

Stockbridge

Bringing People Together



AGENDA WORK SESSION MEETING

TUESDAY, FEBRUARY 23, 2016 6:00 p.m.

Mayor & City Council

Mayor Pro Tem- Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson

Administration

Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

Present

Absent

Councilman Alexander

Councilman Blount

Mayor Pro Tem Ford

Councilwoman Gantt

Councilwoman Robinson

V. Adoption of the Agenda

VI. Adoption of Minutes 1/11/2016, 1/26/2016

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

OLD BUSINESS

ITEM #1 – Resolution – City Partnership with Henry Council for Quality Growth
“The Leader in Me” Pilot Program – Cotton Indian Elem. School in the amount of
\$5,500.00

Presented by: City Attorney, Michael Williams

ITEM #2 – RESOLUTION – Authorizing Lighting Services Agreement for Reeves
Creek Trail Parking Area on Flippen Road

Presented by: City Manager, Michael Harris

PRESENTATIONS

ITEM #3 – Black History Month Presentation.

Presented by: Councilwoman Gantt and Mike Moon

ITEM #4 – Hispanic Community Involvement in Stockbridge.

Presented by: Councilwoman Robinson and Rocio Camacho

ITEM #5 – A Friends House (Taste of Henry Banners).

Presented by: Nan Jenkins, Development Director for A Friends House and Main
Street Manager, Kira Harris-Braggs

NEW BUSINESS

ITEM #6 – Resolution to Approve Mauldin & Jenkins for Audit Services.

Presented by: City Manager, Michael Harris

ITEM #7 – ORDINANCE – Authorizing approval of an amendment to the FY2016
Operating Budget; amending the Position of Main Street Program Assistant from a
Part-time position to a Full-time position. Adopting the Job Description for the Main
Street Program Assistant. Amending the COS Organizational Chart and Pay Scale
and Classification.

Presented by: Main Street Manager, Kira Harris-Braggs; Human Resource Manager,
Renee Wheeler and Treasurer, Linda Nabers.

ITEM #8 – PLANNING & ZONING – PUBLIC HEARING ON MARCH 14, 2016

Variance Number VR-16-01-S – Red Oak Village of Stockbridge, LP of Clarkson, MO
requests a variance from development regulations for the property located on the
southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the
12th District. The property consists of 10.0 +/- acres, and the request is for age-
restricted multi-family housing.

Presented by: Administration and Community Services Director, Dale Hall

COUNCIL DISCUSSION

ITEM #9 – Request for Resolution to Authorize Use of the Merle Manders Conference Center for the Non-Profit Mixer April 19, 2016
Presented by Councilwoman Gantt.

ITEM #10 – Request for Resolution to Authorize Use of the Merle Manders Conference Center March 10, 2016 for Public Safety Committee Meeting Active Shooter Seminar.
Presented by Councilman Alexander

ITEM #11 – Request for Resolution of Stockbridge/Flint, MI Sister City Measure.
Presented by: Councilman Alexander

ITEM #12 – Business Friendly Permitting/Best Practices
Presented by: Councilman Alexander

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

- ☐ A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was [identify the case or claim discussed but not the substance of the attorney-client discussion].
- ☐ B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
- ☐ C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
- ☐ D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
- ☐ E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).
- ☐ F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
- ☐ G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).

- H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].
- I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a) (1).

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford

ANNOUNCEMENT OF UPCOMING MEETINGS & EVENTS

All meetings will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770.389-7900 for updates and detailed information.

- Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, February 27, 2016 from 8:30 am to 10:00 am at Bridgeview Country Cooking 4727 N Henry Blvd, Stockbridge, GA 30281
- Career Expo in Partnership with Goodwill Industries, Thursday, March 3, 2016 at the Merle Manders Conference Center 111 Davis Drive Stockbridge GA at 10am - 3pm.
- Council Meeting Monday, March 14, 2016 at 6pm – City Hall Council Chamber.
- Work Session Meeting Tuesday, March 29, 2016 at 6pm - City Hall Council Chamber.

MOTION TO ADJOURN

Stockbridge

Bringing People Together



DRAFT MINUTES CITY COUNCIL MEETING

MONDAY, JANUARY 11, 2016 6:00 p.m.

Mayor & City Council

**Mayor – Vacant
Councilman Elton Alexander
Councilman John Blount
Councilman Anthony S. Ford
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson**

Administration

**Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

City Clerk, Vanessa Holiday called the meeting to order and cited Section 2.04.040 of the City Charter that references the Clerk of Council to call the meeting to order in the absence of the Mayor/Mayor Pro Tem.

Invocation was provided by Pastor Cecelia Greene.

Pledge was recited in unison.

City Clerk, Vanessa Holiday introduced the Honorable Judge, Matthew McCord of the Municipal Court of Stockbridge, whom administered the Oath of Office to: Councilman Elton Alexander, Councilman John Blount and Councilwoman Hernitha "Neat" Robinson.

City Clerk, Vanessa Holiday proceeded with Roll Call. All members of Council were present, a quorum was confirmed.

City Clerk, Vanessa Holiday asked Council for a motion to select the Mayor Pro Tem. After some discussion, Councilman Blount motioned to appoint Councilman Anthony Ford as Mayor Pro Tem; second by Councilwoman Gantt;

Councilman Alexander asked for clarification on the term to serve.

Attorney Williams cited the Charter as the Mayor Pro Tem would serve until the next Organizational Meeting to be held following the next municipal election in 2017.

The motion passed 4-0-1. (Councilman Ford abstained from the vote).

Mayor Pro Tem Ford stated it is his and the Council's intent to move the City forward and do the best as a team. Mayor Pro Tem Ford also thanked Council for the appointment.

Councilwoman Gantt motioned to adopt the Agenda as printed; second by Councilwoman Robinson; the motion passed 4-0. Mayor Pro Tem Ford inquired if he could still vote. Mr. Williams, City Attorney responded he does not lose his rights to vote as a Councilmember.

Councilwoman Gantt motioned to adopt the Minutes of 11/9/15, 11/19/15, 11/24/15, 12/12/15; second by Councilwoman Robinson; the motion passed 5-0.

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

Mr. Wendell Moore congratulated Council; spoke regarding transparency, spending funds wisely, and parking on the street and noise at the Transfer Station.

Ms. Mildred Reed spoke regarding the Stockbridge Beautiful Program (formerly Don't Trash Stockbridge); Private Security and citizens input into that process.

Mrs. Kathryn Gilbert congratulated the Council; spoke about the CID item on the Agenda and Council must adopt an Ordinance; Charter changes and District Voting; December 28th Swearing In of the newly elected officials.

Mr. Matthew McCord (serves as the Municipal Court Judge, Stockbridge) noted the tragic loss of his son and on the same night received an email from Henry County on the proposed Police Services Agreement where the county would receive 40% of revenue from the Municipal Court of Stockbridge. Judge McCord noted the court system should not be a means of raising revenue; stated he was charged with justice being done fairly; and noted the proposed Agreement for Law Enforcement for the City would deeply cut his court, however, he believes the Council did the right thing.

NEW BUSINESS

ITEM #1 – APPOINTMENT OF CITY ATTORNEY

Pursuant the City Charter, Section 2.12.040, the City Attorney shall be appointed at the first meeting of the Mayor and Council in January of each year.

Councilwoman Gantt motioned to appoint Michael Williams as the City Attorney; second by Councilwoman Robinson;

Councilmen Alexander inquired about the compensation for the City Attorney; Councilwoman Gantt noted the contract was open to negotiation. The motion passed 5-0.

ITEM #2 – HENRY COUNTY E911 & EMERGENCY MANAGEMENT UPDATE**Presented by: Don Ash, E911/Emergency Management Director**

Mr. Don Ash, E911 Emergency Management Director stated the mission of the Henry County E911 & Emergency Management is to provide the most efficient and effective coordination of resources available in the mitigation of, planning and preparation for response to, and recovery from emergencies and disasters.

Mr. Ash noted he meets with City Managers in the county to help prepare for adverse situations. Mr. Ash also mentioned they are certified with the State of Georgia; and, only certified agencies are eligible to receive funds.

Mr. Ash also noted based on information received in his office, February is shaping up to be rather turbulent.

NO ACTION TAKEN

ITEM #3 - EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)-

NO ACTION TAKEN

ITEM #4 – RESOLUTION – Appointment of Vacated Main Street (Downtown Business or Property Owner) Board Member to serve remaining year of an initial 2-year term (Expires December 31, 2016) and Appointment of City Council Main Street Board Member to serve remaining year of an initial 2-year term (Expires December 31, 2016).

Councilwoman Gantt motioned to nominate Mayor Pro Tem Ford as the City Council Main Street Advisory Board member; second by Councilman Alexander the motion passed 4-0 (Mayor Pro Tem Ford did not participate in the vote).

Councilwoman Gantt asked Council to table the remaining Board Appointment until after the next Work Session Meeting, allowing for time to review applications and discuss with other members of Council.

After some discussion, Councilwoman Gantt motioned to Table the remaining appointment for the Main Street Advisory Board; second by Councilman Alexander; the motion passed 5-0.

ITEM #5 – RESOLUTION – Appointment of Vacated Downtown Development Authority Board Member to serve remaining four years of a 6-year term (Expires December 9, 2019); Appointment of Expired Downtown Development Authority Board Member to serve four-year term (Expires December 9, 2019); Appointment of Expired City Council Downtown Development Authority Board Member whose term shall coincide with the appointed council member's term in office.

Councilman Blount motioned to appoint Councilwoman LaKeisha Gantt to the Downtown Development Authority; second by Mayor Pro Tem Ford; the motion passed 5-0.

Councilman Alexander nominated Rocio Camacho for the Downtown Development Authority 6- year term; second by Councilwoman Robinson.

Councilman Blount stated if the Council plans to appoint those positions, all positions should be filled at one time and also noted the Council should review other candidates as well to fill the positions.

Mr. Harris stated something Council may want to consider is developing procedures and processes on how they would like to go about reviewing applications.

Mayor Pro Tem Ford asked if Council was allowed to vote during the Work Session Meetings. Attorney Williams replied historically, Council has not voted during Work Session Meetings, but are entitled to do so.

Mayor Pro Tem Ford noted Council should be consistent when making appointments for citizens, and that the Council have all the information and have a discussion before making these decisions.

Councilman Alexander again nominated Rocio Camacho for the Downtown Development Authority 6-year term; second by Councilwoman Robinson; the motion failed 2-3 (Councilmembers Ford, Gantt and Blount opposed).

There was no vote on the 6 year-term or 4-year term position for the Downtown Development Authority.

ITEM #6 – RESOLUTION – Appointment of Zoning Advisory Board Member to serve remaining two years of a 3-year term (Expires July 2017)

Councilwoman Gantt motioned to Table this item until policies and procedures are in place for board appointments; second Councilman Blount; the motion passed 5-0.

ITEM #7 – ORDINANCE – Amendment of the City of Stockbridge Ethics Ordinance to increase the number of members appointed to the Ethics Board from three (3) members to five (5) members. Presented by: Michael Williams, City Attorney

Councilman Alexander motioned to approve the Ordinance to increase the number of members appointed to the Ethics Board from three (3) to five (5) members; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #8 – RESOLUTION authorizing the City of Stockbridge requesting the Henry County Legislative Delegation to introduce local legislation in the General Assembly authorizing Charter amendment (s). Presented by: Michael Williams, City Attorney

Attorney Williams stated there are two alternative Resolutions to choose from; one would be an update of the Charter; the second one would be an amendment to the existing Charter to allow for a Special Election to fill the vacancy of the Mayor's seat.

Attorney Williams expressed there are three things that need to be discussed based on some of the suggestions that were made at the Town Hall Meeting last week. The first suggestion is to have an election for the vacant mayor position; and, rather than having plurality to determine the winner, a majority vote of at least 50% +1 would determine the winner. Council would need to amend line #983 in the Charter, which has plurality voting. The second suggestion would be to remove the reference to the "State Boards" in the

Prohibitions on elected officials serving on a State board or authority. It was suggested for line #792 to have an elected official to serve on the boards; and Council would need to vote to remove that line referencing the State. The third suggestion references the Mayor Pro Tem and their ability to vote or cast a veto. Attorney Williams expressed in the absence or vacancy of the Mayor, the Mayor Pro Tem would not be allowed to veto legislation, but would continue to vote as Mayor Pro Tem.

Attorney Williams informed Council if they do not chose to go with the Comprehensive Charter, the 2nd Resolution deals with the voting on the vacancy of the Mayor. Attorney Williams stated the only change to that section would be the requirement of the 50%+1 of the voters.

Councilman Alexander motioned to authorize a Special Election with plurality voting and to come back to revisit the Charter changes; there was no second to the motion; the motion failed.

Councilwoman Gantt motioned to approve Option 1 to include all Charter changes and all that is included in the Resolution; second by Councilman Blount; the motion passed 5-0.

Councilwoman Gantt motioned to change Section 5 line #983; in order to become Mayor, they must have 50%+1 of voters; second by Councilman Blount; the motion passed 5-0.

Councilwoman Gantt motioned to amend the Charter changes to allow line 792, to remove the word "State", to allow members of Council to become a part of state boards; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to eliminate from Section 2.35 lines 738 and 739 " the Mayor Pro Tem shall not have veto power"; second by Councilman Blount; the motion passed 4-1 (Mayor Pro Tem Ford abstained).

Councilwoman Gantt motioned to approve the entire Resolution to include the changes as agreed upon; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #9 – RESOLUTION - To award contract for Inclusive Playground Equipment for Memorial Park in the amount of \$80,134.18. Presented by: Michael Harris, City Manager

Mr. Harris noted staff had been working in conjunction with the Community Development Block Grant (CDBG) program with the County, to insure the project met all the requirements and criteria and asked Council to move forward with Kompan for the playground equipment.

Councilwoman Gantt motioned to approve the Resolution to award the contract for Inclusive Playground Equipment for Memorial Park in the amount of \$80,134.18 to Kompan; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #10 – RESOLUTION - To award contract for Privatized Sanitation Services. Presented by: Michael Harris, City Manager

Michael Harris, City Manager stated the City is at a point where the number of garbage trucks are in need of major repairs; and it has become a matter of immediately looking at

a large capital investment to purchase new trucks or going to privatization.

Public Works Director, Kevin Walter noted there were a few important things to add to the criteria. The first thing to note is: the privatizing of sanitation would not take away anything from the citizens; recycling would be added; and no positions will be eliminated. Mr. Walter recommended the Council approve Waste Industries and referenced a July 1, 2016 start date.

Councilman Alexander inquired on what type of containers the citizens would receive and the separation process. Mr. Walter replied each customer would receive 2 containers, one for general household waste and the second one for recyclable materials. Mr. Walter also noted the proposal allows for pick up once a week.

Councilman Blount inquired on the longevity of the contract and wanted to know the criteria for the elderly citizens to receive a reduction in cost. Mr. Walter answered the longevity of the contract is a 3 year term and can be canceled with notice.

Councilwoman Gantt motioned to approve the Resolution to award Waste Industries for privatized sanitation services; second by Councilman Alexander; the motion passed 5-0.

ITEM #11 - ORDINANCE - Creating the position of Economic Development Director.
Presented by: Councilman Alexander

Councilman Alexander noted the City had the position of Economic Development Director in 2013 and is asking the City Council to reauthorize the position.

Linda Nabers, Treasurer noted the funding would require a Budget Amendment pulling the funds for the position from the City's reserves.

Renee Wheeler, Human Resource Manager stated this position was not included in the FY16 budget and would need Council's approval to include it.

Mr. Harris added that in 2014 the decision was made to eliminate the position along with another Planning position; and that many of those duties have been combined and molded into the current Administrative and Community Services Director.

Mr. Harris further noted staff would need clarity on how both the Economic Development Director and the Administrative and Community Services Director would function and be structured.

Councilman Blount motioned to Table this for further discussion at the upcoming Retreat; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #12 – RESOLUTION – Encouraging the business community to consider the creation of Community Improvement Districts (CID) in Stockbridge community.
Presented by: Councilman Alexander

Councilman Alexander referenced other metro areas that have the CID (Community Improvement Districts) and where businesses impose a tax on themselves to hire private contractors to detail the grounds in the business district.

Councilman Blount stated he believes Council should reach out to the local business community that would be affected to get a consensus from them before implementing anything.

Councilman Blount motioned to Table this item; second by Councilwoman Gantt; the motion passed

COUNCIL DISCUSSION

ITEM #13 – Discussion - Building repairs for City Hall and Municipal Court.

Presented by: Michael Harris, City Manager

Mr. Harris noted the current City Hall structure was built in 2009 and has had some challenges with severe leaking problems as well as the Municipal Court building.

Mr. Harris stated he has met with Public Works Director, Kevin Walter and noted actions have been taken to help mitigate some of the problems. A thorough assessment of both buildings has been completed; an assessment plan has been completed by Jacobs Engineering; an RFP was generated and put out for bid with only one bid received (few companies are experts in this field); staff has consulted with Jacobs Engineering. Staff met with the sole bidder and reassessed the project and also went through an evaluating engineering process to see if the cost could be reduced. Mr. Harris noted Council should receive information within the next few days and staff will be prepared to give a recommendation at the next council meeting.

ITEM #14 – Discussion - Career Expo at the Merle Manders Conference Center 1st Qtr. 2016. Presented by: Councilman Alexander and Quinton Irvin, Goodwill Career Center Manager, Stockbridge, GA

Councilman Alexander introduced Quinton Irvin, Goodwill Career Center Manager, and stated that he would like to see the City partner with them about the job search resources available through Goodwill Industries.

Mr. Irvin spoke about the resources available at Goodwill's Career Center and stated they are free of charge. Mr. Irvin introduced two career facilitators who joined him to speak about the services they offer – Ms. Tameka Ginn and Mr. Ray Bryant. They stated they've established relationships with several businesses who are in need of qualified applicants and would like to host a Career Expo at Merle Manders Conference Center on March 3, 2016. He also asked that the Council help to recruit business/vendors to participate in the job fair.

City Manager Michael Harris asked for clarification on whether this is considered a city-sponsored event.

Motion to approve a Resolution for the Goodwill/Stockbridge Career Expo as a City Event made by Councilman Alexander; second by Councilwoman Robinson; passed 4-0. (Councilwoman Gantt was not present on the dais for the vote).

ITEM #15 – Discussion - Potential Intergovernmental Agreement (IGA) with Henry County to look into converting the SPLOST IV Sidewalk Project for Walt Stephens Rd. to Multi-Use Paths connecting Walt Stephens Rd. to Reeves Creek Trail. Presented by: Councilman Alexander

Councilman Alexander brought up for discussion the prospect of using \$1 million dollars in SPLOST funds to build multi-use paths along Walt Stephens Road and Flippen Road. He stated it would need to be paid for initially by the City, but that it would be replenished over a period of six years from county-collected SPLOST funds. He further stated that it would enhance property values for the communities along the proposed trail(s) and, due to the benefit, would reduce the number of homes being sold in that same area.

Councilwoman Gantt mentioned that there is currently a master-trail project underway and asked Dale Hall, Administrative and Community Services Director, to provide information regarding that project.

Mr. Hall noted the City is currently working with consultants from Yeager Company regarding what is currently referred to as the Bicycle Pedestrian Trail plan which is a comprehensive look at the city's needs, community input, and a financial strategy for such plan, and they are presently scheduling meetings for resident input and should have a completed plan by 3rd Quarter 2016.

There was no action taken on this item, and there was consensus to discuss it further at the Retreat.

ITEM #16 – Discussion - Keep Stockbridge Beautiful Program adding beautification to North Henry Blvd in front of Stockbridge Elementary School, the corner of Hwy 138 and North Henry Blvd, the hill in front of the water tower, at the I-75 exit, across from the new Fairfield Inn Hotel, as well as keeping the city litter free on an ongoing basis. Presented by: Councilman Alexander

Councilman Alexander referenced "Keeping Stockbridge Beautiful" – particularly North Henry Boulevard and the interstate exits. He asked Councilwoman Robinson and Councilman Blount to speak regarding their support of a beautification project. Both spoke in favor of the project and expressed a need for better upkeep of the City.

Mr. Harris stated there are some initiatives coming up this year – the first being a Community Services project with the Municipal Court and expanding the current landscaping contract.

There was no action taken on this item, and there was consensus to discuss it further at the Retreat.

ITEM #17 – Discussion of Committee Appointments

Mayor Pro-Tem Ford motioned to bring Committee Chair and Member appointments forward at the January 26, 2016 Work Session; second by Councilwoman Gantt; passed 5-0.

ITEM #18 – Discussion of Henry County GO! Grant Resolution
Presented by: Councilman Alexander

Councilman Alexander stated that Henry County DOT and Henry County Government wants local municipalities to pass Resolutions supporting the GO! Initiative. He stated there is a grant available, and they are considering placing a park-and-ride in Stockbridge or at Jonesboro Road in McDonough.

Item to be presented at the January 26, 2016 Work Session upon review of deadline for the grant application.

CITY MANAGER'S COMMENTS

Michael Harris noted it was great hearing new ideas and excited about the enthusiasm and energy from the Council.

COUNCIL'S COMMENTS

Councilman Alexander noted he was excited about the City's future and his goal is to be productive; City needs discussion on transit at January 26th meeting.

Councilman Blount thanked everyone for coming out.

Councilwoman Gantt thanked everyone for coming out and commended and thanked staff.

Councilwoman Robinson wished everyone a Happy New Year and noted she was passionate to work together as a team; ready to do the City's business and liked that staff was present.

Mayor Pro Tem Ford stated it's a New Year with new beginnings and also stated the City has an outstanding staff; announced Billy Petit as Henry County Paramedic of the Year!

Mayor Pro Tem Ford read the following News and Announcements:

- *Swearing-In Ceremony for Newly Elected Officials, Thursday, January 14, 2016 at the Merle Manders Conference Center 111 Davis Drive Stockbridge GA at 6pm.*
- *All City offices will be closed Monday, January 18, 2016 in observance of Martin Luther King, Jr. Holiday.*
- *Work Session Meeting, Tuesday, January 26, 2016 at 6pm. Council Chambers.*
- *Coffee with a Cop spearheaded by Mayor Pro-Tem Ford will be held on Saturday, January 30, 2016 from 8:30am – 10am at Bridgeview Country Cooking 4727 N Henry Blvd, Stockbridge, GA 30281.*

The meeting was adjourned.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge

Bringing People Together



DRAFT MINUTES WORK SESSION MEETING

TUESDAY, JANUARY 26, 2016 6:00 p.m.

Mayor & City Council

**Mayor Pro-Tem Anthony S. Ford
Councilman Elton Alexander
Councilman John Blount
Councilwoman LaKeisha Gantt
Councilwoman Neat Robinson**

Administration

**Michael Harris, City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney**

The Meeting was called to order by Mayor Pro-Tem Ford at 6:00pm, all members of the Council were present.

Invocation was provided by Pastor Cecelia Greene.

The pledge of allegiance was recited in unison.

Councilwoman Gantt made a motion to amend the Agenda to add under Ceremonial a Proclamation for MLK, Jr. and Presentation for Atlanta Food Truck; second by Councilwoman Robinson; the motion passed 5-0.

Councilman Alexander made a 2nd motion to amend the Agenda to add under Presentations a Presentation by Stockbridge Business Association; second by Councilwoman Gantt; the motion passed 5-0.

The Draft Minutes of 12/14/15, 12/21/15 are under review.

CEREMONIAL – PROCLAMATION - Recognizing January 18, 2016 as Martin Luther King, Jr. Holiday.

Mayor Pro Tem Ford read proclamation, and presented the proclamation to the citizens of Stockbridge and invited members of the audience to join the Council for a group photo.

PROCLAMATION - Recognizing January 2016 as Human Trafficking Awareness Month Presented by: Mayor Pro Tem Ford (initiated by Councilman Alexander) to Dr. Kai Ashby, Founder of Chasity House, McDonough, GA

Proclamation for Chasity House was moved to follow Public Comments on the Agenda.

PUBLIC COMMENTS

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Ms. Lisa Fareed-Muhammad noted her involvement in the community, local library, the Main Street Advisory Board and the Small Business Saturday event and wants to see the City continue to grow in these areas; and supported the MOU for the Main Street Program.

Ms. Mildred Reed reference the December 14, 2015 Joint meeting between the City of Stockbridge and the Stockbridge DDA where the budget was tabled until after the joint Retreat which to her knowledge, has not been scheduled.

Mr. Leonard Yancey noted a fire in the Wild Wind Subdivision last week and referenced the continued issue with parking on the streets; noise from the Transfer Station and is working on a petition; and thanked Mr. Harris for the amended Ordinance for music in the parks.

Mr. Wendell Moore referenced the fire in the Wild Wind subdivision and the issue with parking on the street; noise at the Transfer Station; and is concerned about lighting along Reeves Creek Trail.

Mr. Melvin Thomas-Fulton applauded the Council for item #10 – lighting along the M L King, Sr. Heritage Trail as this would enhance the neighborhood and allow for safe travel.

Mr. Tavaras Powell supports the GO Transit for Henry County; supports the encouragement of business support of the CID and supports the MOU for the Main Street Advisory Board.

City Manager, Michael Harris clarified the lights for Reeves Creek Trail to be placed in the parking area at Flippen Rd. and not along the trail.

PRESENTATIONS

Following the presentation of a proclamation by Mayor Pro Tem Ford for Sex Trafficking Awareness Month, Councilman Alexander thanked Dr. Ashby for coming and informing the City on sex trafficking in the Henry County vicinity.

Dr. Ashby of Chasity House presented information regarding sex trafficking in Henry County and prime locations for activity. Dr. Ashby also spoke about awareness, education and prevention.

Hands of Hope Clinic - Stockbridge, Georgia

Presented by: Councilman Blount and Mollie Cole, Director of Hands of Hope Clinic

Following the proclamation presentation by Mayor Pro Tem Ford Ms. Cole noted the facility was a faith-based non-profit clinic relying on volunteers, donations and grants, in partnership with Piedmont Henry to provide services to City of Stockbridge and Henry County residents.

The Fuller Center for Housing - McDonough, Georgia

Presented by: Councilman Blount and D. Wayne Smith, Vice-Pres. Of Construction of the Fuller Center for Housing.

Mr. Smith noted Mr. Millard Fuller founded the Fuller Center for Housing in 2005 and was the founder of Habitat for Humanity. Likewise, they are also a faith-based ministry and their main focus is renovation and rehab of homes in Henry County utilizing volunteers and donations. Help is always needed; current project is home located at 957 Flippen Rd; Stockbridge, GA.

Atlanta Food Truck

Presented by: Councilwoman Gantt and Tan Bowers, Director

Ms. Bowers introduced the concept of Food Truck Tuesdays at City Hall with shared costs between the vendor and the City of Stockbridge. The City of Stockbridge would be the Pilot Program in Henry County with 4-8 trucks operating from 5-8:30pm. More information to follow.

Stockbridge Business Association

Presented by: Don Dunlap, President

Mr. Dunlap introduced the Shop Stockbridge logo and stickers and asked the City of help with getting the word out and encouraged all to Shop Stockbridge, participating businesses are sponsoring prizes!

OLD BUSINESS

ITEM #1 – Committee Appointments

Presented by: Mayor Pro-Tem Anthony S. Ford

Mayor Pro Tem Ford made the following Committee Appointments:

Finance Committee Chair Gantt - Councilmembers Ford, Blount

Public Works Committee Chair Robinson – Councilmembers Blount, Gantt

Public Safety Committee Chair Alexander - Councilmembers Ford, Robinson

Community Relations Committee Chair Blount – Councilmembers Robinson, Alexander

Building Committee Chair Ford – Councilmembers Gantt, Alexander

Councilman Ford made a motion to move Agenda Item #6 forward; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #2 – RESOLUTION to approve contract for City Hall and Municipal Court building repairs. Presented by: City Manager, Michael Harris

Action of Item #2 was deferred until after Item #6 on the Agenda was heard.

Motion to approve made by Councilwoman Gantt; second by Councilwoman Robinson; passed 5-0.

ITEM #3 – RESOLUTION - In support of Henry County GO! Transit.

Presented by: Councilman Alexander

Councilman Alexander asked Council to support County for transit with this Resolution.

Motion to approve made by Councilwoman Gantt; second by Councilman Blount; passed 5-0.

ITEM #4 – RESOLUTION – Encouraging the business community to consider the creation of Community Improvement Districts (CID) in Stockbridge community.

Presented by: Councilman Alexander

Councilman Alexander asked Council to support this Resolution and to encourage businesses to consider the self-imposed tax. Motion to approve made by Councilman Alexander; second by Councilwoman Robinson; Both Councilman Blount and Councilwoman Gantt noted the request was to come from businesses and not the City; motion passed 3-2. (Opposed by Councilman Blount/Councilwoman Gantt)

NEW BUSINESS

ITEM #5 – RESOLUTION – Authorizing the 2016 Georgia Classic Main Street Program Memorandum of Understanding.

Presented by: Main Street Manager, Kira Harris-Braggs.

Motion to approve made by Councilwoman Gantt; second by Councilwoman Robinson; passed 5-0.

ITEM #6 – RESOLUTION – Authorizing the Council to vote during Work Session.

Presented by: City Attorney, Michael Williams

Attorney Williams noted while Council has not historically voted during Work Sessions, it is their right to do as with any meeting of the Council constituting a quorum.

Motion to approve with a modification to the language made by Councilman Blount; second by Councilman Alexander; passed 5-0.

ITEM #7 – RESOLUTION – Approving the policy for Board Appointments.

Presented by: City Attorney, Michael Williams.

Attorney Williams noted this particular policy only applies to vacant board positions as of January 20, 2016. Motion to approve made by Councilman Alexander; second by Councilwoman Robinson; passed 5-0.

ITEM #8 – ORDINANCE – Budget Amendment DDA funds transfer.**Presented by: Treasurer, Linda Nabers**

Motion to defer action on this item until after Executive Session made by Councilwoman Gantt; second by Councilman Blount; passed 5-0.

Following Executive Session - Motion to deny budget amendment and have \$50,000 returned from the Downtown Development Authority escrow to the City of Stockbridge made by Councilwoman Gantt; second by Councilman Blount; passed 5-0.

ITEM #9 – RESOLUTION – Authorizing Lighting Services Agreements for Reeves Creek Trail, Country Club Dr., M L King, Sr. Heritage Trail (formerly Berry Street)**Presented by: City Manager, Michael Harris**

Motion to Table made by Councilwoman Gantt; second by Councilman Ford; passed 5-0.

ITEM #10 – RESOLUTION – Authorizing Lighting Services Agreements for M L King, Sr. Heritage Trail (formerly Berry Street)**Presented by: City Manager, Michael Harris**

Motion to approve made by Councilman Alexander; second by Councilwoman Gantt; passed 5-0.

ITEM #11 – RESOLUTION – Authorizing Lighting Services Agreements for Country Club Dr. Presented by: City Manager, Michael Harris

Motion to approve made by Councilman Ford; second by Councilwoman Gantt; passed 5-0.

Motion to convene Executive Session for Items A- F and H made by Councilwoman Gantt; second by Councilman Alexander; passed 5-0

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

- ☐ A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was [identify the case or claim discussed but not the substance of the attorney-client discussion].
- ☐ B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
- ☐ C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).
- ☐ D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
- ☐ E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).

- ❑ F. Meeting to discuss or deliberate upon the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
- ❑ G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).
- ❑ H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was [identify the matter but not the substance of the discussion].
- ❑ I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a) (1).

Motion to adjourn Executive Session made by Councilwoman Gantt; second by Councilwoman Robinson; passed 5-0

Motion to reconvene Work Session Meeting made by Councilwoman Gantt; second by Councilwoman Robinson; passed 5-0

CITY MANAGER'S COMMENTS

Michael Harris – had no comments.

COUNCIL'S COMMENTS

Councilman Alexander thanked everyone for coming out; committed to serving the community.

Councilman Blount had no comments.

Councilwoman Gantt thanked everyone for coming out and announced Henry County Day at the Universoul Circus – Thursday, February 18, 2016 and invited everyone to participate.

Councilwoman Robinson thanked everyone for coming out; Mayor's Day was a great training experience, training makes Council better to serve.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Ford thanked everyone for coming out; keep everyone in your prayers and they will continue to serve logically w/transparency.

Mayor Pro Tem Ford read the following News and Announcements:

Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, January 30, 2016 from 8:30 am to 10:00 am at Bridgeview Country Cooking 4727 N Henry Blvd, Stockbridge, GA 30281

Joint Town Hall Meeting with City of Stockbridge and Henry County 5th District Commissioner Bruce Holmes (Traffic and Highway Improvements), Saturday, January 30, 2016 at 9:00 am at the Merle Manders Conference Center 111 Davis Rd. Stockbridge, GA 30281

Council Meeting on Monday, February 8, 2016 at 6pm – Council Chambers.

Work Session Meeting, Tuesday, February 23, 2016 at 6pm. Council Chambers.

Motion to adjourn made by Councilman Alexander; second by Councilwoman Robinson; passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

ITEM #1

**Resolution
City Partnership
with
Henry Council for Quality
Growth
“The Leader in Me”
Pilot Program – Cotton
Indian Elem. School in the
amount of \$5,500.00
Presented by:
City Attorney
Michael Williams**



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

October 12, 2015

Mr. Rodney Bowler
Superintendent
Henry County Public School District
33 N. Zack Hinton Pkwy.
McDonough, GA 30253

Re: Intergovernmental Agreement between the City of
Stockbridge and the Henry County Public School District

Dear Mr. Bowler:

The City is in receipt of your request, through the Henry Council for Quality Growth, asking that the City partner with the Henry County Public School District to provide a leadership initiative, known as the Leader in Me, for Stockbridge residents who attend Cotton Indian Elementary School. The City supports this initiative and believes it to be in the vital public interest of the City that the next generation of leaders is cultivated within the public schools that serve the residents of the City of Stockbridge. I have been authorized to enter execute this letter which serves as intergovernmental agreement with the Henry County Public School District.

The City agrees to provide \$5,500 to the Henry County Public School District in support of the Leader in Me initiative subject to the following terms and conditions:

1. The School District agrees to provide the following services on behalf of the City:
 - Provide programmatic support for the Leader in Me in coordination with the Henry Council for Quality Growth at Cotton Indian Elementary School which serves residents of the City of Stockbridge.
2. All services provided by the School District shall be done so in a non-discriminatory manner.
3. No eligible Stockbridge students shall be turned away from the program.

4. The School District shall not be entitled to reimbursement from the City for any expenses or costs associated with the program.
5. The School District shall make quarterly financial statements on the program available to the City upon request.
6. The School District shall provide quarterly progress reports on the progress of the program to the City.
7. Representatives of the City shall be entitled to monitor compliance with this agreement.

If you are in agreement with these terms and conditions, please sign where indicated below.

We look forward to the success of this project. Please do not hesitate to contact me should you have any questions.

Sincerely,



Tim L. Thompson
Mayor

Approved as to Form

Michael Williams
City Attorney

Acknowledged and agreed to:

Henry County Public School District

By: _____

Date: _____

RESOLUTION NO. R15666

A RESOLUTION TO AUTHORIZE INTERGOVERNMENTAL AGREEMENT WITH THE HENRY COUNTY PUBLIC SCHOOL SYSTEM RELATIVE TO THE LEADER IN ME PROGRAM

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, under Article IX, Section III, Paragraph 1 of the Constitution of the State of Georgia, "the state, or any institution, department, or other agency thereof, and any county, municipality, school district, or other political subdivision of the state may contract for any period not exceeding 50 years with each other or with any other public agency, public corporation, or public authority for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide;"

WHEREAS, Section 1.12(b)(41) of the City Charter, the City is vested with certain broad powers "to exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the city and its inhabitants;"

WHEREAS, Section 1.12(b) of the City Charter states that "the powers of this city shall be construed liberally in favor of the city. The specific mention or failure to mention particular powers shall not be construed as limiting in any way the powers of this city;"

WHEREAS, the City desires to enter into an intergovernmental agreement with the Henry County Public School District in partnership with the Henry Council for Quality Growth to support a leadership initiative for students within the school district, many of whom are residents of the City of Stockbridge;

WHEREAS, it is in the vital public interest of the City that the next generation of leaders is cultivated within the public schools that serve the residents of the City of Stockbridge; and

WHEREAS, the City specifically finds that the proposed leadership initiative promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

THEREFORE, THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVES:

SECTION 1. Approval of Agreement. The intergovernmental agreement with the Henry County Public School District attached hereto as Exhibit A is hereby approved by the City Council.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

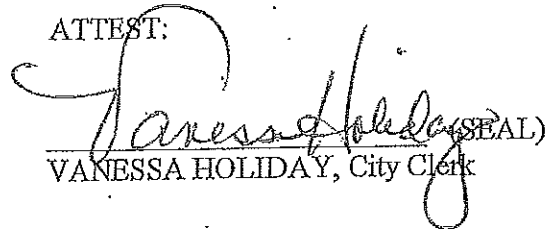
SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

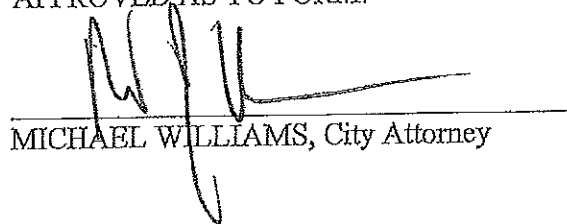
SO RESOLVED this 12th day of October, 2015.


TIM THOMPSON, Mayor

ATTEST:


(SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:


MICHAEL WILLIAMS, City Attorney



Be A Leader

Cotton Indian Elementary School is dedicated to teaching its students skills for success in the 21st century. The principal, teachers, and staff of Cotton Indian are committed to acquiring the proven leadership model, "The Leader In Me" for its students. The Leader in Me empowers EVERY child in the school, through a culture that teaches confidence along with self-responsibility. With these tools, every person can unleash the unique gifts and creativity within.

"I can't think of anything better than The Leader in Me to help our students learn, thrive, overcome their challenges, and feel hope for the future. They are using the 7 Habits language and behaviors to solve their own problems – to make better choices. And they are taking it home to their families who are also learning the habits."

Paul Spina, Principal
Ziegler Elementary, Philadelphia, Pennsylvania

What is

The Leader In Me?

Put simply, The Leader In Me process is implemented in schools through a three-tiered approach. First, school staff learns and applies leadership skills for themselves, then teaches those skills to students in the classroom, as well as their families. Second, staff creates a vibrant environment where leadership opportunities abound and students feel welcome, cared for and engaged. Finally the staff aligns academic systems to the mindset that students are in charge of their own education, thereby creating greater student responsibility and self-directed learning.

Sean Covey
FranklinCovey Education Practice Leader

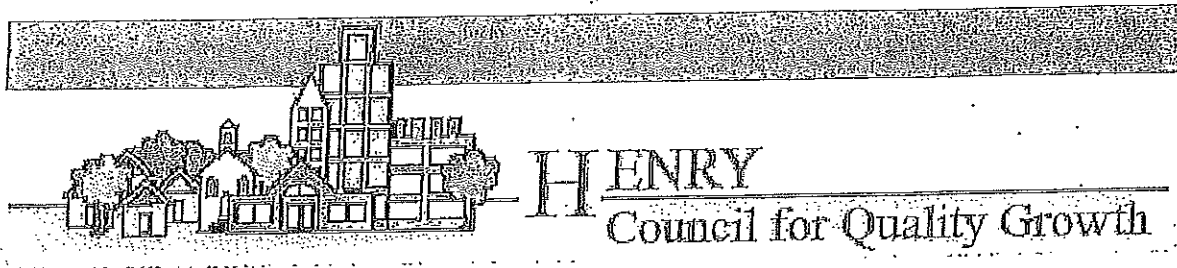
How You Can Partner

The Henry Council for Quality Growth will be partnering with business, the community and parents to support and raise the funding necessary to make a significant difference in the outcomes of young lives for the 21st century. We believe that Cotton Indian Elementary School is the *right school* at the *right time* to pilot The Leader in Me.

How many students will you sponsor for \$55?
Would your organization sponsor a classroom of students?

This could be your chance to make a lasting impact in the life of a child and a community!

To find out more about how to be a part of this proven program, contact the Henry Council for Quality Growth at info@hcfqg.org



City Council
City of Stockbridge
4640 North Blvd. Stockbridge, GA 30281

September 1, 2015

To Whom It May Concern,

The Henry Council for Quality Growth (HCFQG) respectfully request the opportunity to share with the Mayor and City Council Members at a public meeting its initiative to place permanently in area public schools Franklyn Covey's "The Leader in Me" (LiM). The LiM is a process that interweaves Stephen Covey's "7 Habits of Highly Effective People" daily into student's lives in a child friendly manner.

Currently, the HCFQG is actively pursuing the necessary funds to pay in full this initiative for the school district's pilot school, Cotton Indian Elementary (CIE). Many Students attending CIE reside within the city limits of Stockbridge. It is our hope that the City will partner with the HCFQG by sponsoring 100 children @ \$55. each.

Thank you in advance for your consideration to allow the HCFQG speak on "The Leader in Me" hopefully in the near future.

Steve Cash

Executive Director
Henry Council for Quality Growth
P O Box 1377
McDonough, GA 30253
404-557-6562

info@hcfqg.com

www.hcfqg.com

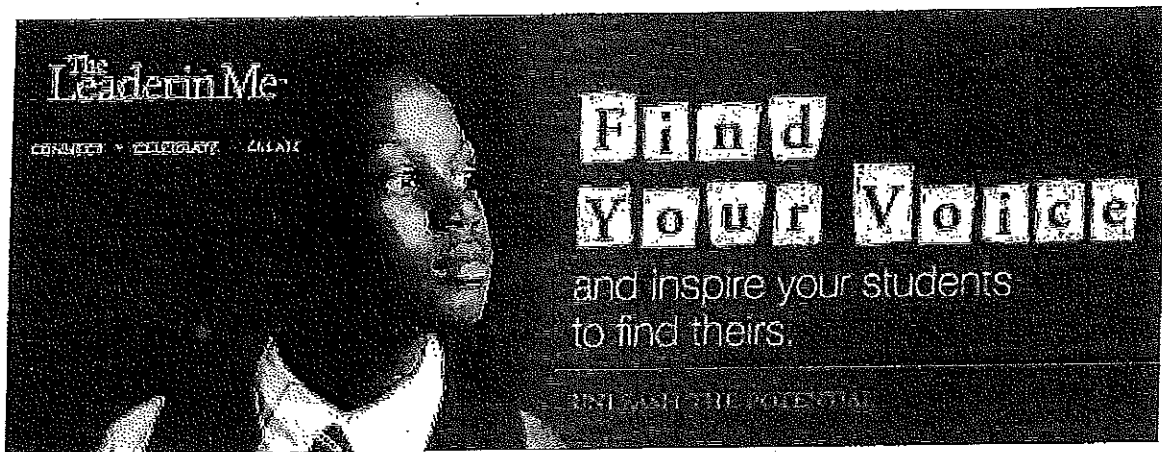
www.theleaderinme.com

The
Leader in Me™
great happens here



HCFQG announces launch of "Leader In Me" program in Henry County school

Posted on April 15, 2015



The Henry Council for Quality Growth (HCFQG) has partnered with Henry County Schools to implement a new education strategy entitled *"The Leader in Me."*

Understanding that education is the future of community, the HCFQG Education and Quality of Life Committees worked with *"The Leader in Me"* representatives, school board members along with school administrative staff to introduce this new strategy as a pilot program in a Henry County elementary school. Through these meetings, school representatives expressed excitement and anticipation that such a process could result in incredible benefits and outcomes in Henry County Elementary Schools and the district as a whole.

"This new initiative is a whole-school transformation model that

improves performance of all programs," stated HCFQG Chair Jack Bowdoin. "The *Leader in Me*" (LIM) is based on the bestselling personal development book by Franklin Covey entitled *7 Habits of Highly Effective People*. LIM produces transformation results such as higher academic achievement, reduced behavioral issues, and increased engagement among teachers and parents. Those who are currently utilizing LIM in their schools have found that "The *Leader in Me*" equips students with the self-confidence and skills they need to thrive in the 21st century culture and economy

"The LIM focuses on elementary school aged children and teaches Dr. Steven Covey's *7 Habits of Highly Effective People*" in a format that appeals to younger children," said HCFQG Executive Director Steve Cash. He went on to say this strategy is embedded into the very fiber of the school. "This is not another layer of programs added to an already overburdened school day. This process is integrated into the core values of young elementary school students."

After attending LIM schools and conferences, the Council and representatives from the school system were excited by what they heard and learned. The principal of Cotton Indian Elementary School Lisa Travis is ecstatic over her school being selected for LIM. Travis stated, "It is my honor and privilege to begin this journey of becoming a *Leader in Me* school. As the leader of the CIE community, my top priority is "Inspiring Greatness, One Child at a Time". I believe that as a community, we all share the same belief; that the educational system is about developing each child's individual abilities and building their capacity to shape the future. We will strive to build leaders within our school community, inspiring our youth to become bright leaders who will shape and cultivate our future. I look forward to leading and learning alongside a well deserving community."

Cotton Indian Elementary will incorporate the initiative beginning January 2016.

"The *Leader in Me*" is in line with the HCFQG's mission and pillar approach to enhance education, quality of life and economic growth in Henry County, and believe it will grow the community's future leaders. Founded in 2001, the Henry Council for Quality

Growth is a broad based membership organization committed to helping Henry County become a better place to live, work, play and do business – both now and for years to come. The Council benefits members and the community by providing an open forum for dialog between all interested parties with the goal of achieving quality, sustainable growth for Henry County.

Cotton Indian Elementary School in Stockbridge, Georgia is home to 700 kindergarten through fifth grade students. The school has been selected by the school system to be the first to participate in the "Leader In Me" program. The cost to fund each student's track is \$45. The HCFQG through community and corporate donors has committed to fulfilling all financial obligations.

For more information about *"The Leader in Me"* process and implementation, visit www.theleaderinme.com. To learn how you or your organization can financially support the program, email info@hcfqg.com for more details.

###

RECENT NEWS

Legislative Recap sponsored by Central Georgia EMC

Be a part of something BIG!

Drive FORE Quality Growth registration open

HCFQG announces launch of "Leader In Me" program in Henry County school

Early Bird Discount for Drive Fore Growth tournament through April 15

Smart Numbers at this month's meeting

Panattoni shares about Henry County development

Drive Fore Quality Growth Announced

COME JOIN US

The Henry Council for Quality Growth holds luncheon meetings each month at Eagles Landing Country Club. Be sure to check our Events page for detailed information and to make reservations.

Office Hours are Monday-Thursday
10 a.m. to 3 p.m.
Call 770-898-9076 or 404-557-6562
info@hcfqg.com

We welcome new members!
[Click Here to become an HCFQG Member.](#)

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Steve Cash, Executive Director

HENRY COUNCIL for QUALITY GROWTH
P.O. Box 1377, McDonough, GA 30253
770-898-9076

Our Mission

To promote an environment that will encourage quality growth in Henry County and lead our community to continued economic prosperity by advocating for fair and sustainable growth and unity in government through our four pillars of economic development, education, transportation and quality of life.



Our Partners

City of Hampton

City of Locust Grove

City of McDonough

City of Stockbridge

Henry County Board of Education

Henry County Chamber of Commerce

Henry County Development Authority

Henry County Government

Search for...

Search here...

Latest News

Legislative Recap sponsored by Central Georgia EMC

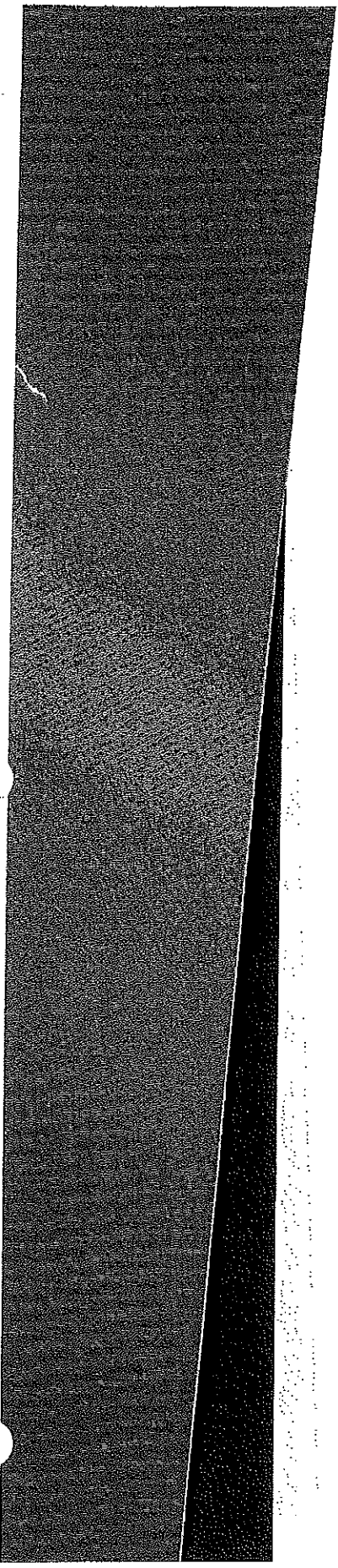
Be a part of something BIG!

Drive FORE Quality Growth registration open

www.hcfqg.com - Henry Council for Quality Growth

The Leader in Me[™] great happens here

A joint project of the Henry Council for Quality Growth and
the Henry County Board of Education



What is Leader in Me?

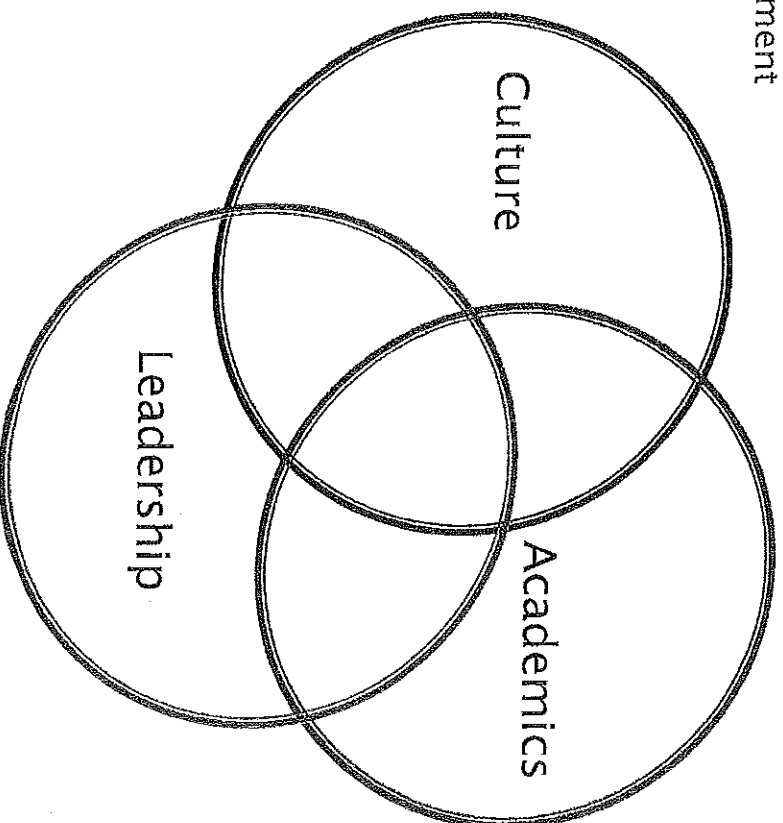
- ▶ Leadership skills integrated with daily educational plans.
- ▶ Developed from Covey's "7 Habits for Highly Effective People" leadership training.
- ▶ Three tier approach:
 - Administrators and teachers engaged
 - Vibrant classroom environment created
 - Academics aligned



The LIM Process

Culture

- Leadership Environment
- Shared Leadership
- Leadership Events



Academics

- Aligning School Goals
- Student-Led Academics
- Empowering Instruction

Leadership

- Professional Learning
- Student Learning
- Family Learning

It Takes Time

Year One

Leadership

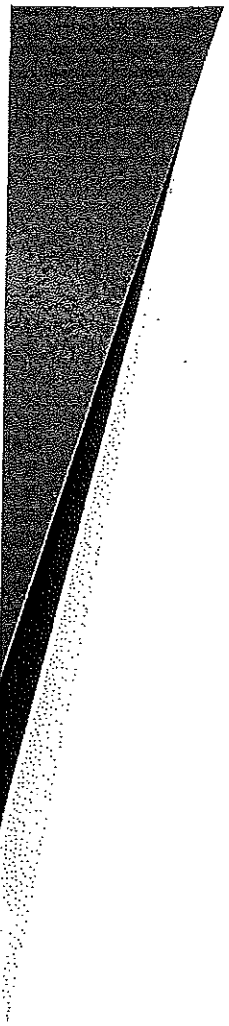
Culture

Year Two

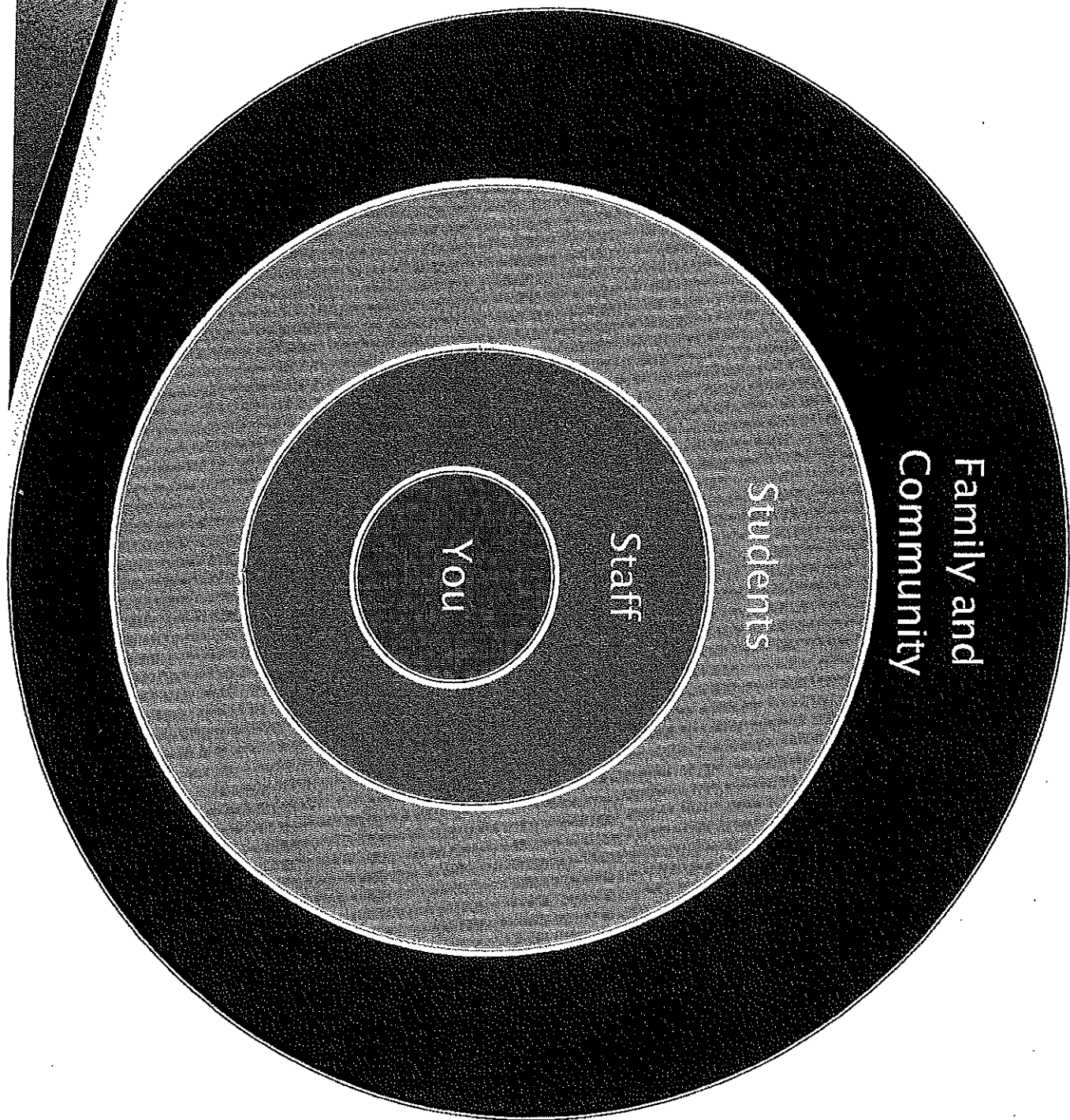
Academics

Year Three

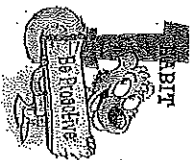
Sustaining
Momentum



M O D E L I N G



Leader in Me



7 Habits

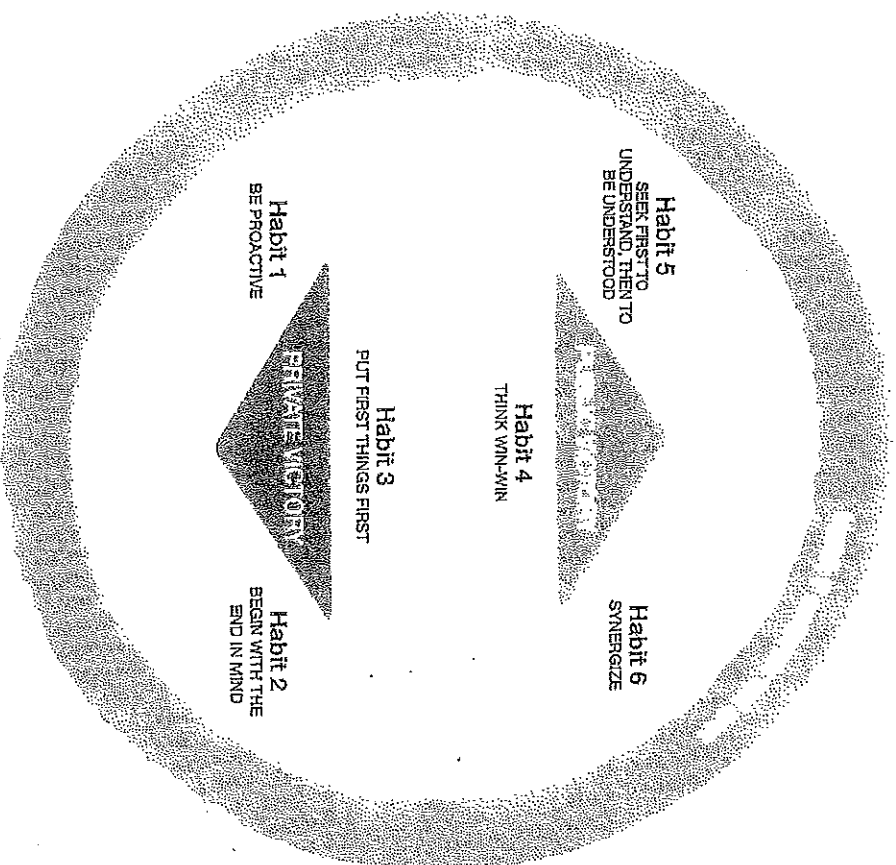
Relevance of 7 Habits

THE 7 HABITS

WHAT PARENTS, TEACHERS,
AND BUSINESS LEADERS WANT

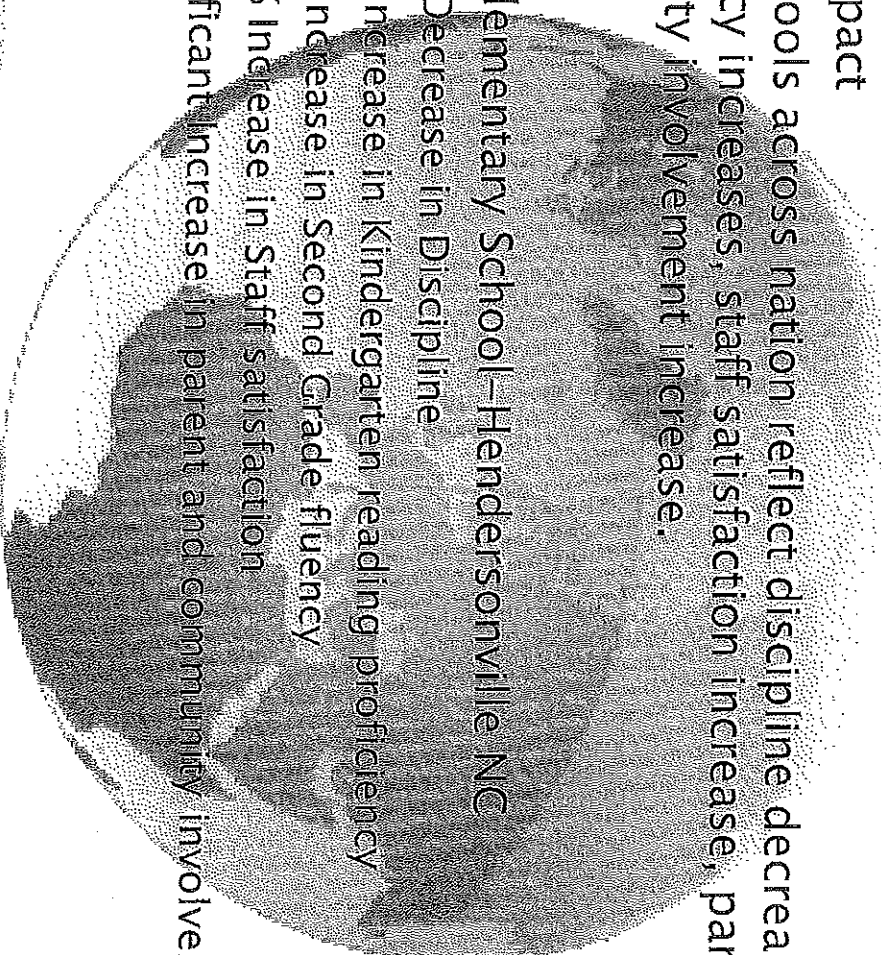
COMPETENCE		CHARACTER
HABITS 1-3 (INDEPENDENCE)		
Be Proactive Begin With the End in Mind Put First Things First	• Goal Setting • Planning • Time Management • Organization	• Initiative • Responsibility • Vision • Integrity
HABITS 4-7 (DEPENDENCE)		
Think Win-Win Seek First to Understand, Then to Be Understood Synergize	• Conflict Management • Listening/Empathy • Speaking Skills • Problem Solving • Teamwork	• Respect • Ethics/Manners • Honesty • Openness • Valuing Diversity
HABIT 8 (RENEWAL)		
Sharpen the Saw	• Physical Wellness • Social Skills • Mental Skills	• Emotional Stability • Contribution/Meaning • Desire to Learn • Fun/Happy

7 Habits in Review



Impact

- ▶ 2000+ Schools Worldwide have implemented Leader in Me program.
- ▶ National Impact
 - Many schools across nation reflect discipline decreases, reading proficiency increases, staff satisfaction increase, parental and community involvement increase.
- Example:
 - Dana Elementary School–Hendersonville NC
 - 74% Decrease in Discipline
 - 13% Increase in Kindergarten reading proficiency
 - 30% Increase in Second Grade fluency
 - 100% Increase in Staff satisfaction
 - Significant Increase in parent and community involvement



Testimonials

► “Our ultimate goal is to prepare students for life, not to guide every moment of every day of their existence. What better way to do that than through teaching the timeless principles of the 7 Habits?”

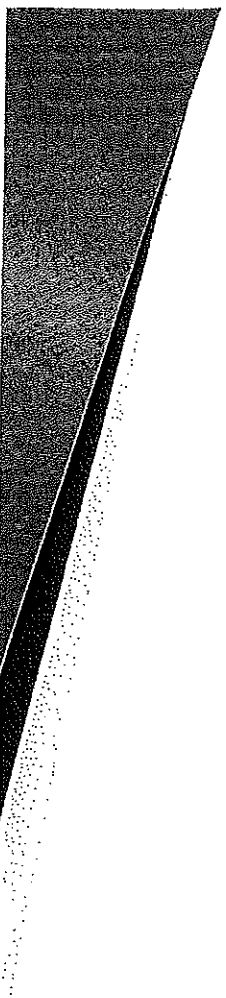
– Dr. Beth Sharpe, Executive Director of Elementary Education, Seminole County Public Schools, Florida

► “In only two weeks we saw dramatic changes, from both staff and parent perspectives. After five months of implementing The Leader in Me with students, we have seen an 85 percent decrease of behavior referrals.”

– Deirdre Brady, Principal, Heritage Elementary, Highland, Michigan

► “When I went to school we stuck only to academics. So when I see children learning about ethics, involvement in the community, and leadership, I find it very impressive, very worthwhile.”

– Kathleen Cresswell, Member, Rotary International, Florida



Implementation Plan

► June 2015

- Cotton Indian Elementary
 - 3 days of training begins with teachers during post planning

► January 2016

- Cotton Indian Elementary
 - Initial implementation at CIES recommended by HCBOE
 - Lisa Travis, Principal



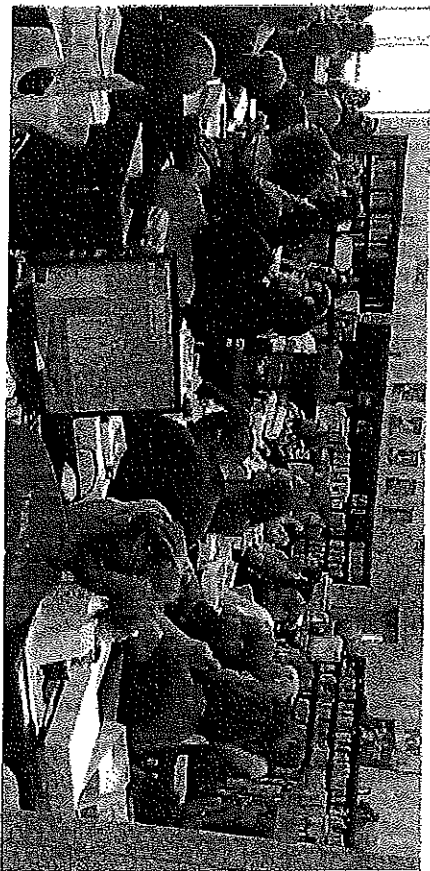
► Future

- All 28 elementary schools in Henry County.
- Refresher training sessions for all middle and high schools in Henry County



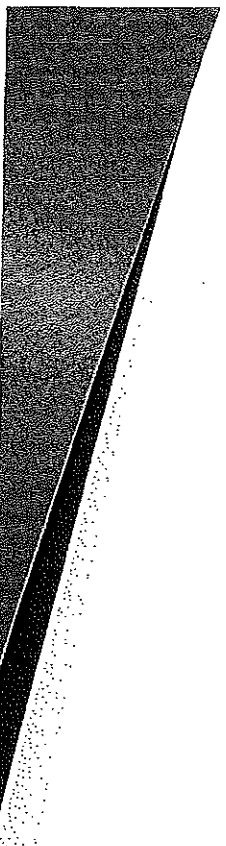
Cotton Indian Elementary School

"Community Involved in Education"



Results

- ▶ Improved student achievement
- ▶ Decreased discipline referrals
- ▶ Enhanced self-confidence and self-esteem in students
- ▶ Improved school cultures
- ▶ Increased parent satisfaction
- ▶ Future workforce development



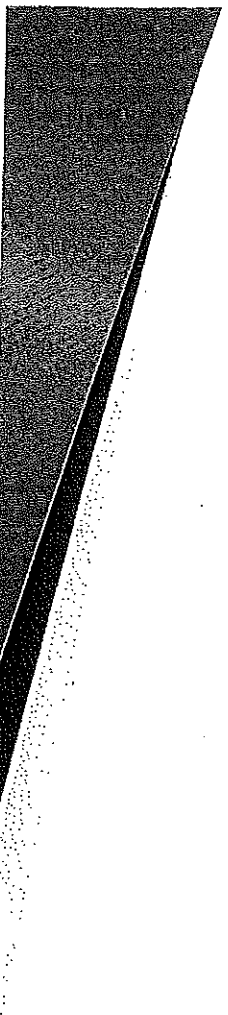
Current Sponsors

- ▶ NAACP – Citizenship Award and rising
- ▶ Cotton Indian Elementary PTO – Corporate Sponsor and rising
- ▶ Snapping Shoals EMC –
- ▶ Georgia Power –
- ▶ Individual Contributors:
 - *Laura Turner, Children's Healthcare – Star Student Award
 - *Clate Wall, Double Eagle Land Development – Star Student Award
 - *Shirley Tyree, Retired – Citizenship Award
 - *Deanne Elliott, Georgia Power – Star Student Award
 - *Rick Mant, Retired – Citizenship Award
 - *Jack Bowdoin, Heritage Bank – Leadership Award and rising
 - *Mike Daniel, Civil Sites Grading – Star student Award
 - *Donna Tidwell, ReMax Advantage – Citizenship Award and rising
 - *Dora Beauchamp, ReMax Advantage – Citizenship Award and rising
 - *Leah Brown, Henry County Development Authority – Star Student Award
 - *Lou Martin, Walker Concrete – Star Student Award
 - *Jan Townley, BB&T – Star Student Award
 - *Judy Neal – Star Student Award
 - *Steve & Marsha Cash, ReMax/HCFQG – Corporate Sponsorship and rising

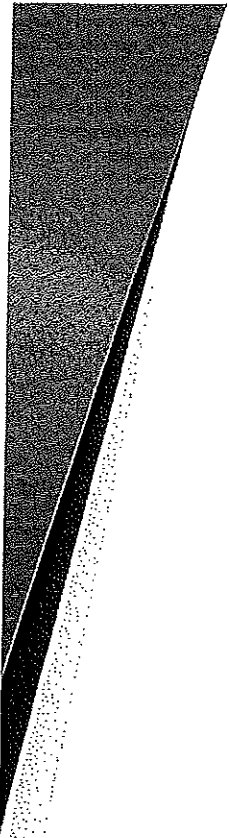
* Donor gave personally, not their respective employer.

Sponsorship Levels

- ▶ For \$55, you can sponsor a student.
- ▶ For \$150, you can sponsor a teacher & student.
- ▶ For \$550, you can sponsor a group of 10 students.
- ▶ For \$1500, you can sponsor an entire classroom.
- ▶ Corporate Sponsorship opportunities available and will be designated as an official Partner In Education.



Questions



ITEM #2

RESOLUTION

**Authorizing Lighting
Services Agreement
for**

**Reeves Creek Trail
Parking Area on
Flippen Road**

Presented by:

**City Manager
Michael Harris**

RESOLUTION _____

A RESOLUTION AUTHORIZING LIGHTING SERVICE FOR THE REEVES CREEK TRAIL; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation located within Henry County, Georgia duly organized and existing under the laws of the State of Georgia and is charged with providing public services to residents located within the corporate limits of the City; and

WHEREAS, the City finds it necessary and desirable to provide lighting service for Reeves Creek Trail;

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA, AS FOLLOWS:

1. **Approval of Execution.** The City hereby approves the service agreements to provide lighting service for Reeves Creek Trail, attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.
2. **Documents.** The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate the amendment, subject to approval as to form by the City Attorney.
3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO BE IT RESOLVED this _____ day of _____, 2016.

ANTHONY S. FORD, Mayor Pro Tem

ATTEST:

VANESSA HOLIDAY, City Clerk (SEAL)

APPROVED AS TO FORM:

MICHAEL WILLIAMS, City Attorney

EXHIBIT A



February 11, 2016

City of Stockbridge
Attn: Kevin Walter
415 Flippen Rd.
Stockbridge, GA 30281

Pricing options for the new LED system are as follows:

Standard Operating Lease: 1 month agreement, automatically renews month to month after 1 month, lease price is fixed. Georgia Power retains ownership of the system. All maintenance & energy to operate the system is included. No upfront cost required.

Monthly lease amount = \$112.05*

Upfront cost required for region to set new transformer – \$1203.83*

Benefits of LED Lighting:

- More energy efficient source of light
- Provides a very comforting, uniform and well lit appearance to your property
- Energy savings

Please let me know if you have any questions. This proposal is valid for (30) days from the above date.

Sincerely,

Dustin Young
770-969-6619

Georgia Power Company
Lighting Services Business Unit

*All prices are before any applicable tax.



February 11, 2016

City of Stockbridge
Attn: Kevin Walter
415 Flippen Rd.
Stockbridge, GA 30281

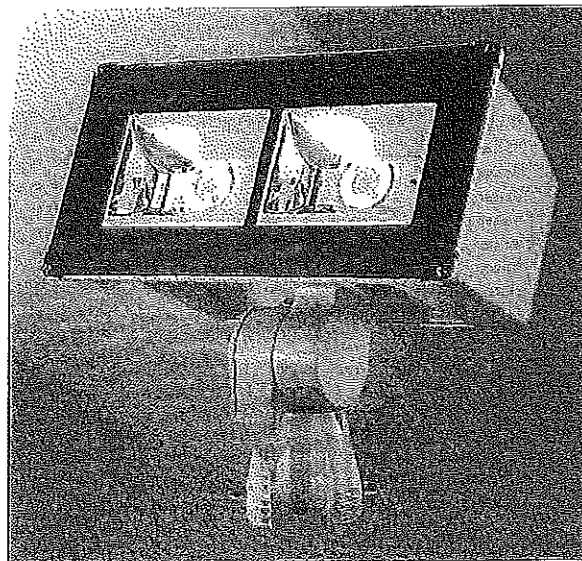
Thank you for allowing Georgia Power Company the opportunity to provide a site lighting proposal for the installation of new LED flood fixtures at your facility.

Georgia Power Company proposes the following:

- Install (3) 130 watt LED Flood Fixtures
- Install (3) 35' wood poles
- Install (1) 25 kva transformer
- All Fixtures to be photocell operated for dusk to dawn operation

Fixture to be used in this installation is pictured below.

Cooper Lighting LED Street Works Utility Flood Fixture (fixture will be painted bronze)



Governmental NESC® Lease Agreement Lighting Services



Customer Legal Name Stockbridge City of DBA NA
 Service Address 415 Flippen Rd Stockbridge, GA 30281 County Henry
 Mailing Address 4640 N Henry Blvd Stockbridge, GA 30281
 Email NA Tel # NA Alt Tel NA
 Tax ID NA Business Description Public Trail Parking Lot
 Existing Customer Yes ☒ No ☐ If Yes (and if possible), does Customer want Equipment added to an existing account? Yes ☐ No ☒ If Yes, Which Account Number NA

Equipment (excludes any applicable sales taxes)

Action	Qty	Wattage	Type	Description	OH/UG	M/UM	Equipment Amount (\$)	Estimated Regulate Charge (\$)*	Estimated Monthly Charge (\$)
(1) INS	3	130	LED	Flood	OH	UM	\$97.53	\$14.52	\$112.05
(2)									
(3)									
(4)									
(5)									
Monthly Total *							\$97.53	\$14.52	\$112.05

Install (INS) Remove (REM) Reconnect (R/C) Previously UnBilled (UNB)

* The Regulated Charge is subject to change at any time as dictated by the Georgia Public Service Commission. The amount shown is an estimate based on Summer rates in effect at time of Agreement proposal; actual charges may vary.

Project Notes: Install above LED fixtures; Install (3) 35' wood poles

Initial Term 1 months Prepaid Amount (excludes any applicable sales taxes) \$1,203.83

Customer agrees to lease the Equipment referenced above from Georgia Power Company on the attached terms and conditions and authorizes all actions noted above.

Customer also agrees to allow removal of existing outdoor lights as outlined in the removal contract incorporated by this reference. Yes ☐ N/A ☒

Customer Authorized Signature	Date	Georgia Power Company	Date
Print Name _____		Print Name _____	
Print Title _____		Print Title _____	

GPC Internal Use Only						INS/REM	UNREG/RES	HID/LED	RETRO/NEW/R/C	CUST. CONV./N/A	Lead #	PPID#
DWE		INS	UNREG	LED	NEW	No						
DWE											Rev Class: Com ☒ Res ☐ Ind ☐	
DWE											Region <u>M South</u>	
DWE											Construction: New ☐ Existing ☒	
WE											Customer Choice? Yes ☐ No ☒	

If an existing customer, list account number if it is not shown above:

TERMS and CONDITIONS (Governmental NESC)

1. **Lighting Equipment Lease.** This Lease Agreement ("Agreement") states the agreed terms and conditions upon which Georgia Power Company ("GPC") will: (i) lease to "Customer" (identified on Page 1) the "Equipment" referenced on Page 1 for use at the stated "Service Address" (the "Premises"); and (ii) provide electric service to operate the Equipment. The "Equipment" includes all poles, bases, wiring, conduit, fixtures, controls, and related items necessary to provide lighting service through the listed fixtures, unless expressly noted otherwise in "Project Notes." Customer acknowledges that regulatory change during the Agreement term may require GPC to modify or replace some Equipment.
2. **Intent and Title.** This Agreement is not a sale of the Equipment to Customer. Customer expressly acknowledges that GPC retains title to the Equipment and agrees that this Agreement only gives Customer the right to use the Equipment during the Agreement term, so long as Customer complies with all terms and conditions. Customer acknowledges that the Equipment, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove the Equipment when this Agreement ends. Customer authorizes GPC, without further consent or action, to file any UCC financing statement or security agreement relating to the Equipment and agrees that GPC may record those documents. GPC makes no representation or warranty regarding treatment of this transaction by the Internal Revenue Service or the status of this Agreement under any federal or state tax law; Customer enters into this Agreement in sole reliance upon Customer's own advisors.
3. **Term.** The Initial Agreement term is stated on Page 1, calculated from the date of the first monthly bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party at least 30 days before the desired termination date. GPC's address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer's mailing address is noted on Page 1.
4. **Payment.** GPC will invoice Customer per the terms stated on Page 1, subject to any change in the electric service charge dictated by the Georgia Public Service Commission. Customer agrees to pay the amount billed by the due date (20 days after billing date). Customer acknowledges GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate.
5. **Premises Activity.** Customer grants a license and right of access to GPC, and its contractors and representatives, to enter the Premises with vehicles and equipment to: (i) install and connect the Equipment and, if applicable, remove or disconnect existing equipment (collectively, the "Installation"); (ii) inspect, maintain, test, replace, repair, or remove the Equipment; (iii) provide electric service for the Equipment; or (iv) conduct any other Agreement-related activity (items (i) - (iv) collectively, the "GPC Activity"). Customer represents that the individual signing this Agreement on its behalf has authority to do so and that it has express authority from all Premises owners (and any other party with rights in the Premises) to enter into this Agreement and to authorize the GPC Activity. Customer is solely responsible for safety of the Premises and agrees that GPC has no obligation to ensure the safety of the Premises.
6. **Installation.** Customer represents that: (i) the Premises' final grade will vary no more than 6 inches from the grade existing at the time of Installation; and (ii) if applicable and required for proper Installation, Premises property lines will be clearly marked before Installation.
 - A. **Customer Work.** If GPC, upon Customer's request, allows Customer to perform any part of the Installation (including trenching) itself or through a third party, Customer warrants that the work will meet GPC's installation specifications (which GPC will provide to Customer and are incorporated by this reference). Customer is responsible for all reasonable additional costs arising from Customer's non-compliance with GPC's specifications or lack of timely (i.e., 10 days') notice to GPC that GPC's Installation activity can commence.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§25-9-1 - 25-9-13) ("Dig Law"), Customer must mark any private utility or facility (e.g., gas/ water/sewer line; irrigation facility; low voltage data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law. If GPC causes or incurs damage due to Customer's failure to mark a private facility or obstruction before GPC commences Installation, Customer is responsible for all damages and any resulting delay.
 - C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for any subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, etc. not properly marked or identified ("Unforeseen Condition"). If GPC encounters an Unforeseen Condition, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of Equipment modification or change requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC's control.
7. **Equipment Protection and Damage.** After Installation and throughout this Agreement's term, in the event of any work or digging near the Equipment, Customer (or any person or entity working on Customer's behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center ("UPC") and other utility owners or operators as required by the then current Dig Law; (ii) coordinate with the UPC and all utility facility owners or operators as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§46-3-30 - 46-3-40). As between Customer and GPC, Customer is responsible for all damages arising from failure to comply with applicable law or for Equipment damage caused by anyone other than GPC (or a GPC contractor or representative).
8. **Maintenance.** During this Agreement's term, GPC will maintain the Equipment and will bear the cost of routine repair or replacement. Customer must notify GPC of any need for Equipment repair by either calling 1-888-660-6890 or by reporting the need online (<http://outdoorlighting.georgiapower.com>).
9. **Pole Attachments.** If Customer desires to attach anything to any Equipment (poles, light fixtures, etc.), Customer must first obtain GPC's written consent. Customer must call GPC Lighting Services Business Unit at 1-888-768-8458 to obtain the proper pole attachment authorization.
10. **Disclaimer; Damages.** GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose or of merchantability) regarding the Equipment or any GPC Activity. Customer also acknowledges that, due to the unique characteristics of the Premises, Customer's needs, or Equipment choice, the Equipment may not follow IESNA guidelines. Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the Equipment or this Agreement, or arising from damage, hindrance, or delay involving the Equipment or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable.
11. **Risk Allocation Liability.** Each Party will be responsible for its own acts and the results of its acts.
12. **Default.** Customer is in default if Customer does not pay the entire amount owed within 45 days of billing. GPC's waiver of any past default will not waive any other default. If default occurs, GPC, at its discretion, may immediately terminate this Agreement, collect all past due amounts (including late fees) and all amounts due for the Equipment during the remaining Agreement term, remove the Equipment from the Premises, and seek any other available remedy.
13. **Georgia Security, Immigration, and Compliance Act.** Customer is a "public employer" as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services within the state of Georgia. Compliance with requirements of O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor's affidavit as required by O.C.G.A. § 13-10-91. GPC also agrees that, if it employs or contracts with any subcontractor(s) in connection with this Agreement, GPC will secure from each subcontractor an affidavit attesting to the subcontractor's compliance with O.C.G.A. § 13-10-91.
14. **Miscellaneous.** This Agreement contains the parties' entire agreement relating to the Equipment and replaces any prior agreement, written or oral. Only a written amendment signed by each party can modify this Agreement, except that either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other party. Customer will not assign, in whole or in part, this Agreement or its Agreement rights or obligations without GPC's prior written consent. No assignment, whether with or without consent, relieves Customer of its Agreement obligations. Customer must provide advance notice of a change in control of all, or substantially all, of Customer's ownership or interest in the Premises. In this Agreement, "including" means "including, but not limited to." Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.

ITEM #3

**Black History Month
Presentation
Presented by:
Councilwoman
Gantt
and
Mike Moon**

ITEM #4

**Hispanic
Community
Involvement in
Stockbridge
Presentation
Presented by:
Councilwoman
Robinson
and
Rocio Camacho**

Vanessa Holiday

From: Neat Robinson
Sent: Friday, January 29, 2016 11:05 AM
To: Vanessa Holiday
Subject: February Calendar

Good morning Madam Clerk
Per our previous discussion
Please place Rocio Camacho on the Feb 23 calendar to speak on Hispanic Community involvements in Stockbridge

Many Thanks

Neat Robinson
Councilwoman
City of Stockbridge
4640 N. Henry Blvd.
Stockbridge, GA 30281
iPhone Cellular 678-951-5562
Nrobinson@cityofstockbridge-ga.gov

"The Time is Always Right, To Do what is Right". - Dr. Martin Luther King Jr.

ITEM #5

**A Friends House
(Taste of Henry
Banners).**

Presented by:

**Nan Jenkins,
Development Director
for A Friends House
and Main Street
Manager, Kira Harris-
Braggs**

Vanessa Holiday

From: Kira Harris-Braggs
Sent: Tuesday, February 09, 2016 4:27 PM
To: Vanessa Holiday
Cc: njenkins@afriendshouse.org
Subject: Taste of Henry - Agenda Item - Presentation

Importance: High

Madame Clerk,

Below, please find an informational blurb that was sent over to me by Mrs. Nan Jenkins, Development Director for A Friends House.

She is interested in addressing the City Council at their next scheduled workshop. Mrs. Jenkins is seeking permission for *Taste of Henry Banners* be placed in the various banner locations around the City. In exchange for this service, her organization is willing to recognize the City as an in-kind advertising sponsor of the event. Included with this recognition would be a complimentary booth for the City's/Main Street's participation in the event which will be held April 15, 2016 from 6:00 p.m. to 9:00 p.m.

If you have any questions or need any additional information, please let me know. You may also contact Mrs. Jenkins directly at the number listed below.

Kira D. Harris-Braggs, Manager
Stockbridge Main Street Program



Main: 770-389-7900
Direct: 678-833-3306
Email: kharris-Braggs@cityofstockbridge-ga.gov

From: Nan Jenkins [<mailto:njenkins@afriendshouse.org>]
Sent: Tuesday, February 09, 2016 4:10 PM
To: Kira Harris-Braggs <KHarris-Braggs@cityofstockbridge-ga.gov>
Subject: RE: Taste of Henry question

Kira,

Thanks again for all of your helpful information. Here is a short blurb about AFH and Taste of Henry.

Taste of Henry showcases over 30 local restaurants and food vendors with dishes that are sure to satisfy every palate. The taste-size portions let you sample a variety of different flavors and restaurants. From delicious main courses to appetizers and desserts - if its great food, you are sure to find it at Taste of Henry. You are also sure to find the best of Henry County Tourism. Come and see why people Eat, Stay and Play in Henry County!

Dine with friends, family, and neighbors for a great cause...

The annual, open to the public Taste of Henry event benefits A Friend's House, Henry County's home for abused, neglected, and abandoned children. This is definitely one night of the year where you can indulge without feeling guilty, as one hundred percent of the proceeds from ticket sales benefit this great cause.

A Friend's House is a home for children in crisis. Its Mission is to provide an emotionally and physically safe environment for children who have been abused, neglected and abandoned. They have served over 1,935 children since 1998.

Nan Jenkins
Director of Development
A Friend's House
678-432-1630

"You don't have to make the headlines to make a difference" - Truett Cathy

www.afriendshouse.org

Taste of Henry

ITEM #6

**Resolution
to Approve
Mauldin & Jenkins
for Audit Services.**

**Presented by:
City Manager
Michael Harris**



January 29, 2016

Honorable Mayor and Members of the
City Council and City Administrator
City of Stockbridge, Georgia
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Attn: Michael Harris, City Manager

We are pleased to confirm our understanding of the services we are to provide the City of Stockbridge, Georgia (the City) for the year ended December 31, 2015. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the notes to the financial statements, which collectively comprise the basic financial statements, of the City of Stockbridge, Georgia as of and for the year then ended. These statements will include the budgetary comparison information for the General Fund. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis (MD&A).
2. Schedule of Changes in the City's Net Pension Liability and Related Ratios
3. Schedule of City Contributions – Pension Plan

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the

financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole:

1. Schedule of Projects Constructed with Special Purpose Local Option Sales Tax Proceeds.
2. Combining and individual fund statements

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the City of Stockbridge, Georgia and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the Members of the City Council for the City of Stockbridge, Georgia. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states that the purpose of the report is solely to describe the scope of testing of internal control over financial reporting and compliance, and the result of that testing, and not to provide an opinion on the effectiveness of the entity's internal control over financial reporting or on compliance, and that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control over financial reporting and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the City is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Management Responsibilities

Management is responsible for the basic financial statements and all accompanying information as well as all representations contained therein.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements and all necessary accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities also include identifying significant vendor relationships in which the vendor has responsibility for program compliance and for the accuracy and completeness of that information. Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the entity complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud, and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

You are responsible for the preparation of the supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that

includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon.. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. You agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or

employees acting on behalf of the entity. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitation of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors and any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform you of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Controls

Our audit will include obtaining an understanding of the entity and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of City of Stockbridge, Georgia's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Other Services

We will also assist in preparing the financial statements and related notes of the City in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*.

Audit Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

We will provide copies of our reports to the City of Stockbridge, Georgia; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, pursuant to authority given by law or regulation, we may be requested to make certain audit documentation available to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit on approximately February 29, 2016 and to issue our reports no later than June 30, 2016. Miller G. Edwards is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be based on actual time spent at our quoted hourly rates, plus travel and other out-of-pocket costs (such as report production, typing, postage, etc.) Our hourly rates vary according to the degree of responsibility involved and the experience level of

the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. The above fees are based on anticipated cooperation from your personnel (including incomplete or untimely receipt by us of the information on the respective client participation listings to be prepared annually) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

We appreciate the opportunity to be of service to the City of Stockbridge, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Sincerely,

MAULDIN & JENKINS, LLC



Miller G. Edwards

MGE:hp
Enclosure

RESPONSE:

This letter correctly sets forth the understanding of the City of Stockbridge, Georgia.

By: _____

Title: _____

ITEM #7

ORDINANCE

Authorizing approval of an amendment to the FY2016 Operating Budget; amending the Position of Main Street Program Assistant from a Part-time position to a Full-time position. Adopting the Job Description for the Main Street Program Assistant. Amending the COS Organizational Chart and Pay Scale and Classification.

Presented by: Main Street Manager, Kira Harris-Braggs; Human Resource Manager Renee Wheeler and Treasurer, Linda Nabers.

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 003

DATE 02/23/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-75500-511100		Regular Employee Salaries	23,450	
100-75500-512100		Group Insurance Medical and Dental	18,200	
100-75500-512110		Group Insurance Life	500	
100-75500-512111		Group Insurance Vision	1,000	
100-75500-512200		Medicare	508	
100-75500-512400		Pension	6,300	
100-75500-512600		Unemployment Insurance	1,000	
100-75500-512700		Workers Compensation	250	
100-75500-512851		HRA Deductible	1,000	
100-75500-523245		Telecommunications	1,000	
100-75500-523500		Travel	500	
100-75500-523700		Education & Training	500	
100-75500-531110		Computer Expense	1,800	
100-75500-531750		Uniforms	100	
100-75500-542300		Furniture & Fixtures	5,000	
100-00000-389040		From Reserves		61,108
		Totals	61,108	61,108

This amendment is to add the Full time Main Street Position to the 2016 Budget.
Budgeted in 2016 was part-time position without benefits.

Entered _____

Approved _____

Title: Stockbridge Main Street Program Assistant

Department: Administrative and Community Services

Division: Stockbridge Main Street Program

Position Purpose: The primary purpose of this position is to serve as the assistant to the Stockbridge Main Street Program Manager (hereafter Main Street Manager) in the successful day-to-day operation of the Stockbridge Main Street Program office (hereafter Main Street).

Fifty percent of this position's time will be devoted to coordinating Main Street communications and ensuring that the Main Street website, social media, and other communications vehicles meet the needs of the Main Street Program and its visitors.

The remaining fifty percent of this position's time will be devoted to Main Street Program and event administration, ensuring that the Main Street Program meets its programmatic goals and fulfills its stated mission of "design[ing] an identifiable downtown historic district that promotes economic development, encourages cultural enrichment, and nurtures community spirit."

Required Education: Associate's or Bachelor's Degree in Business Administration or Management, Communications, Community Affairs, Public Affairs, or Web Design. Experience can be substituted for education on a case-by-case basis. Therefore, any equivalent combination of experience and training that provides the required knowledge, skills and abilities may be considered.

Preferred Experience:

- Minimum of 2 years of office administration
- Minimum of 2 years of increasingly responsible experience with maintaining and managing websites and various social media
- Experience working in an office setting
- Fundraising, sales, marketing, and/or promotions experience
- Experience using Microsoft Office Applications (i.e. Outlook, Excel, Word, PowerPoint, Publisher, PageMaker, etc.)
- Experience using Facebook and Twitter
- Experience with web-based technologies
- Experience with graphics design, Photoshop, etc.

Essential Duties and Responsibilities Include: The duties and responsibilities described here are representative of those that must be met by an employee to successfully perform the essential functions of this position.

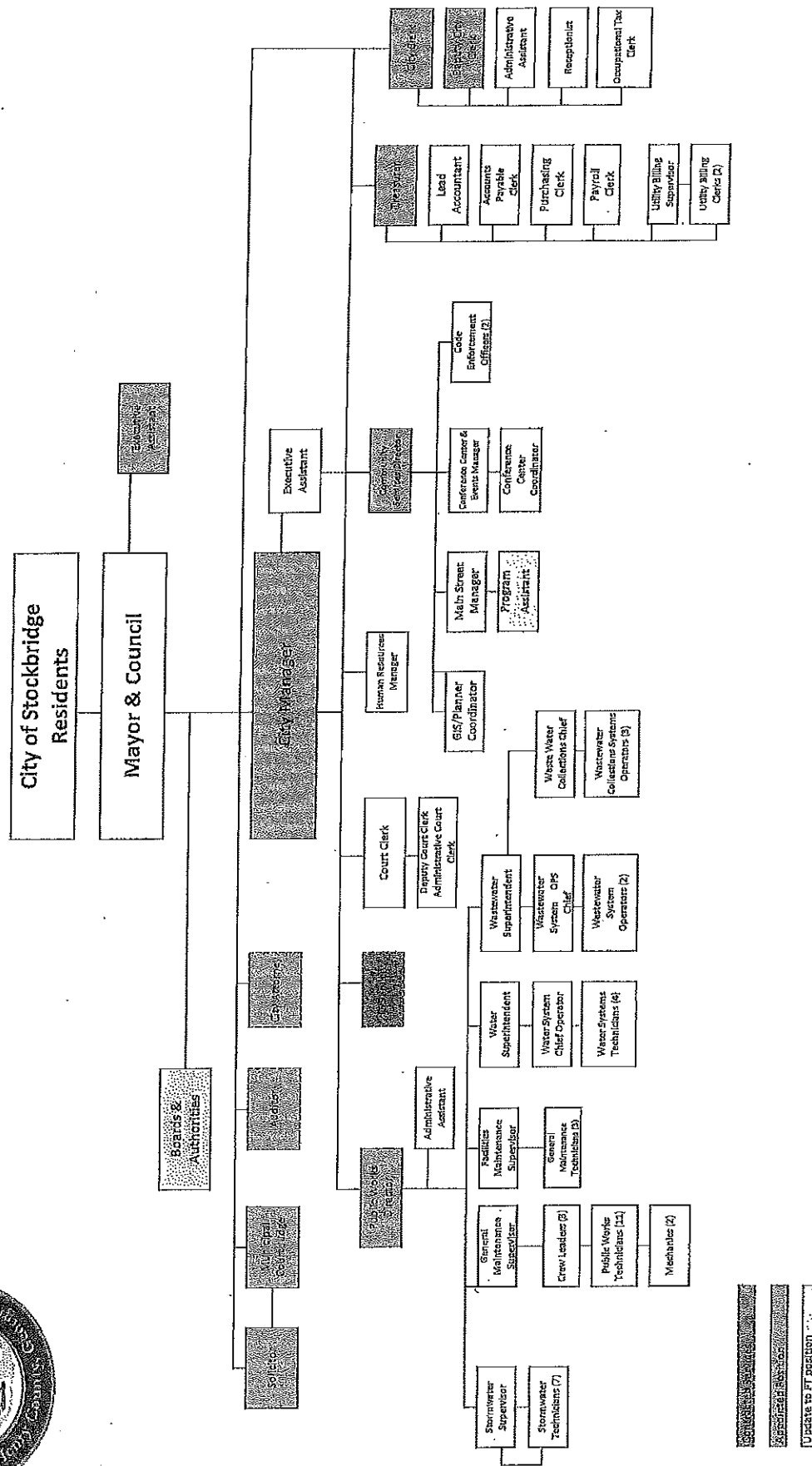
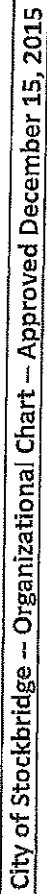
- General office administration, including but not limited to:
 - Providing administrative/clerical support to the Main Street Manager
 - Providing administrative and clerical support to the Main Street Advisory Board as directed by the Main Street Manager
 - Answering Main Street office telephones
 - Receiving visitors to the Main Street Program Office
 - Responding to email and telephone queries
 - Operating office equipment (i.e. computer, copier, printer, etc.)
 - General record keeping, filing and office organization
 - Distributing mail
 - Maintaining Main Street calendars for appointments, meetings, engagements, etc.
 - Maintaining office tidiness and organization
- Assistance with the maintenance and implementation of all Main Street communications, including but not limited to, website, Facebook, and other social media, as directed by the Main Street Manager
- Assistance with the planning, coordination, and/or implementation of Main Street projects and special events (will require occasional afterhours and weekend work)
- Assistance with regular communication/interaction with City staff, the Main Street Advisory Board, local business/property owners, downtown stakeholders, and community volunteers

Preferred Skills:

- Effective office administration skills
- Effective communication skills (Verbal and Written)
- Proficiency with Microsoft Office Applications (i.e. Outlook, Excel, Word, PowerPoint, Publisher, PageMaker, etc.)
- Proficiency with Facebook, Twitter, and other social media
- Familiarity with web-based technologies
- Familiarity with graphics design, Photoshop, etc.
- Ability to work well in a team environment
- Ability to analyze and interpret data
- Ability to interpret policies and procedures
- Ability to show tact and diplomacy when dealing with the general public

Physical Demands:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this position. The responsibilities of this position are generally performed indoors in an office setting and involve light to moderate lifting, sitting for long periods of time, standing, bending, crouching, carrying, pulling, kneeling, stooping and walking. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.



City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
General Maintenance Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Public Works Technician	Public Works	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Receptionist	Administration	City Clerk	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Sanitation Technician	Sanitation	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Stormwater Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Collections Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Water Systems Technician I	Water	Water Superintendent	11	\$ 12.00	\$ 17.72	\$ 24,960.00	\$ 36,857.60
Utility Billing Clerk	Sanitation	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Utility Billing Clerk	Sewer	Utility Billing Supervisor	12	\$ 12.90	\$ 19.06	\$ 26,832.00	\$ 39,644.80
Mechanic	Public Works	General Maintenance Supervisor	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Collections Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Wastewater Systems Operator II	Sewer	Wastewater Reclamation Plant Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20
Water Systems Technician II	Water	Water Superintendent	13	\$ 14.00	\$ 20.69	\$ 29,120.00	\$ 43,035.20

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Administrative Assistant	Administration	City Clerk	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Public Works	Public Works Director	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Administrative Assistant	Municipal Court	Court Clerk	14	\$ 14.63	\$ 21.51	\$ 30,430.40	\$ 44,740.80
Program Assistant	Main Street	Main Street Manager	13	\$14.63	\$21.51	\$ 30,430.40	\$ 44,740.80
Deputy Court Clerk	Municipal Court	Court Clerk	14	\$ 14.63	\$ 23.82	\$ 30,430.40	\$ 49,545.60
Conference Center Coordinator	Administration	Conference Center & Events Manager	14	\$ 14.63	\$ 21.61	\$ 30,430.40	\$ 44,948.80
Accounts Payable Clerk	Administration	Treasurer	15	\$ 15.38	\$ 23.89	\$ 31,990.40	\$ 49,691.20
Crew Leader	Public Works	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Purchasing Clerk	Administration	Treasurer	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
Stormwater Supervisor	Stormwater	Public Works Director	15	\$ 15.38	\$ 22.73	\$ 31,990.40	\$ 47,278.40
GIS/Planner	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Code Enforcement Officer	Administration	Administration & Community Services Director	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Deputy City Clerk	Administration	City Clerk	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Mechanic/ASE Certified	Public Works	General Maintenance Supervisor	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Utility Billing Supervisor	Water	Treasurer	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator III	Sewer	Wastewater Reclamation Plant Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Water Systems Technician III	Water	Water Superintendent	16	\$ 16.13	\$ 23.82	\$ 33,550.40	\$ 49,545.60
Wastewater Systems Operator IV	Sewer	Wastewater Reclamation Plant Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Water Systems Technician IV	Water	Water Superintendent	17	\$ 16.93	\$ 25.01	\$ 35,214.40	\$ 52,020.80
Executive Assistant	Governing Body	Mayor & Council	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Executive Assistant	Administration	City Manager	18	\$ 17.78	\$ 26.26	\$ 36,982.40	\$ 54,620.80
Wastewater Collections Chief Operator	Wastewater	Wastewater Reclamation Plant Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Wastewater Systems Chief Operator	Wastewater	Wastewater Reclamation Plant Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Water System Chief Operator	Water	Water Superintendent	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Conference Center & Events Manager	MMCC	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00

City of Stockbridge 2016 Pay Scale

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Court Clerk	Municipal Court	City Manager	21	\$ 20.58	\$ 33.80	\$ 42,806.40	\$ 69,888.00
Main Street Manager	Administration	Administration & Community Services Director	21	\$ 20.58	\$ 30.40	\$ 42,806.40	\$ 63,232.00
Human Resources Manager	Administration	City Manager	22	\$ 21.61	\$ 32.30	\$ 44,948.80	\$ 67,184.00
Lead Accountant	Administration	Treasurer	22	\$ 21.61	\$ 31.93	\$ 44,948.80	\$ 66,414.40
Facilities Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27.58	\$ 42.76	\$ 57,366.40	\$ 88,940.80
City Clerk	Executive	Mayor & Council	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39.54	\$ 55.15	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42.78	\$ 63.22	\$ 88,982.40	\$ 131,497.60

City of Stockbridge 2016 Pay Scale

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General Maintenance Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Public Works Technician	Public Works	Crew Leader	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
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Stormwater Technician	Stormwater	Stormwater Supervisor	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
Wastewater Collections Systems Operator I	Sewer	Wastewater Reclamation Plant Superintendent	10	\$ 11.00	\$ 16.26	\$ 22,880.00	\$ 33,820.80
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General Maintenance Supervisor	Public Works	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Water Superintendent	Water	Public Works Director	25	\$ 25.01	\$ 36.96	\$ 52,020.80	\$ 76,876.80
Public Works Director	Public Works	City Manager	27	\$ 27.58	\$ 42.76	\$ 57,366.40	\$ 88,940.80
City Clerk	Executive	Mayor & Council	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Treasurer	Executive	City Manager	28	\$ 28.96	\$ 42.80	\$ 60,236.80	\$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	\$ 39.54	\$ 55.15	\$ 82,243.20	\$ 114,712.00
City Manager	Executive	Mayor & Council	36	\$ 42.78	\$ 63.22	\$ 86,982.40	\$ 131,467.80

ITEM #8
PLANNING & ZONING
PUBLIC HEARING ON
MARCH 14, 2016

Variance Number VR-16-01-S – Red Oak Village of Stockbridge, LP of Clarkson, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0 +/- acres, and the request is for age-restricted multi-family housing.

**Presented by: Administration and
Community Services Director
Dale Hall**

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

March 14, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

☒

Action requested by City Council

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. Sign Photo
4. Staff Report
5. Application
6. Letter of Intent

Presenter:

City Staff

Applicant:

Red Oak Village

Number: VR-16-01-S

Agenda Item:

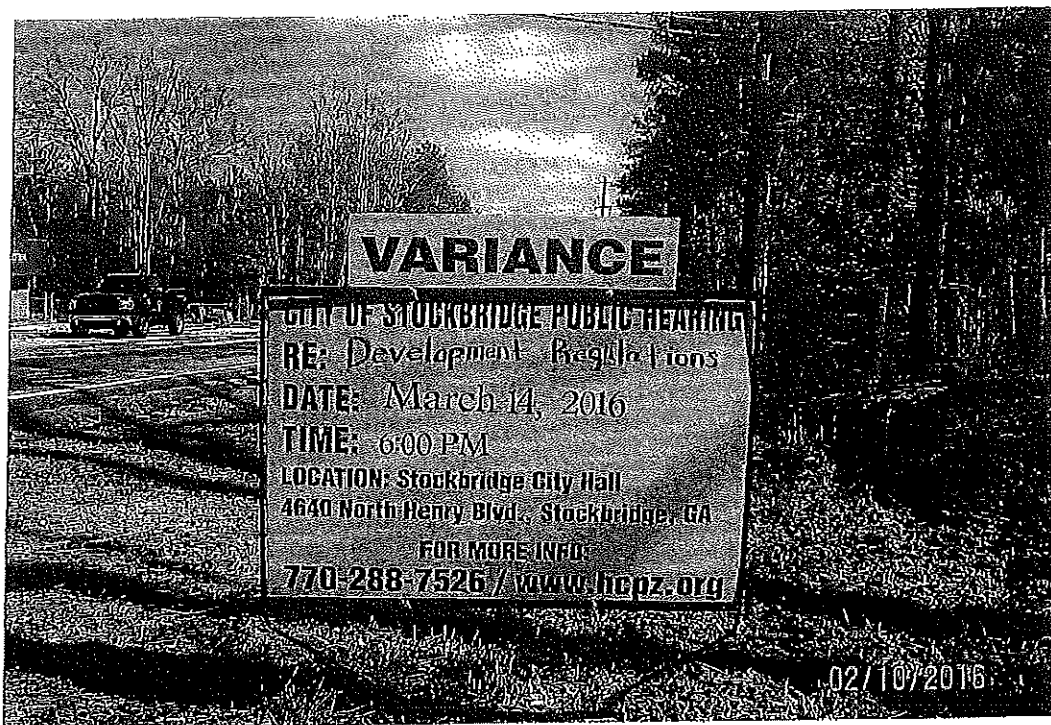
Red Oak Village of Stockbridge, LP of Clarkton, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0+/- acres, and the request is for age-restricted multi-family housing.

Background:

See attached staff report.

Recommendation:

Denial



3. A minimum of fifty feet (50') of additional right-of-way shall be preserved all along the site's frontage along Rock Quarry Road. The required setbacks will be oriented from the preserved right-of-way line (i.e. measured from the preserved right-of-way line which will be no less than 50' from the current right-of-way from Rock Quarry Road as of June 1st, 2015.
4. Access to the RM-1 portion of the site will be limited to one (1) driveway.
5. The developer shall work with the HCDOT/HCSPLST to align the entrance to the RM-1 portion of the property with the anticipated location of the intersection of Red Oak Road with Rock Quarry Road.
6. The applicant shall design and construct a deceleration lane/acceleration taper to HCDOT standards.
7. A left turn lane on Rock Quarry Road into the RM-1 portion of the property may be required by HCDOT if it is determined that it is warranted by GDOT-equivalent standards. However, the requirement for a left turn lane may be waived so long as all necessary construction funding for Rock Quarry Road widening project has been secured and the Construction phase is programmed to begin within three (3) years of the issuance of the Land Disturbance Permit for the full build-out of the RM-1 portion of the site.
8. Amenities shall be centrally located to all residential units where feasible and designed for those residents fifty-five and older. Amenities shall be approved by the mayor and city council during site plan approval and shall be consistent with the number of amenities required for RM-1 based on the density of the development. In lieu of the required amenities listed under the RM-1 zoning provisions, the developer may substitute the following:
 - Clubhouse and/or community room with a minimum of one thousand three hundred (1,300) square feet of heated space;
 - Senior recreational sized pool with approximate dimensions of 14'x30' at 4' depth with a deck approximately 35'x54';
 - A children's play area.

The City Council may consider the following amenities in addition to those additional required amenities listed under the RM-1 zoning provisions of the ordinance:

- Covered pavilion with picnic/barbeque facilities;
 - Community garden area;
 - Furnished and equipped library of at least two hundred and fifty (250) square feet of heated space with computer center that incorporates broadband Internet service;
 - Furnished and equipped wellness/fitness center;
 - Furnished interior gathering areas of at least two hundred and fifty (250) square feet of heated space;
 - Any other amenity similar in nature and size to those listed above that is acceptable and approved by the city council at the time of site plan review.
9. The applicant shall cause those certain parcels of land known as Tax Parcel Number 050-01-002-005 and Tax Parcel Number 050-01-003-004 to be subdivided such that two new tax parcels are established with match the legal descriptions shown in Exhibits "A" and "B."

Table 1.0 lists current zoning and land uses of adjacent properties.

Criteria 7: *The variance is not a request to permit a use of land, buildings, or structures, which is not permitted by right in the district involved.*

The variance requested is not intended to permit a use of land, buildings, or structures, which is not permitted by right in a multi-family residential zoning district.

Recommendation:

Planning staff recommends **Denial** of the request.

Attachments

- Survey
- Site Plan
- Sign Photo
- Tax Map

**Henry County Planning & Zoning
Variance Request Application**

Name of Applicant Red Oak Village of Stockbridge, L.P. Phone: (573) 448-3000 Date: 2/1/2016
Address Applicant: 111 North Main Fax (573) 448-3551 Pager/Cell # _____
City: Clarkton State: MO Zip: 63837 E-mail: jessica@macocompanies.com
Name of Agent Affordable Equity Partners Phone: (573) 443-2021 Date: 2/1/2016
Address Agent: 206 Peach Way Fax (573) Pager/Cell # (601) 329-3459
City: Columbia State: MO Zip: 65203 E-mail: jmarkel@aepartners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Variance being requested: Parking

Address of Property: Rock Quarry Road Nearest intersection to the property: Red Oak Road
(Street Address)
Size of Tract: 10.0 acre(s), Land Lot Number(s): 29, District(s): 12
Property Tax Parcel Number: 050 - 0100 - 20 - 05 (Required)

Witness' Signature

Signature of Applicant/s

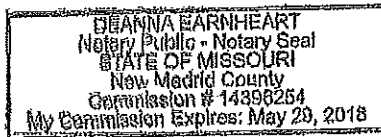
Printed Name of Witness

Printed Name of Applicant/s

Notary

Signature of Agent

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)
Application checked by: _____ Date: _____ Map Number(s): _____
Pre-application meeting: _____ Date: _____
Zoning Advisory Board Decision: _____
BOC Decision: _____
Planning Director's Signature: _____ Date: _____

Engineering Surveys and Services

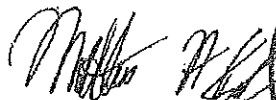
Page 2
Mr. Hall
February 1, 2016

In addition to the users, reducing the parking ratio on the site will further reduce runoff volume from the site, by providing a larger area of pervious surface and protecting existing vegetation. An additional 30 stalls will increase the impervious surface on the site by approximately 10,500 square feet, producing an additional 750 gpm of runoff during the 25 year rain event. Furthermore, the additional 30 stalls will require grading and disturbance of another 0.5 +/- acres of property, due to the existing relief on the property.

It is my professional opinion that requiring 30 additional stalls beyond the stalls shown on the exhibit creates an undue hardship, by increasing development cost and long term maintenance for parking that is not needed. Additionally, the benefits of the reduced runoff volume in the protected district far outweighs any benefit the parking may provide. Granting this variance will not impact downstream properties, will not impact public health and safety, increase public expense, or create a nuisance.

Thank you for your time. Please do not hesitate to contact us with any questions or concerns.

Sincerely,


Matthew A. Kriete, P.E.



Enclosures

cc: Jim Markel, AEP, w/ enclosures via email
Brian Kimes, AEP, w/ enclosure via email
Mike Riley, MRA, w/ enclosures via email
1 -- File ESS Job# 13191

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

March 14, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

☒

Action requested by City Council

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. Sign Photo
4. Staff Report
5. Application
6. Letter of Intent

Presenter:

City Staff

Applicant:

Red Oak Village

Number: VR-16-01-S

Agenda Item:

Red Oak Village of Stockbridge, LP of Clarkton, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0+/- acres, and the request is for age-restricted multi-family housing.

Background:

See attached staff report.

Recommendation:

Denial

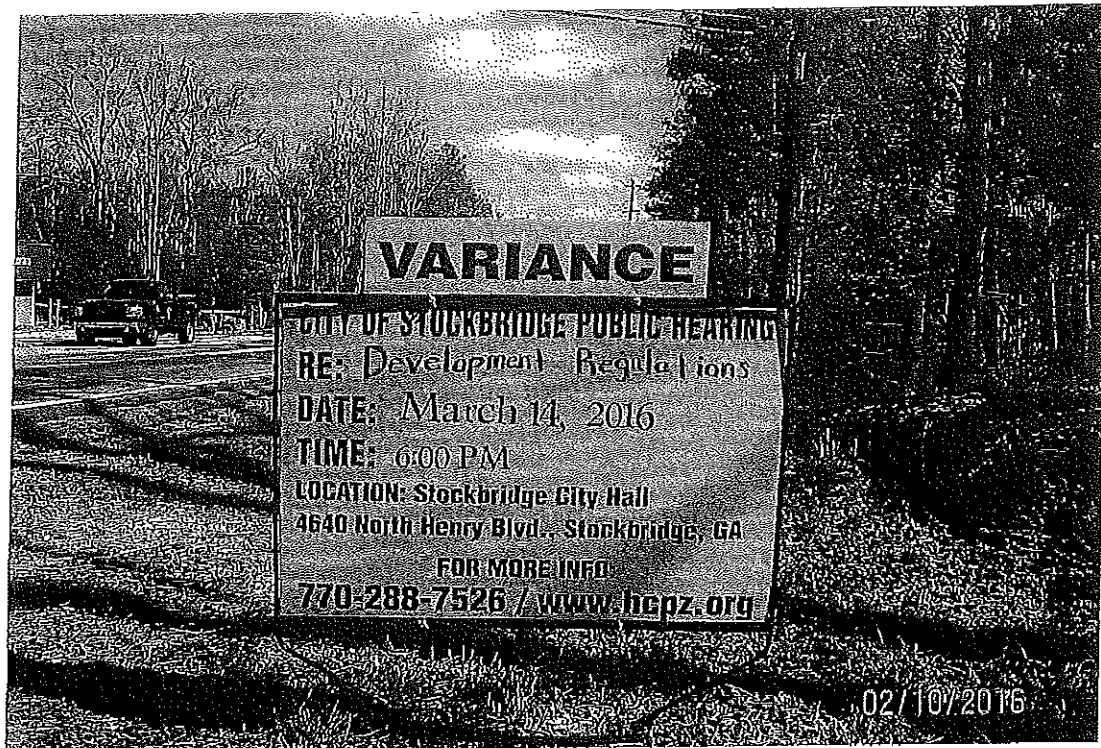
WEDNESDAY, FEBRUARY 10, 2016 5B

PUBLIC HEARING NOTICE
Stockbridge City Council

Date: **Monday, March 14, 2016**
Location: **Stockbridge City Hall**
4640 North Henry Boulevard, Stockbridge, GA 30281
Public Hearing: **6:00 P.M.**

VARIANCE
VR-16-01-S

Red Oak Village of Stockbridge, LP of Clarkston, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0 +/- acres, and the request is for age-restricted multi-family housing. **City of Stockbridge**





Variance Evaluation Report
Stockbridge City Council

HENRY COUNTY PLANNING & ZONING

VR-16-01-S

City of Stockbridge:

Staff Report Prepared by: Stacey Jordan-Rudeseal, Planner II

Applicant: Red Oak Village of Stockbridge, LP
111 North Main
Clarkton, MO 63837
(573) 448-3000
jessica@macocompanies.com

Agent: Affordable Equity Partners
206 Peach Way
Columbia, MO 65203
(573) 443-2021
jmarkel@aepartners.com

Location: Proposed senior apartment complex on Rock Quarry Road at Red Oak Road
Land Lots 29 & 30 of the 12th District

Parcel ID: 050-01-002-005

Request: Variance to reduce the minimum number of parking spaces

**Proposed Use
/Purpose:** Age-restricted multi-family residences

Current Land Use: Vacant

Future Land Use: Zoning corresponds to High Density Residential (6.0-16.0 du/acre)

Sign Posted: February 10, 2016

City Meeting: March 14, 2016

Lot Size: 10.0 +/- acres

Road Access: Rock Quarry Road

Zoning History:

The subject property is zoned RM-1 (Multi-Family Residence -- Apartments) as illustrated on the City of Stockbridge Official Zoning Map. A review of the zoning files indicates that the subject property was rezoned from M-1 (Light Manufacturing) to RM-1 on June 8, 2015, with following conditions:

1. The RM-1 portion of the subject property shall be developed as a 55 and older community meeting the requirements of the Fair Housing Act. A restrictive covenant shall be recorded for the RM-1 portion of the subject property accomplishing the 55 and older limitation and including a civil penalty provision benefiting the City of Stockbridge with a copy provided to the City of Stockbridge.
2. The RM-1 portion of the subject property shall be limited to no more than ten (10) acres. There shall be no more than seventy-two (72) dwelling units on the RM-1 portion of the subject property.

3. A minimum of fifty feet (50') of additional right-of-way shall be preserved all along the site's frontage along Rock Quarry Road. The required setbacks will be oriented from the preserved right-of-way line (i.e. measured from the preserved right-of-way line which will be no less than 50' from the current right-of-way from Rock Quarry Road as of June 1st, 2015).
4. Access to the RM-1 portion of the site will be limited to one (1) driveway.
5. The developer shall work with the HCDOT/HCSPLST to align the entrance to the RM-1 portion of the property with the anticipated location of the intersection of Red Oak Road with Rock Quarry Road.
6. The applicant shall design and construct a deceleration lane/acceleration taper to HCDOT standards.
7. A left turn lane on Rock Quarry Road into the RM-1 portion of the property may be required by HCDOT if it is determined that it is warranted by GDOT-equivalent standards. However, the requirement for a left turn lane may be waived so long as all necessary construction funding for Rock Quarry Road widening project has been secured and the Construction phase is programmed to begin within three (3) years of the issuance of the Land Disturbance Permit for the full build-out of the RM-1 portion of the site.
8. Amenities shall be centrally located to all residential units where feasible and designed for those residents fifty-five and older. Amenities shall be approved by the mayor and city council during site plan approval and shall be consistent with the number of amenities required for RM-1 based on the density of the development. In lieu of the required amenities listed under the RM-1 zoning provisions, the developer may substitute the following:
 - Clubhouse and/or community room with a minimum of one thousand three hundred (1,300) square feet of heated space;
 - Senior recreational sized pool with approximate dimensions of 14'x30' at 4' depth with a deck approximately 35'x54';
 - A children's play area.

The City Council may consider the following amenities in addition to those additional required amenities listed under the RM-1 zoning provisions of the ordinance:

- Covered pavilion with picnic/barbeque facilities;
 - Community garden area;
 - Furnished and equipped library of at least two hundred and fifty (250) square feet of heated space with computer center that incorporates broadband Internet service;
 - Furnished and equipped wellness/fitness center;
 - Furnished interior gathering areas of at least two hundred and fifty (250) square feet of heated space;
 - Any other amenity similar in nature and size to those listed above that is acceptable and approved by the city council at the time of site plan review.
9. The applicant shall cause those certain parcels of land known as Tax Parcel Number 050-01-002-005 and Tax Parcel Number 050-01-003-004 to be subdivided such that two new tax parcels are established with match the legal descriptions shown in Exhibits "A" and "B."

Table 1.0 lists current zoning and land uses of adjacent properties.

Table 1.0 Current Zoning & Land Use of Adjacent Properties

Current Zoning		Land Use
North	RM (Multi-Family Residence)	Apartments
East	RM (Multi-Family Residence)	Apartments
South	M-1 (Light Industrial)	Vacant
West	M-1 (Light Industrial) C-2 (General Commercial) M-2 (Heavy Manufacturing)	Warehouse Vacant Industrial/Warehouses

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The Applicant is requesting a variance from minimum parking requirements (Section 8.36.100.D.5.n). The ordinance standard is 2.0 spaces per one or two bedroom apartment. The requested variance would allow 1.5 spaces per apartment. For the proposed sixty (60) apartments, the requested variance would allow ninety (90) spaces instead of one hundred twenty (120) spaces.

Criteria for Granting a Variance per Section 3-7-273:

Criteria 1: *There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district.*

There are no extraordinary or exceptional conditions pertaining to the subject property with regard to size, shape, or topography that are not also applicable to other parcels zoned for multi-family development.

Criteria 2: *A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district.*

A literal interpretation of the chapter would not deprive the Applicant of rights commonly enjoyed by other properties in the district.

Criteria 3: *Granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.*

Granting the variances as requested would confer upon the property of the Applicant special privileges denied to other properties within the district; however, other property owners may also request a variance.

Criteria 4: *The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general public.*

The requested variances are in harmony with the intent of the chapter. However, reducing the required number of parking spaces may cause problems with residents and guests, particularly on holidays and other times when family and friends gather. A situation where drivers are forced to park along Rock Quarry Road and in other non-parking areas should be avoided.

Criteria 5: *The special circumstances are not the result of the actions of the applicant.*

The special circumstances are the result of the actions of the Applicant.

Criteria 6: *The variance requested is the minimum variance that will make possible the legal use of the land, building or structure.*

The requested variances are not the minimum necessary to make possible the legal use of the property.

Criteria 7: The variance is not a request to permit a use of land, buildings, or structures, which is not permitted by right in the district involved.

The variance requested is not intended to permit a use of land, buildings, or structures, which is not permitted by right in a multi-family residential zoning district.

Recommendation:

Planning staff recommends **Denial** of the request.

Attachments

- Survey
- Site Plan
- Sign Photo
- Tax Map

- ITEMS FROM SCHEDULE D-SECTION 2 PERTAINING TO SURVEY MATTERS.
- (1) Easement for Right-of-Way from Mrs. Mable McWhorter, et al to Georgia Power Company, et al, recorded in Deed Book 25, Page 267, et al, et al, does not affect subject property.
 - (2) Easement from R.L. McWhorter, Jr. to Georgia Power Company, dated August 18, 1933, recorded August 21, 1933, recorded in Deed Book 18, Page 34, et al, et al, does not affect subject property. Location could not be determined from documents.
 - (3) Easement from R.L. McWhorter, Jr. to Georgia Power Company, dated March 17, 1937, recorded July 27, 1937, recorded in Deed Book 25, Page 315, et al, et al, does not affect subject property. Location could not be determined from documents.
 - (4) Easement from William A. McWhorter, Mrs. William McWhorter, et al to Clayton County Water Authority, dated July 14, 1944, recorded July 14, 1944, recorded in Deed Book 48, Page 484, et al, et al, does not affect subject property and is shown herein.
 - (5) Right of Way Deed from R.L. McWhorter, Jr. and William McWhorter to Henry County, Georgia, dated July 27, 1937, filed for record October 11, 1937 at 2:00 p.m., recorded in Deed Book 18, Page 315, et al, et al, does not affect subject property by creating Right-of-Way of Rock Quarry Road.
 - (6) Easement for Right-of-Way from R.L. McWhorter, Jr. and William McWhorter to Henry County, Georgia, dated July 27, 1937, filed for record October 11, 1937 at 2:00 p.m., recorded in Deed Book 18, Page 315, et al, et al, does not affect subject property.
 - (7) Easement for Right of Way from R.L. McWhorter, Jr. and William McWhorter to Henry County, Georgia, dated July 27, 1937, filed for record October 11, 1937 at 2:00 p.m., recorded in Deed Book 18, Page 315, et al, et al, does not affect subject property and is shown herein.
 - (8) All other easements as indicated by the certain plot recorded in Deed Book 18, Page 171, et al, et al, does not affect subject property.
 - (9) All other easements as indicated by the certain plot recorded in Deed Book 18, Page 171, et al, et al, does not affect subject property.
 - (10) All other easements as indicated by the certain plot recorded in Deed Book 18, Page 171, et al, et al, does not affect subject property.

CERTIFICATION

To RED OAK VILLAGE OF STOCKBRIDGE, L.P., its successors and assigns and STOCKBRIDGE TITLE COMPANY, its successors and assigns:

This is to certify that this map as filed and the survey on which it is based were made in accordance with the 2011 National Standard Detail Requirements for ALTA/ACSM land title surveys, hereby established and adopted by ALTA and ACMA, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 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Legend

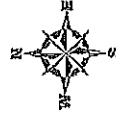
Request

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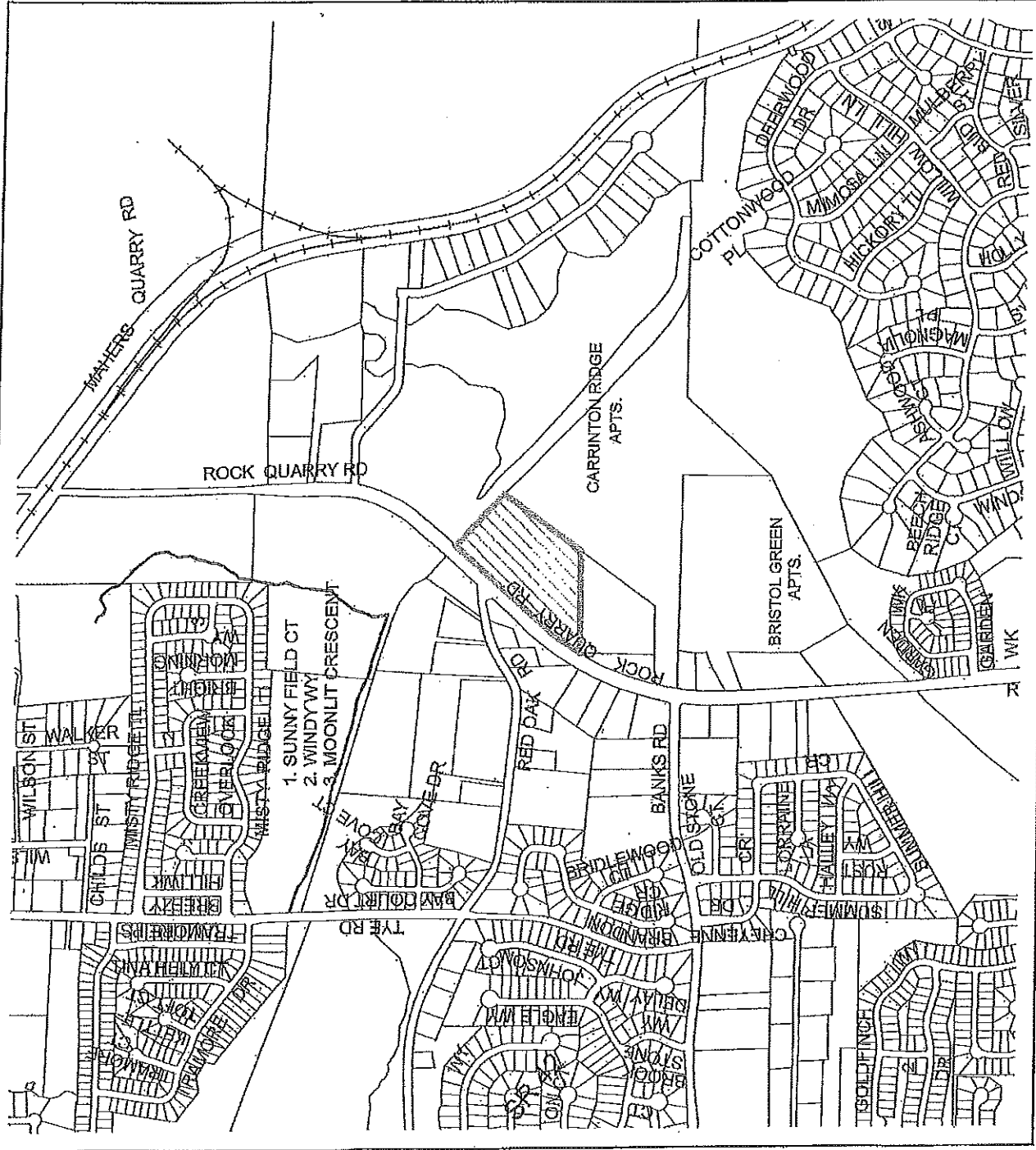


TAX MAP

Scale: 1" = 1000'



This map is for graphical representation only. It is not a legal document.



**Henry County Planning & Zoning
Variance Request Application**

Name of Applicant Red Oak Village of Stockbridge, L.P. Phone: (573) 448-3000 Date: 2/1/2016
Address Applicant: 111 North Main Fax (573) 448-3551 Pager/Cell # _____
City: Clarkton State: MO Zip: 63837 E-mail: jessica@macocompanies.com
Name of Agent Affordable Equity Partners Phone: (573) 443-2021 Date: 2/1/2016
Address Agent: 206 Peach Way Fax (573) Pager/Cell # (601) 329-3459
City: Columbia State: MO Zip: 65203 E-mail: jmarkel@aepartners.com

THE APPLICANT NAMED ABOVE AFFIRMS THAT THEY ARE THE OWNER OR AGENT OF THE OWNER OF THE PROPERTY DESCRIBED BELOW AND REQUESTS

Variance being requested: Parking

Address of Property: Rock Quarry Road Nearest intersection to the property: Red Oak Road
(Street Address)

Size of Tract: 10.0 acre(s), Land Lot Number(s): 29, District(s): 12

Property Tax Parcel Number: 050 - 0100 - 20 - 05 (Required)

Witness' Signature _____

Signature of Applicant/s _____

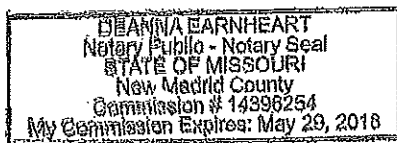
Printed Name of Witness _____

Printed Name of Applicant/s _____

Notary _____

Signature of Agent _____

NOTARY STAMP:



(For Office Use Only)

Total Amount Paid \$ _____ Cash _____ Check # _____ Received by: _____ (FEES ARE NON-REFUNDABLE)

Application checked by: _____ Date: _____ Map Number(s): _____

Pre-application meeting: _____ Date: _____

Zoning Advisory Board Decision: _____

BQC Decision: _____

Planning Director's Signature: _____ Date: _____

Engineering Surveys and Services

Consulting Engineers, Scientists, and Land Surveyors
Analytical and Materials Laboratories

1113 Fay Street
Columbia, Missouri 65201
Telephone 573-449-2646
Facsimile 573-499-1499

E-Mail ess@ESS-Inc.com
<http://www.ESS-Inc.com>

February 1, 2016

Mr. Dale Hall
Planning Director
City of Stockbridge
4640 North Henry Boulevard
Stockbridge, GA 30281

RE: Letter of Intent
Variance Request
Red Oak Village
Stockbridge, Georgia

Dear Mr. Hall:

On behalf of Red Oak Village of Stockbridge, L.P., we formally request a variance to section 8.36.100 D.5.n of the City of Stockbridge Code as it relates to parking for multifamily housing to allow a minimum of 1.5 stalls per unit for Senior Housing. I have enclosed an exhibit of the proposed site configuration, showing the proposed parking, as well as the completed Henry County Variance Application. The following provided project background, precedent set by local communities, and justification for the request.

Red Oak Village is to be located at the southwest corner of the intersection of Red Oak Road and Rock Quarry Road intersection on a 10.0-acre property. A single 3 story, 60-unit building, consisting of 1 and 2 bedroom units, deed restricted to seniors 62 and over will be located on the south side of the property. The property has approximately 80 foot of vertical relief towards the north, towards Little Indian Creek. The property is located in the Little Cotton Indian Creek Watershed Protection Area.

Due to the proposed use of the property, precedent set by other communities, and its location in a Water Protection District, we believe this site is uniquely suited for the proposed variance. Residents of the property are limited to seniors 62 years or older. Seniors vary from typical multifamily users as they do not typically have multi-vehicle households and create less traffic demand, as evidenced by the low traffic generation published in the Institute of Traffic Engineer's Manual. Additionally, the developers experience on numerous other developments is that no more than 1.5 parking stalls per unit ratio is required during peak demand.

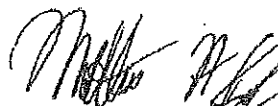
Page 2
Mr. Hall
February 1, 2016

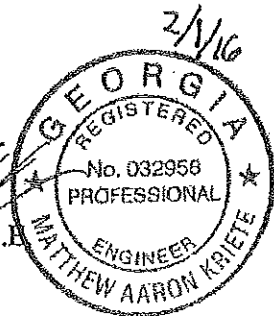
In addition to the users, reducing the parking ratio on the site will further reduce runoff volume from the site, by providing a larger area of pervious surface and protecting existing vegetation. An additional 30 stalls will increase the impervious surface on the site by approximately 10,500 square feet, producing an additional 750 gpm of runoff during the 25 year rain event. Furthermore, the additional 30 stalls will require grading and disturbance of another 0.5 +/- acres of property, due to the existing relief on the property.

It is my professional opinion that requiring 30 additional stalls beyond the stalls shown on the exhibit creates an undue hardship, by increasing development cost and long term maintenance for parking that is not needed. Additionally, the benefits of the reduced runoff volume in the protected district far outweighs any benefit the parking may provide. Granting this variance will not impact downstream properties, will not impact public health and safety, increase public expense, or create a nuisance.

Thank you for your time. Please do not hesitate to contact us with any questions or concerns.

Sincerely,


Matthew A. Kriete, P.E.



Enclosures

cc: Jim Markel, AEP, w/ enclosures via email
Brian Kimes, AEP, w/ enclosure via email
Mike Riley, MRA, w/ enclosures via email
1 - File ESS Job# 13191

COUNCIL DISCUSSION

ITEM #9

**Request for Resolution
to**

**Authorize Use of the Merle
Manders Conference**

**Center for the
Non-Profit Mixer**

April 19, 2016

**Presented by
Councilwoman Gantt**

COUNCIL DISCUSSION

ITEM #10

**Request for Resolution to
Authorize Use
of the
Merle Manders Conference
Center for Public Safety
Committee Meeting
March 10, 2016
Active Shooter Seminar.
Presented by:
Councilman Alexander**

COUNCIL DISCUSSION

ITEM #11

**Request for
Resolution
of**

**Stockbridge/Flint, MI
Sister City Measure.**

**Presented by:
Councilman
Alexander**

COUNCIL DISCUSSION

ITEM #12

**Business Friendly
Permitting
Best Practices
Presented by:
Councilman
Alexander**