AGENDA AS AMENDED
COUNCIL MEETING
4040 S. BERKELEY LAKE RD.
BERKELEY LAKE, GEORGIA 30096
OCTOBER 15, 2026

7:00 PM Work Session
8:00 PM Formal Session

Citizens are encouraged to offer comments on issues of concern as agenda items are reached and at the end of the meeting for all other issues. Please limit citizen comments to 2 minutes. Longer citizen comments are welcome in writing and will be added to the official record of this meeting.

WORK SESSION

CALL TO ORDER

AGENDA

PUBLIC HEARING

CONSENT AGENDA

a) Minutes of September 17, 2026, Council Meeting
b) Minutes of September 17, 2026, Council Work Session
c) Financial Statements of August 2026 – Unaudited

OLD BUSINESS

NEW BUSINESS

a) Pedestrian Study
b) Berkeley Commons request to remove landscaped island from Commons Gate Bend cul-de-sac
c) 2026 Paving Project – Closeout Change Order
d) 2026 CIPP Stormwater Project – Changer Order 1

EXECUTIVE SESSION *(if needed)*

CITIZEN COMMENTS

ADJOURNMENT

Requests for reasonable accommodations required by individuals to fully participate in any open meeting, program, or activity of the City of Berkeley Lake government should be made at least five days prior to the event by contacting the ADA Coordinator at 770-368-9484.

COUNCIL MEETING
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
SEPTEMBER 17, 2026

ATTENDANCE

Mayor: Lois Salter
Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, and Chip McDaniel
City Officials: Leigh Threadgill - City Administrator, Michela Monteiro- Special Projects Coordinator, Thomas Mitchell – City Attorney

Members of the Public: 3 Members of the Press: 0

CALL TO ORDER

Salter called the meeting to order at 8:00 PM. A quorum of council members was in attendance.

AGENDA

Lacy made a motion to accept the agenda as presented. Dahlstrom seconded the motion. All council members were in favor and the motion passed.

PUBLIC HEARING

Salter noted that there were no public hearings.

CONSENT AGENDA

Salter noted the following as items on the consent agenda and solicited a motion:

a) Minutes of August 13, 2026, Council Meeting
b) Minutes of August 13, 2026, Council Work Session
c) Financial Statements of July 2026 – Unaudited

McDaniel made a motion to approve all items on the consent agenda. Lyons seconded the motion. All were in favor and the motion passed.

OLD BUSINESS

Salter noted that there was no old business.

NEW BUSINESS

Salter noted that there was no new business.

PUBLIC COMMENTS

There were no public comments.

ADJOURNMENT

There being no further business to discuss, Lyons moved to adjourn. Dahlstrom seconded the motion. All were in favor and the motion passed.

Salter adjourned the meeting at 8:02 PM.

Submitted by:

_____

Leigh Threadgill, City Clerk

DRAFT

COUNCIL WORK SESSION
4040 SOUTH BERKELEY LAKE ROAD
BERKELEY LAKE, GEORGIA 30096
DRAFT MINUTES
SEPTEMBER 17, 2026

ATTENDANCE

Mayor: Lois Salter
Council Members: Skip Dahlstrom, Bill Lacy, Bill Lyons, Chip McDaniel and Rebecca Spitler
City Officials: Leigh Threadgill - City Administrator, Thomas Mitchell - City Attorney, Michela Monteiro-Special Projects Coordinator

Members of the Public: 1 Members of the Press: 0

WORK SESSION

Salter reviewed the agenda with the council and solicited questions regarding the items for consideration.

Threadgill conducted a discussion with council and two members of the Gwinnett County Police Department surrounding FLOCK. There was also a brief discussion around the 2026 Unified Development Ordinance project.

The work session was adjourned.

Submitted by:

_____
Leigh Threadgill, City Clerk

DRAFT

City of Berkeley Lake

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - August, 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
100 100 General	1,029,011.76	1,587,856.00	-558,844.24	64.81 %
320 320 SPLOST Income	380,868.04	2,125,743.00	-1,744,874.96	17.92 %
Total Income	**$1,409,879.80**	**$3,713,599.00**	**$ -2,303,719.20**	**37.97 %**
GROSS PROFIT	**$1,409,879.80**	**$3,713,599.00**	**$ -2,303,719.20**	**37.97 %**
Expenses				
1 Gen Govt	315,400.23	607,035.00	-291,634.77	51.96 %
2 Judicial	3,460.50	9,449.00	-5,988.50	36.62 %
3 Public Safety	102,645.28	175,421.00	-72,775.72	58.51 %
4 Public Works	187,970.22	547,645.00	-359,674.78	34.32 %
6 Culture and Recreation	9,417.75	23,915.00	-14,497.25	39.38 %
7 Housing and Development	103,716.39	224,390.00	-120,673.61	46.22 %
SPLOST Expenses	516,109.34	2,125,743.00	-1,609,633.66	24.28 %
Total Expenses	**$1,238,719.71**	**$3,713,598.00**	**$ -2,474,878.29**	**33.36 %**
NET OPERATING INCOME	**$171,160.09**	**$1.00**	**$171,159.09**	**17,116,009.00 %**
NET INCOME	**$171,160.09**	**$1.00**	**$171,159.09**	**17,116,009.00 %**

City of Berkeley Lake

Income & Expense

August 2026

	TOTAL
Income	
100 100 General	462,172.81
320 320 SPLOST Income	49,384.47
Total Income	**$511,557.28**
GROSS PROFIT	**$511,557.28**
Expenses	
1 Gen Govt	35,025.34
2 Judicial	358.00
3 Public Safety	17,253.83
4 Public Works	73,499.80
6 Culture and Recreation	755.00
7 Housing and Development	26,856.85
SPLOST Expenses	407,125.69
Total Expenses	**$560,874.51**
NET OPERATING INCOME	**$ -49,317.23**
NET INCOME	**$ -49,317.23**

City of Berkeley Lake

Balance Sheet

As of August 31, 2026

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Debt Service Fund	0.00
General Fund	5,280,880.70
SPLOST Fund	1,542,628.46
Suspense 1.11.1000	0.00
Total Bank Accounts	**$6,823,509.16**
Accounts Receivable	
Accounts Rec 1.11.1900.1	24,190.34
Total Accounts Receivable	**$24,190.34**
Other Current Assets	
1.11.27 Grant Receivable	0.00
Accounts Rec - SPLOST 1.11.2000	92,245.01
AccountsRec-OtherTax1.11.1900.2	0.00
Franchise Tax Rec 1.11.1550	96,000.00
Interest Receivable 1.11.1400	0.00
Prepaid Expense 1.11.3600	2,752.87
Prepaid items 1.11.3800	5,158.33
QuickBooks Tax Holding Account	1,361.73
Taxes Receivable 1.11.1600	405,249.86
Undeposited Funds 1.11.1114	0.00
Total Other Current Assets	**$602,767.80**
Total Current Assets	**$7,450,467.30**
Fixed Assets	
8.11.7600 Construction in Progress	237,612.00
Building & Improvements 1.11.7400	1,643,589.08
Computer Equipment 1.11.6700	48,172.61
Furniture & Fixtures 8.11.7700	71,493.47
Land 8.11.7100	9,183,321.74
Machinery & Equipment 1.11.6500	173,026.24
Total Fixed Assets	**$11,357,215.14**
Other Assets	
Accum amort - bond cost	0.00
Amt avail 4 debt svc 9.11.9100	0.00
Bond issuance cost	0.00
Loan Receivable - Facilities	0.00
Loan Receivable - Paving	0.00
To be prov 4 debt 1.11.7500	0.00
Total Other Assets	**$0.00**
TOTAL ASSETS	**$18,807,682.44**

City of Berkeley Lake

Balance Sheet

As of August 31, 2026

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable 1.12.1100	477,749.76
Operating AP	0.00
SPL2005 Admin Facil- City H-AP*	0.00
SPLOST account - Suntrust-AP*	0.00
Total Accounts Payable	**$477,749.76**
Credit Cards	
Anderson Credit Card (8186)	55.32
BOZEMAN, MARTY (0241)	0.00
Hiller Credit Card (8402)	76.00
Hunter Credit Card (0891)	678.68
Threadgill Credit Card (3322)	764.94
Wilhite Credit Card (1132)	0.00
Total Credit Cards	**$1,574.94**
Other Current Liabilities	
*Sales Tax Payable	0.00
1.12.1600 SBITA - Contracts Payable	9,297.00
1.12.28 Bonds payable - current	0.00
Accounts Payable Accruals-L*	0.00
Accounts payable-L 1.12.1100.2	0.00
Accrued Expenses 1.12.1150	0.00
Accrued Interest Payable	0.00
Accrued Salaries 1.12.1200	0.00
Accrued SPLOST Expenses 2.12.1250	0.00
Deferred revenue 1.12.2500	-6,365.18
Direct Deposit Payable	-0.01
MyGov	-55.00
Payroll Liabilities	66.10
PR Tax Payable - Fed 1.12.1300	0.00
PR Tax Payable - State 1.12.1310	1,361.73
PTO Accrual	20,351.50
Regulatory Fees Payable	10,449.59
Retainage Payable	0.00
Total Other Current Liabilities	**$35,105.73**
Total Current Liabilities	**$514,430.43**

City of Berkeley Lake

Balance Sheet

As of August 31, 2026

	TOTAL
Long-Term Liabilities	
Gen Oblig Bond Payable1.12.3000	0.00
GOB Payable - 2009 1.12.3000.2	0.00
GOB Payable - 2011 1.12.3000.3	0.00
GOB Payable - 2012 1 12.3000.4	0.00
SPLOST Loan Payable - Paving	0.00
SPLOST Loan Payable Facilities	0.00
Total Long-Term Liabilities	**$0.00**
Total Liabilities	**$514,430.43**
Equity	
Fund Bal Unrsvd 1.13.4220	5,222,954.22
Investmt in fixedassets 1.13.4K	11,118,230.85
Opening Bal Equity	0.00
Reserve for prepaids 1.13.4125	5,158.33
Reserved for Debt Service	0.00
Restricted for Debt Svc 1.13.4105	0.00
Restricted4CapitalProj 1.13.4155	1,600,554.94
Retained Earnings 1.13.3000	175,193.58
Net Income	171,160.09
Total Equity	**$18,293,252.01**
TOTAL LIABILITIES AND EQUITY	**$18,807,682.44**

Pedestrian Study

City of Berkeley Lake, GA

Keck & Wood Project No.
260155

October 8, 2026

Prepared by:

Keck+Wood
COLLABORATION BY DESIGN
3090 Premiere Pkwy, Suite 200
Duluth, GA 30097
(678) 417-4000

Table of Contents

1. **Executive Summary** 2
2. **Existing Sidewalk Deficiency Inventory** 2
3. **Lakeshore Drive Pedestrian Infrastructure Analysis** 2
4. **Project Scope & Strategic Recommendations** 3

Appendix A – Sidewalk Repair Plans

Appendix B – Lakeshore Drive, Little Ridge Rd, And Ridge Rd Conceptual Plans

Appendix C - Lakeshore Drive, Little Ridge Rd, And Ridge Rd Conceptual Cost Estimate

1. Executive Summary

As part of the City of Berkeley Lake's 2024 Comprehensive Plan, Keck & Wood was selected to update the 2014 Pedestrian Safety Study. This report consolidates our field findings, summarizes pedestrian safety improvements, and analyzes feasible options for the City's pedestrian infrastructure. Our core objective was to identify existing sidewalk safety hazards and assess the feasibility of extending pedestrian corridors.

> **Key Finding:** *While local sidewalk repairs are highly feasible and straightforward to execute, adding pedestrian facilities to Lakeshore Drive remains cost-prohibitive. Extreme topography and tight right-of-way conditions eliminate any cost-effective method to safely construct standard or marked pedestrian pathways there.*

2. Existing Sidewalk Deficiency Inventory

A thorough field inspection was conducted to map and measure localized sidewalk safety hazards. Broken, crumbled, heaved (often by tree roots), or sunken concrete that creates sudden drops or uneven stepping surfaces were looked at. Any vertical rise or joint separation greater than 1/4 inch is an un-beveled trip hazard. Vertical rises between 1/4 inch and 1/2 inch must be beveled with a slope of 1:2 or less. Rises over 1/2 inch require a proper ramp or specialized cut rather than a simple bevel. Repairs consist of removing and replacing broken panels with new 4-inch thick concrete. The total sidewalk deficiencies requiring repair are summarized by neighborhood below:

Neighborhood	Total Sidewalk Repair Area	Repair Cost per SF	Estimated Construction Cost
Berkeley Commons	1,538 S.F.	$20.00	$30,760.00
Berkeley Field	560 S.F.	$20.00	$11,200.00
Total Project Scope	**2,098 S.F.**	**$20.00**	**$41,960.00**

Note on Progress: Sidewalk repairs in the Miramont Neighborhood were completed in 2026 as part of that year's Local Maintenance Improvement Grant (LMIG) paving project. Detailed maps identifying specific panel repair locations for Berkeley Commons and Berkeley Field are included in Appendix A.

3. Lakeshore Drive Pedestrian Infrastructure Analysis

The 2014 Pedestrian Safety Study evaluated several options for introducing dedicated pedestrian facilities along Lakeshore Drive, Ridge Road, and Little Ridge Road. While Ridge Road and Little Ridge Road possess favorable topography suitable for standard concrete sidewalks with curb-and-gutter, Lakeshore Drive poses severe engineering challenges.

Our updated analysis compared two primary engineering approaches for Lakeshore Drive:

- **Traditional Curb, Gutter & Concrete Sidewalk:** This approach requires a standard cross-section with a traditional concrete curb and sidewalk. Because of Lakeshore Drive's extreme

topography and highly restricted right-of-way, this standard design is entirely cost-prohibitive. It would necessitate massive clearing, extensive grading, and heavy stormwater management infrastructure.

- **Alternative 4-Foot Asphalt Widening:** To minimize width, the 2014 study proposed widening the existing asphalt roadway by 4 feet and using painted pavement markings and delineators to segregate a pedestrian lane. While this avoids a curb-and-gutter stormwater system and saves 2 feet of cross-sectional width, it is still not a cost-effective solution.

Impacts of the Alternative Widening: To model and visualize these impacts, Keck & Wood prepared conceptual construction drawings (Appendix B). Even with a narrower 4-foot footprint, the grading requirements extend far beyond the public right-of-way. Implementing this would require acquiring extensive private property easements or constructing multiple retaining walls along the right-of-way line. Consequently, the updated cost estimate (Appendix C)—which now incorporates current unit pricing and necessary fire hydrant relocations and driveway apron reconstructions left off the previous study—demonstrates that this alternative remains extremely expensive.

4. Project Scope & Strategic Recommendations

Based on our engineering assessment and updated pricing, Keck & Wood recommends the following phased actions:

- **Phase 1: Proceed with Sidewalk Repairs.** Approve the removal and replacement of the 2,098 S.F. of defective concrete panels in Berkeley Commons ($30,760) and Berkeley Field ($11,200) to eliminate immediate trip hazards and restore pedestrian safety.
- **Phase 2: Formalize Lakeshore Drive Exclusion.** Accept the finding that there is no cost-effective method to construct pedestrian facilities along Lakeshore Drive. Keep Lakeshore Drive restricted to its current configuration to avoid prohibitive retaining wall, utility relocation, and grading costs.

Appendix A

CONSTRUCTION PLANS FOR

PEDESTRIAN STUDY AND SIDEWALK REPAIR PROJECT

BERKELEY LAKE, GEORGIA

OCTOBER 8, 2026

INDEX

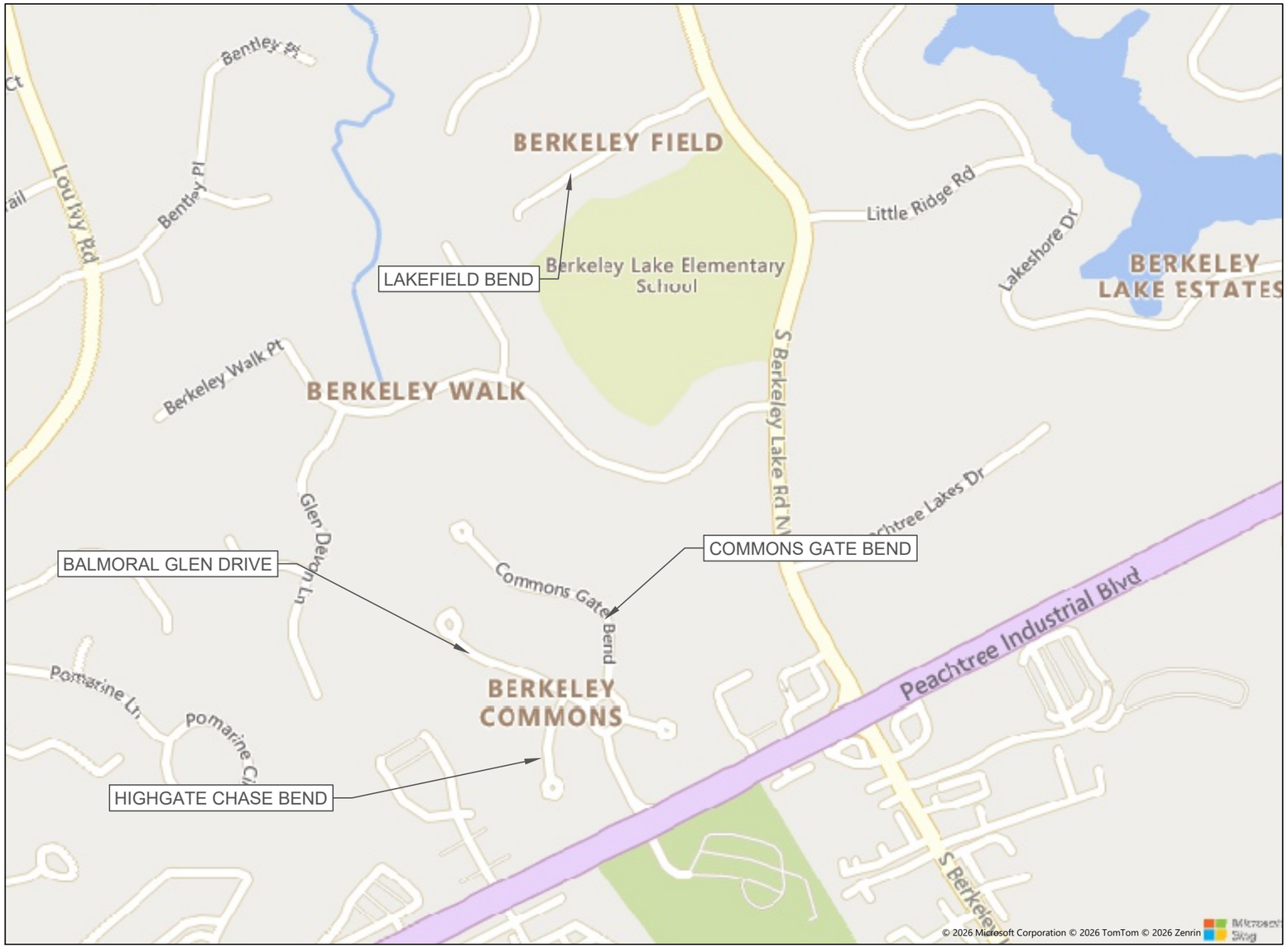
EXHIBIT 1 - COVER SHEET

EXHIBIT 2 - COMMONS GATE BEND

EXHIBIT 3 - BALMORAL GLEN DRIVE

EXHIBIT 4 - HIGHGATE CHASE COURT

EXHIBIT 5 - LAKEFIELD BEND



OVERVIEW MAP
N.T.S.

PREPARED BY:

ADAM SHELTON, PE

KECK & WOOD, INC

Keck+Wood
COLLABORATION BY DESIGN
3090 PREMIERE PARKWAY, SUITE 200
DULUTH, GA 30097
(678) 417-4000 keckwood.com

EXHIBIT NO.

1

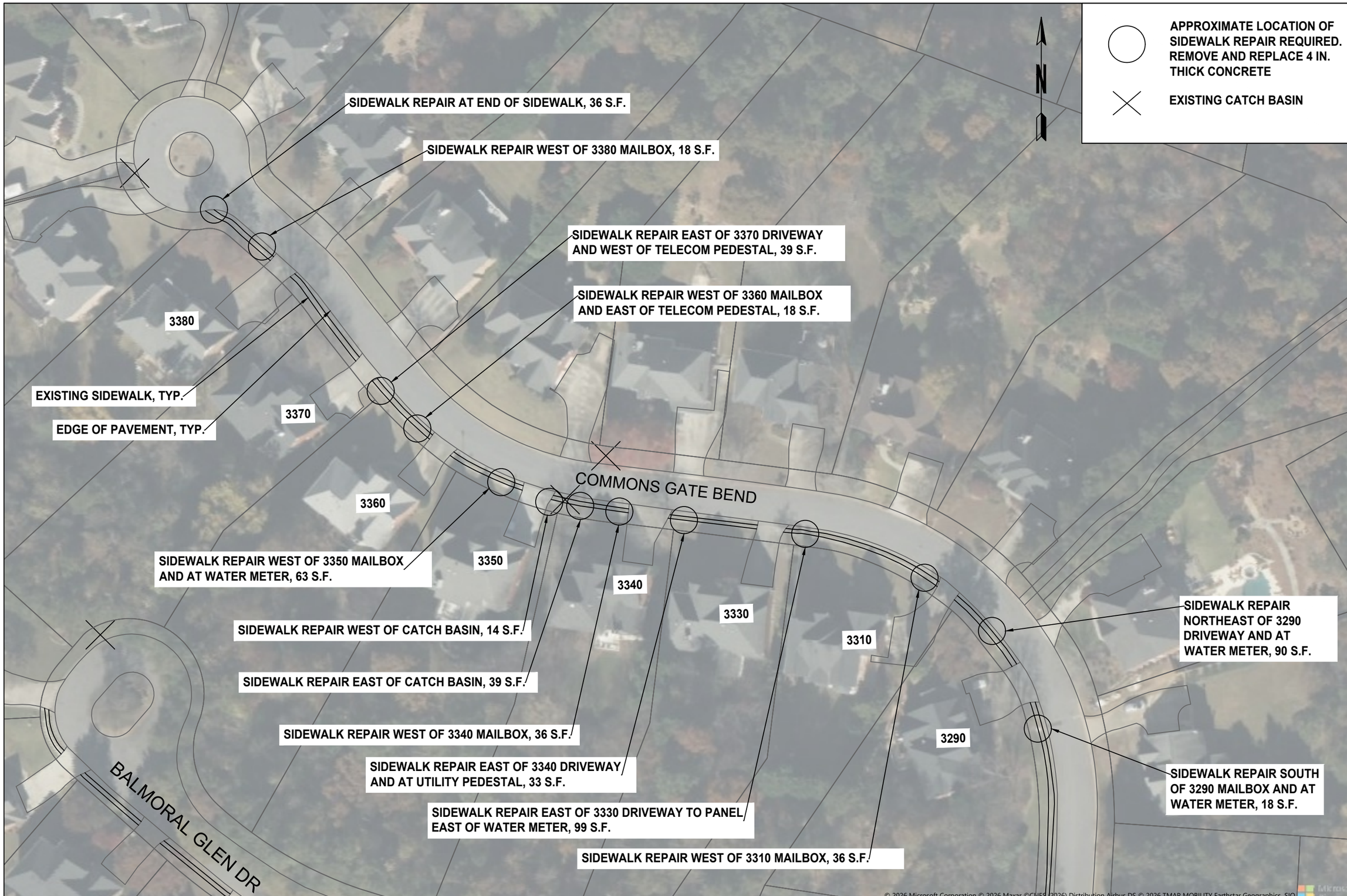


EXHIBIT NO. 2

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SCALE: 1" = 60'

Berkeley Lake Pedestrian Study
Sidewalk Repairs - Berkeley Commons
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

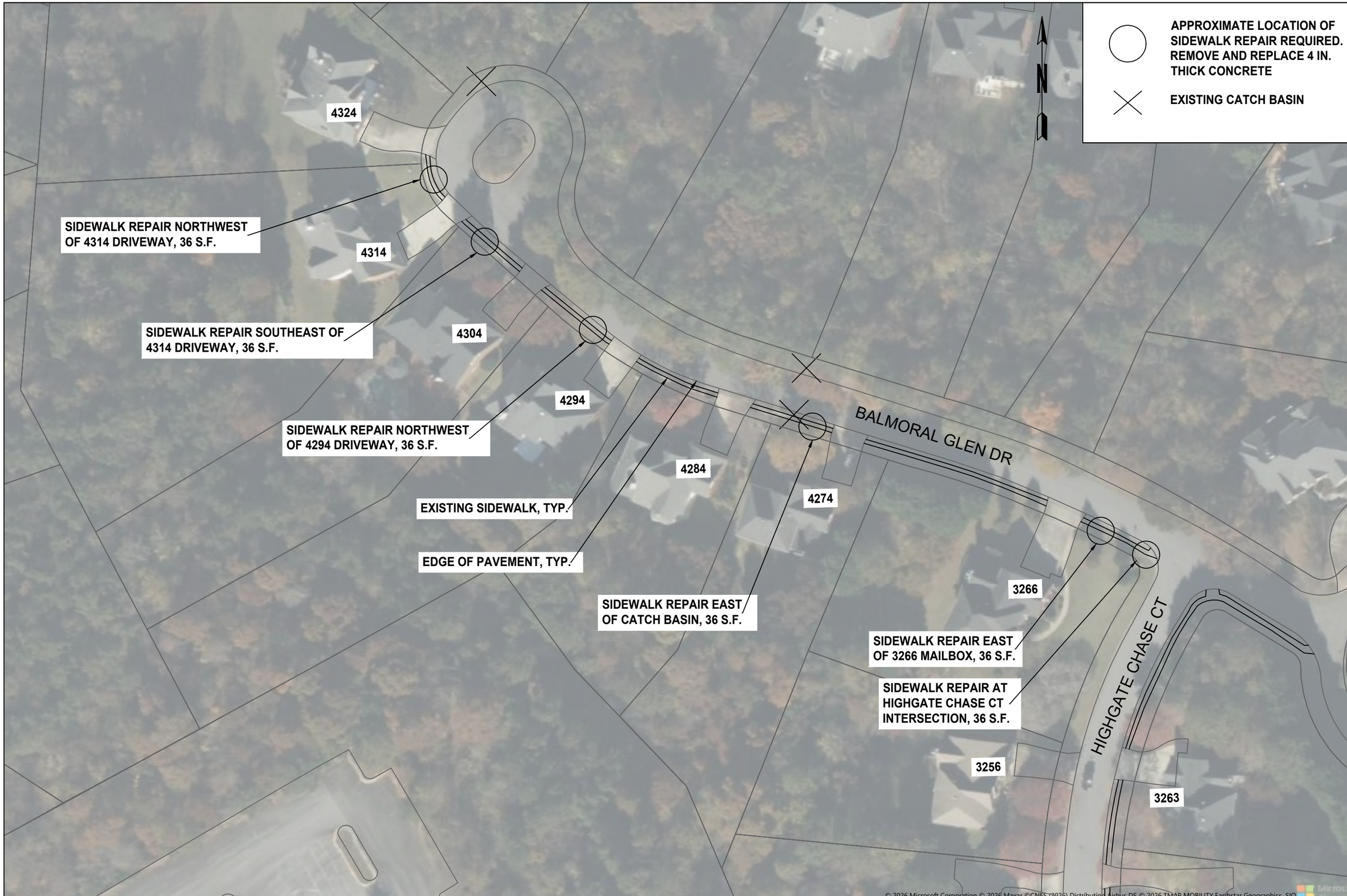

EXHIBIT NO. 3

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SCALE: 1" = 60'

Berkeley Lake Pedestrian Study
Sidewalk Repairs - Berkeley Commons
October 8, 2026

JOB NUMBER: 260155

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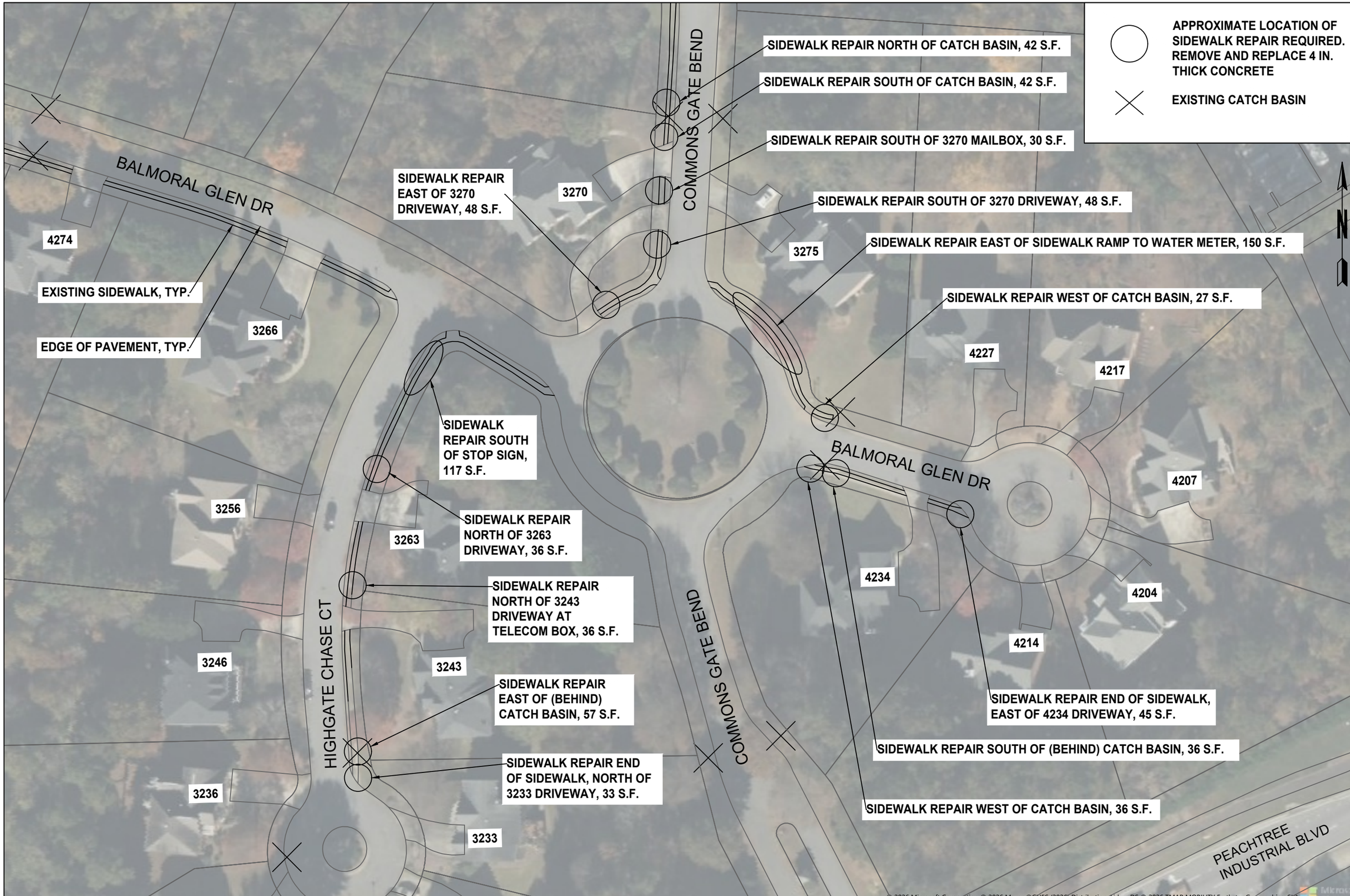

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Berkeley Lake Pedestrian Study
Sidewalk Repairs - Berkeley Commons
October 8, 2026

JOB NUMBER: 260155

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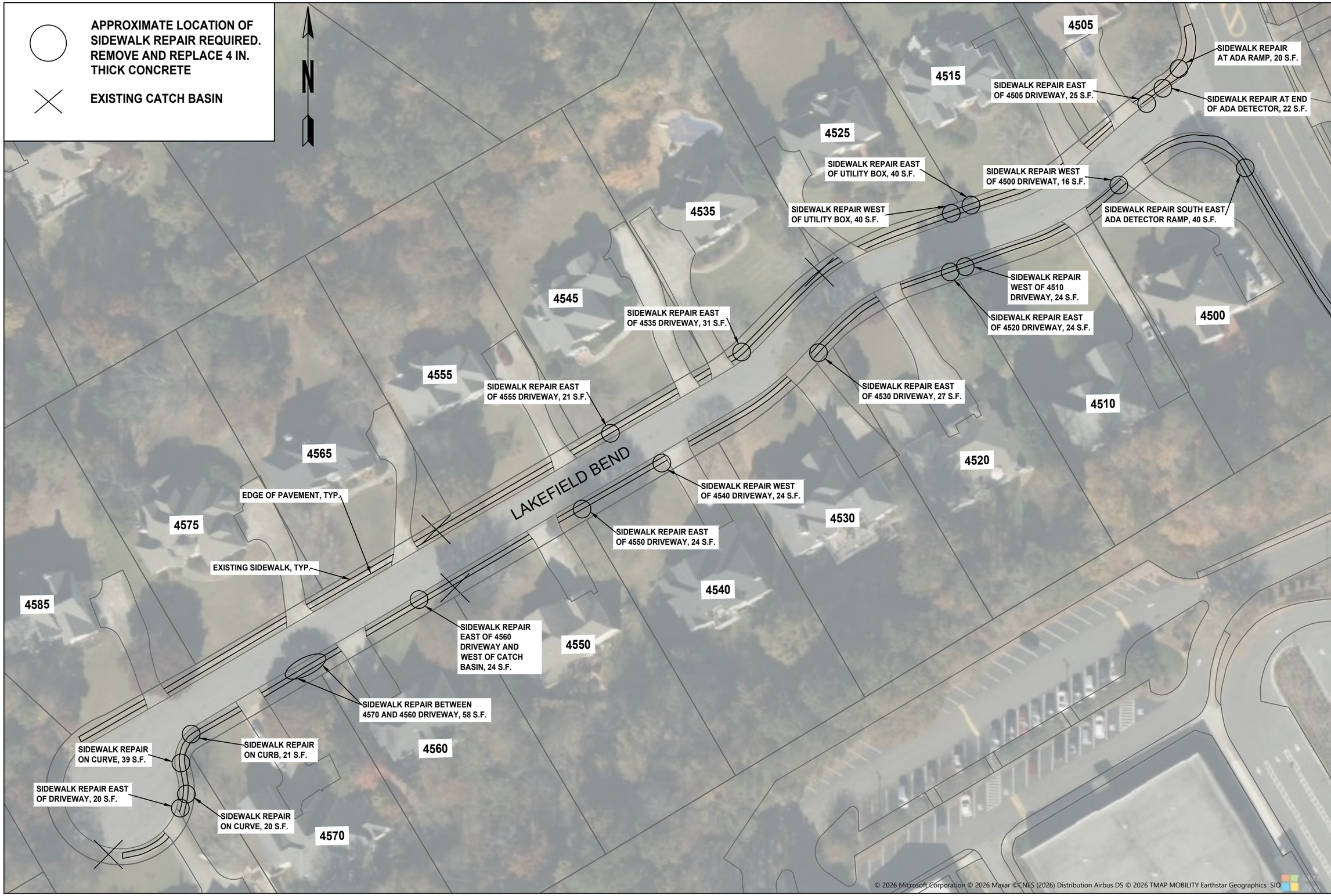

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SCALE: 1" = 60'

Berkeley Lake Pedestrian Study
Sidewalk Repairs - Berkeley Commons
October 8, 2026

JOB NUMBER: 260155

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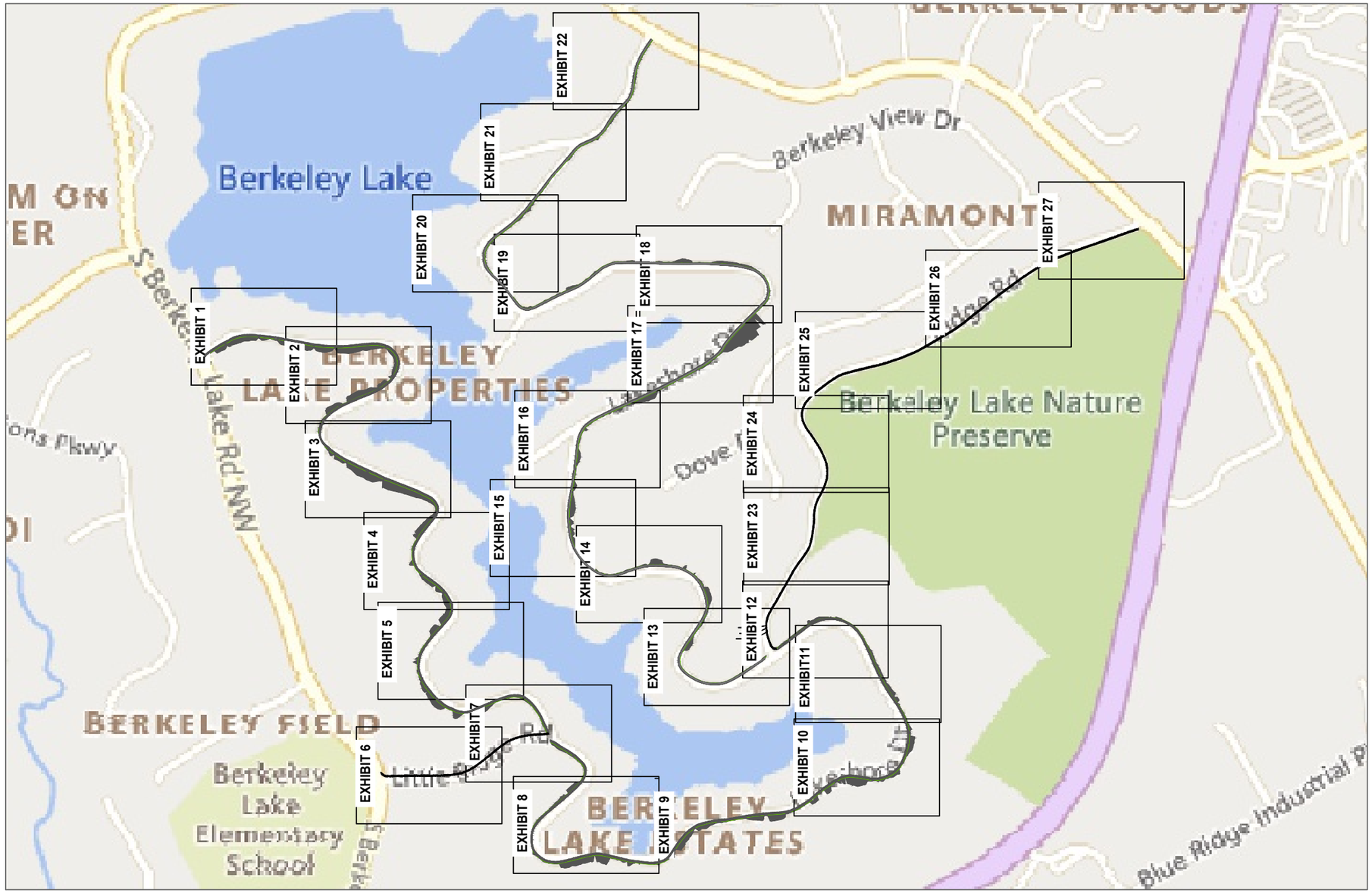
Appendix B

CONSTRUCTION PLANS FOR

PEDESTRIAN STUDY – LAKESHORE DRIVE

BERKELEY LAKE, GEORGIA

OCTOBER 8, 2026



OVERVIEW MAP
N.T.S.

PREPARED BY:

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3090 PREMIERE PARKWAY, SUITE 200
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(678) 417-4000 keckwood.com

EXHIBIT NO.

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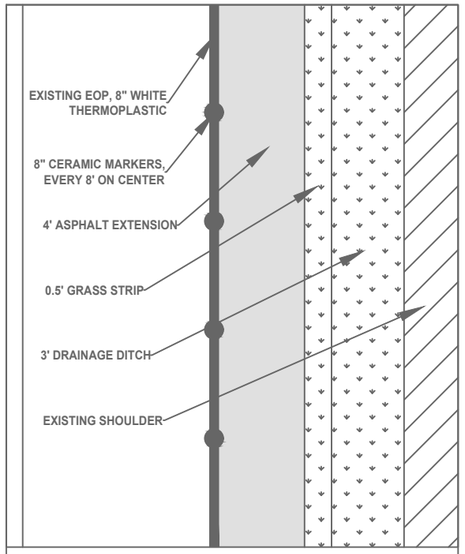

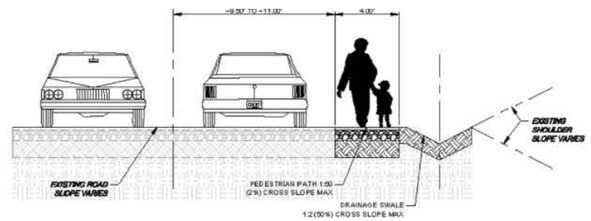

TYPICAL CROSS SECTION A
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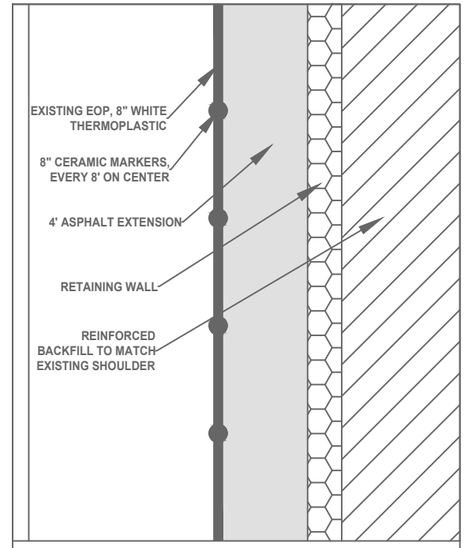

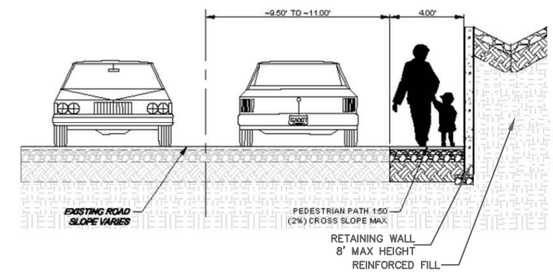

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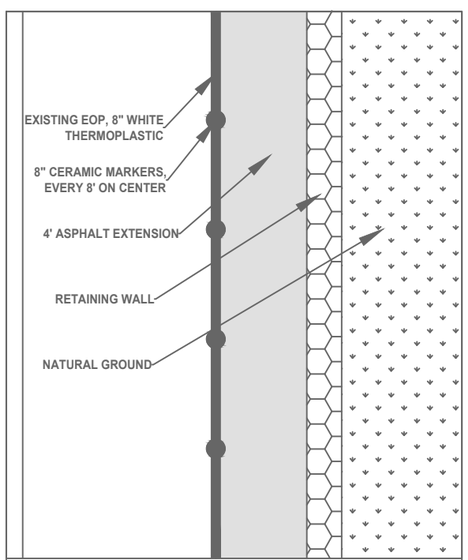

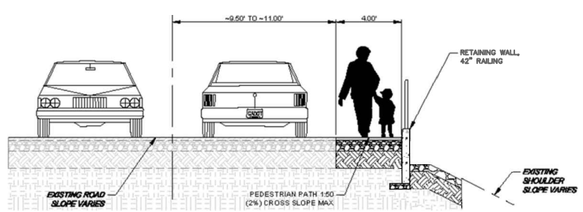

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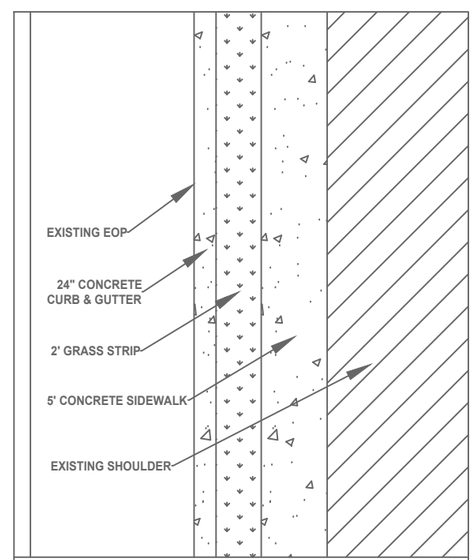

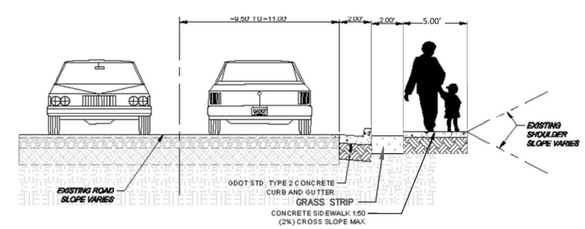

TYPICAL CROSS SECTION D
ALONG LITTLE RIDGE ROAD AND RIDGE ROAD
NOT TO SCALE

EXHIBIT NO.
0-1

Berkeley Lake Pedestrian Study
Cross Sections
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
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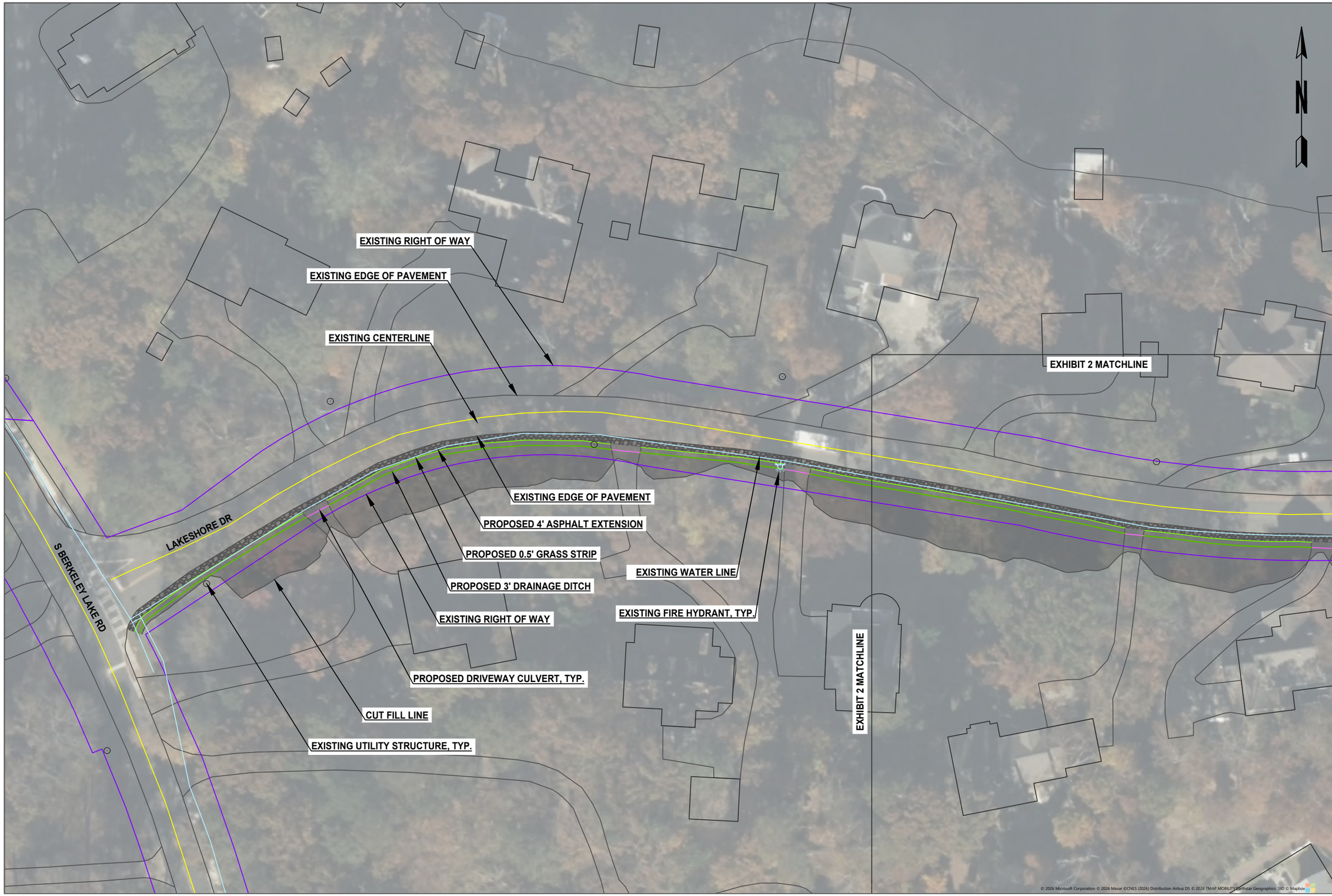

EXHIBIT NO.
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SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

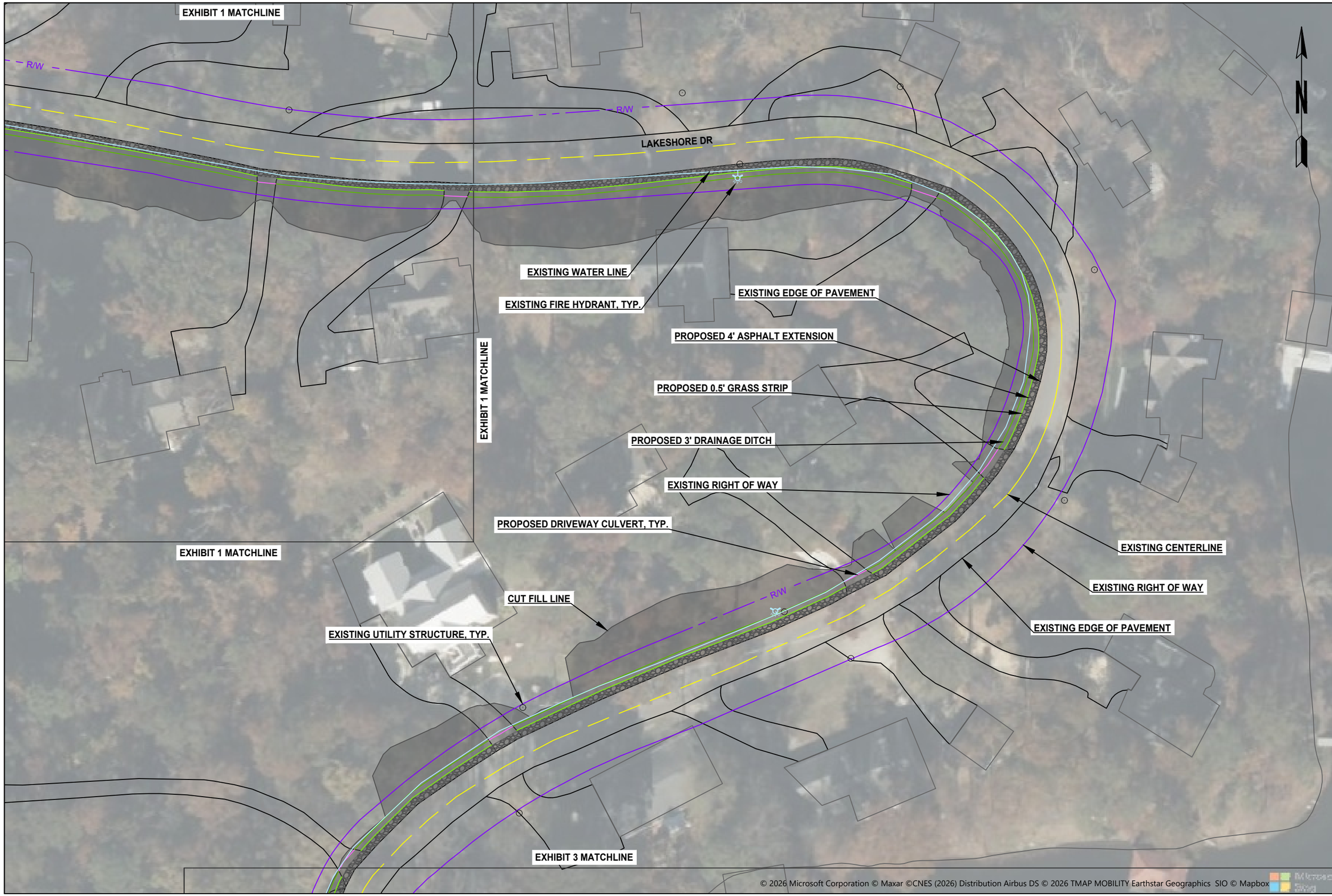

EXHIBIT NO. 2

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SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
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keckwood.com

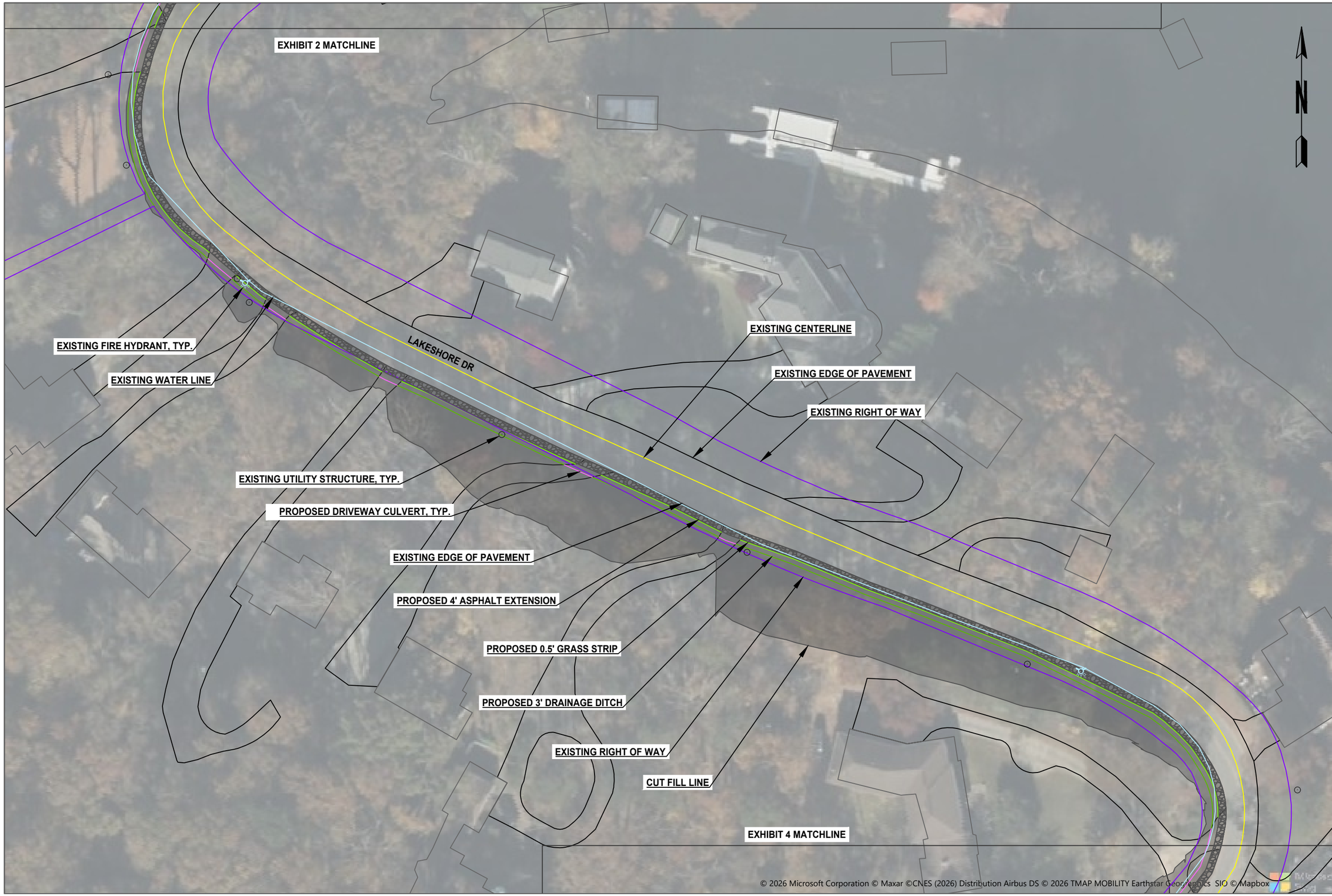

EXHIBIT NO. 3

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

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COLLABORATION BY DESIGN
keckwood.com

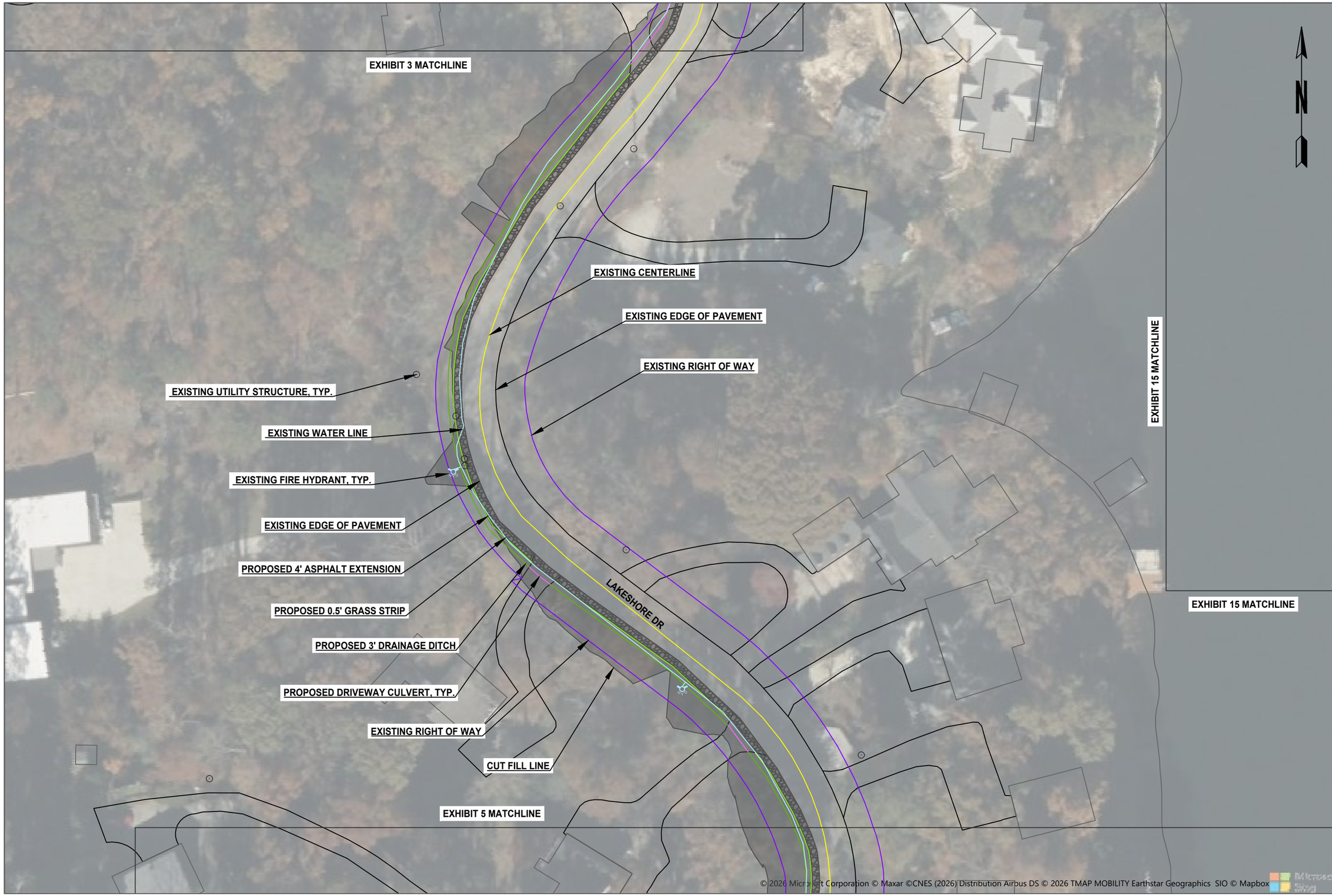


EXHIBIT NO. 4

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

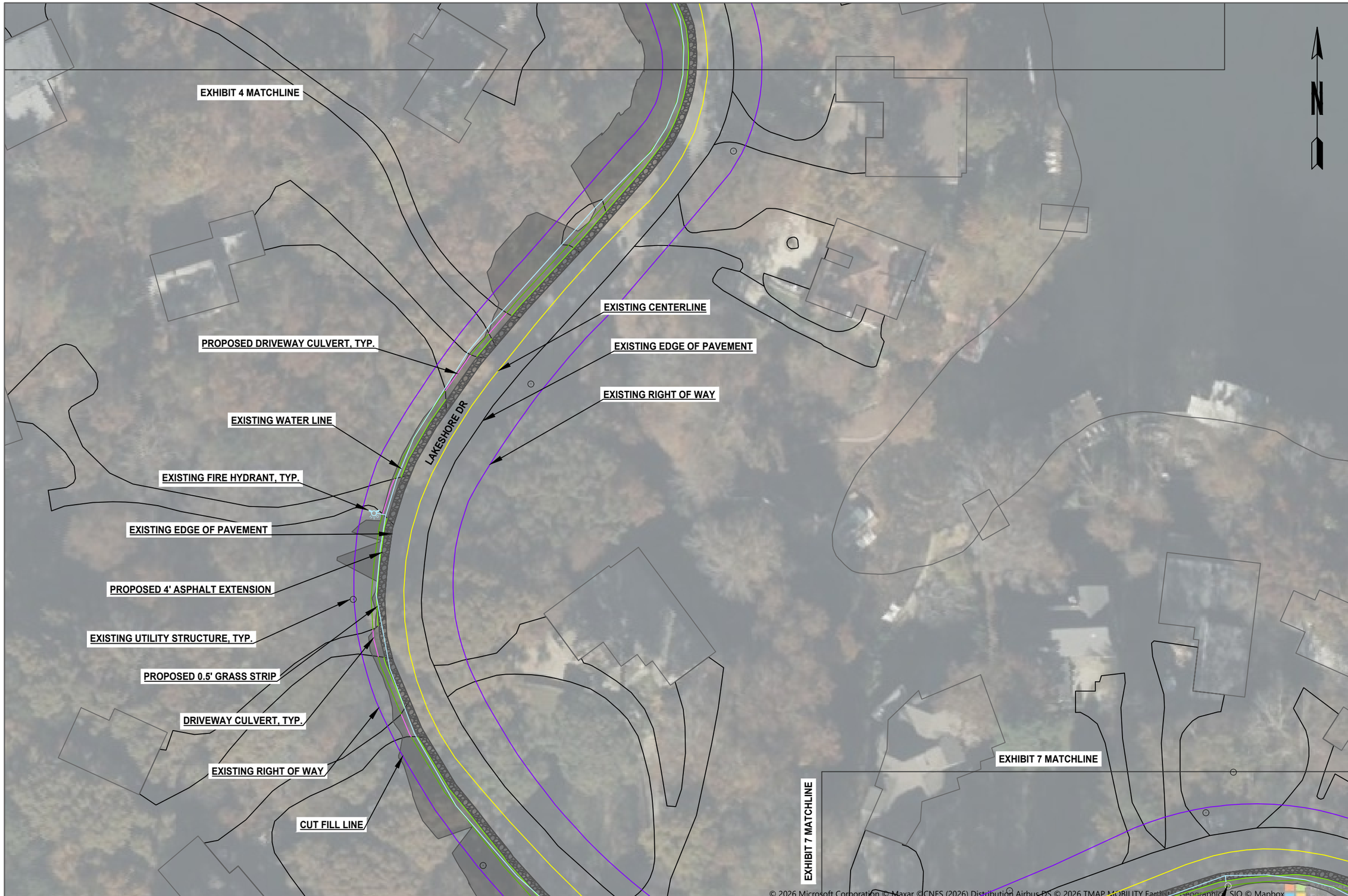


EXHIBIT NO.
5

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

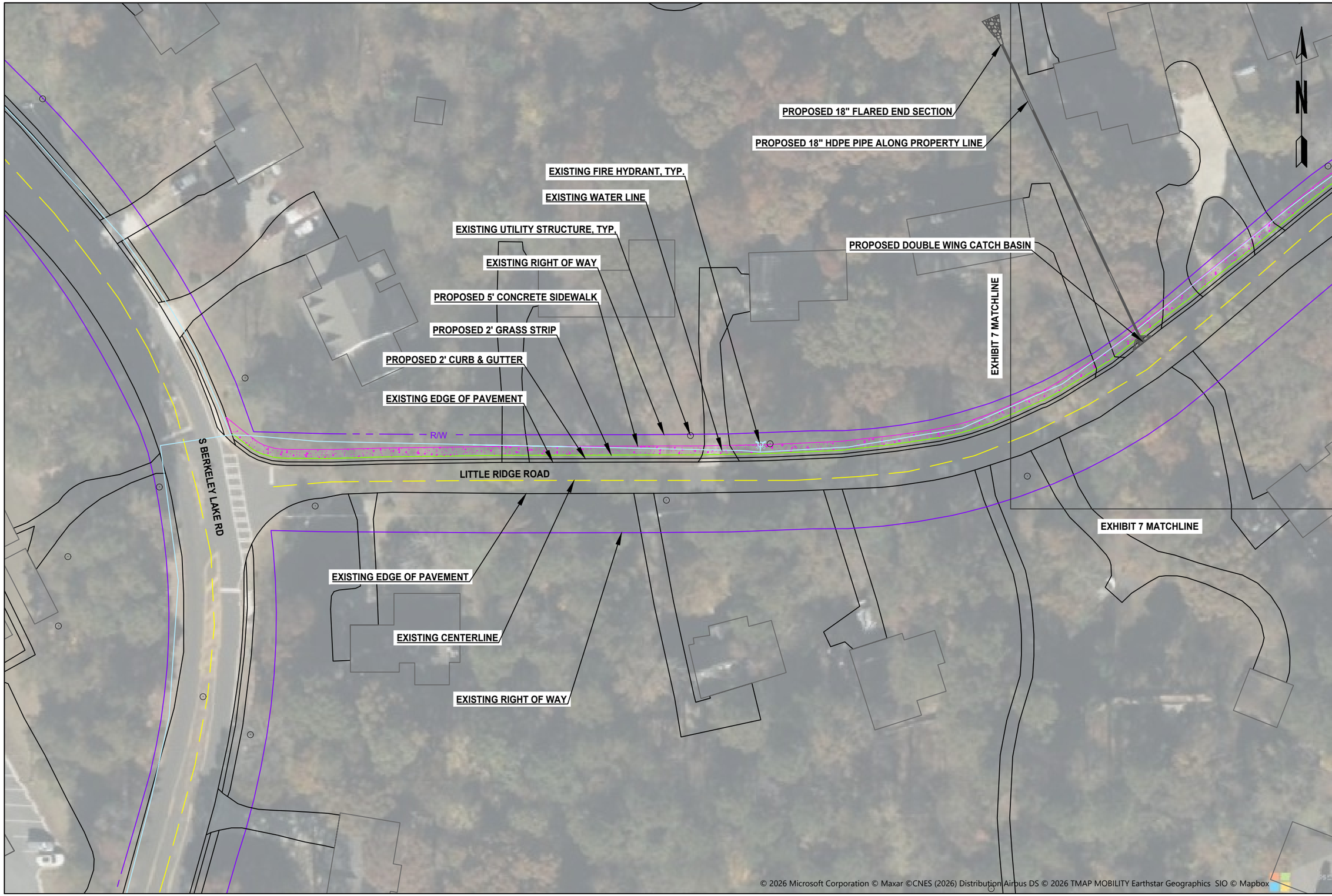


EXHIBIT NO. 6

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

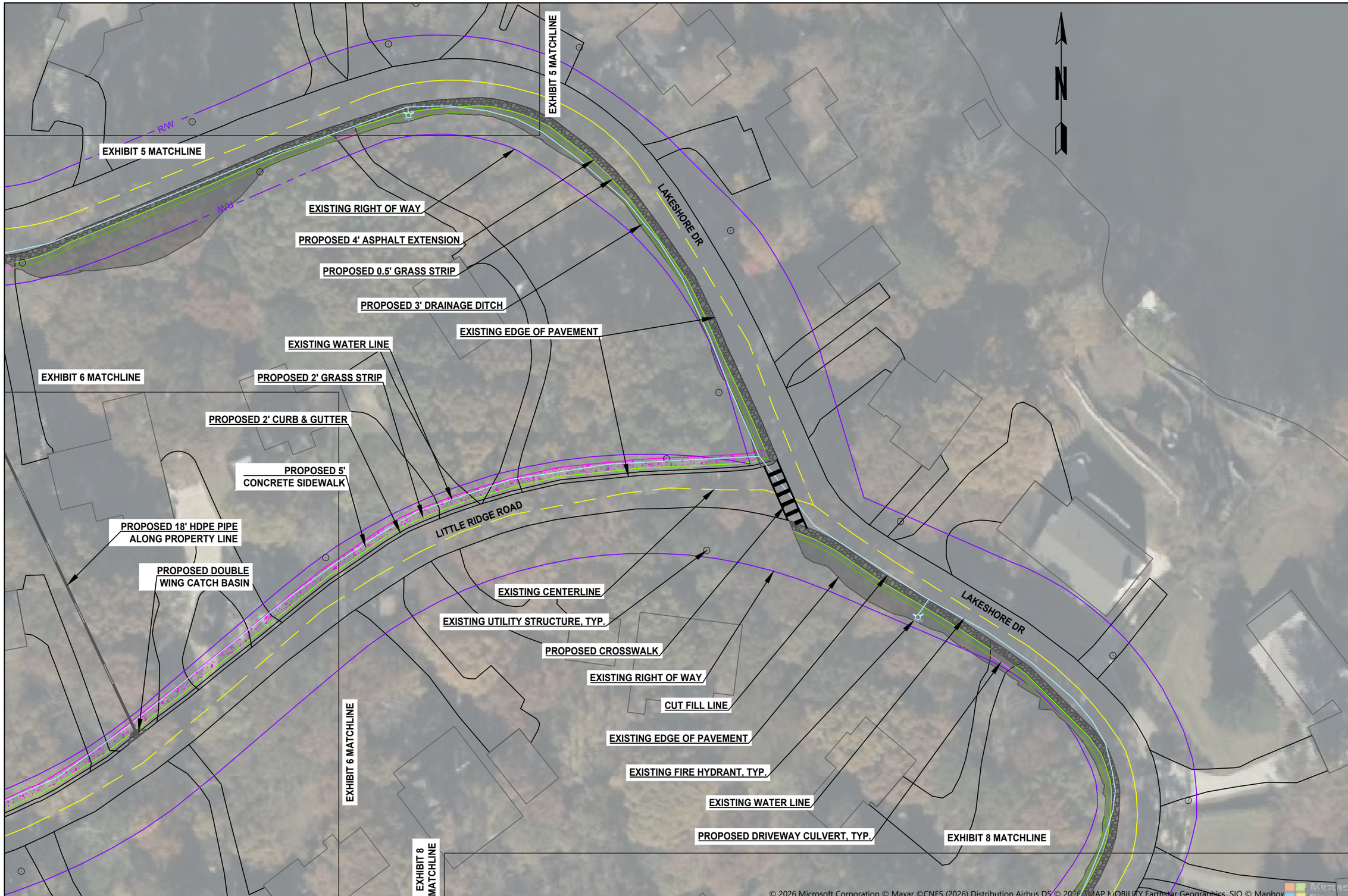


EXHIBIT NO.
7

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive and Little Ridge Road NW

October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

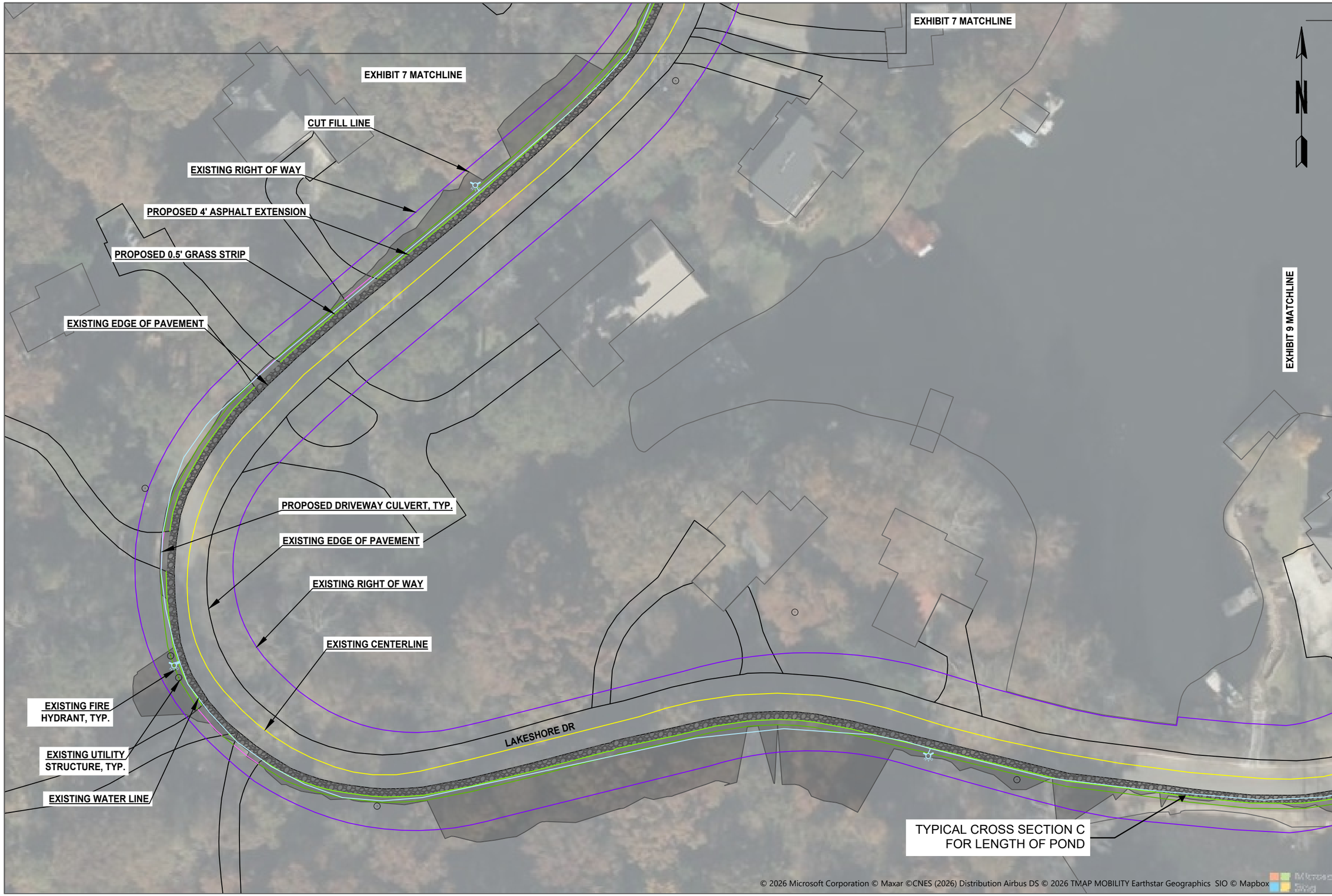


EXHIBIT NO. 8

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

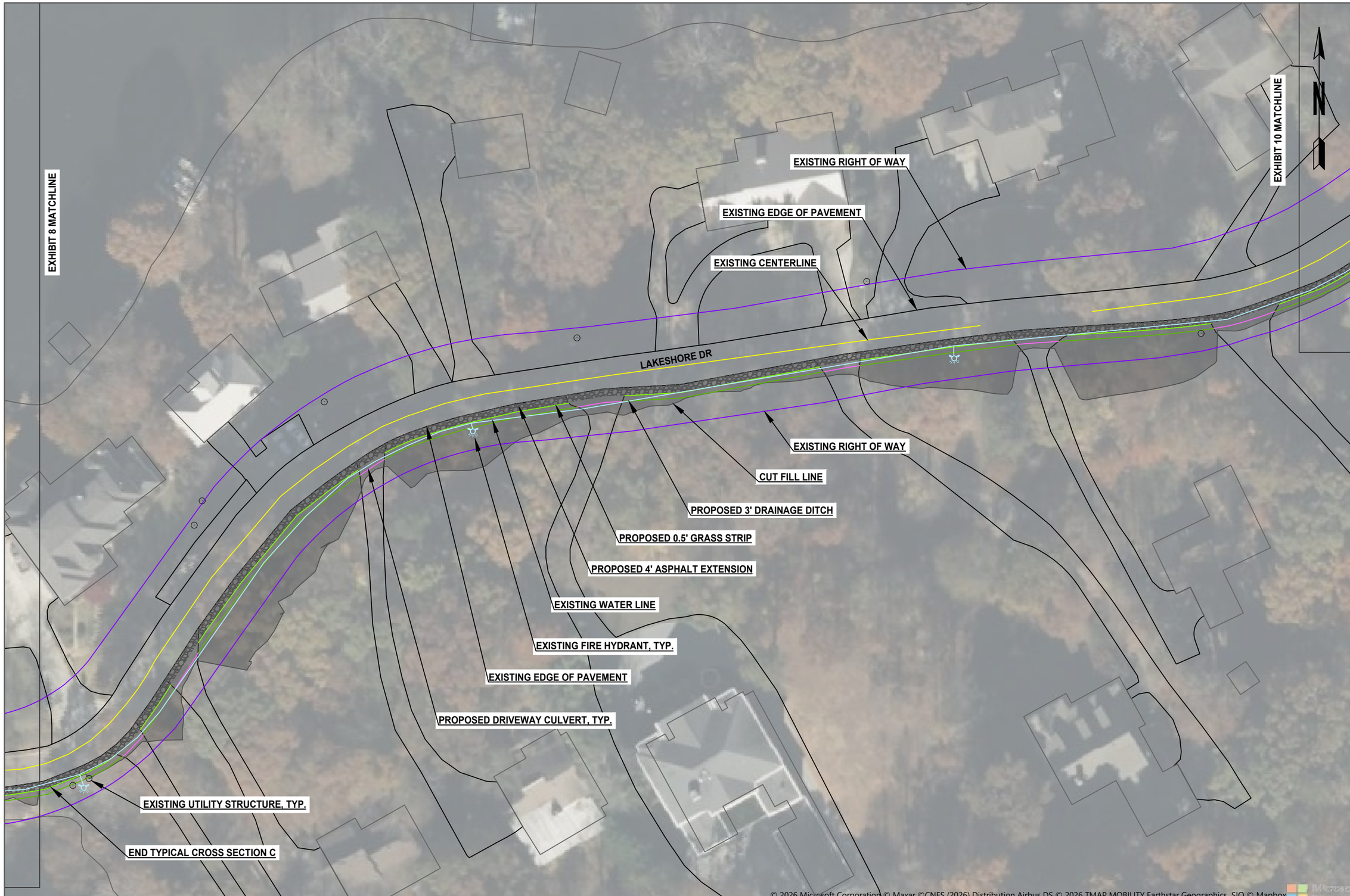


EXHIBIT NO.
9

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

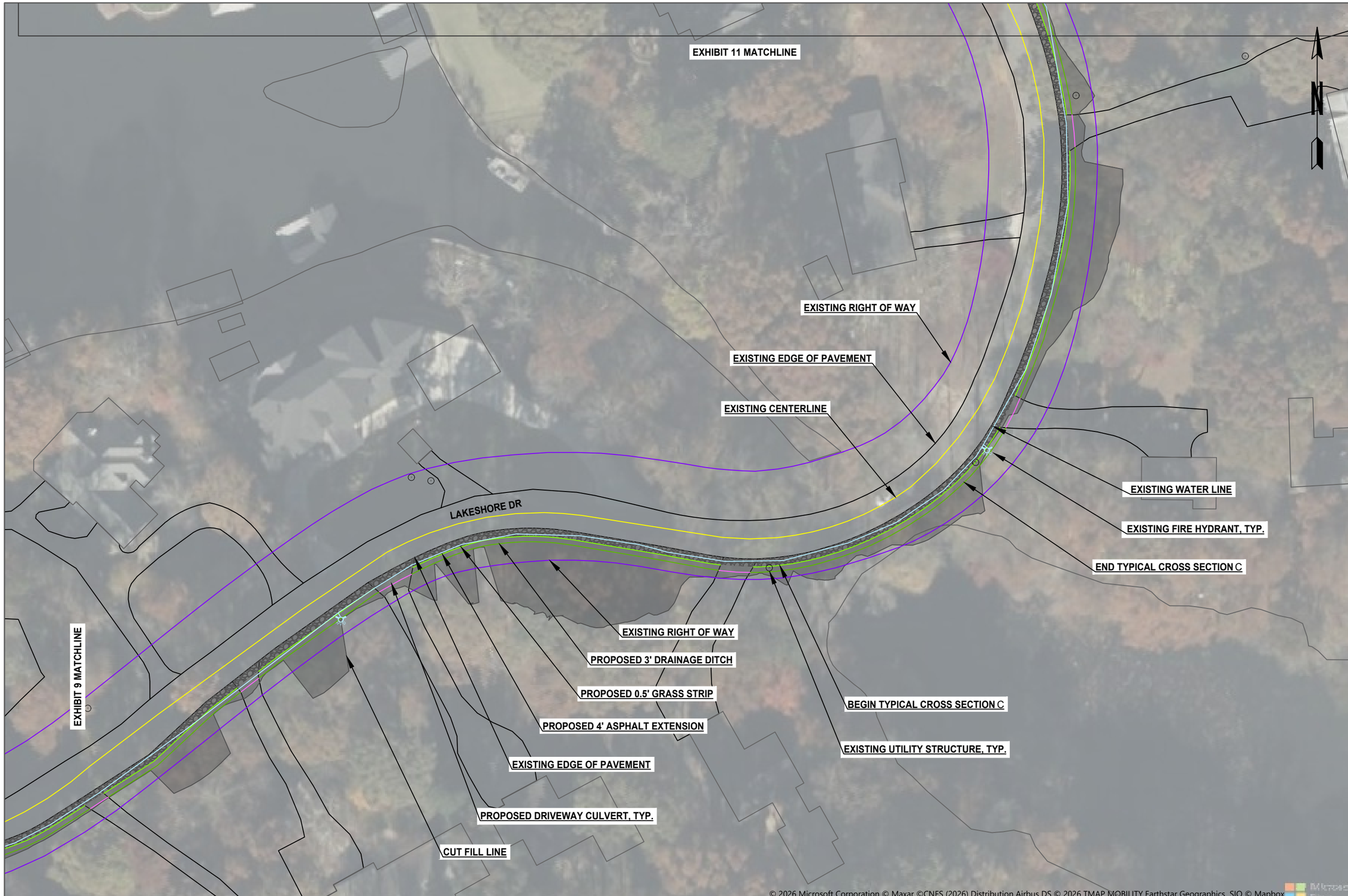


EXHIBIT NO.
10

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

EXHIBIT NO.
11

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

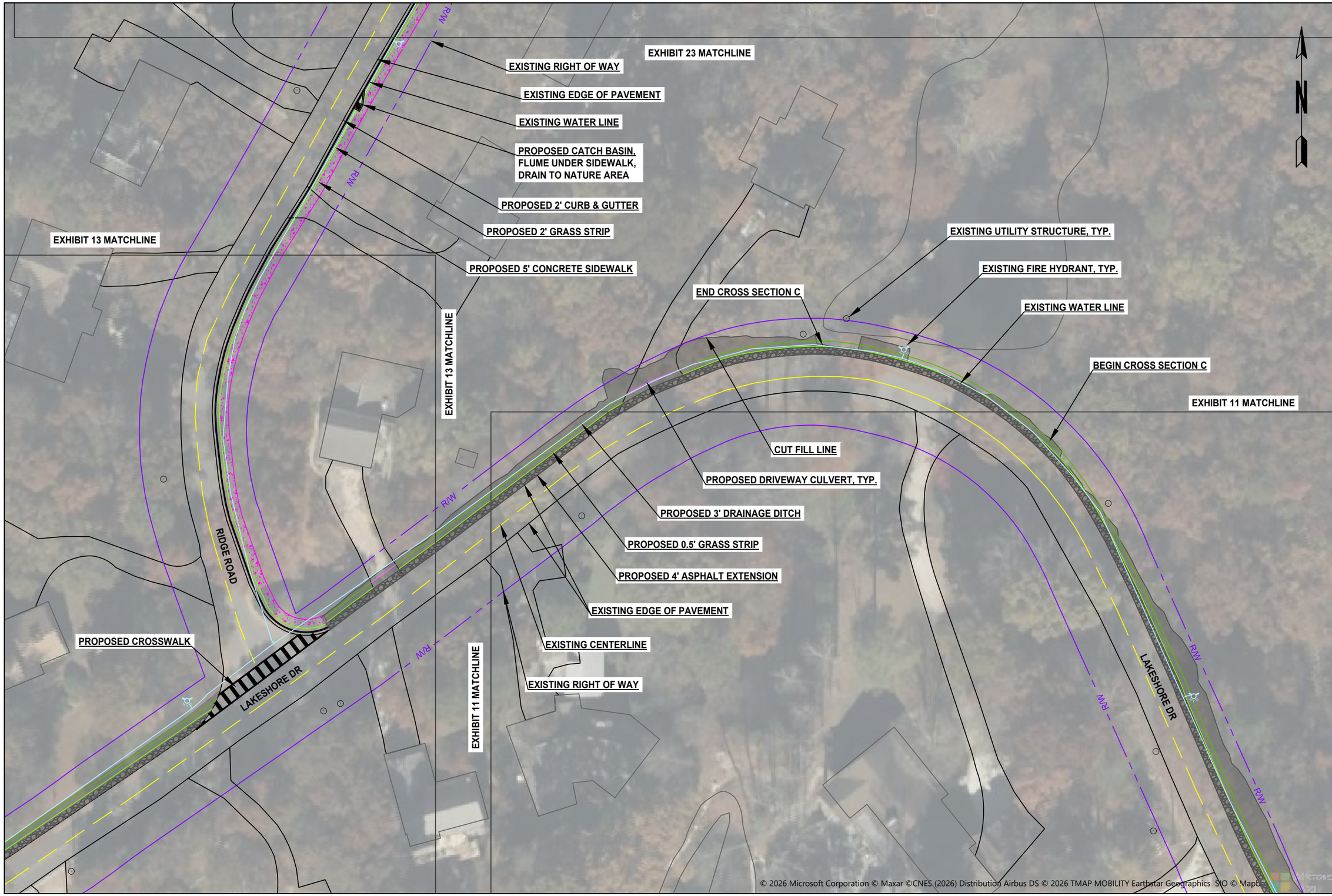


EXHIBIT NO. 12

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive and Ridge Road NW
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

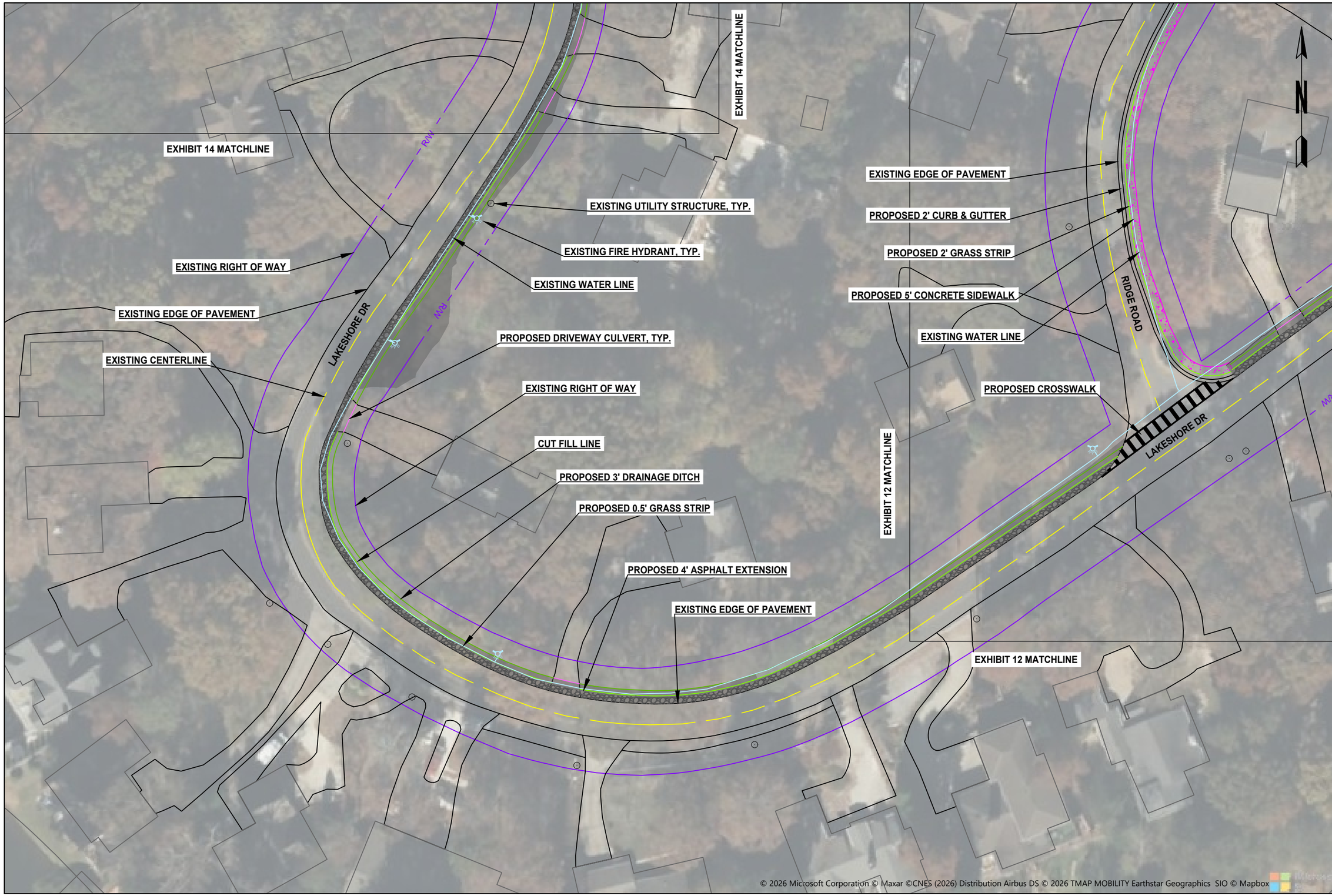


EXHIBIT NO. 13

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

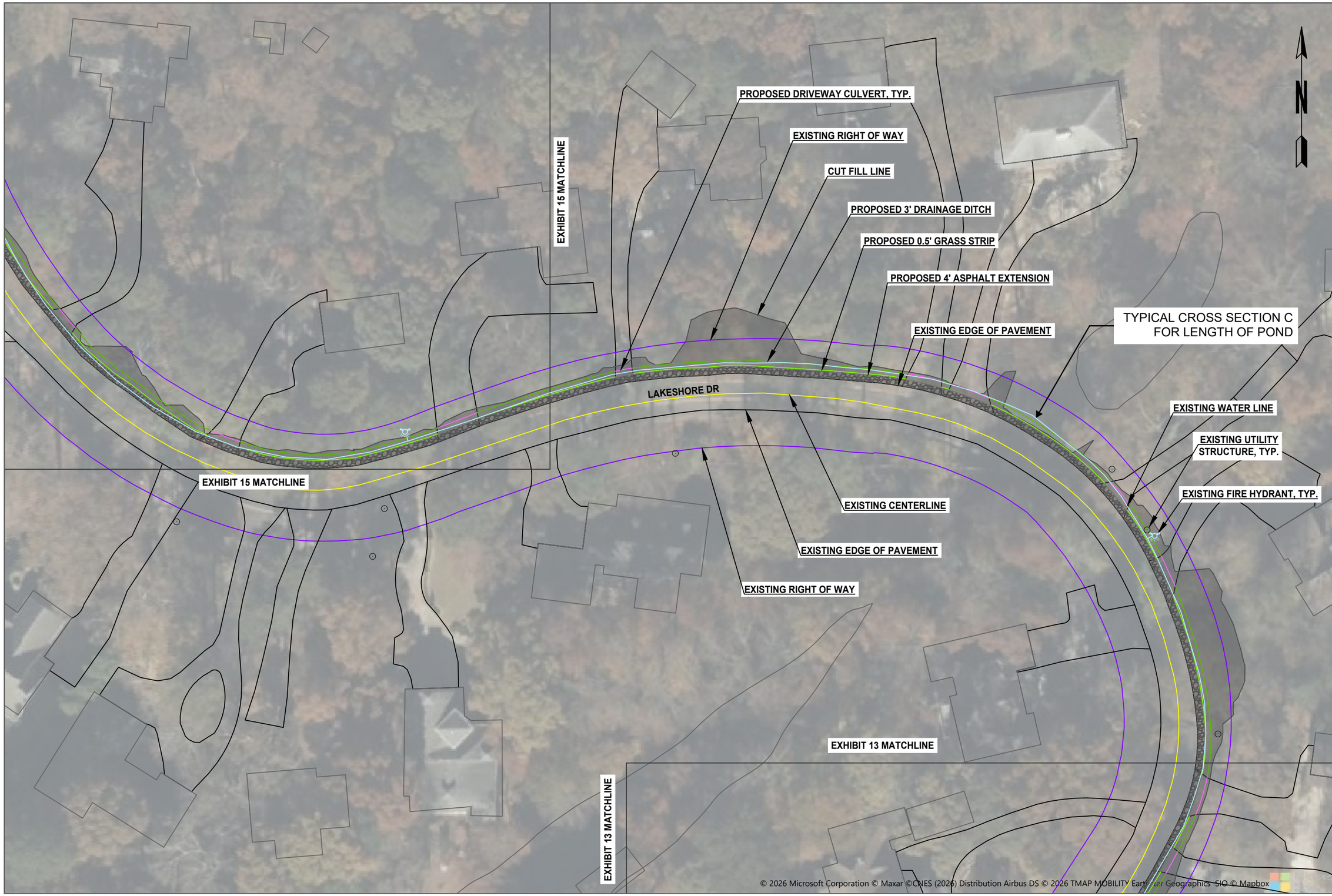


EXHIBIT NO. 14

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

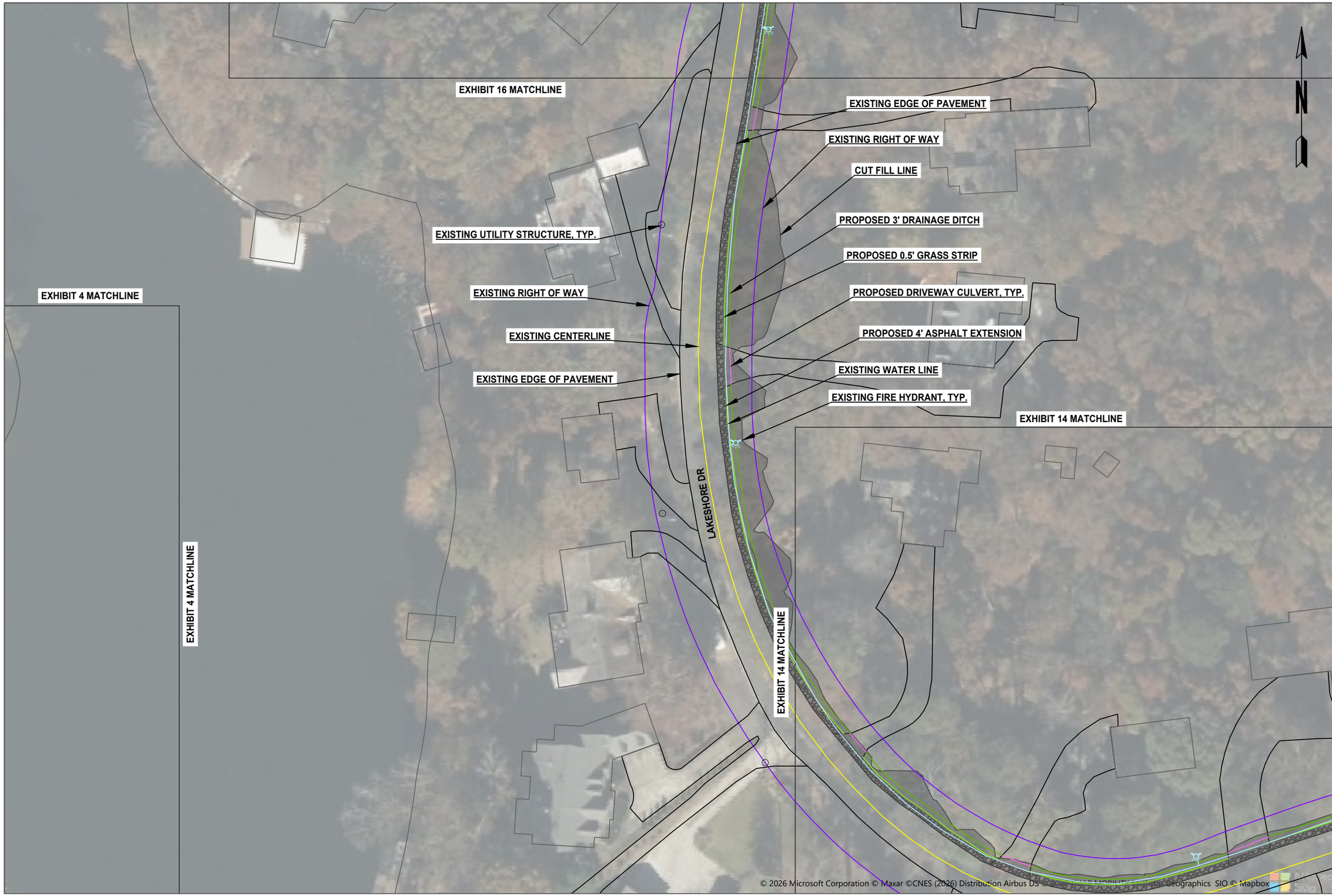


EXHIBIT NO. 15

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

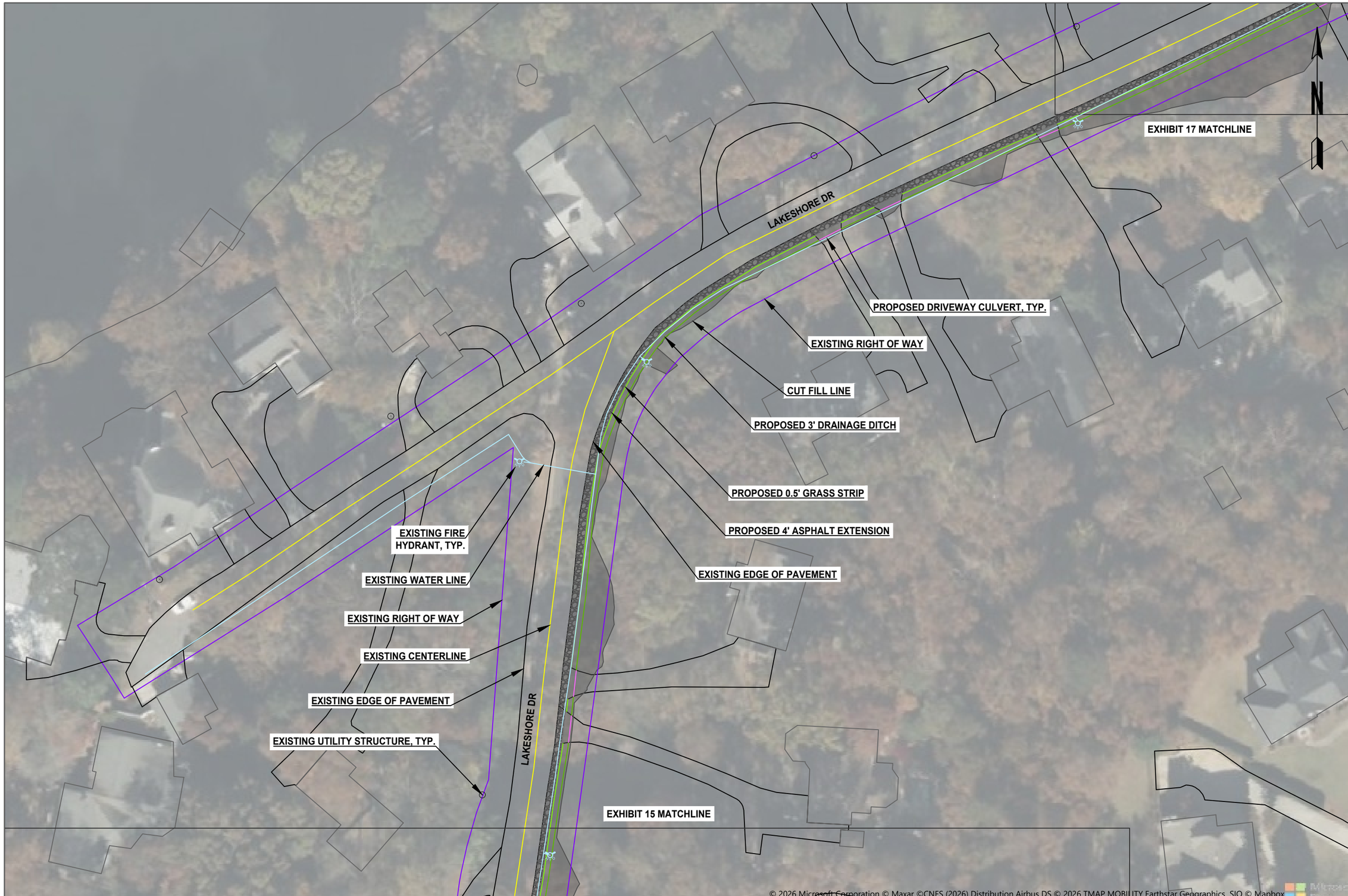


EXHIBIT NO.
16

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

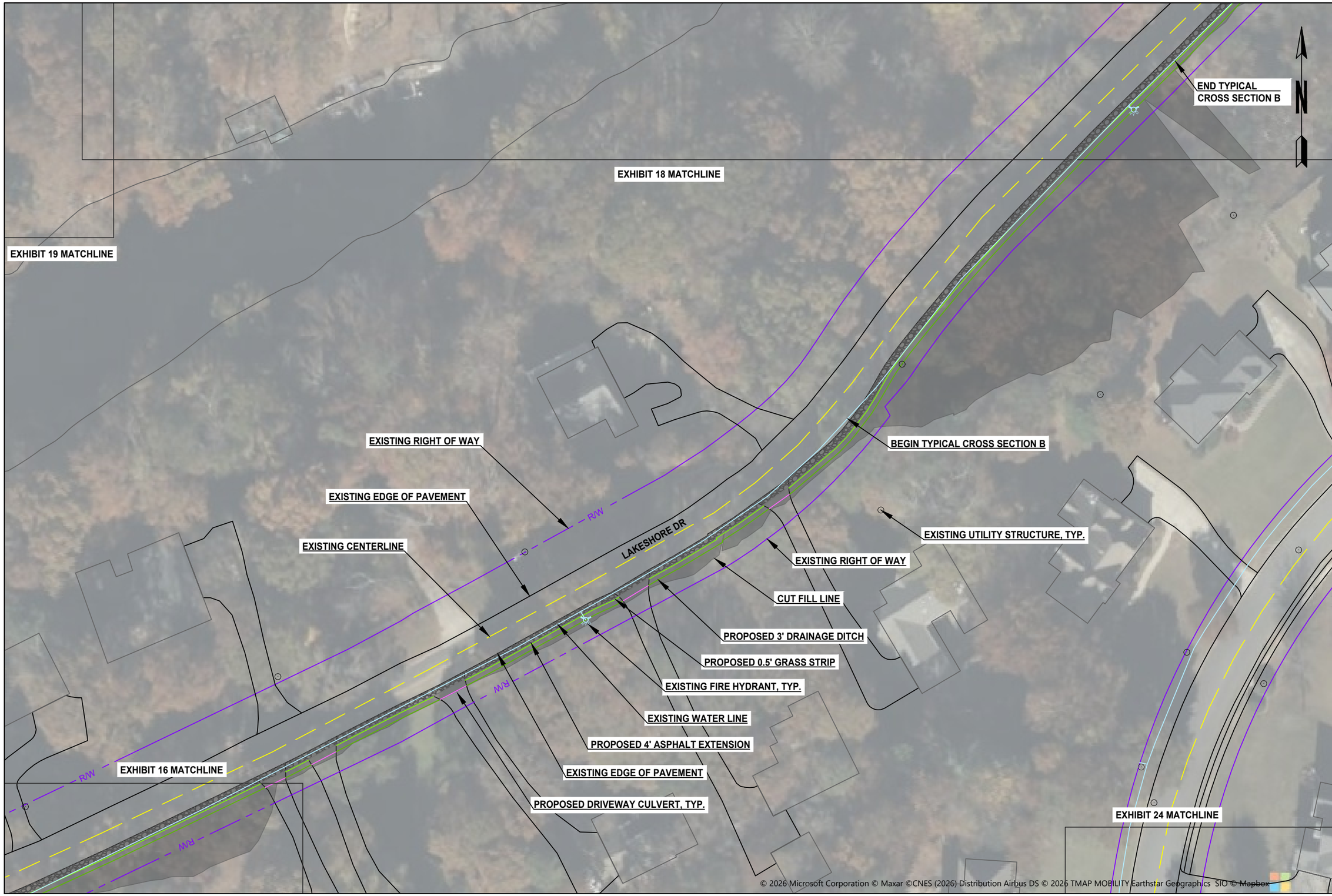


EXHIBIT NO.
17

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

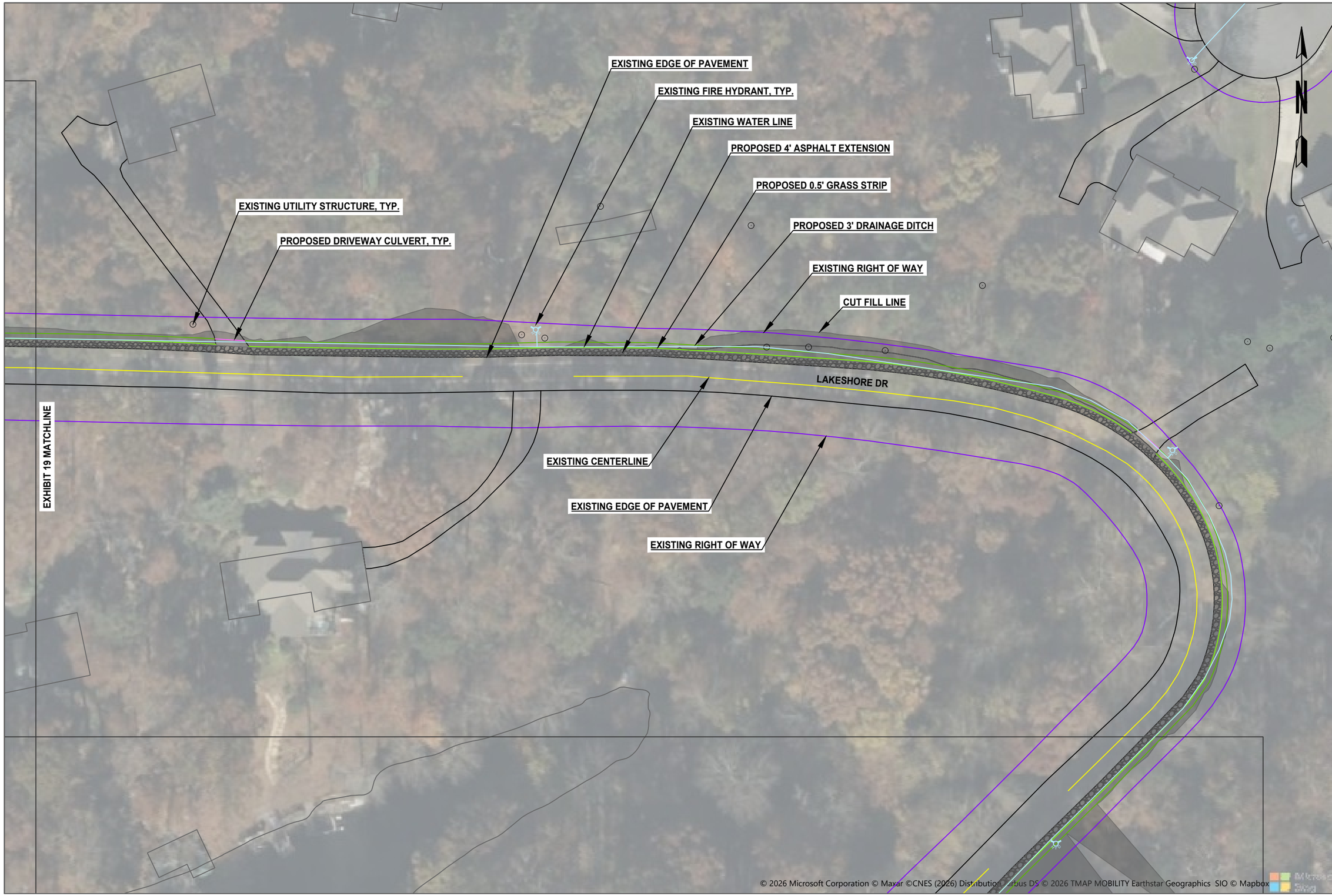


EXHIBIT NO. 18

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

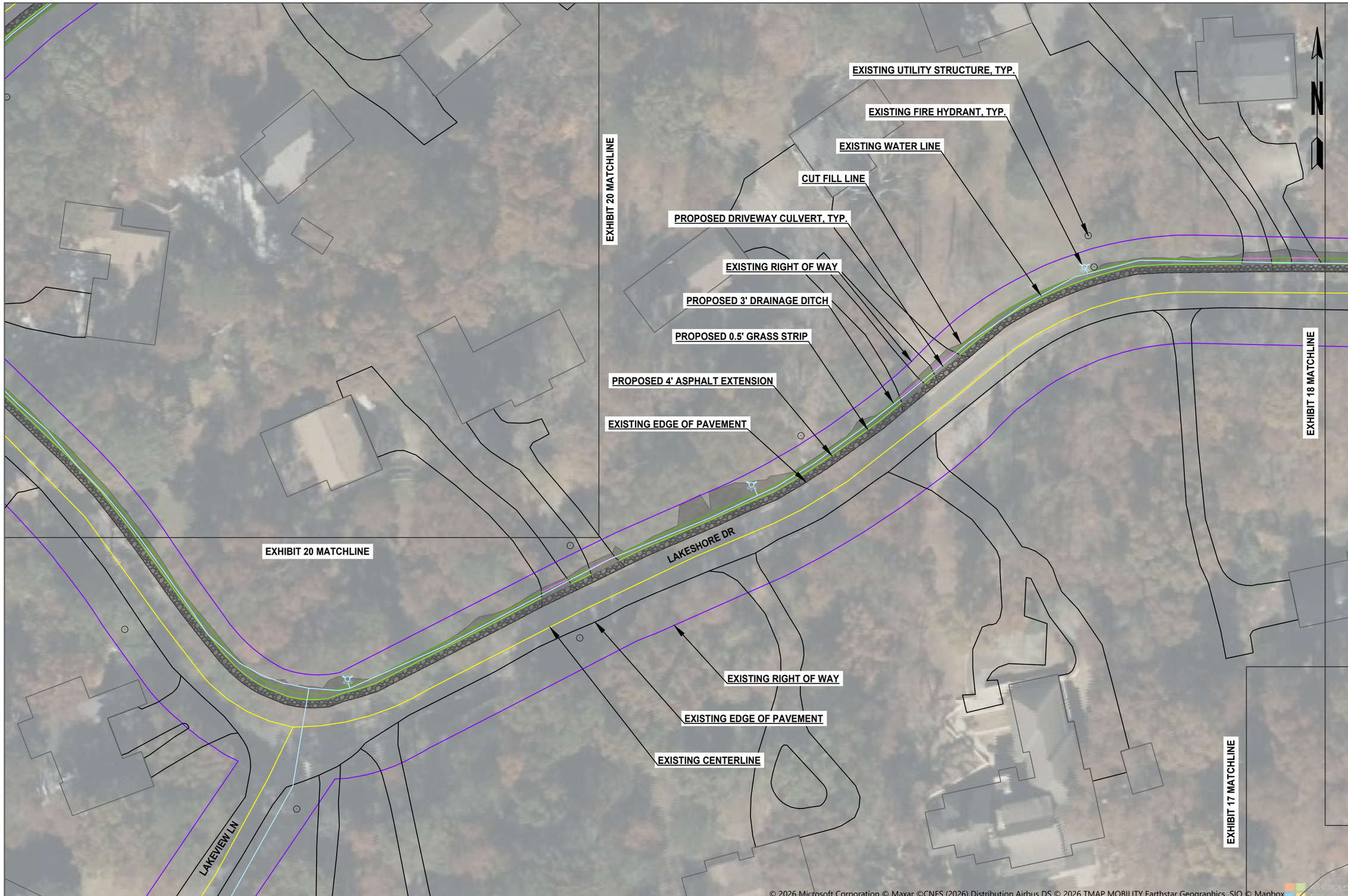
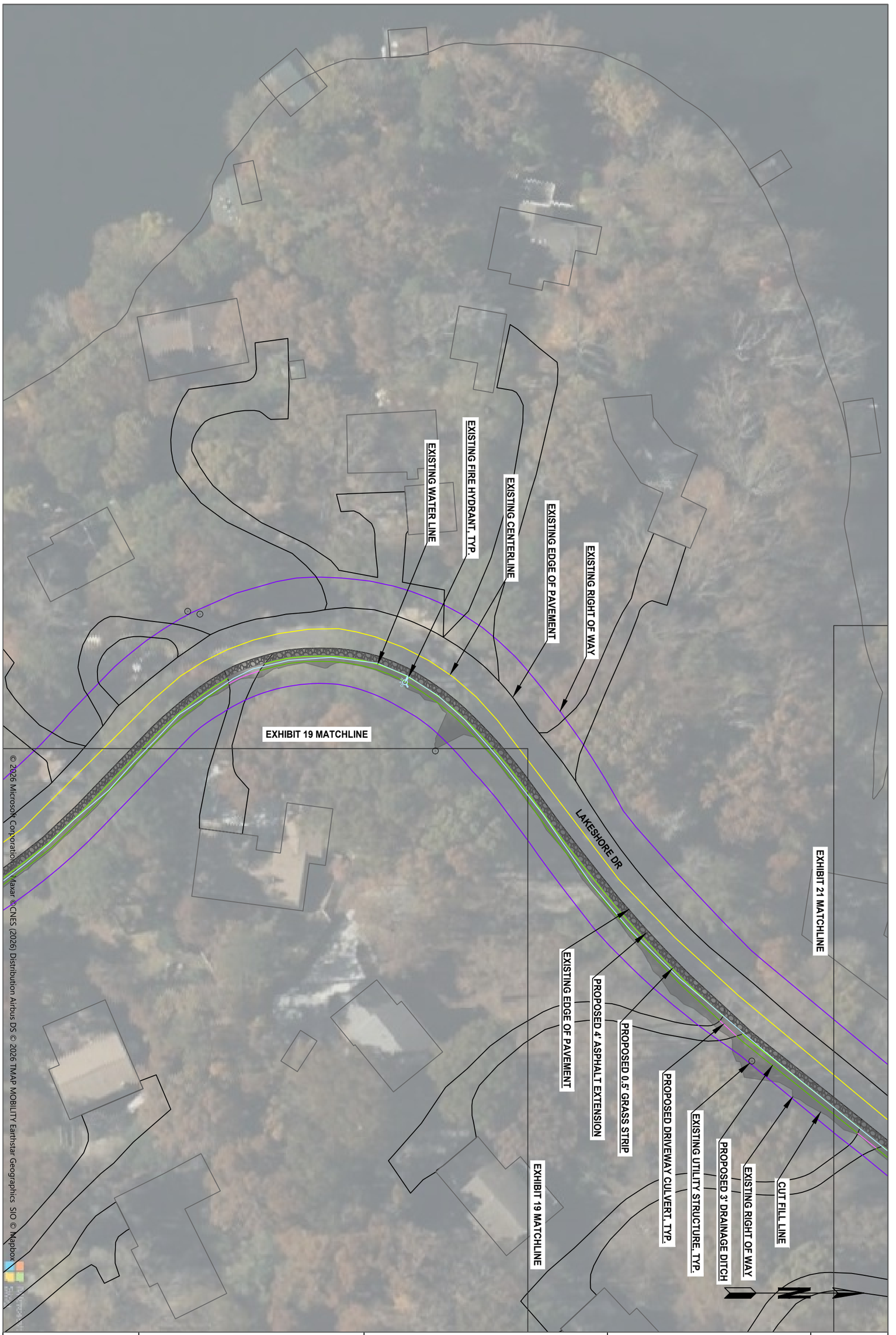


EXHIBIT NO.
19

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com



Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER: 260155

0 50' 100'
SCALE: 1" = 50'

EXHIBIT NO.
20

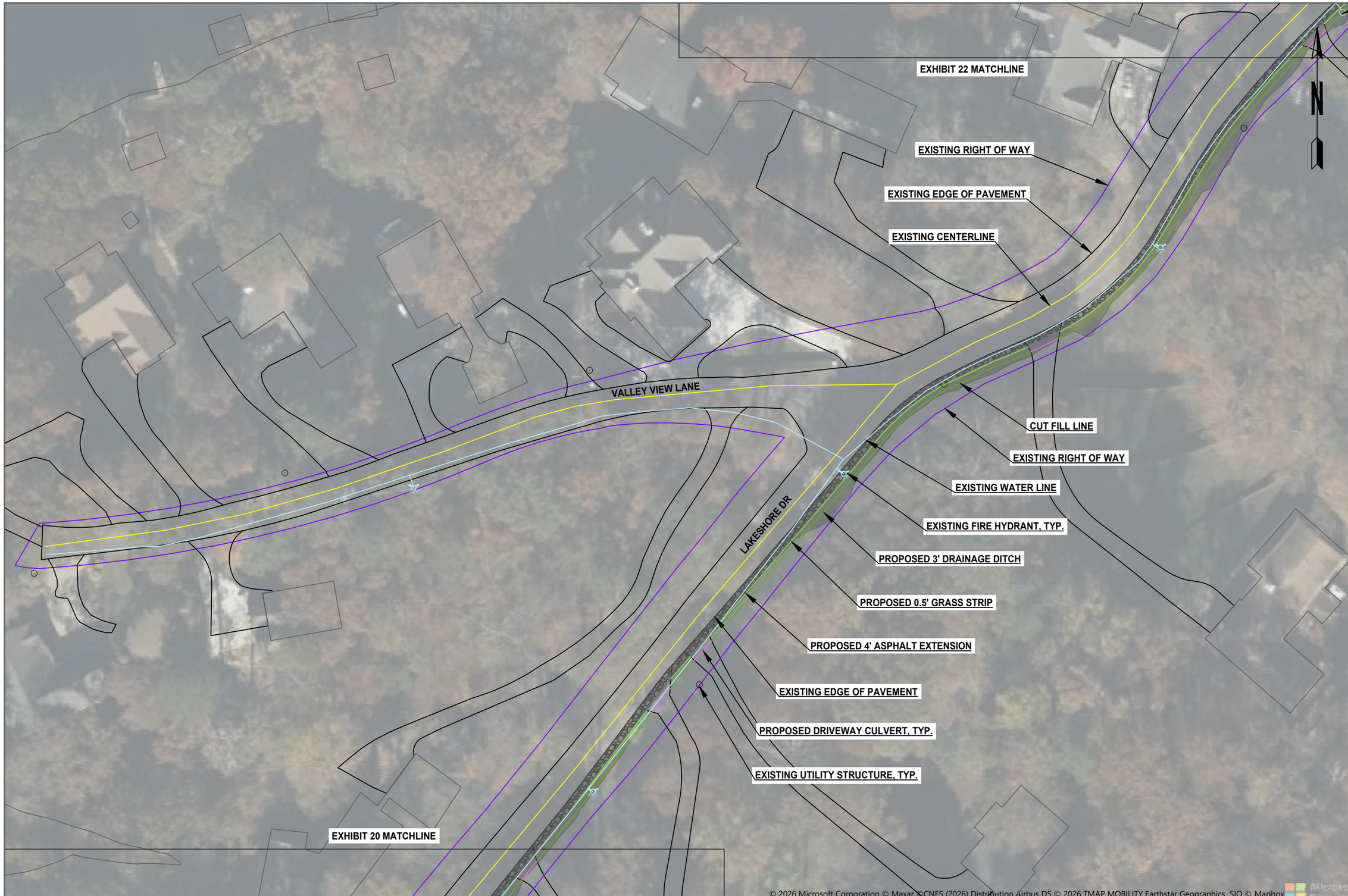


EXHIBIT NO.
21

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Lakeshore Drive
October 8, 2026

JOB NUMBER:
260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

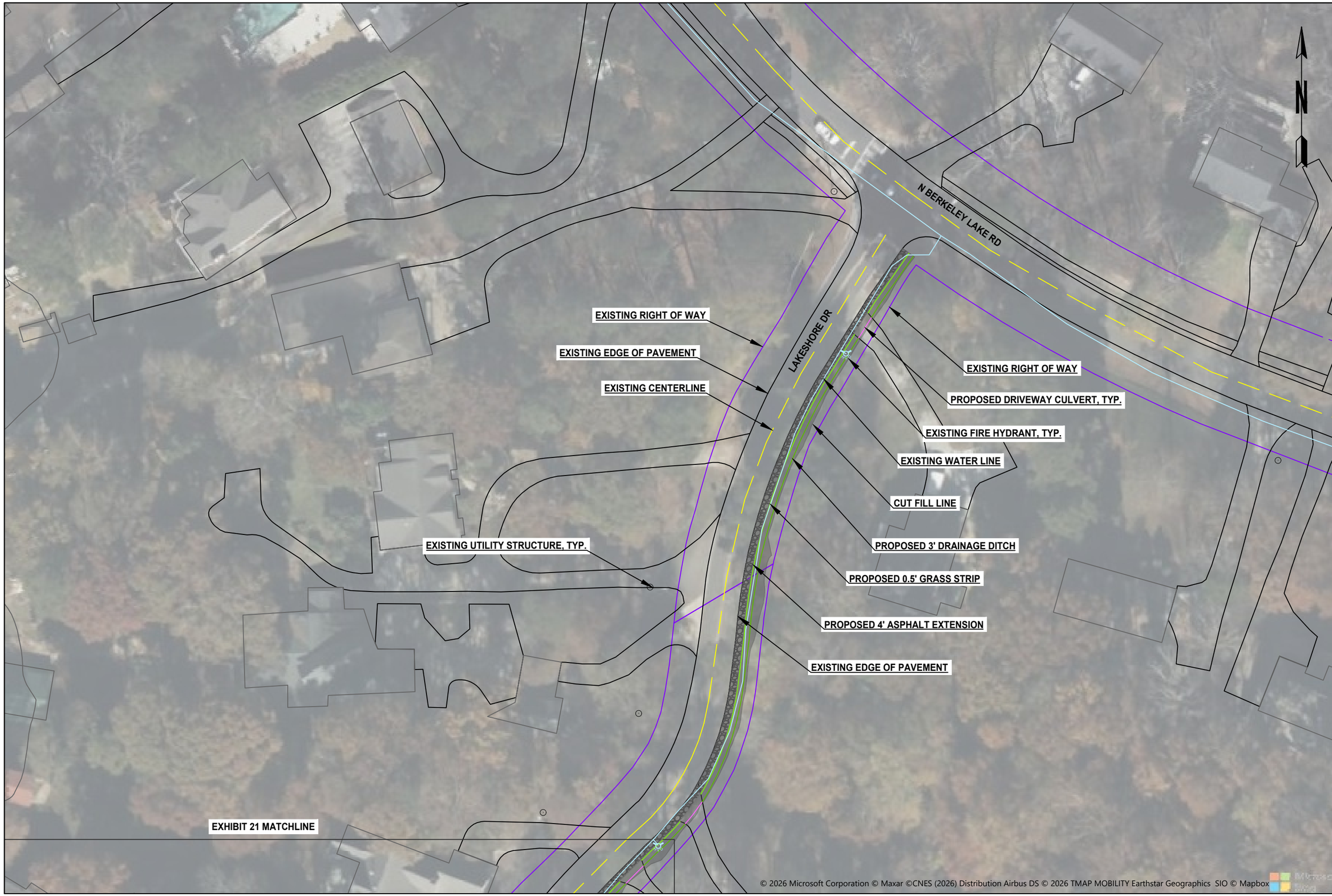


EXHIBIT NO. 22

Berkeley Lake Pedestrian Study

Lakeshore Drive

October 8, 2026

JOB NUMBER: 260155

Keck+Wood

COLLABORATION BY DESIGN

keckwood.com

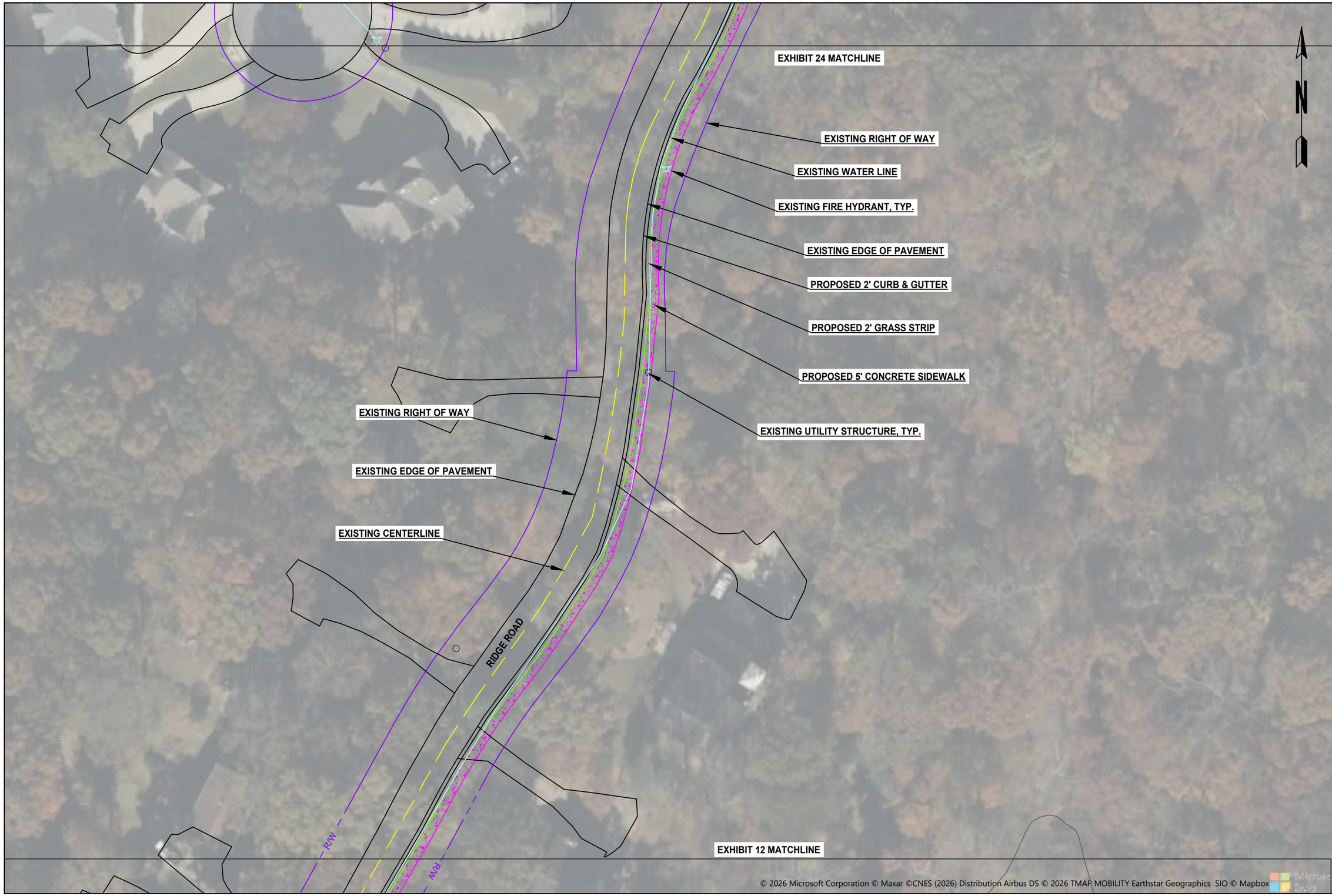


EXHIBIT NO. 23

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Ridge Road NW
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

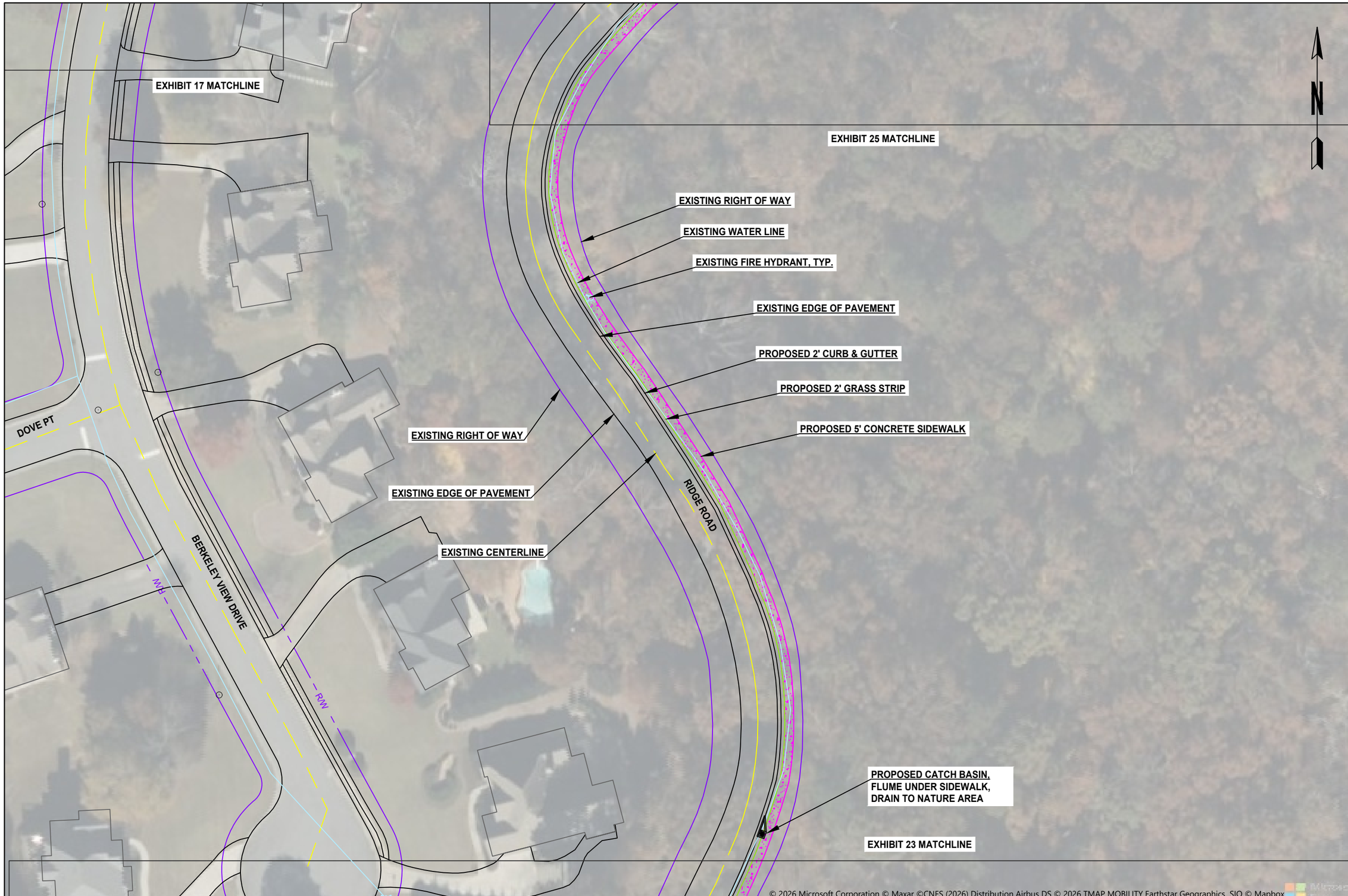


EXHIBIT NO. 24

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Ridge Road NW
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

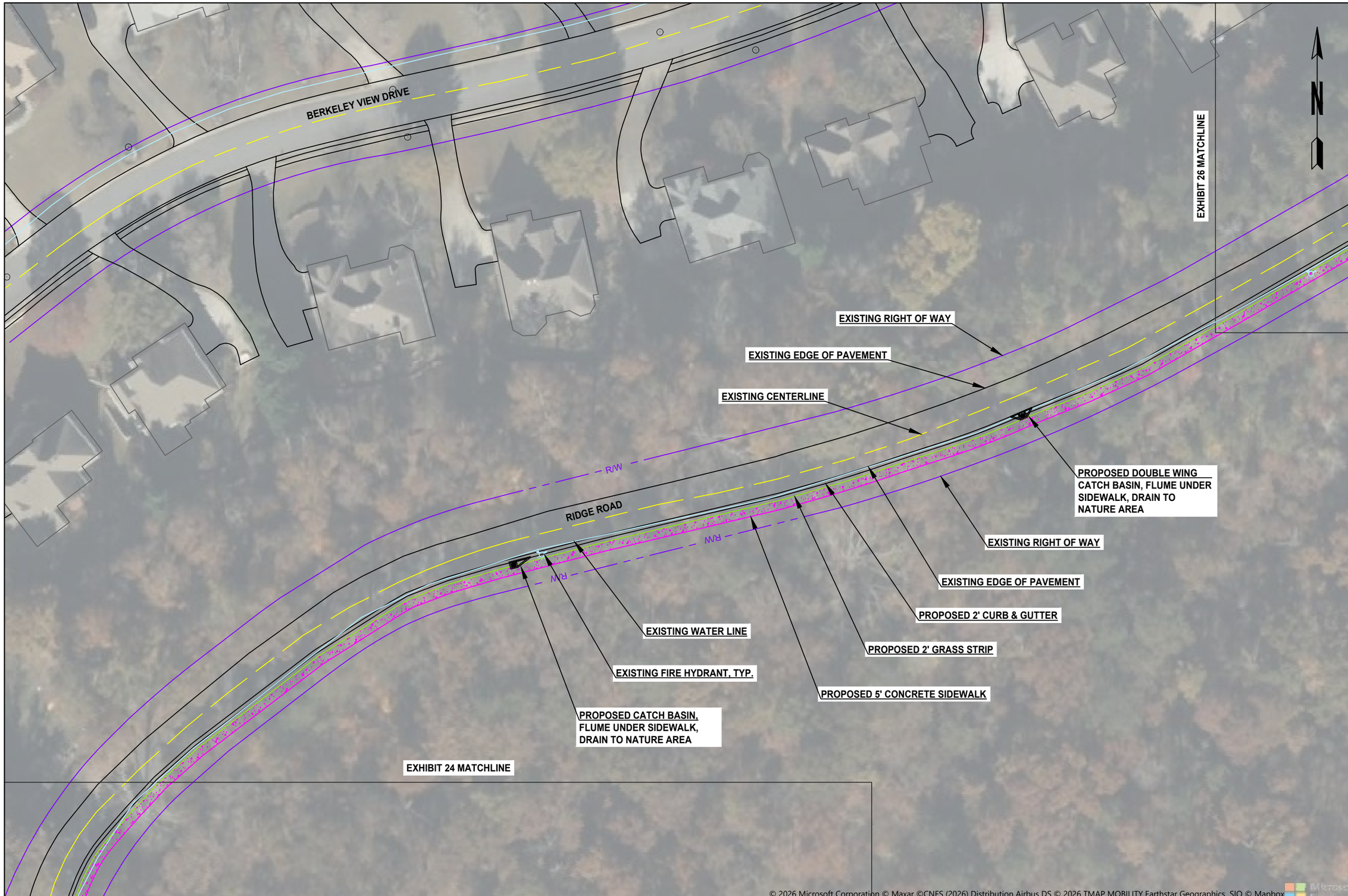


EXHIBIT NO. 25

N

0 50' 100'

SCALE: 1" = 50'

Berkeley Lake Pedestrian Study

Ridge Road NW

October 8, 2026

JOB NUMBER: 260155

Keck+Wood

COLLABORATION BY DESIGN

keckwood.com

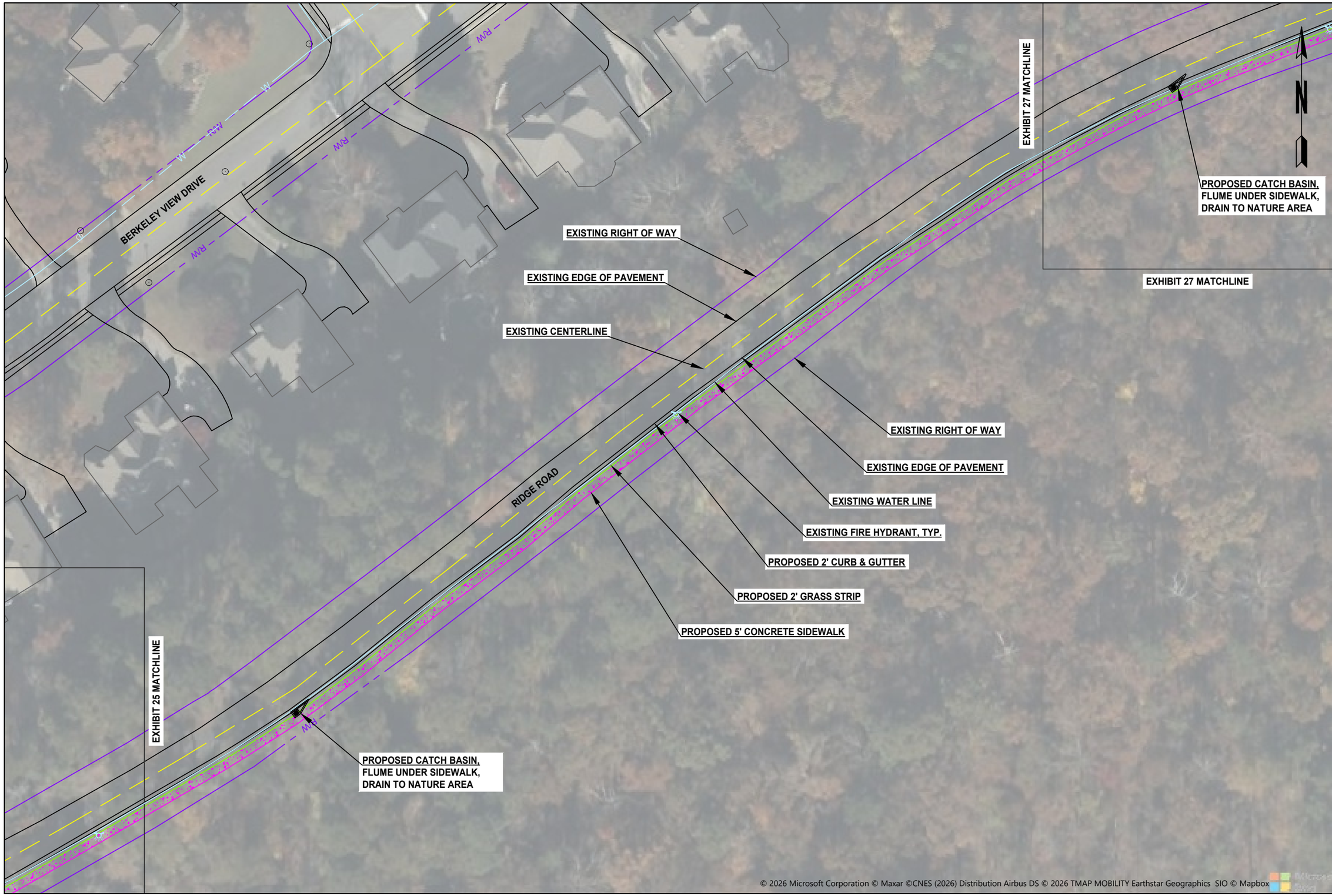


EXHIBIT NO. 26

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Ridge Road NW
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

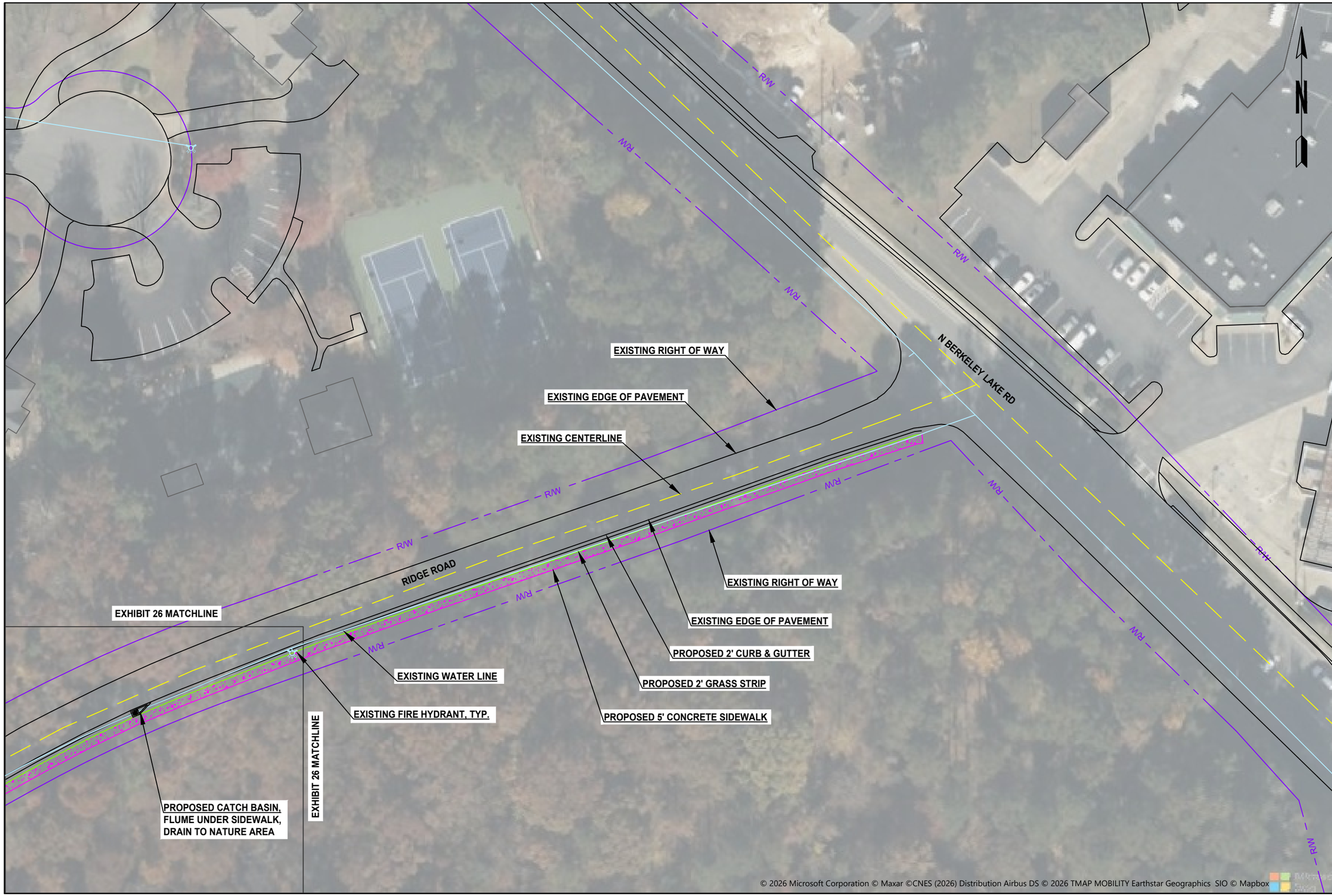


EXHIBIT NO. 27

0 50' 100'
SCALE: 1" = 50'

Berkeley Lake Pedestrian Study
Ridge Road NW
October 8, 2026

JOB NUMBER: 260155

Keck+Wood
COLLABORATION BY DESIGN
keckwood.com

Appendix C

Berkeley Lake Pedestrian Study Update - Estimate of Probable Costs

Name	Cross Section Length				Stormwater Pipe (FT)	Stormwater Structures (EA)	Wall (FT)	RPMs (EA)	Striping (LF)	Ped Symbol (EA)	Hydrant Relocate (EA)	6" Driveway Apron (SY)	Segment Length (FT)
	A	B	C	D									
Lakeshore Dr (SBL to LR)	3135	885			416	5	885	95	4020	40	10	809	4020
Lakeshore Dr (LR TO R)	3235	265	410		336	2	265	59	3910	39	12	653	3910
Lakeshore Dr (R to 650 LSD)	2445	150			368	3	150	130	2595	26	11	716	2595
Lakeshore Dr (650 LSD to NBL)	3585	75	310		272	3	75	119	3970	40	12	529	3970
Little Ridge Rd				930	112	3					3	218	930
Ridge Rd				3420	48	11					7	93	3420
	12400	1375	720	4350	1552	27	1375	403	14495	145	55	3018	3.6

Name	Cost Estimate				Stormwater Pipe (FT)	Stormwater Structures (EA)	Wall	RPMs	Striping	Ped Symbol	Hydrant Relocate (EA)	6" Driveway Conc (SY)	Traffic, Erosion, Contingency, 25%	Survey, Engineering, Inspection (15%)	Total	Cost per foot
	A	B	C	D												
Lakeshore Dr (SBL to LR)	$ 385,605.00	$ 108,855.00			$ 37,440.00	$ 22,500.00	$ 708,000.00	$ 950.00	$ 10,050.00	$ 6,000.00	$ 25,000.00	$ 64,711.11	$ 342,277.78	$ 205,366.67	$ 1,916,755.56	$ 476.80
Lakeshore Dr (LR TO R)	$ 397,905.00	$ 32,595.00	$ 57,195.00		$ 30,240.00	$ 9,000.00	$ 212,000.00	$ 590.00	$ 9,775.00	$ 5,850.00	$ 30,000.00	$ 52,266.67	$ 209,354.17	$ 125,612.50	$ 1,172,383.33	$ 299.84
Lakeshore Dr (R to 650 LSD)	$ 300,735.00	$ 18,450.00			$ 33,120.00	$ 13,500.00	$ 120,000.00	$ 1,300.00	$ 6,487.50	$ 3,900.00	$ 27,500.00	$ 57,244.44	$ 145,559.24	$ 87,335.54	$ 815,131.72	$ 314.12
Lakeshore Dr (650 LSD to NBL)	$ 440,955.00	$ 9,225.00	$ 43,245.00		$ 24,480.00	$ 13,500.00	$ 60,000.00	$ 1,190.00	$ 9,925.00	$ 6,000.00	$ 30,000.00	$ 42,311.11	$ 170,207.78	$ 102,124.67	$ 953,163.56	$ 240.09
Little Ridge Rd				$ 244,125.00	$ 10,080.00	$ 13,500.00					$ 7,500.00	$ 17,422.22	$ 73,156.81	$ 43,894.08	$ 409,678.11	$ 440.51
Ridge Rd				$ 897,750.00	$ 4,320.00	$ 49,500.00					$ 17,500.00	$ 7,466.67	$ 244,134.17	$ 146,480.50	$ 1,367,151.33	$ 399.75
	$ 1,525,200.00	$ 169,125.00	$ 100,440.00	$ 1,141,875.00	$ 139,680.00	$ 121,500.00	$ 1,100,000.00	$ 4,030.00	$ 36,237.50	$ 21,750.00	$ 137,500.00	$ 241,422.22	$ 1,184,689.93	$ 710,813.96	$ 6,634,263.61	$ 352.04

CONTRACTOR WARRANTY FORM

PROJECT: 2026 LMIG Paving Project

OWNER: City of Berkeley Lake, Georgia

CONTRACTOR: Garrett Paving Co., Inc.

We, Garrett Paving Co., Inc.., Contractor, do hereby warranty that all labor and materials furnished and work performed in conjunction with the above referenced project are in accord with the Contract Documents and authorized modifications thereto, and will be free from defects due to defective materials or workmanship for a period of one (1) year from Date of Substantial Completion. This warranty commences on 07/28/2026 and expires on 07/28/2027.

Should any defect develop during the warranty period due to improper material, workmanship or arrangement, the same, including adjacent work displaced, shall be made good by the undersigned at no expense to the Owner.

The Owner will give Contractor written notice of defective work. Should Contractor fail to correct defective work within 30 days after receiving written notice, the Owner may, at his option, correct defects and charge Contractor costs of such correction. Contractor agrees to pay such charges upon demand.

Nothing in the above shall be deemed to apply to work, which has been abused or neglected by the Owner.

For: Garrett Paving Co., Inc.

By: _____

Title: President

Date: 10/7/2026

State of: Georgia

_____

Notary Public Expires: 10/20/2028

JEREMY BRIAN NATION
NOTARY
PUBLIC
OGLETHORPE COUNTY, GEORGIA

CONTRACTOR'S CERTIFICATE AND RELEASE OF LIENS

FROM: CONTRACTOR

Garrett Paving Co., Inc.
1195 Winterville Road
Athens, GA 30605

TO: OWNER

City of Berkeley Lake, Georgia
4040 S. Berkeley Lake Road NW
Berkeley Lake Road, GA 30096

PROJECT: 2026 LMIG Paving Project

AGREEMENT DATE: June 25, 2026

KNOWN ALL MEN BY THESE PRESENTS:

1. The Undersigned hereby certifies that there is due from and payable by the OWNER to the CONTRACTOR under the Contract and duly approved Change Orders and modifications the balance of _____

2. The Undersigned further certifies that in addition to the amount set forth in Paragraph 1., there are outstanding and unsettled following items which he claims are just and due and owing by the OWNER to the CONTRACTOR:

   (a)_____

   (b)_____

   (Itemize claims and amounts due) (If none, so state)

3. The Undersigned further certifies that all work required under this Contract, including work required under all change orders, has been performed in accordance with the terms thereof, and that there are no unpaid claims for materials, supplies, or equipment and no claims by laborers, mechanics or others for unpaid wages arising out of the performance of this Contract.

4. Except for the amounts stated under Paragraphs 1. and 2. hereof, the undersigned has received from the OWNER all sums of money payable to the undersigned under or pursuant to the above mentioned Contract or any modifications or change thereof.

5. That in consideration of the payment of the amount stated in Paragraph 1. hereof, the undersigned does hereby release the OWNER from any and all claims arising under or by virtue of this Contract, except the amount listed in Paragraph 2. hereof; provided, however, that if for any reason the OWNER does not pay in full the amount stated in Paragraph 1. hereof, said deduction shall not affect the validity of this release, but the amount so deducted shall be automatically included under Paragraph 2. as an amount which the CONTRACTOR has not released but will release upon payment thereof. The CONTRACTOR further certifies that upon the payment of the amount listed in Paragraph 2. hereof, and of any amount which may be deducted from Paragraph 1. hereof, he will release the OWNER from any and all claims of any nature whatsoever, arising out of said Task Order 1 or modification thereof, and will execute such further releases or assurances as the OWNER may request.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument this _____ day of _____.

GARRETT PAVING CO., INC. CORPORATE SEAL EST. 2004 GEORGIA

(SEAL)

_____
Garrett Paving Co., Inc.

_____
(Signature)

Blake Haagen, being first duly sworn on oath, deposes, and says, first, that he is the President for Garrett Paving Co., Inc., second, that he has read the foregoing certificate by him subscribed as President of Garrett Paving Co., Inc. Affiant further states that the matters and things stated therein are, to the best of his knowledge and belief, true.

_____
(Signature)

Subscribed and sworn to before me this 7 day of October 2026.

_____
(Notary)

My Commission Expires: 10/20/2028

JEREMY BRIAN NATION NOTARY PUBLIC OGLETHORPE COUNTY, GEORGIA

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	**Berkeley Lake, GA**	Owner's Contract No.:	
Contractor:	**Garrett Paving Co., Inc.**	Contractor's Project No.:	
Engineer:	**Keck & Wood, Inc.**	Engineer's Project No.:	**261290**
Project:	**2026 LMIG Paving Project**	Contract Name:	**2026 LMIG Paving Project**

This Certificate of Substantial Completion applies to:

☒ All Work ☐ The following specified portions of the Work:

07/28/2026

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

A punch list of items to be completed or corrected is attached to this Certificate. This list may not be all-inclusive, and the failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract.

The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows:

Amendments to Owner's responsibilities: ☒ None ☐ As follows

Amendments to Contractor's responsibilities: ☒ None ☐ As follows:

The following documents are attached to and made a part of this Certificate: None

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER:	RECEIVED:	RECEIVED:
By: [signature]	By:	By: [signature]
(Authorized signature)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: Associate VP	Title:	Title: President
Date: 10/2/26	Date:	Date: 10/7/2026

CHANGE ORDER NO.: 1

Owner:	**City of Berkeley Lake**	Owner's Project No.:	
Engineer:	**Keck & Wood, Inc.**	Engineer's Project No.:	**261290**
Contractor:	**Garrett Paving Company, Inc.**	Contractor's Project No.:	
Project:	**2026 LMIG Paving Project**		
Contract Name:	**2026 LMIG Paving Project**		
Date Issued:	**10/02/26**	Effective Date of Change Order:	**10/02/26**

The Contract is modified as follows upon execution of this Change Order:

Description:

Final contract price adjusted to match actual work performed.

Change in Contract Price	**Change in Contract Times**
Original Contract Price: $ 556,372.99	Original Contract Times: Substantial Completion: 60 Ready for final payment: 60
Increase from previously approved Change Orders: $ 0.00	**Increase** from previously approved Change Orders: Substantial Completion: 0 Ready for final payment: 0
Contract Price prior to this Change Order: $ 556,372.99	Contract Times prior to this Change Order: Substantial Completion: 60 Ready for final payment: 60
Decrease of this Change Order: $ 96,560.82	**Decrease** this Change Order: Substantial Completion: 27 Ready for final payment: 27
Contract Price incorporating this Change Order: $ 459,812.17	Contract Times with all approved Change Orders: Substantial Completion: 33 Ready for final payment: 33

	Recommended by Engineer (if required)	Accepted by Contractor
By:	[signature]	[signature]
Title:	Associate VP	President
Date:	10/2/26	10/8/2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

CHANGE ORDER NO.: 1

Owner:	City of Berkeley Lake	Owner's Project No.:	
Engineer:	Keck & Wood, Inc.	Engineer's Project No.:	261290
Contractor:	CaJenn Construction	Contractor's Project No.:	
Project:	2026 Stormwater Repair Project		
Contract Name:	2026 Stormwater Repair Project		
Date Issued:	10/08/2026	Effective Date of Change Order:	10/08/2026

The Contract is modified as follows upon execution of this Change Order:

Description:

Treatment of certain pipes changed from CIPP to Spincasting.

Attachments:

"City of Berkley Lake Revised – Change Order 10.8.26"

Change in Contract Price	**Change in Contract Times [State Contract Times as either a specific date or a number of days]**
Original Contract Price: $ 416,517.00	Original Contract Times: Substantial Completion: _____ Ready for final payment: _____
[Increase] [Decrease] from previously approved Change Orders No. 1 to No. **[Number of previous Change Order]**: $ 0.00	**[Increase] [Decrease]** from previously approved Change Orders No.1 to No. **[Number of previous Change Order]**: Substantial Completion: _____ Ready for final payment: _____
Contract Price prior to this Change Order: $ 416,517.00	Contract Times prior to this Change Order: Substantial Completion: _____ Ready for final payment: _____
[Decrease] this Change Order: $ 111.04	**[Increase] [Decrease]** this Change Order: Substantial Completion: _____ Ready for final payment: _____
Contract Price incorporating this Change Order: $ 416,405.96	Contract Times with all approved Change Orders: Substantial Completion: _____ Ready for final payment: _____

	Recommended by Engineer (if required)	Accepted by Contractor
By:	Adam Mutter	Ryan Smith Ryan Smith
Title:	Associate Vice President	Project Manager
Date:	10/08/2026	10/9/2026
	Authorized by Owner	Approved by Funding Agency (if applicable)
By:		
Title:		
Date:		

PROPOSAL

FOR ALL YOUR WATER, STORM WATER, & SANITARY SEWER NEEDS

Date: *10.8.26* **To:** *Keckwood Engineering*
Project: *2026 Storm Rehab*
Owner: *City of Berkely Lake*
Bid Date: *10.8.26*

We are pleased to provide the following pricing for the subject project. All pricing is based on the Provided Bid Documents and Related Addenda.
Please contact us if you at 404.379.6800 if you have any questions or require additional information.

BID ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	EXTENDED PRICE
1	Mobilization	LS	1	$ 4,045.00	$ 4,045.00
2	Traffic Control	LS	1	$ 1,782.00	$ 1,782.00
3	18" CIPP UV 4mm, pipes 15b, 25,and 37	LF	293	$ 148.00	$ 43,364.00
4	30" CIPP UV 6.0mm, pipes 23f,40	LF	133	$ 267.00	$ 35,511.00
4a	54" Spincast, pipes 21a,21b,43	LF	157	$ 422.00	$ 66,254.00
5	48" CIPP UV 9.0mm,Spincast pipes 30,35,40	LF	298	$ 527.00	$ 157,046.00
6	60" Spincast, Pipe3, 66" Spincast	LF	184	$ 532.00	$ 97,888.00
7	Water Bypass	LS	1	$ 1,271.16	$ 1,271.16
8	OCS Structure Cleanout	LS	1	$ 9,244.80	$ 9,244.80
0	0	0	0	$ -	$ -
0	0	0	0	$ -	$ -
TOTAL ESTIMATED CONTRACT					**$ 416,405.96**

Payment Terms: Due upon completion and approved inspection.
All materials are guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from specifications inolving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate.
The above prices include one mobilization charge, if additional mobilizations are required due to delays by others, Cajenn will be bill accordingly.
All permits, access to work area, traffic control to be provided by the owner/Prime.
Cajenn reserves the right to rescind this porposal after 10 Days, if it has not be accepted.
Bypass to be provided by others.
Acceptance of Proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. Yor are authorized to perform the work specified.

DATE OF ACCEPTANCE: _____

AUTHORIZED SIGNATURE _____

Cajenn Construction Rehab Services, Inc.
1902 Tucker Industrial Road, Tucker GA 30084
404.379.6800