

Stockbridge

Bringing People Together



AGENDA COUNCIL MEETING

MONDAY, MARCH 14, 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.

CEREMONIAL

Proclamation – Dutchtown High School – College Board AP Champ
Presented by: Councilman Blount

Proclamation – Women’s History Month
Presented by: Councilman Alexander

PRESENTATIONS

ITEM #1 – Henry County Planning and Zoning
(PTD) Planned Town Development Ordinance Process
Presented by: Daunte Gibbs, Henry County Planning & Zoning Director

OLD BUSINESS

ITEM #2 –Resolution - Stockbridge/Flint, MI Sister City Measure.
Presented by: Councilman Alexander

NEW BUSINESS

PUBLIC HEARING

ITEM #3 – PLANNING & ZONING – PUBLIC HEARING
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

ITEM #4 – Code of Conduct
Presented by: Michael Williams, City Attorney

COUNCIL DISCUSSION

ITEM #5 – Request for Resolution to Authorize Use of the Merle Manders Conference Center for the Annual Back to School Event July 30, 2016.
Presented by: Councilman Blount.

Item #6 – City’s Solid Waste Conversion
Presented by: Michael Harris, City Manager

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, March 19, 2016 from 8:30 a.m. to 10:00 a.m. at Bridgeview Country Cooking 4727 N Henry Blvd, Stockbridge, GA 30281
- Walk, Talk, Love Stockbridge, Spearheaded by Councilwoman Gantt, Saturday, March 19, 2016, at Ansley Park Neighborhood 555 Davis Rd. at 10:30 a.m.
- Building Committee Meeting, Chairperson Mayor Pro Tem Ford, Tuesday, March 22, 2016 at 6:00 p.m. in the Patrick Henry Meeting Room – City Hall.
- Public Works Town Hall Meeting, Chairperson Councilwoman Robinson, Thursday, March 24, 2016 at 6:30 p.m. - City Hall Council Chamber.
- Work Session Meeting Tuesday, March 29, 2016 at 6:00 p.m.- City Hall Council Chamber.
- Finance Committee Meeting, Chairperson Councilwoman Gantt, Wednesday, March 30, 2016 at 5:30 p.m. in the Levi Meeting Room – City Hall.
- Community Relations Committee Meeting, Chairperson Councilman Blount, Wednesday, March 30, 2016 at 6:30 p.m. in the Levi Meeting Room – City Hall.
- Council Meeting Monday, April 11, 2016 at 6:00 p.m. – City Hall Council Chamber.
- Food Truck Tuesdays begins Tuesday, April 12, 2016 – 5:30 p.m. City Hall Parking Lot.

MOTION TO ADJOURN

DRAFT
MINUTES
JANUARY 11, 2016

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

DRAFT
MINUTES
JANUARY 26, 2016

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

**Proclamation
Dutchtown
High School
College Board
AP Champ
Presented by:
Councilman
Blount**

*P*roclamation

Whereas, Dutchtown High, a Henry County School, was one of five Georgia high schools named winners of the AP Champion Award; and

Whereas, the Advanced Placement (AP) is a program in the United States created by the College Board, which offers college-level curricula and examinations to high school students; and

Whereas, the award recognizes schools' efforts to eliminate barriers that restrict access to AP courses, ensure diversity in AP classrooms, promote rigorous AP coursework, and build and sustain a positive culture that supports the AP program; and

Whereas, last year's seniors of Dutchtown High School scored above the national average, among cohorts in just 15 states; and

Whereas, the mission of Dutchtown High School is *To Educate, Encourage and Empower*; and



NOW THEREFORE, I, Anthony S. Ford, by virtue of authority vested in me as Mayor Pro-Tem of the City of Stockbridge, Georgia, and on behalf of City Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby commend Dutchtown High School Principal Nicole Shaw, Administration, Staff and AP Students for this excellent achievement of Academic Excellence. Congratulations and continued success!

Anthony S. Ford, Mayor Pro Tem

Vanessa Holiday, City Clerk

**Proclamation
Women's
History Month
Presented by:
Councilman
Alexander**

Excerpts from the 2016 Presidential Proclamation

WOMEN'S HISTORY MONTH, 2016

Whereas, Throughout history, women have driven humanity forward on the path to a more equal and just society, contributing in innumerable ways to our character and progress as a people. In the face of discrimination and undue hardship, they have never given up on the promise of America: that with hard work and determination, nothing is out of reach.

Whereas, During Women's History Month, we remember the trailblazers of the past, including the women who are not recorded in our history books, and we honor their legacies by carrying forward the valuable lessons learned from the powerful examples they set.

Whereas, Whether serving in elected positions across America, leading groundbreaking civil rights movements, venturing into unknown frontiers, or programming revolutionary technologies, generations of women that knew their gender was no obstacle to what they could accomplish have long stirred new ideas and opened new doors, having a profound and positive impact on our Nation.

Whereas, Through hardship and strife and in every realm of life, women have spurred change in communities around the world, steadfastly joining together to overcome adversity and lead the charge for a fairer, more inclusive, and more progressive society.

During Women's History Month, we honor the countless women who sacrificed and strived to ensure all people have an equal shot at pursuing the American dream. Though we have made great progress toward achieving gender equality, work remains to be done. Women still earn, on average, less for every dollar made by men. And, although the majority of our Nation's college and graduate students are women, they are still underrepresented in science, technology, engineering, and mathematics, which is why we are encouraging more women and girls to pursue careers in these fields.

NOW, THEREFORE, I, Anthony S. Ford, by virtue of authority vested in me as Mayor Pro-Tem of the City of Stockbridge, Georgia, and on behalf of City Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson, do hereby proclaim March 2016 as Women's History Month.

In witness whereof, I have hereunto set my hand on this 14th day of March 2016, and have caused the Official Seal of the great City of Stockbridge to be affixed hereto:

By: _____ Attested By: _____
Anthony S. Ford, Mayor Pro-Tem Vanessa Holiday, City Clerk

ITEM #1
Henry County
Planning and Zoning
(PTD)
Planned Town
Development
Ordinance Process
Presented by:
Daunte Gibbs
Henry County
Planning & Zoning
Director

ITEM #2

**Resolution
Stockbridge/
Flint, MI Sister
City Measure.
Presented by:
Councilman
Alexander**

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

**A RESOLUTION EXPRESSING SUPPORT FOR THE PEOPLE OF
FLINT, MICHIGAN DURING ITS CURRENT WATER CRISIS**

WHEREAS, the drinking water in Flint, Michigan appears to have been contaminated with lead ever since the decision more than a year ago to use the Flint River as the source of drinking water;

WHEREAS, it has now been revealed that state officials in Michigan have known about Flint's severe water problems for more than a year without informing residents;

WHEREAS, this has resulted in the deaths and permanent damage from this disaster to tens of thousands of Flint's residents, especially children;

WHEREAS, it is necessary and desirable that an investigation be conducted so that the appropriate persons be held fully accountable, criminally if so determined;

WHEREAS, Governor Snyder has declared Flint to be in a state of emergency and ordered public outreach to the citizens of Flint about the crisis;

WHEREAS, President Obama signed an emergency declaration authorizing federal agencies to coordinate relief efforts to lessen the burden and hardship on Flint residents;

WHEREAS, the City of Stockbridge is concerned about the health and welfare of those affected; and

WHEREAS, City of Stockbridge Council Members are dedicated to help the citizens of Flint through various volunteer efforts in our community, such as water drives and delivery of water to Flint;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Expression of Support** – The Mayor and Council of the City of Stockbridge supports the people of Flint, Michigan and stand with them during this crisis. The residents of the City of Stockbridge are hereby urged to support the various volunteer efforts to help create awareness and supply fresh water and other necessary resources to the citizens of Flint during the ongoing water crisis.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 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.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

[Signatures on following page.]

SO RESOLVED, this the _____ day of March, 2016.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

ITEM #3
PLANNING & ZONING
PUBLIC HEARING

**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:

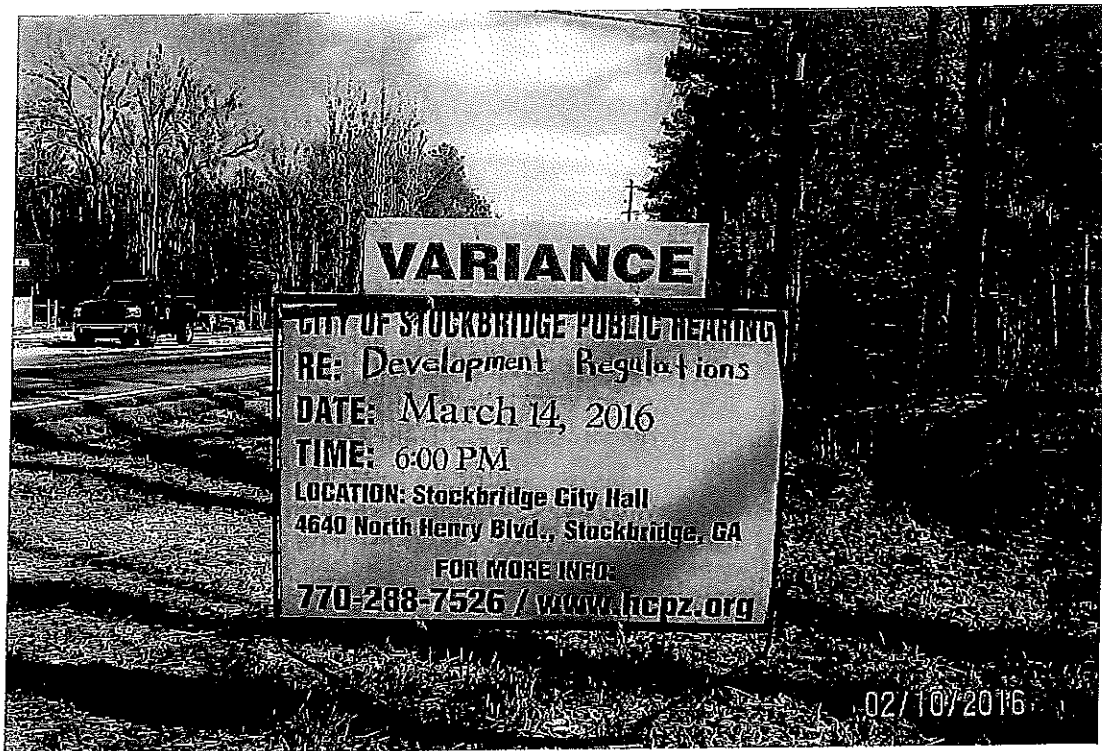
Red Oak Village of Stockbridge, LP of Clarkton, MO requests a variance from development regulations for the property located on the southeast side of Rock Quarry Road at Red Oak Road in Land Lots 29 and 30 of the 12th District. The property consists of 10.0+/- acres, and the request is for age-restricted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

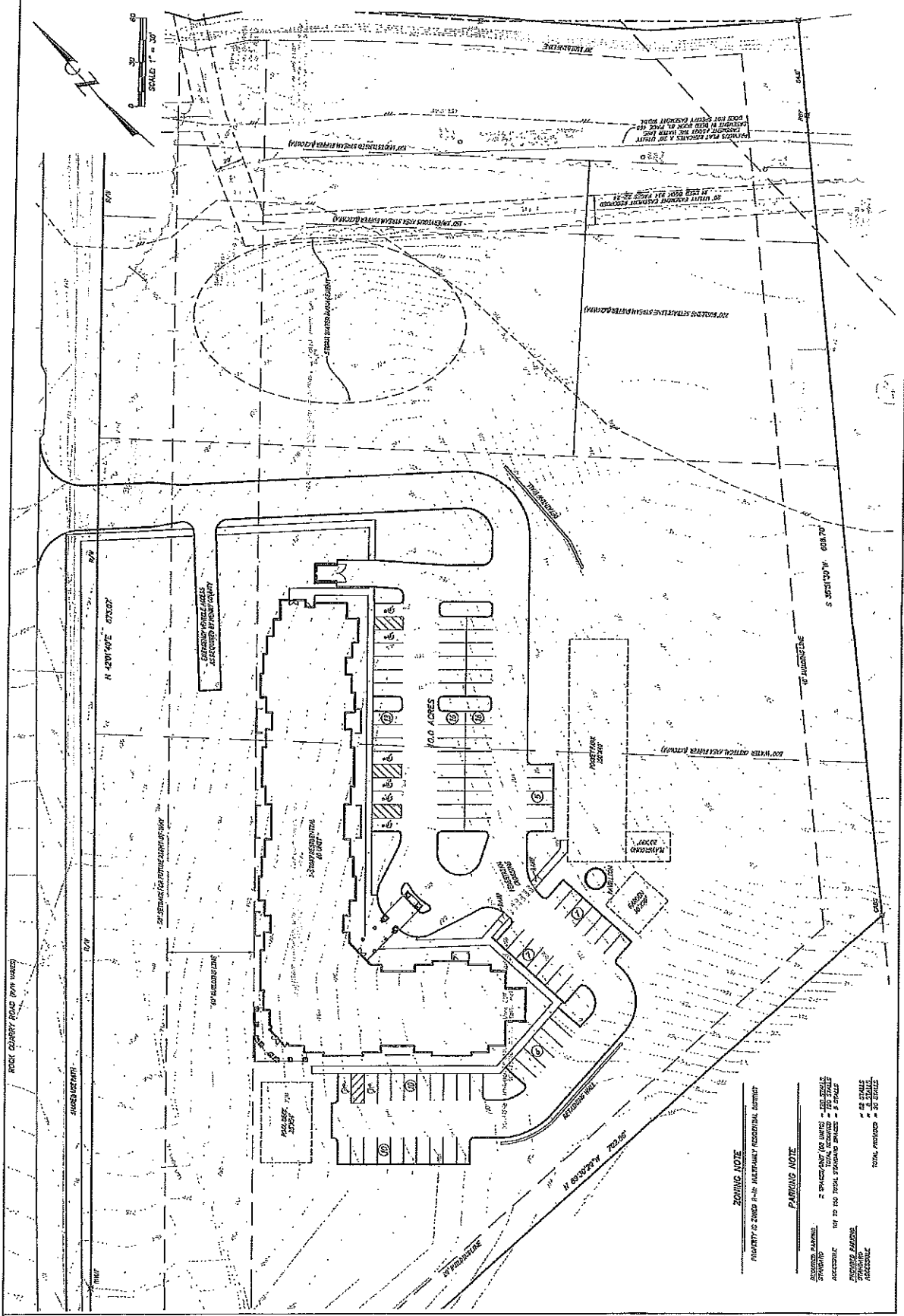


Engineering Surveys and Services
1113 Fox Street, Columbus, Georgia 31906
Phone: (404) 525-1200
Fax: (404) 525-1201
Email: info@foxsurveys.com
Website: www.foxsurveys.com

RED OAK VILLAGE ROCK QUARRY ROAD AND RED OAK ROAD STOCKBRIDGE, HENRY COUNTY, GEORGIA



PROJECT NO.	10173
DATE	FEBRUARY 1, 2016
BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]
DATE	
PROJECT NO.	
DATE	
BY	
CHECKED BY	
APPROVED BY	
DATE	
PROJECT NO.	
DATE	
BY	
CHECKED BY	
APPROVED BY	
DATE	



ZONING NOTE

PROPERTY IS ZONED P-100 RESIDENTIAL (SINGLE-FAMILY RESIDENTIAL) ZONING

PARKING NOTE

2 SPACES PER 100 UNITS - 100 UNITS
ACCESSIBLE 10% TO 100 TOTAL PARKING SPACES - 8 SPACES
TOTAL PROVIDED - 8 SPACES

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

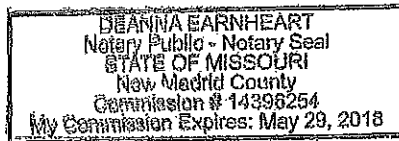
Signature of Applicant/s

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: _____

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.

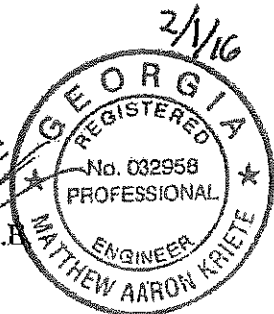
It is my professional opinion that requiring 30 additional stalls beyond the stalls shown on the exhibit creates an undue hardship, by increasing development cost and long term maintenance for parking that is not needed. Additionally, the benefits of the reduced runoff volume in the protected district 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, 2015
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 Clarkton, MD 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**





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)	Warehouse
	C-2 (General Commercial)	Vacant
	M-2 (Heavy Manufacturing)	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 B-SECTION 2 PERTAINING TO SURVEY MATTERS.

- (1) Easement for Right-of-Way from Mrs. Velma H. Hightower, Wilma A. Hightower, et al to Georgia Power Company, a corporation, recorded in Deed Book 43, Page 307, referenced Records. Does not affect subject property.
- (2) Easement from R.H. Hightower Sr. to Georgia Power Company, dated August 18, 1933, recorded August 31, 1933, recorded in Deed Book 49, Page 34, referenced Records. May affect subject property. Location could not be determined from documents.
- (3) Easement from R.H. Hightower Sr. to Georgia Power Company, dated March 17, 1931, recorded April 27, 1931, recorded in Deed Book 55, Page 549, referenced Records. Does affect subject property. Location could not be determined from documents.
- (4) Easement from Wilma A. Hightower, Mrs. Ardena Hightower et al to Douglas County Water Authority, dated July 14, 1941, recorded July 14, 1941, recorded in Deed Book 81, Page 450, referenced Records. Does affect subject property and is shown herein.
- (5) Right of Way Deed from R.H. Hightower, Jr. and Ardena Hightower to Henry County, Georgia, dated July 27, 1950, filed for record October 14, 1950 at 3:00 p.m., recorded in Deed Book 116, Page 317, referenced Records. Does affect subject property by creating Right-of-Way of Rock Quarry Road.
- (6) Easement for Right-of-Way from Ronald L. Lott to Georgia Power Company, a corporation, dated January 22, 1972, and for record February 10, 1973 at 12:05 p.m., recorded in Deed Book 120, Page 29, referenced Records. Does not affect subject property.
- (7) Easement for Sewer Line from Burren Henson, Jeffrey M. Henson and G.L. Oak Jr. to Henry County Water & Sewerage Authority, dated February 4, 1978, filed for record April 12, 1978 at 3:04 p.m., recorded in Deed Book 934, Page 20, referenced Records. Does affect subject property and is shown herein.
- (8) All those matters as disclosed by that certain plot recorded in Plot Book 5, Page 203, referenced Records.
- (9) All those matters as disclosed by that certain plot recorded in Plot Book 15, Page 174, referenced Records.
- (10) All those matters as disclosed by that certain plot entitled "Boundary Survey Prepared For Moon Development Co. Inc." prepared by Sweeney & Associates, dated March 26, 2010, being designated as Job No. 10-071.

CERTIFICATION

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

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, fully established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 of Table A therein. The field work was completed on January 08, 2016.

Date of Plot or Map: January 08, 2016

John A. Dotson
John A. Dotson

ITEM FROM ALTA/ACSM SPECIAL NOTATION
604 - THE BOUNDARY IS SUBJECT TO CHANGE DUE TO EROSION, COLLAPSE AND THAT IT MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LINE OF TITLE.

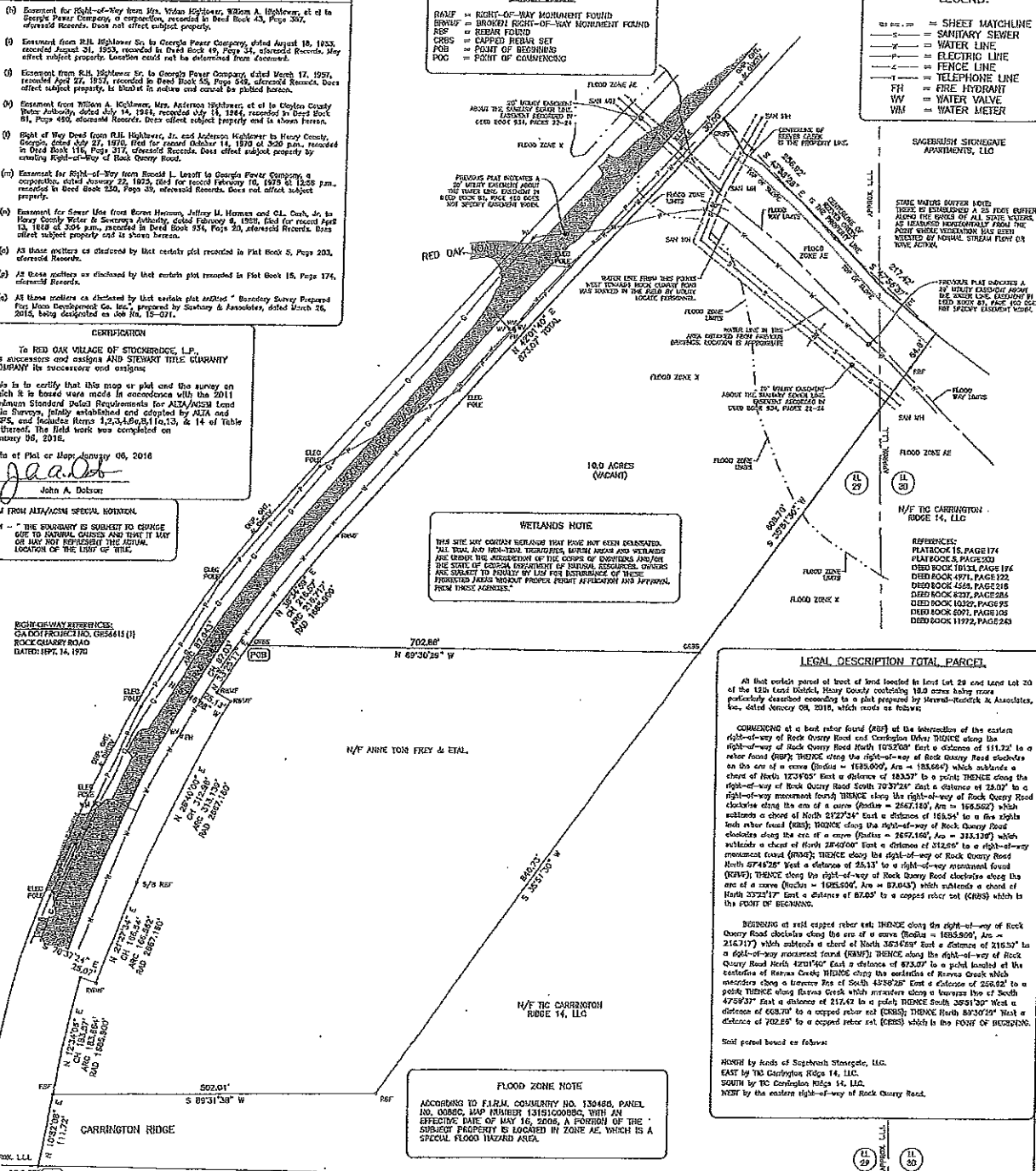
BOUNDARY REFERENCES
ON DOT FROUCH RD, GR56411 (1)
ROCK QUARRY ROAD
DATED: SEPT. 14, 1970

CORNER LEGEND

- RAWF = RIGHT-OF-WAY MONUMENT FOUND
- BRWF = BROKEN RIGHT-OF-WAY MONUMENT FOUND
- RSP = REBAR FOUND
- CRPS = CAPPED REBAR SET
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING

LEGEND:

- = SHEET MATCHLINE
- = SANITARY SEWER
- = WATER LINE
- = ELECTRIC LINE
- = FENCE LINE
- = TELEPHONE LINE
- PH = FIRE HYDRANT
- WV = WATER VALVE
- WM = WATER METER



MAXWELL-REDDICK AND ASSOCIATES, INC.
ENGINEERING & LAND SURVEYING
1221 HIGHWAY 101
SUITE 201
STATIONERS GARDEN
(913) 487-7112 OFFICE
(913) 487-7124 FAX
1950 CANTRELLWAY
SUITE 100
ATLANTA, GA 30328
(404) 824-1000 OFFICE

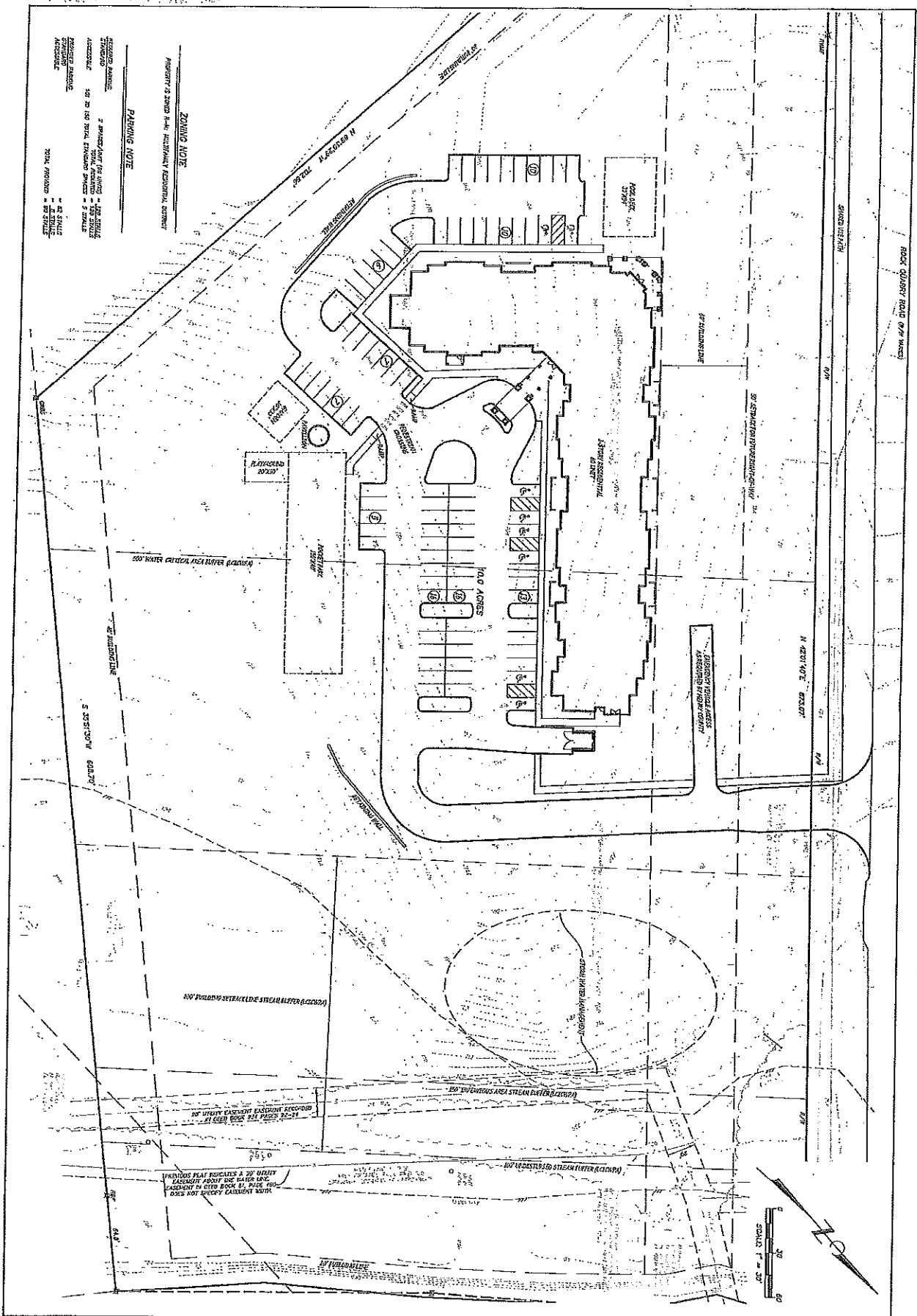


ALTA-ACSM LAND TITLE SURVEY
BASED UPON STANDARD TITLE SURVEY COMPANY
COMMITMENT NO. 2-3448
EFFECTIVE DATE: AUGUST 31, 2015 AT 5:00 p.m.
SURVEY OF
10.0 ACRES LOCATED IN LAND LOTS 29 & 30,
12TH LAND DISTRICT, HENRY COUNTY, GA.
STREET ADDRESS: ROCK QUARRY ROAD, STOCKBRIDGE, GEORGIA
RED OAK VILLAGE OF STOCKBRIDGE, L.P.
DATE: JANUARY 08, 2016 DATE OF LAST REVISION

FIELDWORK DATA
E.O.C. FILED 1/11/16
E.O.C. PLOT 1/11/16
ADJ. METHOD 1/11/16
E.O.C. FILED 1/11/16
HURRY CARRY THAT THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1607 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-4-47.

FIELDWORK BY: DY
FIELDWORK DATE: 01-06-2016
DATE: JAN. 08, 2016
JOB NO.: 01-16-003 RE
SCALE 1"=100'





RED OAK VILLAGE
 ROCK QUARRY ROAD AND RED OAK ROAD
 STOCKBRIDGE, HENRY COUNTY, GEORGIA

Engineering Surveys and Services
 Consulting Engineers, Surveyors, and Land Surveyors
 Registered Professional Engineers
 1111 E. 11th Street, Suite 100, Stockbridge, GA 30087
 404-441-2545 • www.essga.com

CL 01

REVISIONS

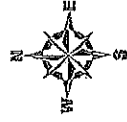
NO.	DATE	DESCRIPTION
1	1/1/2015	ISSUED FOR PERMIT

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE MAINTAINED.
4. ALL DIMENSIONS ARE TO BE MAINTAINED.
5. ALL DIMENSIONS ARE TO BE MAINTAINED.

RZ-15-08

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 _____

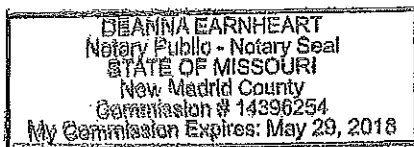
Printed Name of Witness _____

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: _____

BOC 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

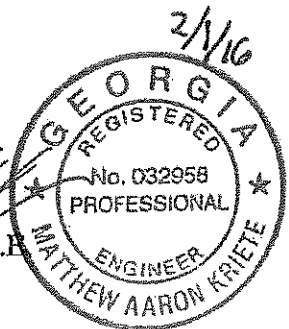
In addition to the users, reducing the parking ratio on the site will further reduce runoff volume from the site, by providing a larger area of pervious surface and protecting existing vegetation. An additional 30 stalls will increase the impervious surface on the site by approximately 10,500 square 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

ITEM #4

Code of Conduct

Presented by:

Michael Williams,

City Attorney

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

**A RESOLUTION TO ADOPT A CODE OF CONDUCT FOR OFFICIALS
OF CITY OF STOCKBRIDGE**

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; and

WHEREAS, the City Council desires to adopt a code of conduct for the officials of the City of Stockbridge;

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

SECTION 1. Approval of Agreement. The Code of Conduct attached hereto as Exhibit A is hereby approved.

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 or Mayor Pro Tem 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.

SO REOLVED this _____ day of _____, 2016.

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE STOCKBRIDGE MUNICIPAL CODE WITH RESPECT TO INCLUDING A CODE OF CONDUCT WITHIN THE CODE OF ETHICS; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

THE COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY ORDAINS:

SECTION 1. That sub-section 2.40.04 of the Stockbridge Municipal Code is hereby amended by adding the following subsection:

"Q. No city official shall violate any provision of the Code of Conduct established by the City Council."

SECTION 2. Adoption of Code of Ethics. The Mayor and Council hereby approve and adopt the Code of Conduct attached hereto as Exhibit A and agree to be bound by its terms.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of the City of Stockbridge, Georgia, and the sections of the ordinance may be renumbered to accomplish such intention.

SECTION 4. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

SECTION 5. 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 6. Codification and Severability.

(a) It is hereby declared to be the intention of the City Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are and were upon their enactment believed by the City Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the City Council that to the greatest extent allowed by law each and every section, paragraph, sentence, clause or phrase of this ordinance is severable from every other section, paragraph, sentence, clause or phrase of this ordinance. It is hereby further declared to be the intention of the City Council that to the greatest extent allowed by law no section, paragraph, sentence, clause or phrase of this ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this ordinance.

(c) In the event that any section, paragraph, sentence, clause or phrase of this ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by

the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 7. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this _____ day of _____, 2016.

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

(SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Date Presented to Mayor: _____

Date Received from Mayor: _____

EXHIBIT A
CODE OF CONDUCT

CITY OF STOCKBRIDGE CODE OF CONDUCT

Council Member Conduct with One Another

This council is composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, each council member has chosen to serve in public office in order to preserve and protect the present and the future of the city of Stockbridge. This common goal should be acknowledged even as council members may "agree to disagree" on contentious issues.

In Public Meetings

1. Practice Civility and Decorum in Discussions and Debate. Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not allow, however, council members to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated. Council members shall preserve order and decorum during council meetings, and shall not, by conversation or other action, delay or interrupt the proceedings or refuse to obey the orders of the Presiding Officer or this Code of Conduct. Council members shall, when addressing staff or members of the public, confine themselves to questions or issues then under discussion, shall not engage in personal attacks, shall not impugn the motives of any speaker, and shall at all times, while in session or otherwise, conduct themselves in a manner appropriate to the dignity of their office.

(Examples of misconduct include but are not limited to the following: yelling, shouting, fighting, making unwelcome physical contact, aggressive or bullying behavior, use of foul language, ignoring and/or interrupting the Presiding Officer.)

2. Honor the Role of the Mayor in Maintaining Order. It is the responsibility of the Mayor to keep the comments of the council members on track during all meetings. Council members should honor efforts by the Presiding Officer to focus discussion on current agenda items. If there is a disagreement about the agenda or the Presiding Officer's actions, those objections should be voiced politely and with reason, following procedures outlined in parliamentary procedures.

3. Avoid Personal Comments that Could Offend other Council Members. If a council member is personally offended by remarks of another council member, the offended council member should make notes of the actual words used and call for a "point of personal privilege" that challenges the other council member to justify or apologize for the language used. The right of a council member to address the council on a question of personal privilege shall be limited to cases in which his or her integrity, character or motives are assailed, questioned or impugned. The Mayor will maintain control of this discussion.

(Examples of misconduct include but are not limited to the following: making personal criticisms, singling out members for ridicule and/or mentioning the names of other council members in a negative light.)

4. Demonstrate Effective Problem Solving Approaches. Council members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

5. Code of Ethics. In addition to the requirements of the City's Ethics Ordinance, Council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

In Private Encounters

1. Continue Respectful Behavior in Private. The same level of respect and consideration of differing points of view that is deemed appropriate for public discussions should be maintained in private conversations.

2. Be Aware of the Insecurity (Non Confidentiality) of Written Notes, Voicemail, and Email. Technology allows words written or said without much forethought to be distributed wide and far. Would you feel comfortable to have this note faxed to others? How would you feel if this voicemail message was played on a speakerphone in a full office? What would happen if this Email message were forwarded to others? Written notes, voicemail messages and Email should be treated as potentially "public" communication!

(Examples of misconduct include but are not limited to the following: forwarding e-mails to others without the sender's knowledge or consent; allowing others to have access to official e-mail or voicemail messages; and/or blind copying messages to non-City persons without the recipient's knowledge.)

3. Even Private Conversations can have Public Presence. Elected officials are always on display — their actions, mannerisms, and language are monitored by people around them that they may not know. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noticed.

4. Quick Tips:

- a. Preserve dignity and self-respect.
- b. Listen for the message even if you don't agree with it.
- c. Respect others as they are.
- d. Express your independent perspective.
- e. Participate intelligently.
- f. Be willing to delegate and let others make decisions.
- g. Lead from the front of the parade.

- h. Control all you should not all you can.
- i. Use few words after much thought rather than many words after little thought.
- j. Seek to create change and overcome the influence of conventional wisdom.
- k. Recognize when you need outside experts.
- l. Recognize the efforts of others.
- m. Continuously pursue excellence.

Council Member Conduct with City Staff

Governance of the city of Stockbridge relies on the cooperative efforts of all council members, who set policy, and city staff who implement and administer the council's policies. Therefore, every effort should be made to be cooperative and show mutual respect for the contributions made by each individual for the good of the community.

1. Treat all Staff as Professionals. Clear, honest communication that respects the abilities, experience, and dignity of each individual is expected. Poor behavior towards staff is not acceptable.

(Examples of misconduct include but are not limited to the following: yelling, shouting, fighting, making unwelcome physical contact, aggressive/bullying behavior and/or use of foul language against a staff member.)

2. Direct Administrative and Operational Questions to City Management. Questions of city staff and/or requests for additional information that would be of interest to all councilors should be directed to the City Manager or designee. The City Manager should be copied on any request. Materials supplied to a council member in response to a request will be made available to all members of the council so that all have equal access to information.

3. When Possible, Keep Communication with City Staff Short, to the Point and at the Best Possible Time. Every effort should be made to limit disruption to the work of city staff. Council members should avoid making requests to staff who are in meetings, on the phone, or engrossed in performing their job functions.

4. Never Publicly Criticize an Individual Employee. Council members should refrain from expressing concerns about the performance of a city employee in public or to the employee directly. Comments about staff performance should only be made to the City Manager through private correspondence or conversation.

5. Do Not Get Involved in Administrative Functions. Council members shall not attempt to unethically influence or coerce the City Manager or department heads concerning either their actions or recommendations to council about personnel, purchasing, awarding contracts, selection of consultants, processing of development applications, or the granting of city licenses and permits.

6. Check with City Staff on Correspondence Before Taking Action. Before sending correspondence, council members should check with the City Manager to see if an official city response has already been sent or is in progress.

7. Do not Attend City Staff Meetings Unless Requested by Staff. Even if the council member does not say anything, the council member's presence implies support, or may show partiality, intimidate staff, and hamper staffs ability to do their job objectively.

8. Legal Advice. Before requesting research or other action by the City Attorney, Council members are encouraged to consider consulting with the City Manager or obtain the concurrence of Council to ascertain whether the request or action can be accomplished more cost-effectively by alternative means.

Council Member Conduct with the Public

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice, or disrespect should be evident on the part of individual council members toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public testimony.

In Public Meetings

1. Be Welcoming to Speakers and Treat Them with Care and Gentleness. Because personal concerns are often the issue of those who come to present to the council, council members should remember that how they treat the speaker will either help them relax or push their emotions to a higher level of intensity.

(Examples of misconduct include but are not limited to the following: yelling, shouting, arguing and/or otherwise exhibiting rude behavior towards speakers.)

2. Give the Appearance of Active Listening. It is disconcerting to speakers to have council members not look at them when they are speaking. It is fine to look down at documents or to make notes, but reading for a long period of time or gazing around the room gives the appearance of disinterest. Be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom.

3. Ask for Clarification, But Avoid Debate and Argument With the Public. Only the Chair (and not individual council members) may interrupt a speaker during a presentation. However, a council member may ask the Mayor for a "point of order" if the speaker is off the topic or exhibiting behavior or language the council member finds disturbing. If speakers become flustered or defensive by council questions, it is the responsibility of the Mayor to calm and focus the speaker and to maintain the order and decorum of the meeting. Questions by council members to members of the public should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker. Council member's personal opinions or inclinations about upcoming votes should not be revealed until after the public hearing.

4. No Personal Attacks of any Kind, Under any Circumstances. Council members should be aware that their body language and tone of voice, as well as the words they use, can appear to be intimidating or aggressive.

In Unofficial Meetings

1. Make no Promises on Behalf of the Council or Staff. It is inappropriate to overtly or implicitly promise council action, or to promise city staff will do something specific (i.e. fix a pothole, replace flowers, fix a leak, etc.) When approached by the public to correct a situation, council members should refer them to the City Manager.

2. Speak with One Voice. Council members will frequently be asked to explain a council action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of the facts or city policies as they relate to council action. Objectively present the council's collective decision or direction, even when you may not agree. If you feel the need to express your own opinion, state it in terms such as: "I would have preferred "x" but the council wanted "y" so that's what we will be doing." Explaining council decisions, without giving your personal criticism of the council's actions, will serve to strengthen the community's image of the city council.

(Examples of misconduct include but are not limited to the following: acting in a manner contrary to the official expressed will of the council; acting working against the stated objectives of the Council; and/or representing other interests against the interests of the City.)

3. Make no Personal Comments About Other Council Members. It is acceptable to publicly disagree about an issue, but it is unacceptable to make derogatory comments about other council members, their opinions, and their actions. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by council members. It is a serious and continuous responsibility.

(Examples of misconduct include but are not limited to the following: While in public or on social media, making personal criticisms, singling out members for ridicule and/or mentioning the names of other council members in a negative light.)

The Stockbridge Council Principles of Proper Conduct:

- Keep promises
- Be dependable
- Build a solid reputation
- Participate and be available
- Demonstrate patience
- Show empathy
- Hold onto ethical principles under stress
- Listen attentively
- Study thoroughly
- Keep integrity intact
- Overcome discouragement
- Go above and beyond, time and time again
- Model a professional manner
- Respect one another as individuals

- Respect validity of different opinions
- Respect the democratic process
- Respect the community we serve.

ITEM #5

**Request for
Resolution to
Authorize Use of the
Merle Manders
Conference Center
for the Annual Back
to School Event
July 30, 2016.**

**Presented by:
Councilman Blount**

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A BACK TO SCHOOL PROGRAM AT
THE MERLE MANDERS CONFERENCE CENTER**

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, 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 conduct a back to school event for students within the Henry County School District, whom are residents of the City of Stockbridge;

WHEREAS, it is in the vital public interest of the City that the next generation of residents being cultivated within the public schools that serve the residents of the City of Stockbridge but properly educated;

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

WHEREAS, the Mayor and Council believe that the back to school program is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Authorization** – The Mayor and Council of the City of Stockbridge hereby authorizes a back to school event to occur on July 30, 2016 at the Merle Manders Conference Center.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 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.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the _____ day of _____, 2016.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

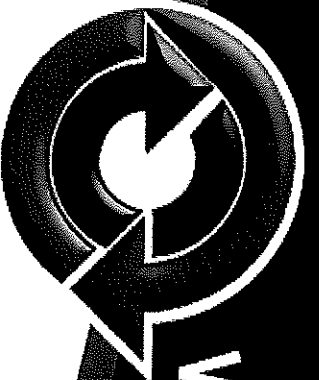
Item #6

**City's Solid
Waste**

Conversion

**Presented by:
Michael Harris
City Manager**

WASTE INDUSTRIES



Implementation Timeline

