areas in order of the fastest return on capital and the most efficient use of capital.

Next, the Consortium will meet individually with local area businesses and launch a pre-registration campaign. Customers will be able to pre-register for service online or by phone. At the same time, Graybar will forward deploy the most commonly used parts to make the inventory available for immediate turn around. As customers pre-register, RG Fiber's software will constantly analyze each project to determine when and where to build based on RG Fiber's proprietary algorithms. RG Fiber's software will also create a construction schedule including materials and labor.

At the same time the marketing campaign kicks off, RG Fiber will either assemble and deploy a patent-pending micro-hub or set-up an industry standard fiber hut. This will allow services to be activated as soon as possible.

Once a project is approved and permits are obtained, construction notices go out to the impacted addresses giving instructions on who to contact for all construction related activities and concerns as well as an opportunity to sign up for the fastest and most reliable network in Oxford. Once construction is completed, all customers who have pre-registered will be contacted to schedule their installation. Within a week of installation, customers are contacted by a customer satisfaction team to ensure each customer's satisfaction with the service and installation.

## Financing Options

The Corning Consortium has the financial strength and expertise to be able to work with several different models of financing.

The goal is to build a fiber network as soon as reasonably possible and to get the network to the point of being self reliant. To do this, the network needs to borrow as little as possible at the most cost effective rates and get the network operational with enough recurring revenue to cover the amortized cost of any debt to build the network. RG Fiber's software gives the Corning Consortium the ability to pinpoint exactly where and when to build to achieve a successful project utilizing the most efficient use of capital.

The preferred model would be the City owning the fiber network and the Service Provider, RG Fiber, being awarded a 30 year management contract to design, build, operate and manage the network.

Oxford Fiber Network	Budgetary Cost
Professional Services (Engineering, Furnish, Installation, Design and Integration)	\$189,300
Electronics (service Router, OLT, Subscribers ONT's)	\$364,320
Annual Maintenance – 3YR Avg. (tech support, Warranty, GPON software Plan)	\$13,000
Engineering (construction ready design including site survey)	\$90,000
Materials (passive Only)	\$477,778
Construction/Installation	\$1,050,000
<b>Grand Total</b>	<b>\$2,184,398</b>

NOTE: costs provided are budgetary and intended for planning purposes only. Final numbers may vary after RF propagation studies, site surveys, and prevailing wage determinations.

Annual Payback (assuming 30 year 2.5% amortization of total budget)	\$100,334
Annual Operating Cost of RG Fiber Extension Network (minimum)	\$250,000.00
Total Annual Costs at Launch	\$350,334
Annual Average Revenue per Subscriber	\$1,200
Number of Subscribers to Self Reliance	291
Percentage of Service Area needed for Self Reliance with RG Fiber's model (take rate)	30.0%
NOTE: model provided is budgetary and intended for planning purposes only. Final numbers will vary after budget is finalized and financing is secured.	

Based on previous experience, we believe 30.0% take rate is achievable.

## Vendor Qualifications

The Corning Consortium is undoubtedly the most experienced, financially stable, team of industry experts that have been assembled to connect the City of Oxford, Georgia to gigabit.

## Experience

Corning invented the materials that made the industry possible and played a key role in the recent buildout of the statewide fiber network in Kentucky. Graybar is one of the largest telecom distributors in North America and have supplied countless communities and service providers the right products, at the right time, at the right place. RG Fiber engineered the innovative model specifically designed to bring gigabit to small town America. They've proved this model in action in Baldwin City, Kansas and Eudora, Kansas. More than that, they wanted third party unbiased industry validation and has earned the respect of executives at Black and Veatch, Facebook, Corning, Graybar, K&W Underground and Zillow to name a few.