Public Hearing Published 07—/05—/2026 First Read
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Public Hearing 07/20/2026 Approved __/__/2026

ORDINANCE NO. 2026-003

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OXFORD, GEORGIA, BY REZONING 14.84+/- ACRES OF LAND OWNED BY TIMOTHY WAYNE ANDERSON, WHICH IS COMMONLY KNOWN AS OXFORD ROAD (7.79+/- ACRES), IDENTIFIED AS TAX PARCEL IDENTIFICATION NUMBER X061A 051, AND BY CLARA DENISE ANDERSON, WHICH IS COMMONLY KNOWN AS OXFORD ROAD (7.05+/- ACRES), IDENTIFIED AS TAX PARCEL IDENTIFICATION NUMBER X061A 052. THE TWO PARCELS, COMBINED ARE SHOWN ON EXHIBIT "A", AND ARE SEPARATELY LEGALLY DESCRIBED ON EXHIBITS "B" AND "C", RESPECTIVELY, BY COMBINING SAID TRACTS AND REZONING BOTH FROM R-R (RURAL RESIDENTIAL) TO R-20 (SINGLE-FAMILY RESIDENTIAL); PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER LAWFUL PURPOSES.

WHEREAS, Timothy Wayne Anderson and Clara Denise Anderson, together own all those tracts or parcels of land being considered for rezoning, together totaling 14.84+/- acres, and identified as Oxford Road, Tax Parcel Identification Number X061A 051 (7.79+/- Acres), and Oxford Road, Tax Parcel Identification Number X061A 052 (7.05+/- Acres), as shown combined on Exhibit "A"; and as legally described separately, on Exhibits "B" and "C", respectively; and

WHEREAS, the City Council of the City of Oxford has considered the application as submitted (and combined as requested by applicants) Timothy Wayne Anderson and Clara Denise Anderson, and in conjunction with the standards set forth in Article VI - Section 40-638 (g) of the Code of Ordinances of the City of Oxford, Georgia; and

WHEREAS, Timothy Wayne Anderson and Clara Denise Anderson have submitted to the City Council of Oxford, Georgia, written and signed applications requesting to be rezoned from R-R (Rural Residential) to R-20 (Single-Family Residential); and

WHEREAS, a combined survey, and complete legal descriptions of the land to be rezoned are included in the applications; and

WHEREAS, the City Council held a public hearing at the meeting of July 20, 2026, duly noticed as prescribed by law and published in the Covington News, regarding said application, as shall be set forth in the minutes of said meeting.

WHEREAS, the City Council finds that approval of the requested rezoning subject to the conditions stated in this Ordinance will further the public health, safety, and welfare by ensuring that any subdivision of the subject property preserves and permanently protects qualifying open space; and

WHEREAS, Article V of Chapter 30 of the Oxford Code is intended to preserve ecologically, recreationally, and agriculturally important land in perpetuity while maintaining the prorated residential density of a development through conservation-subdivision design; and

WHEREAS, Section 30-206(b)(1) requires restricted open space comprising at least forty percent of the gross tract area, and Section 30-206 establishes additional standards governing the composition, configuration, accessibility, use, management, and permanent protection of that open space; and

WHEREAS, Section 30-206(f)(1)a.1 authorizes permanent protection through a conservation easement in favor of a bona fide land trust or similar conservation-oriented nonprofit organization having legal authority to accept the easement and existing in perpetuity, with an appropriate retransfer provision if that organization becomes unable to perform its functions; and

WHEREAS, the City Council finds that the conditions imposed by this Ordinance are integral to, and form the basis for, approval of the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF OXFORD, GEORGIA, AS FOLLOWS:

SECTION 1. FINDINGS.

The City Council finds that the proposed rezoning of the combined parcels from R-R (Rural Residential) to R-20 (Single-Family Residential) is consistent with the adopted standards for governing the exercise of the zoning power consistent with O.C.G.A. § 36-66-5 and requirements of the Zoning Ordinance as identified below.

1. Whether the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

2. Whether the proposal will adversely affect the existing use or usability of adjacent or nearby property.

3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned.

4. Whether the proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. Whether the proposal is in conformity with the policy and intent of the comprehensive plan, including the future development map and future land use plan map.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal.

7. Whether the proposal would create an isolated zoning district unrelated to adjacent and nearby districts.

8. Whether the proposal would have an impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quality.

Based upon those standards and the conditions imposed by this Ordinance, the City Council finds that the conditional rezoning is consistent with the applicable standards governing the exercise of the City's zoning power.

SECTION 2. LEGAL DESCRIPTION AND REZONING.

The subject parcel(s), as shown on Exhibit "A" and as legally described in Exhibits "B" and "C", are hereby combined and rezoned from R-R (Rural Residential) to R-20 (Single-Family Residential). Said Exhibits are incorporated by reference as if fully set forth herein.

SECTION 3. DEFINITIONS**.**

For purposes of this Ordinance, the following terms have the meanings stated below.

"Applicant" means Timothy Wayne Anderson and Clara Denise Anderson, collectively, and their respective heirs, successors, successors in title, and assigns.

"City" means the City of Oxford, Georgia.

"Conservation Easement" means the conservation easement or other instrument of permanent protection required by Article V of Chapter 30 and this Ordinance.

"Oxford Form Easement" means the form and substantive provisions customarily used by the City for conservation easements, using the Oxford Conservation Easement dated March 4, 2024, as the model baseline, subject to modifications necessary to identify the applicable property, parties, conservation purposes, permitted uses, and requirements of Article V of Chapter 30.

"Open Space" has the meaning provided in Section 30-206(a) of the Oxford Code.

"Property" means the approximately 14.84 acres shown on Exhibit "A" and legally described in Exhibits "B" and "C."

SECTION 4. CONDITIONAL REZONING.

The Property is hereby conditionally rezoned from R-R (Rural Residential) to R-20 (Single-Family Residential), subject to every condition imposed by this Ordinance.

Exhibits "A," "B," and "C" are incorporated into this Ordinance by reference as though fully set forth herein.

Approval of the rezoning is expressly conditioned upon continuing compliance with this Ordinance. The conditions are material to the City Council's approval and are not merely advisory statements or development recommendations.

SECTION 5. CONSERVATION-SUBDIVISION REQUIREMENT.

Any subdivision or unified residential development of all or any portion of the Property shall be designed, reviewed, approved, developed, maintained, and Open Space permanently protected as a conservation subdivision in full compliance with Article V of Chapter 30 of the Oxford Code, as applicable at the time of development.

The Property shall be developed pursuant to a single plan with common authority and common responsibility if it is held in multiple ownership.

Compliance with this Section is required notwithstanding any provision of the R-20 zoning district that might otherwise permit a conventional subdivision design.

SECTION 6. OPEN SPACE CONDITIONS**.**

Any subdivision or development of the Property shall satisfy all Open Space requirements of Section 30-206, including the following conditions:

1. At least forty percent of the gross tract area shall be set aside as restricted Open Space.
2. The Open Space shall include the primary conservation areas identified in Section 30-206(b)(2).
3. Secondary conservation areas identified in Section 30-206(b)(3) shall be included within the Open Space to the maximum extent feasible.
4. At least twenty-five percent of the Open Space shall consist of land suitable for building, and at least seventy-five percent of the Open Space shall be contained in a contiguous tract.
5. The Open Space shall adjoin neighboring open space, other protected areas, and unprotected natural areas that are candidates for future protection, where applicable, and shall be safely and conveniently accessible to the largest practicable number of lots within the subdivision.
6. Above-ground utility rights-of-way and small impervious areas may be included within the protected Open Space but shall not be counted toward the required forty-percent minimum, except that historic structures and existing trails may be counted as provided by Section 30-206(b)(4). Also included within the Open Space may be a paved connection to land to the immediate east of subject parcel(s), ~~is~~ if purchased by one or both of the applicants herein, said connecting way being no wider that a paved road within the code and ordinances of the City of Oxford, and approved by the same.
7. Uses within the Open Space shall be limited to those permitted by Section 30-206(c), and all uses prohibited by Section 30-206(d) shall remain prohibited.

The required Open Space shall not be reduced, relocated, encumbered, developed, or used inconsistently with Article V, this Ordinance, the approved Open Space management plan, or the recorded instrument of permanent protection.

SECTION 7. CONSERVATION EASEMENT AND PERMANENT PROTECTION.

An instrument of permanent protection in the form of a perpetual conservation easement granted pursuant to the Georgia Uniform Conservation Easement Act (the "Conservation Easement") shall be placed upon the Open Space concurrently with the issuance of a land-disturbance permit. No

land-disturbance permit shall be issued unless the form of the instrument has first been approved by the City and arrangements satisfactory to the City have been made for its execution and recording.

The Conservation Easement shall be based upon the Oxford Conservation Easement (Sample) and shall, at a minimum:

1. Establish perpetual protection of the Open Space and its conservation values.
2. Incorporate all restrictions required by Article V of Chapter 30 and this Ordinance.
3. Identify prohibited activities and permitted conservation-oriented and recreational uses with sufficient specificity to allow enforcement.
4. Provide the easement holder and the City, as an express third-party enforcement beneficiary, reasonable rights of entry to inspect and monitor compliance.
5. Authorize prevention or cessation of activities inconsistent with the Conservation Easement and restoration of areas or resources damaged by a violation.
6. Provide remedies for actual or threatened violations, including lawful injunctive relief, specific performance, declaratory relief, restoration, restitution, and reimbursement of enforcement expenses, subject to applicable law.
7. State that delay in enforcement does not waive the right to enforce a later or continuing violation.
8. Provide that the remedies stated in the Conservation Easement are cumulative.
9. Bind the grantor and all heirs, representatives, successors, successors in title, assigns, mortgagees, tenants, and other persons claiming through the grantor.
10. Provide for transfer of the easement holder's rights and responsibilities to another qualified conservation organization if the original holder ceases to exist or becomes legally unable to hold conservation easements.
11. Require any amendment to be in writing, approved by the City and easement holder, consistent with the conservation purposes of the instrument, and recorded in the real-property records of Newton County.
12. Include an accurate legal description and baseline documentation adequate to identify the condition and conservation features of the protected property when the easement is granted.

The Oxford Conservation Easement serving as the model baseline restricts inconsistent uses, establishes monitoring and enforcement rights, authorizes restoration and cumulative remedies, binds successors and assigns, and requires written and recorded amendments.

SECTION 8. OPEN SPACE MANAGEMENT PLAN.

Before issuance of a land-disturbance permit, the Applicant shall submit an Open Space management plan satisfying Sections 30-205(b) and 30-206(e).

The management plan shall:

1. Identify the planned owner of the Open Space.

2. Allocate responsibility for maintaining and operating the Open Space and any permitted facilities.
3. Establish requirements for ongoing maintenance and long-term capital improvements.
4. Estimate maintenance, operational, staffing, and insurance costs and identify the means by which those costs will be funded.
5. Require Planning Commission approval of amendments to the management plan.
6. Provide enforceable procedures to ensure compliance with the plan.

If the responsible party fails to maintain the Open Space in reasonable order and condition, the City may enter the property, undertake corrective or extended maintenance, charge the resulting costs, administrative expenses, and penalties to the homeowners' association or its constituent property owners, and impose a lien upon subdivision properties as provided by Section 30-206(e)(2).

Section 9. APPLICATION AND DEVELOPMENT SUBMITTALS.

A site-analysis map shall be submitted with the site concept plan and shall identify the property boundaries, hydrologic features, topographic contours, primary and secondary conservation areas, vegetation characteristics, soil types, planned Open Space, existing roads and structures, and potential connections to existing green space and trails.

All plats, site plans, permit applications, declarations, deeds, covenants, and other development documents concerning the Property shall expressly identify this conditional rezoning and shall conform to its requirements.

Approval of this Ordinance does not constitute approval of a subdivision plat, site plan, land-disturbance permit, building permit, or other development authorization.

SECTION 10. BINDING EFFECT.

The conditions imposed by this Ordinance shall:

1. Run with and bind the Property and every portion thereof.
2. Bind the Applicant and all heirs, personal representatives, successors, successors in title, assigns, developers, builders, homeowners' associations, occupants, and other persons having an interest in or control over the Property.
3. Remain effective notwithstanding the sale, transfer, subdivision, recombination, lease, mortgage, or other disposition of the Property or any portion thereof.
4. Be reflected in every final plat and in any declaration of covenants applicable to the Property.

No private agreement or covenant may waive, modify, supersede, or diminish any condition imposed by this Ordinance.

SECTION 11. ENFORCEMENT AND REMEDIES.

Development or use of the Property contrary to this Ordinance constitutes a violation of the conditional rezoning.

The City may withhold any permit, plat approval, certificate, or other development authorization for which the requirements of this Ordinance have not been satisfied. The City may also pursue any enforcement measure or remedy available under the Oxford Code, the recorded Conservation Easement, or applicable law.

The City's remedies are cumulative. Delay or failure to enforce a condition on one occasion shall not waive the City's right to enforce that condition or any other condition thereafter.

If a provision of the Conservation Easement or another recorded instrument affords greater protection to the Open Space than this Ordinance, the more protective provision shall control to the extent permitted by law.

SECTION 12. AMENDMENT OF OFFICIAL ZONING MAP.

This Ordinance is enacted as an amendment to the Official Zoning Map of the City of Oxford. The Zoning Administrator is authorized and directed to update the Official Zoning Map to reflect that the Property is zoned R-20 (Single-Family Residential), subject to the conditions imposed by this Ordinance.

SECTION 13. EXHIBITS.

The following exhibits are incorporated into and made part of this Ordinance:

1. Exhibit "A": Combined survey or map of the Property.
2. Exhibit "B": Legal description of Tax Parcel X061A 051.
3. Exhibit "C": Legal description of Tax Parcel X061A 052.
4. 1. Exhibit "[D]": [Approved form of Conservation Easement, if attached].

If a conflict exists between a parcel identification number, acreage statement, map, or legal description, the applicable legal description shall control.

SECTION 14. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by any court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part thereof which is not specifically declared to be invalid or unconstitutional.

SECTION 15. EFFECTIVE DATE.

The effective date of this Ordinance shall be ~~August~~ _____ ~~3~~, 202__ ~~6~~.

SECTION 16. REPEALER.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Approved this ___ day of _____, 2026.

ATTEST

_____
David S. Eady, Mayor

_____
Stacey Mullen, Acting City Clerk

APPROVED AS TO FORM

_____
C. David Strickland., City Attorney

AN ORDINANCE TO AMEND THE OXFORD ZONING ORDINANCE, AS AMENDED, CITY OF OXFORD CODE OF ORDINANCES PART II, CHAPTER 40, ARTICLE II, TABLE 4.1 AND SECTIONS 40-548-40.572 SO AS TO MODIFY THE USE PROVISIONS OF THE AG AGRICULTURAL DISTRICT; AND FOR OTHER PURPOSES.

WHEREAS, Newtown County is experiencing a rise in the prevalence of data center and associated industrial uses; and

WHEREAS, the City of Oxford finds that these uses are encroaching closer to the city limits; and

WHEREAS, these uses have ancillary effects and uses during the construction and development phases that may impact the City of Oxford; and

WHEREAS, the City of Oxford finds it in the interest of the City and its residents to establish use provisions that may allow, under certain conditions, these ancillary effects and uses to be permitted within the City; and

WHEREAS, the City of Oxford Code of Ordinances should be modified to ensure these uses do not negatively impact the adjacent properties; and

WHEREAS, this ordinance is adopted pursuant to Georgia Constitution Article IX, Section II, Paragraph IV which empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the Oxford City Council finds this amendment to the affected zoning district regulations will serve the public health, safety, and general welfare of the community.

THE CITY COUNCIL OF THE CITY OF OXFORD, GEORGIA, HEREBY ORDAINS as follows:

SECTION 1: AG AGRICULTURAL DISTRICT REVISIONS

Section 1.A: City Code Chapter 40 Table 4.1 governing permitted and conditional uses for rural and residential zoning districts is amended as follows with permanent deletions in ~~strikethrough~~ and **bold** format and permanent additions in underline and **bold** format.

TABLE 4.2 PERMITTED AND CONDITIONAL USES FOR RURAL AND RESIDENTIAL ZONING DISTRCTS

P = Permitted; C = Conditional Use; X = Prohibited

Use Description (additional reference)	CONS	AG	RR	R-30	R-20	R-15	R-7.5	R-TH
ACCESSORY USES AND STRUCTURES								

Accessory uses and structures not otherwise listed in this table, determined by the Zoning Administrator to be normally incidental to one or more permitted principal uses (section 40-524)	P	P	P	P	P	P	P	P
Accessory dwelling unit, attached or detached (section 40-525)	P	P	P	P	P	X	X	X
Carport, subject to specific limitations as specified in the article on parking	P	P	P	P	P	P	P	P
Dog house or other household pet structure	P	P	P	P	P	P	P	P
Dwelling, farm tenant	C	C	X	X	X	X	X	X
Garden (crops, botanical, orchard)	P	P	P	P	P	P	P	P
Greenhouse	P	P	P	P	P	P	P	P
Guest house (section 40-533)	P	P	P	P	X	X	X	X
Home occupation (section 40-534)	P	P	P	P	P	P	P	P
Riding stable, horse or pony, private	P	P	X	X	X	X	X	X
Sign, per City sign regulations	P	P	P	P	P	P	P	P
Storage shed, side or rear yard only	P	P	P	P	P	P	P	P
Swimming pool, private (section 40-540)	X	P	P	P	P	P	X	X
Tennis court, private (section 40-541)	X	P	P	P	X	X	X	X
Tower, amateur radio (section 40-526)	P	P	C	C	X	X	X	X
Wireless telecommunication equipment and wireless telecommunication facilities	X	X	X	X	X	X	X	X
AGRICULTURAL USES								
Agriculture, agricultural facilities, and agricultural	C	P	P	X	X	X	X	X

operations, except as more specifically noted in this table								
Boarding of horses (and associated facilities (e.g., stable/barn))	C	P	X	X	X	X	X	X
Dairy	X	P	X	X	X	X	X	X
Forestry	C	P	C	X	X	X	X	X
Livestock, cattle or sheep or similar animal	C	P	C	C	X	X	X	X
Livestock, poultry or hog	C	P	C	C	X	X	X	X
RESIDENTIAL USES								
Dwelling, single-family, fee simple, detached, stick/site-built	P	P	P	P	P	P	P	P
Dwelling, single-family, detached, condominium, stick/site built	X	X	X	X	X	X	X	P
Dwelling, multifamily apartment	X	X	X	X	X	X	X	X
Dwelling, multifamily, attached condominium	X	X	X	X	X	X	X	C
Dwelling, single-family, fee simple, detached, stick/site-built, relocated from another site	P	P	P	P	P	P	X	X
Dwelling, townhouse, fee simple (section 40-542)	X	X	X	X	X	X	X	P
Industrialized building, residential (single-family, detached)	P	P	P	P	P	P	P	P
Manufactured home	X	X	X	X	X	X	X	X
Mobile home	X	X	X	X	X	X	X	X
INSTITUTIONAL USES								
Cemetery	C	C	C	C	C	X	X	X
Church, temple, synagogue, place of worship	X	X	C	X	X	X	X	X
Club or lodge, nonprofit (VA, Elks, etc.)	X	X	X	X	X	X	X	X

Group home or rooming house, not more than 4 persons plus caretakers	X	X	C	C	C	C	X	X
Institutionalized residential living and care facilities, serving fewer than 18 persons	X	X	X	X	X	X	X	X
Public use, including public school	P	P	P	P	P	P	P	P
School, private, for the arts	X	X	X	X	X	X	X	X
School, private, elementary, middle, high	X	X	X	X	X	X	X	X
School, private, special	X	X	X	X	X	X	X	X
School, private, trade	X	X	X	X	X	X	X	X
RECREATIONAL USES								
Commercial recreational facilities (indoor and outdoor)	X	X	X	X	X	X	X	X
Community garden	P	P	P	P	P	P	P	P
Community recreation	X	X	P	P	P	P	P	P
Conservation or common area	P	P	P	P	P	P	P	P
Community building	X	X	P	P	P	P	P	P
Outdoor recreation	C	C	C	C	C	C	C	C
COMMERCIAL USES								
Bed and breakfast inn	X	C	C	C	X	X	X	X
Country club	X	X	X	X	X	X	X	X
Day care center serving fewer than 18 children	X	X	X	X	X	X	X	X
Family day care home	X	C	C	C	C	C	C	C
Golf course including clubhouse, etc.	X	X	C	X	X	X	X	X
Greenhouse or plant nursery, commercial	X	P	C	X	X	X	X	X
Kennel	X	C	X	X	X	X	X	X
Parking lot, off-site	**X**	**C**	**X**	**X**	**X**	**X**	**X**	**X**
Retreat center	C	C	X	X	X	X	X	X
Special event facility	C	C	C	X	X	X	X	X
Riding stable or commercial boarding of horses	X	C	X	X	X	X	X	X
U-pick farm operation	X	P	X	X	X	X	X	X

Commented [NB1]: This is the same terminology used in Table 4.4

Veterinary clinic or animal hospital	X	C	X	X	X	X	X	X

Section 1.B: City Code Chapter 40 Section 40-548-40.572 governing specific uses within zoning districts is amended to add use provisions and standards for off-site parking as follows with permanent deletions in ~~strikethrough~~ and **bold** format and permanent additions in underline and **bold** format.

Secs. 40-548. **Parking Lot, Off-Site.**

In the AG District, off-site parking lots shall be subject to the following:

(a) The minimum lot size for an off-site parking lot is 10 acres.

(b) Parking areas shall not ~~are not required to~~ be paved, or finished in any other impervious surface; ~~however,~~ such areas also must be covered with a dust-free surface, subject to approval by the Planning Commission and City Council.

(c) Parking areas shall be at least 200 feet from any road frontage.

(d) Parking areas shall be at least 100 feet from any property line.

(e) Parking areas shall be screened from view of any public street or adjacent property with a landscape buffer at least 40 feet in width. Such buffer may consist of planted or natural vegetation or a combination of the two.

(1) Notwithstanding the provisions of Sec. 40-901, planted buffers shall contain at least 50% deciduous plant material with the remainder consisting of a mix of evergreen trees and shrubs.

(2) Deciduous plant material shall be spaced no more than 30 feet on center.

(3) The Planning Commission or City Council may, at their discretion, require additional screening material.

Secs. 40-549-40.572.Reserved.

From: C. David Strickland
Sent: Tuesday, October 13, 2026 10:29 AM
To: Hon. David Eady (dseady@oxfordgeorgia.org) <dseady@oxfordgeorgia.org>; Bill Andrew <bandrew@oxfordgeorgia.org> <bandrew@oxfordgeorgia.org>
Cc: Hon. David Eady (dseady@oxfordgeorgia.org) <dseady@gmail.com>; C. David Strickland <david.strickland@strickland-law.com>
Subject: Requested City Attorney Rate Adjustment.

Mayor, as we discussed recently, during my tenure as city attorney for Oxford – since my initial appointment in 2006 – my hourly rate has remained at $150.00/hour. While the city recently permitted my firm to charge $1,000/month as a retainer, that has been offset by my not billing hourly for meetings, work sessions, etc., so that has been a "wash".

The city was also kind enough to pay for Westlaw for my benefit, which has been $660.00/month. With my merger with Frank Turner, our new firm already had a more expansive Westlaw account, for which the firm pays directly, so (at my request) the city terminated the Oxford Westlaw contract effective June, 2026, saving the city $660.00/month since.

Bill and I also reviewed COLA adjustments for $150/hour in 2006 dollars, and that correlates to somewhere between almost $250/hour and just under $275/hour (depending on metric chosen), in current dollars to be level – with no raise for tenure, job experience, etc. See below:

Here is what Google AI says:

If I was paid $150 per hour in 2006, based on the inflation rate as published by the social security administration, what should be my hourly rate in 2026?

Depending on which metric published by the **Social Security Administration (SSA)** is used, the adjusted hourly rate in **2026** will look like this:

📈 Option 1: National Average Wage Index (AWI)

The SSA uses the National Average Wage Index (AWI) to scale historical wages to modern standards. Because it is a wage index, it tracks how much average earnings have risen rather than the baseline cost of goods. For calculations pertaining to 2026, the most recent finalized indexing anchor is the 2024 index. [1, 2, 3]

-
- **2006 Average Wage Index:** 38,651.41
- **2024 Average Wage Index (latest for 2026):** 69,846.57
- **Calculation:**
  $$\$150 \times \left(\frac{69,846.57}{38,651.41} \right) = \$271.06$$ [1, 4]
-

Based on wage indexing, your adjusted rate should be **$271.06 per hour**.

🛒 Option 2: Cost-of-Living Adjustments (COLA) / Price Inflation

If you mean standard consumer price inflation (which the SSA tracks using the CPI-W to establish annual Cost-of-Living Adjustments), the buying power of the dollar shifts differently. According to Bureau of Labor Statistics consumer metrics, aggregate price inflation from 2006 to mid-2026 has seen a cumulative increase of **65.63%**. [3, 5, 6]

-
- **Calculation:**
  $$\$150 \times 1.6563 = \$248.45$$
-

Based strictly on the cost of goods and services, your adjusted rate should be **$248.45 per hour**. [6]

Direct Comparison Table

Metric Used	2006 Hourly Rate	2026 Adjusted Rate	What it Measures
Average Wage Index	$150.00	**$271.06**	Adjusts your pay to match the rise in average American wages over 20 years.
Consumer Inflation (COLA)	$150.00	**$248.45**	Adjusts your pay so you retain the exact same lifestyle purchasing power.

Would you like to calculate how this adjustments impacts a **full-time salary** or factor in any specific **state-level tax estimates**?

[1] https://www.ssa.gov
[2] https://ssa.tools
[3] https://www.ssa.gov
[4] https://www.ssa.gov
[5] https://www.aarp.org
[6] https://www.in2013dollars.com

My request is that the city raise our hourly fee to $200/hour for the balance of current FY (which would result in no/very little projected net increase for the city in budget terms, with the $660/month savings for Westlaw and no hourly raise for the first 4 or 5 months), and that the city consider $250/hour beginning next FY.

For a snapshot, in my FY YTD calculations (through 10/01/2026 billing), the net difference would be a pay increase of $175 to this point.

Thank you for your and the city's consideration, and please let me know if you have questions, of if the above is unclear.



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From: McGehee, Margaret <molly.mcgehee@emory.edu>
Sent: Tuesday, October 27, 2026 10:12 AM
To: davidstone.eady@gmail.com
Cc: David Eady <dseady@oxfordgeorgia.org>
Subject: Re: [External] RE: Updates from College as of 10/7/26

Good morning, David!

Hope all is well. Just wanted to follow up in response to our recent correspondence. I reviewed the spreadsheet of properties with Carol King and with colleagues in Real Estate and in Legal in Atlanta. Please find an overview below.

Georgia courts have held that property that is owned by a university and used in furtherance of its educational purpose, including its campus, is exempt from property tax pursuant to OCGA 48-5-41(a)(6).

While the County considers all of the properties on your list exempt under this Code section, we will place the properties that I shared with you beforehand on the tax roll, and we will add the following properties to that list:

- 805 Whatcoat St: While this lot is contiguous to Oxford's campus and would thus be considered exempt as part of the campus, it will be vacant as of January 1, 2027. We will include it on the tax roll as of Jan 1, 2027, but we anticipate using it for exempt purposes at some point in the future and will apply for exemption at that time.
- "Hopkins House" (1111 Wesley St): This building is currently used for storage, which the Georgia Court of Appeals has upheld to be part of an organization's exempt purpose, even if not completely used for that purpose. Nonetheless, we will add this to the tax roll as of January 1, 2027. We do anticipate placing this house on the market soon; once sold, it will be in private hands.

The following properties, which are not contiguous to the main part of our campus, are currently being used for exempt educational purposes, as defined in the OCGA, and will continue to be used as such as of Jan 1, 2027. They are thus exempt, and we do not agree to place them on the tax roll:

- Whelchel Property (490 Richardson St):
- Organic Farm (406 Emory St)
- House north of Wentworth (602 Emory St.)
- Dean's Residence (1205 Wesley St.)

The following properties are part of the Oxford campus and are thus exempt, and we do not agree to place them on the tax roll:

- 3 parcels on Hull St
- 1 parcel at Oxford Rd/ Hull St
- Property east of apartments (404 Moore St.)
- Tom and Emmie Johnson property (303 Moore St)
- Carol Penn property (304 Stone St)
- Cobb House (808 Wesley St.)

Lastly, I wanted to ask you what would be best for next Monday—may I share a couple of slides or would you prefer that I simply speak? I will focus on sharing updates from the College.

Thank you, and I look forward to seeing you next Monday!
Molly

Molly McGehee, PhD
Dean
William R. Kenan, Jr. Professor of English & American Studies
Oxford College of Emory University
Pronouns: she/her(s)

Emory's Land Acknowledgment

EMORY | OXFORD COLLEGE

MEMORANDUM

TO: David Eady, The Honorable Mayor, City of Oxford

FROM: Molly McGehee, Dean of Oxford College of Emory University

DATE: October 6, 2026

RE: Placing 13 Emory/Oxford College-owned parcels on the County/ City tax roll

Purpose

I am writing to share that, prior to January 1, 2027, Emory University will ask Newton County to move the 13 Emory/Oxford College-owned properties listed below from exempt status onto the Newton County and City of Oxford tax roll for 2027 tax year.

Background

The 13 parcels total approximately 27.94 acres and are used mainly for faculty and staff housing, with a few vacant or soon-to-be-demolished lots. According to Newton County, their combined 2026 market value is $4,259,200, with an assessed value of $1,703,680 (40% of market value). The figures below apply the city rate of 5.44 mills and the County-side rate of 24.567 mills (8.567 plus 16.000). They are estimates drawn from information provided by Emory's Real Estate Office, and the 2026 City rate is assumed to equal the 2025 rate.

Address	Parcel ID	2026 Market Value	2026 Assessed Value	City Tax	County Tax	Total
107 George ST *Rental house*	X010000000025000	$184,100	$73,640	$401	$1,809	$2,210
207 Clark ST *Rental house*	X010000000013000	$279,300	$111,720	$608	$2,745	$3,352
Dowman ST (7 houses) * *Rental houses*	X008000000019000	$1,283,100	$513,240	$2,792	$12,609	$15,401
415 Dowman ST* *Rental house*	X008000000079000	$279,600	$111,840	$608	$2,748	$3,356
502 Emory ST *Rental house*	X005000000014000	$258,800	$103,520	$563	$2,543	$3,106
504 Emory ST *Rental House*	X005000000013000	$230,800	$92,320	$502	$2,268	$2,770
604 Emory ST *Open lot*	X005000000007000	$45,000	$18,000	$98	$442	$540
606 Emory ST *Open lot*	X005000000009000	$63,200	$25,280	$138	$621	$759
608 Emory ST *Open lot*	X005000000005000	$45,000	$18,000	$98	$442	$540
702 Emory ST *Demolition forthcoming*	X005000000004000	$394,900	$157,960	$859	$3,881	$4,740
704 Emory ST** *Renovation*	X005000000003000	$575,500	$230,200	$1,252	$5,655	$6,908
Hull/Clark ST *Open lot*	X010000000017000	$ 30,900	$12,360	$67	$304	$371
1111 Wesley ST* *Currently used for storage*	X011000000016000	$589,000	$235,600	$1,282	$5,788	$7,070
Total		**$4,259,200**	**$1,703,680**	**$9,268**	**$41,855**	**$51,123**

**Properties to be sold in coming months*

***Property to be renovated into single-family rental*

Fiscal Impact

Based on these figures, the city would collect $9,268 of $51,123 in combined City and County taxes. At 2025 values, the comparable amounts are $8,950 for the city and $48,545 combined, so the city figure rises by about $318 and the combined figure by about $2,578 (roughly 5.3%). Most of that increase comes from 107 George ST, because its market value rises from $41,000 to $184,100 and its combined tax rises by $1,726.

Three parcels carry most of the responsibility: Dowman ST ($15,401 combined; $2,792 City), 1111 Wesley ST ($7,070; $1,282 City), and 704 Emory ST ($6,908; $1,252 City). Together they make up about 57% of the combined total.

Dowman ST and 1111 Wesley ST together account for about $22,471 of the combined tax ($4,074 for the city), or roughly 44%. If either is sold, the tax would continue only if the buyer were not tax-exempt, and reassessment at the sale price could change these estimates.

The College does plan to sell the properties on Dowman Street (8 total) and at 1111 Wesley Street, so we do anticipate those properties will continue to appear on the tax roll though Oxford/ Emory will no longer pay the taxes on those properties once sold.

Based on Newton County’s 2026 valuation, placing the 13 parcels on the tax roll would generate an estimated $9,268 for the city and $51,123 in combined City and County tax. Most of that amount comes from a small number of parcels. Emory’s legal counsel will contact the county to confirm each parcel's status and confirm the timing of the roll change with the County tax assessor.

Formerly Shipley's house	107 George ST	X010000000025000	0.24	$ 184,100	$ 41,000	$ 41,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	This house has been assessed for several years as if there is no house on it. It appears this was corrected in 2026.
	207 Clark ST	X010000000013000	0.60	$ 279,300	$ 279,300	$ 244,500	$ 225,000	$ 111,700	$ 100,700	$ 88,400	$ 89,800	
7 lots with houses	Dowman ST	X008000000019000	3.07	$ 1,283,100	$ 1,283,100	$ 1,105,500	$ 1,052,400	$ 526,600	$ 428,400	$ 341,900	$ 348,900	
	415 Downman ST	X008000000079000	0.65	$ 279,600	$ 279,600	$ 260,600	$ 228,200	$ 145,600	$ 114,100	$ 103,700	$ 104,300	
Whelchel Property	490 Richardson ST	X060000000048000	167.61	$ 938,600	$ 938,600	$ 938,600	$ 938,600	$ 938,600	$ 938,600	$ 938,600	$ 938,600	
Organic Farm	406 Emory ST	X005000000015000	11.60	$ 459,900	$ 419,300	$ 394,300	$ 287,000	$ 175,700	$ 162,900	$ 137,400	$ 139,000	
	502 Emory ST	X005000000014000	0.34	$ 258,800	$ 258,800	$ 242,400	$ 193,100	$ 104,600	$ 89,100	$ 71,200	$ 72,300	
	504 Emory ST	X005000000013000	0.34	$ 230,800	$ 230,800	$ 217,500	$ 171,300	$ 110,300	$ 91,200	$ 77,900	$ 79,300	
just north of Wentworth	602 Emory ST	X005000000008000	0.68	$ 294,800	$ 294,800	$ 276,100	$ 224,300	$ 141,400	$ 121,100	$ 76,500	$ 77,800	
	604 Emory ST	X005000000007000	0.77	$ 45,000	$ 45,000	$ 45,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	
	606 Emory ST	X005000000009000	12.64	$ 63,200	$ 63,200	$ 63,200	$ 63,200	$ 63,200	$ 63,200	$ 63,200	$ 63,200	
	608 Emory ST	X005000000005000	0.59	$ 45,000	$ 45,000	$ 45,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	
Formerly Norma Jones' prop.	702 Emory ST	X005000000004000	1.42	$ 394,900	$ 467,900	$ 439,000	$ 313,900	$ 179,000	$ 156,900	$ 83,800	$ 85,100	
Formerly Georgette Izen's house	704 Emory ST	X005000000003000	2.55	$ 575,500	$ 499,400	$ 470,100	$ 228,000	$ 224,700	$ 190,800	$ 177,100		
	Hull ST	X061B00000093C00	3.12	$ 24,900	$ 24,900	$ 24,900	$ 24,900	$ 24,900	$ 24,900	$ 24,900	$ 24,900	
	Hull ST	X061B00000162000	1.33	$ 34,000	$ 28,000	$ 28,000	$ 17,500	$ 17,500	$ 17,500	$ 17,500	$ 11,000	
	Hull ST	X061B00000093B00	3.52	$ 63,500	$ 28,100	$ 28,100	$ 28,100	$ 28,100	$ 28,100	$ 28,100	$ 28,100	
	Clark/Hull ST	X010000000017000	3.64	$ 30,900	$ 30,900	$ 30,900	$ 30,900	$ 30,900	$ 30,900	$ 30,900	$ 30,900	
	Oxford RD/Hull ST	X061B00000093A00	13.30	$ 93,100	$ 93,100	$ 93,100	$ 93,100	$ 93,100	$ 93,100	$ 93,100	$ 93,100	
Vacant lot (formerly with house)	805 Whatcoat ST	X010000000025A00	0.22	$ 41,000	$ 41,000	$ 41,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	
Cobb House	808 Wesley ST	X010000000018000	0.22	$ 226,700	$ 226,700	$ 210,200	$ 167,700	$ 66,000	$ 56,800	$ 50,900	$ 51,400	
"Hopkins House"	1111 Wesley ST	X011000000016000	1.09	$ 589,000	$ 589,000	$ 542,300	$ 475,200	$ 324,400	$ 243,000	$ 210,800	$ 214,800	
Dean's home	1205 Wesley ST	X012000000029000	11.28	$ 875,400	$ 836,000	$ 782,900	$ 682,700	$ 471,400	$ 489,100	$ 403,200	$ 400,800	
Formerly Fourney house	102 Pierce ST	X010000000028000	0.99	$ 408,300	$ 408,300	$ 380,100	$ 324,900	$ 212,000	$ 161,800	$ 135,100	$ 137,800	
Just east of apartments	404 Moore ST	X061B00000091000	2.68	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	
Tom & Emmie Johnson's property	303 Moore ST	X008000000021000	10.48	$ 405,200								
Carol Penn's property	304 Stone ST	X008000000022000	1.34	$ 281,700								
OxHouse	502 W Watson ST	X061000000002000	47.86	$ 1,010,710	$ 1,019,910	$ 861,810	$ 680,210	$ 537,700	$ 522,500	$ 497,500	$ 502,500	
North end of dining hall	805 Asbury ST	X010000000020000	0.24	$ 66,900	$ 66,900	$ 49,700	$ 43,500	$ 32,200	$ 28,500	$ 25,600	$ 25,500.00	
	605 Emory ST	X009000000014000	0.52	$ 268,600	$ 268,600	$ 249,600	$ 212,800	$ 139,300	$ 103,800	$ 88,800	$ 90,500	
	703 Emory ST	X009000000006000	0.52	$ 16,000	$ 16,000	$ 16,000	$ 16,000	$ 16,000	$ 16,000	$ 16,000	$ 16,000	
	707 Emory ST	X009000000007000	0.71	$ 41,000	$ 41,000	$ 41,000	$ 12,000	$ 34,000	$ 34,000	$ 34,000	$ 34,000	
	711 Emory ST	X009000000001000	0.85	$ 298,000	$ 298,000	$ 260,000	$ 216,500	$ 100,600	$ 88,200	$ 74,900	$ 76,400	
	600 Haygood ST	X009000000011000	3.32	$ 11,087,100	$ 11,087,100	$ 11,087,100	$ 11,087,100	$ 10,227,300	$ 10,227,300	$ 10,330,500	$ 10,433,600	
	702 Haygood ST	X009000000004000	0.57	$ 41,000	$ 41,000	$ 41,000	$ 12,000	$ 56,000	$ 41,900	$ 38,800	$ 39,200	
	706 Haygood ST	X009000000003000	0.77	$ 4,777,700	$ 4,777,700	$ 4,777,700	$ 4,748,700	$ 4,748,700	$ 4,748,700	$ 4,796,800	$ 4,845,000	
	780 Haygood ST (Tarbutton lot)	X009000000002000	2.16	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 29,600	$ 29,600	$ 29,600	
	106 Hamill	X009000000005000	0.35	$ 41,000	$ 41,000	$ 41,000	$ 12,000	$ 12,400	$ 12,400	$ 12,400	$ 12,400	
	Stone ST (soccer field)	X008000000020000	4.07	$ 40,700	$ 40,700	$ 40,700	$ 40,700	$ 40,700	$ 40,700	$ 40,700	$ 40,700	
	801 Emory ST (campus)	X009000000009000	50.00	$ 7,855,000	$ 7,855,000	$ 7,730,000	$ 7,605,000	$ 7,605,000	$ 7,605,000	$ 7,605,000	$ 7,605,000	
	402 Moore ST (police)	X061B00000092000	3.00	$ 286,180	$ 286,180	$ 244,480	$ 221,980	$ 70,600	$ 70,600	$ 70,600	$ 70,600	
	300 Pierce ST	X010000000019000	0.50	$ 2,472,400	$ 2,472,400	$ 2,472,400	$ 2,472,400	$ 2,290,300	$ 1,880,400	$ 1,919,100	$ 1,919,100	
	803 Whatcoat ST	X010000000022000	1.66	$ 2,319,000	$ 2,319,000	$ 2,139,200	$ 1,992,400	$ 364,100	$ 364,100	$ 364,100	$ 364,100	
	807 Whatcoat ST	X010000000026000	0.22	$ 155,300	$ 155,300	$ 147,000	$ 109,700	$ 72,100	$ 63,000	$ 59,600	$ 62,700	
	TOTAL ACRES		**373.62**									
	TOTAL VALUATION			**$ 39,232,890**	**$ 38,287,590**	**$ 37,192,990**	**$ 35,350,990**	**$ 30,434,700**	**$ 29,551,900**	**$ 29,231,200**	**$ 29,231,000**	
	40% of VALUATION for TAX ASSESSMENT			$ 15,693,156	$ 15,315,036	$ 14,877,196	$ 14,140,396	$ 12,173,880	$ 11,820,760	$ 11,692,480	$ 11,692,400	

ARTICLE III. TREE MANAGEMENT

Sec. 38-45. City tree plan.

The City tree plan developed by the Trees, Parks and Recreation Board shall serve as a guideline for all work on street, park and public trees in the City. The Mayor and City Council, employees of the City, and any persons or firms employed for services to the City that involve street trees or trees in other public areas, will be guided by the annual City tree plan. Any proposed action, which would depart significantly from this tree plan shall first be brought to the attention of the Trees, Parks and Recreation Board for comments. However, nothing in this section shall prohibit the City Council from taking needed emergency measures as provided for elsewhere in this Code.

(Ord. of 12-5-2011(06), § 1(39-105))

Sec. 38-46. Tree care standards and guidelines.

The Trees, Parks and Recreation Board shall establish and submit to the City Council standards and guidelines for the planting and maintenance of street, park, and public trees in the City. Such standards and guidelines shall be in accord with standards and guidelines established by such agencies as ISA (International Society of Arboriculture), the American National Standards Institute, and other appropriate agencies. Copies of these tree maintenance standards and guidelines shall be available through the office of the City Clerk.

(Ord. of 12-5-2011(06), § 1(39-118))

Sec. 38-47. List of trees.

The Trees, Parks and Recreation Board shall develop a list of trees that are desirable or undesirable for planting in the City. These will be classified as small, medium and large trees.

(Ord. of 12-5-2011(06), § 1(39-107))

Sec. 38-48. Compliance with tree standards and guidelines required.

City employees shall be trained in the use of the standards and guidelines for work on City trees. Any firm doing tree work in the City (planting, pruning, treating, or removing street, park, and public trees) shall be provided with a copy of the tree maintenance standards and guidelines and shall in its contract with the City agree to follow provisions of the standards and guidelines.

(Ord. of 12-5-2011(06), § 1(39-118))

Sec. 38-49. Barriers to be installed during tree work activities.

Effective barriers shall be installed at the dripline of trees when construction activity is taking place.

(Ord. of 12-5-2011(06), § 1(39-118))

Sec. 38-50. Tree contractors required to carry liability insurance.

Each firm contracting to do tree work for the City shall file evidence of possession of liability insurance indemnifying the City of any personal injury or damage resulting from the pursuit of such endeavors as herein described.

(Ord. of 12-5-2011(06), § 1(39-118))

Sec. 38-51. Certified arborist to supervise pruning of City trees.

Pruning of public trees shall be in accordance with specifications provided by an ISA Certified Arborist.

(Ord. of 12-5-2011(06), § 1(39-118))

Sec. 38-52. Non-interference.

It is unlawful for any person to prevent, delay, or interfere with City employees or any agents of the City while they are engaged in and about the planting, cultivating, mulching, pruning, spraying, or removing of any street trees, or park trees.

(Ord. of 12-5-2011(06), § 1(39-117))

Sec. 38-53. Timber harvesting notification.

A notice of timber harvesting activity form (on the State Forestry Commission website) is required to be submitted to the City prior to harvesting of trees from a property, unless the property is one acre or smaller within a single-family residential zone.

(Ord. of 12-5-2011(06), § 1(39-121))

Sec. 38-54. Spacing of trees.

The spacing of street trees may not be closer together than 15 feet apart for small trees, medium trees, 20 feet apart for medium trees, and 25 feet apart for large trees. Exceptions to this spacing may be made in special plantings designed or approved by an arborist in consultation with the Trees, Parks and Recreation Board.

(Ord. of 12-5-2011(06), § 1(39-108))

Sec. 38-55. Distances from curb and sidewalk.

The distances trees may be planted from the curbs or curblines and sidewalks shall not be closer than two feet for small trees, three feet for medium trees, and five feet for large trees. Where a paved City street does not have curb or sidewalk, these planting distances shall be doubled to four feet, six feet and ten feet, respectively, measured from the edge of the pavement. Distances of plantings from street drainage ditches, where these exist, shall be determined by the City in consultation with the Trees, Parks and Recreation Board on a case-by-case basis for specific streets or portions of streets.

(Ord. of 12-5-2011(06), § 1(39-109))

Sec. 38-56. Distances from street corners, fire hydrants and other infrastructure.

No street tree shall be planted closer than 35 feet from any street comer, measured from the point of nearest intersecting curbs, curb lines or pavements. No street tree shall be planted closer than 20 feet from any fire hydrant or utility pole. No street tree shall be planted closer than 25 feet to any driveway or mailbox.

(Ord. of 12-5-2011(06), § 1(39-110))

Sec. 38-57. Utility lines.

No tree shall be planted under overhead utility distribution lines if the average mature height of the tree is greater than the lowest overhead wire. No street tree may be planted over or within 20 feet of any underground water line, sewer line, transmission line or other utility line. Pruning shall be done in accordance with ANSI Standards and International Society of Arboriculture Best Management Practices.

(Ord. of 12-5-2011(06), § 1(39-111))

Sec. 38-58. Public tree care.

(a) The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, and public grounds as may be necessary to insure public safety or to enhance the symmetry and beauty of such public grounds. This section does not prohibit the planting of street trees by adjacent property owners providing that the selection and location of the trees is in accord with the tree plan and with all relevant sections of this article, and they obtain written permission from the Trees, Parks and Recreation Board before planting.

(b) The Trees, Parks and Recreation Board may recommend to the City to remove or to order to be removed any tree or part thereof which is:

    (1) In an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, gas lines, water lines, or any other public improvements; or

    (2) Affected with any injurious fungus, insect or other pest.

(Ord. of 12-5-2011(06), § 1(39-112); Ord. of 3-5-2018)

Sec. 38-59. Trees, cutting or defacing.

It is unlawful for any person to cut deface or destroy any tree on public property in the City unless authorized by the governing body, after recommendation by the Trees, Parks and Recreation Board.

(Ord. of 3-3-2014, § 1)

Editor's note(s)—Ord. of 3-3-2014, § 1, amended the Code by repealing former § 38-59, which pertained to tree topping and derived from Ord. of 12-5-2011(06), § 1(39-114).

Sec. 38-60. Pruning, corner clearance.

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any street light or obstruct the view of any street intersection and so that there shall be a clear space of eight feet above the surface of the street or sidewalk. The City shall have

the right to require pruning of any tree or shrub on private property when it interferes with the proper spread of light along the street from a street light or interferes with visibility of any traffic control device or sign.

(Ord. of 12-5-2011(06), § 1(39-114))

Sec. 38-61. Removal of dead or diseased trees.

(a) The City shall have the right to recommend the removal of any dead or diseased trees on private property within the City when such trees constitute a hazard to life or property, or when such trees harbor insects or disease which constitute a potential threat to other trees within the City.

(b) When trees on private property are judged by the City to constitute a potential immediate hazard to City utility lines or to persons using City street rights-of-way, the City may require owners of such trees to trim or remove such trees at the owner's expense. The City will notify owners of such hazardous trees by registered mail, giving a reasonable period of time for the tree owner to take remedial action. The owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs which constitute a danger to the safety of the public.

(c) After the designated time period, if no remedial action has been taken, the City may notify the owners of such hazardous trees that the City will assume no liability for any harm which may occur to property or persons from such trees, and that tree owners may be held responsible for expenses and liabilities incurred should such hazardous trees cause damage or harm on, or to, public property.

(Ord. of 12-5-2011(06), § 1(39-115))

Sec. 38-62. Tree canopy cover on new development.

(a) Each new development within the City shall be required to conserve, or plant if trees are not available for conservation, a specified amount of tree canopy cover as a percent of the buildable land area. The tree canopy cover requirements are shown in table 38-62.

TABLE 38-62. TREE CANOPY COVER REQUIREMENTS BY ZONING DISTRICT

Zoning District		Tree Canopy Coverage (in percent)
R-30	Single-Family Residential - Low Density District	40
R-20	Single-Family Residential - Low To Medium Density District	30
R-15	Single-Family Residential - Medium Density District	30
R-7.5	Single-Family Residential - High Density District	20
R-TH	Residential Townhouse District	10
INST	Institutional District	40
IC	Institutional Campus District	40
OP	Office Professional District	20
C	Commercial District	20
TC	Town Center District	N/A

(b) The tree canopy shall be well-distributed throughout the property. Trees planted to achieve tree canopy cover requirements shall be chosen from the City tree species list, in good health, and shall be a minimum of five inches in caliper. Further, all parking areas with five or more parking spaces shall be designed to have 50

percent tree canopy cover within 15 years after completion of construction or renovation. Tree canopy cover credits for newly planted trees are included in the City tree species list.

(c) All plans for subdivision development should be reviewed by the Trees, Parks and Recreation Board prior to any site disturbance including tree removal, soil disturbance including grading, grubbing, or timber harvesting or the issuance of any permits for such activities.

(Ord. of 12-5-2011(06), § 1(39-120))

From: Erik Oliver
To: David Eady; Bill Andrew
Subject: Complete Streets Priorities
Date: Tuesday, November 3, 2026 2:07:05 PM

These aren't necessarily in order of need. This is just what bubbles to the surface as both needed and within our means.

Low hanging fruit:

1) Removal of old and unnecessary signage, not addition of signage. Straightening/cleaning throughout the city of signs.

2) Repair of existing trail; staining/preservative for trail bridges.

3) Crosswalks around campus per plan recs.

4) Stormwater drainage and culvert and ditch repair.

5) completion of sidewalk (not trail) on west side of Emory to the south end of town.

6) signaled crosswalk to Asbury St. park across 81.

7) additional speed hump on Moore just west of planned college service road by gym.

8) lighting analysis and additions on surface streets (non-light polluting)

9) speed hump between 81 and Wesley on Soule St.

10) speed hump on Haygood Ave. between Stone and Baptist Church.

What we do not need:

1) We do not need extensive wayfinding. We already have signage clutter, most people use GPS to find things, and signs are for people who don't live here and already know where everything is in our two-mile square area. The only wayfinding signs we need beyond what we have are Old Church and Asbury Park. Everything else is already signed.

2) We do not need bicycle route signage—again with the sign clutter. Nor do we need share the road paint anywhere but possibly on 81. The data shows little to no accidents recorded anywhere except on 81 involving vehicles.

3) We do not need to follow cookie cutter urban design standards. We are not urban, and our unique small town feel is at the top of the list on what we want to preserve, not change into "anywhere America."

From: Laura McCanless
To: David Eady; Bill Andrew
Subject: Priorities for complete sts
Date: Thursday, November 5, 2026 3:39:14 PM

Good afternoon, David and Bill,

Here are my thoughts on priorities over next 5 years, starting with most pressing:

Crosswalk at Asbury Park from east side of Emory St to the park

Get permission from GDOT to put up the wayfinding signs we already own

Traffic calming speed tables OR center-of-the-street bollards like Jim wants, on Moore, Soule, and E. Richardson (I wonder if the bollards will be cheaper. It would be nice to get more traffic calming for the money)

North/south trail segment from Bonnel St to E. Soule St., through the woods, following the utility cuts as much as possible

Trail connection from East Bonnel to I20 bridge (though I suspect we can't do this until the new I20 bridge is finished)

I think that will certainly keep us busy over the next 5 years.

Thanks!
Laura

City Manager Update Notes – November 16, 2026

Emory Street Sidewalk Phase II

This project originally stalled due to waiting for the hydrovac to get on site that was to help with the trenching and hopefully avoid any more water line breaks. Initially, there was an issue in getting the hydrovac on site and then we had to wait on dry weather. Once the unit was employed, there was still another water line break. Peach State is reimbursing the City for the costs associated with water line breaks.

Trail Construction

Both the E. Bonnell Street and E. Soule Street Trails have reached "Substantial Completion." There will be a walkthrough this week to create a punch list for any outstanding issues or corrections.

Community HOME Investment Program CHIP Grant Update

Work is underway at 125 Mitchell Street, 112 Oxford N. Road, 105 E. Wade Street, and 1219 Emory Street. Of the $500,000 grant, $288,515 is budgeted to be spent on these first four homes. We are planning to start work at 106 Green Street and 114 Oxford Way. These fifth and sixth homes have incurred expenses of $18,500, which leaves of with a balance of $192,985 for these fifth and sixth homes and possibly leaving us enough funds for a seventh home. If we are able to spend enough of the funds down before the grant application deadline (January 31, 2027) we would be eligible to apply for another round of funding. We had 31 applicants qualify for funding.

Trees Cut on Williams Road/E. Soule Street Property

The Mayor and members of the Oxford Sustainability Committee are working with the engineer and contractor to explore a more environmentally suitable solution for the water entering Catova Creek from the William's Road widening.

Water Pressure

Please see the accompanying Memo

Carter & Sloope
CONSULTING ENGINEERS

TECHNICAL MEMORANDUM

City of Oxford – Water Distribution System Pressure Issues

DATE: October 7, 2026
TO: Bill Andrew, City of Oxford
FROM: Eric Nease, P.E., Carter & Sloope, Inc.
Isaac St.Clair, P.E., Carter & Sloope, Inc.

RE: City of Oxford
Water Distribution System Pressure Issues
C&S Project No.: O9800.002 Task 011

This Technical Memorandum summarizes the background, field investigations, methodology, results, evaluations, and recommendations of Carter & Sloope's analysis and investigation of the City of Oxford's water distribution system pressure and flow issues experienced in the months of August and September 2026.

Abbreviations

GPM – Gallons Per Minute

PRV – Pressure-Reducing Valve

PSV – Pressure Sustaining Valve

psi – Pounds per Square Inch

Background

The City of Oxford (City) was made aware of reports of low water pressure in March 2025. The City and Carter & Sloope (C&S) performed an investigation, including monitoring water pressure in the City's distribution system in strategic locations. It was discovered the water pressure was fluctuating and resulted in lower pressure than expected, although the pressure remained above the minimum operating levels required by regulatory agencies. The City and C&S identified several factors contributing to the water pressure fluctuations:

1. The City's altitude valve on the elevated water storage tank was malfunctioning, resulting in intermittent operation of the tank.
2. The interconnect to the Newton County Water & Sewerage Authority's (NCWSA) water distribution system that supplies water to the City on Hwy 81 on the north side of the City (referred to as "81N") was blocked or was otherwise restricting flow. A review of the hydraulic model identified that this connection should be the main source of water for the City of

Oxford. After some investigation, City staff determined the combination PRV / PSV was not functioning properly and was restricting flow.

3. The City also receives water from four interconnect meters along the southern border with the City of Covington's distribution system, and those meters are supplied water by two water mains that cross Interstate 20 into Covington's system. When a leak in the City of Covington's system was discovered, the water main crossing I-20 on the Hwy 81 bridge was taken out of service, thus limiting capacity to provide water to the four southern meters from Covington.

Item #3 is out of the City's control and will be repaired as part of a Georgia Department of Transportation (GDOT) utility relocate project. The City contracted with a contractor (EIC Works, Inc.) to resolve items #1 and #2 above. Due in part to material lead times, the altitude valve was replaced in April 2026, and the PRV/PSV on Hwy 81 N was replaced in September 2026. After replacing the PRV/PSV, the City experienced abnormally-high water pressure, which can result in loss of service and damage pipes. As a result, the City closed the Hwy 81 N connection to control water pressure. Without supply through the Hwy 81 N connection, the City received reports of low water pressure.

In response, the City asked C&S for assistance in troubleshooting the pressure issues and identifying a solution to stabilize the water pressure. This Technical Memorandum summarizes C&S methodologies and findings to date.

Methodology

C&S evaluated pressure data collected from September 18 through September 29, 2026 at strategic locations throughout the City's distribution system, including upstream and downstream of the Cook Road and Hwy 81 N interconnects. C&S also met with the valve contractor in the field to review the condition and confirm the operation of the pressure control valves at both connections. Available supervisory control and data acquisition (SCADA) records as well as interconnect meter readings were reviewed alongside the pressure data and field observations. This review helped C&S understand the operation of the supply connections and pressure control valves to identify factors contributing to the City's pressure fluctuations.

Key Discoveries

C&S's review of pressure and meter records, field data, and discussions with the valve contractor resulted in the following key observations concerning the City's supply connections and pressure control valves:

1. The Hwy 81 N connection has conveyed significantly less flow than hydraulic modeling estimates for approximately **18 years**, indicating it may have been restricted during that period of time. During many months, it conveyed zero gallons of water, and it represented an average of **0.93%** of Oxford's influent water since 2008, as far back as data was available.
2. The Cook Road interconnect from NCWSA was installed in 2013. Given the historically limited flow through Hwy 81 N, the available operating history may not represent conditions

with both northern supply connections functioning as intended. Recent metering data indicates that this location has only been flowing at 1,000 gallons per hour and pressures have been significantly reduced from the supply side, but not constant. The valve contractor has indicated that this could be due to an issue with the PRV.

3. The PRV at the Cook Rd N connection has not been regularly maintained or serviced.

4. The PRV/PSV at the Hwy 81 N connection has not been regularly maintained or serviced.

Results and Recommendations

C&S's review of the available data indicated that the 81N connection was not adequately controlling pressure entering Oxford's distribution system. Pressures in NCWSA's system reach approximately 120–130 psi at times, making proper operation of the pressure control valves essential. C&S recommends the following actions to address the City's pressure issues:

- **Adjust the pressure control settings -** Contract with a valve contractor to set the Hwy 81 N PRV to 65 psi and the Cook Road PRV to 100 psi, measured downstream of each valve. These settings correspond to the hydraulic grade at the overflow elevation of Oxford's elevated storage tank, based on the respective valve elevations. Have the valve contractor set the PSV function of the Hwy 81 N PSV portion to 50 psi. The Cook Rd PRV may need to be adjusted by a few psi as the contractor is onsite to assure influent flow is maintained into Oxford's system.
- **Service and verify the valve assemblies -** Contract with a valve contractor to clean and service the Cook Road PRV, which reportedly has not been regularly maintained since installation. Verify the installation, configuration, and operation of both valve assemblies, including the ability to maintain the recommended downstream pressures. Have the contractor set both valve assemblies to "Fail Close" mode (i.e., upon failure, the valves revert to a closed position) rather than allow uncontrolled upstream pressure into Oxford. In "Fail Close" mode, the City may need to perform minor maintenance or cleaning of the valve assemblies in the event reduced pressure is observed due to sediment build-up or blockage.
- **Install pressure gauges -** Contract with a valve contractor to locate upstream and downstream pressure gauges at both valve assemblies and install new pressure gauges if none are present. These gauges will support routine operating checks, troubleshooting, and regular maintenance of the pressure control valves.
- **Restore tank telemetry and verify system operation -** Restore reporting of the elevated tank's water level to the Newton County Water Resources' telemetry system. Following valve servicing and adjustment, continue pressure monitoring and review tank level records to confirm pressure control and determine whether the tank is draining and refilling. Use these observations to identify whether further adjustments or evaluation of tank turnover are needed to maintain adequate water quality.
- **Establish recurring valve maintenance -** Contract with a qualified valve service provider to establish a cleaning and maintenance program consistent with the equipment

manufacturer's recommendations. The program should include, at a minimum, annual inspection and cleaning, with additional inspection and cleaning following main breaks or construction that could introduce debris or air. City staff may be trained to perform routine maintenance, or the City may retain a qualified service provider.

These recommendations provide guidance for the contractor's immediate valve servicing and adjustments. Carter & Sloope recommends performing follow-up monitoring and evaluation of the water system's operation and performance after the above actions have been completed.

CITY OF OXFORD
POLICE DEPARTMENT

October 2026 Monthly Report

Significant Events, Arrests, Details, Training

The Oxford Police Department partnered with the City Hall Administration Department for the first-ever Movie at the Park event at Asbury Park, and it was a tremendous success! Approximately 90-100 families joined us for a fun-filled evening of community fellowship, family entertainment, and making memories in our beautiful park.





The Oxford Police Department was proud to participate in this year's Trunk-or-Treat event which was held on the Green Space across from City Hall. This community event provided another wonderful opportunity for our officers to connect with local citizens and families in a fun and welcoming environment. Thanks to the tremendous support from our community, we handed out more than 200 bags of goodies to children throughout the evening.






Chief Brooks attended the Newton County Sheriff's Dept. Faith & Blue "Cooperate Pray" event that was held on the Covington Square, Sunday, October 18. This event included several of the surrounding Police Chiefs and First Responders, church leaders and church members.





Unfortunately, the City of Oxford Police Dept's Faith & Blue Event was canceled due to Hurricane (Isaias) weather moving through our area.

CITY OF OXFORD
POLICE DEPARTMENT

An emergency meeting was held at the Emergency Management Agency (EMA) in preparation for Hurricane Isaias distributing the most updated information from the weather center that would possibly affect Newton Co and the Oxford area. Emergency plans were discussed and updated as information was received.

Chief Brooks attended the 911 Covington-Newton County Board of Governor's meeting with EMA Director, surrounding Chief's of Police, County and City Facilities supervisors, Fire Dept and EMS supervisors.

Code Enforcement - 104 Green Street- Officer Preziosi, along with a representative from the Environmental Protection Division (EPD), issued warnings for City Code violations concerning the property, along with the EPD issuing warnings regarding "Open Dumping," which included car batteries and tires on the property. A follow-up will be conducted for compliance regarding all violations.

Training - Monthly Roll Call training from Legal and Liability Risk Management Institute/ Law Enforcement High- Risk & Critical Task Incidents.

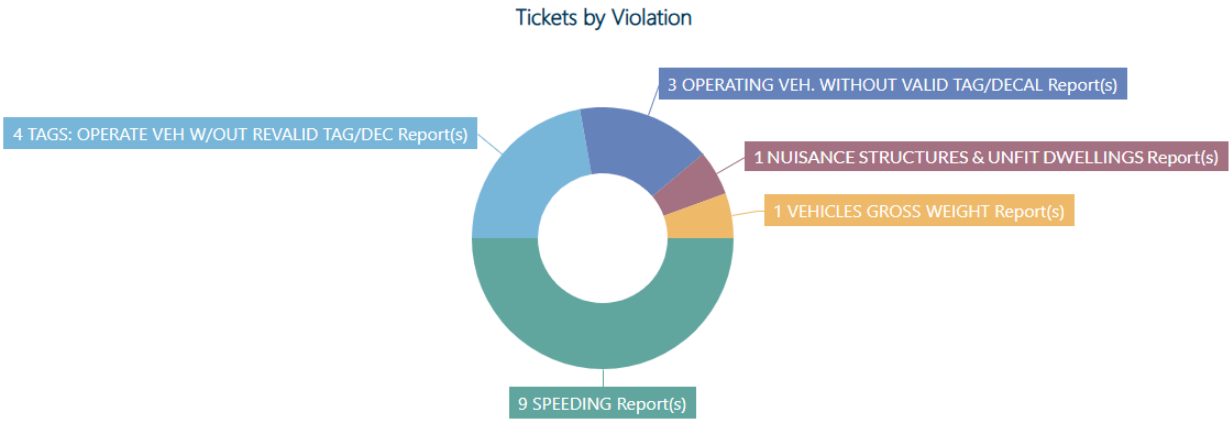
Applicant for our open police position is in the hiring process. Expected starting date of November 9,2026.

CITY OF OXFORD
POLICE DEPARTMENT

October 2026 Monthly Report

Top Citations Offenses





City Ordinance/Code Enforcement Citations

Case #	Ticket #	Ticket Date	Violation	Violation Description	Primary Location
	104A00529	10/29/2026	CO 34-26	VEHICLES GROSS WEIGHT	1007 HULL ST
25-00841	102A00630	10/21/2026	CO 18-106	NUISANCE STRUCTURES & UNFIT DWELLINGS	109 E SOULE ST

CITY OF OXFORD
POLICE DEPARTMENT

Activity Reports

September 2026 / October 2026

Agency Activity Report

Date Range: 9/01/2026, 00:00:00 - 9/30/2026, 23:59:59
Agency: Oxford Police Department

Reports	
Total Reports:	18
Total Incident Reports:	17
Total Crash Reports:	1
Total Use of Force Reports:	0

Arrests	
Total:	0
Total Male Arrestees:	0
Total Female Arrestees:	0
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	0

Domestic Violences	
Total Domestic Violence Reports:	0

Tickets	
Total Tickets (Non-Warnings):	35
Total Warnings:	8

Agency Activity Report

Date Range: 10/01/2026, 00:00:00 - 10/31/2026, 00:59:59
Agency: Oxford Police Department

Reports	
Total Reports:	13
Total Incident Reports:	12
Total Crash Reports:	1
Total Use of Force Reports:	0

Arrests	
Total:	0
Total Male Arrestees:	0
Total Female Arrestees:	0
Total Other/Unknown Arrestees:	0
Total Juvenile Arrestees:	0

Domestic Violences	
Total Domestic Violence Reports:	0

Tickets	
Total Tickets (Non-Warnings):	11
Total Warnings:	10

Calls for Service Handled by OPD

September 2026	October 2026	
43	48	+12%

CITY OF OXFORD
POLICE DEPARTMENT

Incident Reports by Location October 2026

