AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, JUNE 13, 2016 6:00 PM

Mayor & City Council
Vacant, Mayor
Anthony S. Ford, Mayor Pro Tem
Elton Alexander, Councilman
John Blount, Councilman
LaKeisha Gantt, Councilwoman
Neat Robinson, Councilwoman

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

I. Call to Order

II. Roll Call

	Present	Absent
Mayor Pro Tem Ford	_____	_____
Councilman Alexander	_____	_____
Councilman Blount	_____	_____
Councilwoman Gantt	_____	_____
Councilwoman Robinson	_____	_____

III. Invocation

IV. Pledge of Allegiance

V. Adoption of the Agenda

VI. Adoption of Minutes for 4/11/2016 and 4/26/2016

Draft Minutes of 4/11/2016

Draft Minutes of 4/26/16

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.

CEREMONIAL

Gold Award presented to the City of Stockbridge Water Dept. – Staff: Water System Technicians Rex Hill, Jesus Hernandez, Chad Hitzeman, Chief Water System Operator Michael Robinson, and Water Superintendent Jeff Bledsoe.
Through dedication and hard work, the water department staff received this award from the Georgia Association of Water Professionals (GAWP) for maintaining 100% compliance with the Safe Drinking water Act (federal rules governing drinking water).

- Presented by: Earnest Earn, VP of Georgia Association of Water Professionals

Proclamation Presented to Henry County Toastmasters - Tendai Mudisi-Soley, President

- Presented by: Mayor Pro Tem Ford

Certificate presented to Matt Moore, Union Grove High School - 110 Meter Georgia State Record - 2016.

- Presented by: Mayor Pro Tem Ford

OLD BUSINESS

Item #1 -

Ordinance – Budget Amendment 2016-008 - Includes Events Coordinator Job Description, Pay & Classification Scale and Organizational Chart

- Presented by: Linda Nabers, Treasurer

Item #2 - Resolution to approve contract with Lamar County for Landfill Services
- Presented by: Michael Harris, City Manager

Item #3 - Resolution to approve contract with Pond & Company for Public Works Facility Design. - Presented by: Michael Harris, City Manager

Item #4 - Resolution establishing guidelines for Alcohol at City Events. - Presented by: City Attorney

X. NEW BUSINESS

Item #5 - Ordinance - Amending the Stockbridge Municipal Code with respect to Littering. - Presented by: City Attorney

Item #6 - Resolution to approve City's Benefits and Insurance 2016-2017 Renewal - Presented by: Wendell Strickland, Strongside Solutions & Renee Wheeler, Human Resources Mgr.

PUBLIC HEARING

Item #7 -

Planning & Zoning – Rezoning Request - RZ-16-08-S Applicant: Omega Communities 2 Metroplex Drive, Suite 2020 Birmingham, AL 35209

Agent: James Taylor (Same address) Location: Southeast corner of the intersection of Highway 42 and Brannon Road Land Lots: 1 & 2 of the 7th District Parcel ID: 070-01-007-012 Request: Rezone from C-2 (General Commercial) to C-1 (Office-Institutional)

- Presented by: Dale Hall, Administration & Community Services Director

Item #8 -

Planning & Zoning – Variance Request – VR-16-03-S Applicant: Omega Communities 2 Metroplex Drive, Suite 2020 Birmingham, AL 35209 Agent: James Taylor (Same address) Location: Proposed Assisted Living/Independent Living on Highway 42 at Brannon Road Land Lots: 1 & 2 of the 7th District

Parcel ID: 070-01-007-012 Request: 1) Reduce the minimum number of independent living parking spaces; 2) Allow cement fiberboard of exterior façade

- Presented by: Dale Hall, Administration & Community Services Director

Item #9 -

Annexation Request - AX16-44- Owner/Applicant: May & Carter Oil Company of Jackson, GA request an annexation into the City of Stockbridge for property located at 2240 Jodeco Rd. in Land Lot 78 of the 6th District. The property consist of 1.66 acres Parcel ID No. 053-01016000

- Presented by: Dale Hall, Administration & Community Development Director

Item #10 - Annexation Request - AX16-45 Owner/Applicant: Minesh Patel of 1448 Tether Lane McDonough, GA request an annexation into the City of Stockbridge for property located at 2239 Jodeco Rd. in Land Lot 78 of the 6th District. The property consist of .59 acres Parcel ID No. 053-01015001. - Presented by: Dale Hall, Administration & Community Development Director

Discussion of Opening the Stockbridge Library on Saturday during the summer months.

Item #11 -

Discussion of opening the Stockbridge Library on Saturday during the summer months.

- Presented by: Councilman Alexander

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR'S COMMENTS

Mayor Pro Tem 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 check the city's website www.cityofstockbridge.com or contact City Hall offices at 770.389-7900 for information.

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. EVERY TUESDAY – CITY HALL
- Stockbridge Goodwill Youth Job Fair – Wednesday, June 15, 2016 from 10:00 a.m. to 2:00 pm – Merle Manders Conference Center
- Coffee with a Cop spearheaded by Mayor Pro Tem Ford, Saturday, June 18, 2016 11 a.m.at Silver Bay Seafood Restaurant 5425 N. Henry Blvd. Stockbridge, GA
- Building Committee Meeting, Chairperson Mayor Pro Tem Ford, Tuesday, June 21, 2016 at 6:00 p.m. City Hall – Patrick Henry Meeting Room
- City Council Work Session, Tuesday, June 28, 2016 6 p.m. Council Chamber
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, June 29, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room.
- Finance Committee Meeting, Chairperson Councilwoman LaKeisha Gantt, Wednesday, June 29, 2016 at 5:30 p.m. City Hall - Levi Meeting Room
- Community Relations Committee Meeting, Chairperson Councilman John Blount, Thursday, June 30, 2016 at 6:30 p.m. City Hall - Levi Meeting Room

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

I. 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}.

II. 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).

III. 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),

IV. 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).

V. 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).

VI. 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).

VII. 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).

VIII. 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.}.

IX. 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.

Stockbridge

Bringing People Together

DRAFT MINUTES
COUNCIL MEETING

MONDAY APRIL 11, 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 6:08pm.

The invocation was provided by Reverend Bishop Bryer.

The Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members of Council were present and a quorum was confirmed.

Councilwoman Gantt motioned to amend the Agenda to remove item # 12; second by Councilman Blount; 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.

There were no public comments.

CEREMONIAL

Proclamation to Paint Henry Blue recognizing April as Child Abuse Prevention Month was presented to Robin Jones and Antoinette Sims by Mayor Pro Tem Ford

Proclamation for Manufacturing Industry Week recognizing "Made in Henry" companies was presented to Leah Brown and Charlie Moseley of the Henry County Development Authority. Replicas of the same proclamations were presented to local City of Stockbridge manufactures; Bobby Underwood and Daniel Wilson of Vulcan Materials; EPM Seals President, Rita Whitlock, Millie Batson, Vice President, Mike Connor, Operations Manager and John Tolmer, Sales Manager and USA ReadyMix Company.

Letter of Commendation for Eagle's Landing Christian Academy State Championship will be presented at a later date.

Mayor Pro Tem Ford presented Certificates of Academic Excellence to Henry County STAR Students: Grayson Peterson and Teacher Victor Perez of Dutchtown H.S., Daniella Noronha and teacher Judith Lockhart of Eagle's Landing H.S., Karen Liaw and teacher Dr. Mohan Sadhasivan of Stockbridge H.S., and Erin Abbott and teacher Michael Shook of Woodland High School.

OLD BUSINESS

ITEM #1 – Resolution –To Approve a Contract with Atlanta Food Park.
Presented by: Michael Williams, City Attorney
Attorney Williams presented a Resolution to authorize business with Atlanta Food Park, LLC, who will assist the City with managing the food truck city event. Mr. Williams expressed due to the terms of the contract, Atlanta Food Park will be able to receive 20% of sponsorship generated by Atlanta Food Truck Park, LLC.
Councilwoman Gantt motioned to approve the contract with Atlanta Food Park, LLC; second by Councilwoman Robinson the motion passed 5-0.

PRESENTATIONS

ITEM #2 – Henry County Convention and Visitors Bureau Overview & Update
Presented by: Chairman David Gill and Laura Luker, Director of Tourism
Mr. David Gill, President and CEO of Henry County Chamber of Commerce and Laura Luker, Director of Tourism presented an annual report to the Council. Ms. Luker noted Stockbridge is approximately 10% if their budget and receives 10% promotional from the Chamber.

PLANNING & ZONING

PUBLIC HEARING

ITEM #3 RZ-15-22-S – Rezoning Request
Narayan Patel of Stockbridge, GA requests a rezoning from C-1 (Neighborhood Commercial) to C-3 (Highway Commercial) for the property located at 1024 Highway 138, in Land Lot 55 of the 12th District. The property consists of 2.91+/- acres, and the request is for a hotel and restaurant development.
Presented by: Dale Hall, Administration & Community Services Director

Mr. Hall noted Henry County Planning and Zoning Department and the Zoning Advisory Board recommended approval of the rezoning on January 14, 2016 with several conditions. Mr. Hall further noted that as requested by the City Council at the March 29th Work Session, staff has further reviewed the application and recommends approval with the following conditions:

1. All C-1 (Neighborhood Commercial) and C-2 (General Commercial) uses shall be permitted. The only C-3 (Heavy Commercial) use permitted shall be Motels and Hotels exclusive of extended stay lodging.
2. Subject to GDOT approval, the developer shall provide a minimum ten foot (10') wide multi-use path all along the frontage of the subject property along Highway 138. The existing concrete sidewalk along Highway 138 can be used to satisfy this requirement, subject to widening to a total width of ten foot (10').
3. All internal pedestrian crossing areas shall be marked crosswalks.
4. Easements required for any future multi-use path connecting to Highway 138 and along Reeves Creek shall be provided free of charge to the City of Stockbridge.
5. At least one bicycle parking area on a concrete pad a minimum of 83" in length shall be provided on-site by the developer.
6. No lighting shall be permitted on any gas pump island canopy.
7. Any rooftop mechanical units shall be screened from view from Highway 138.
8. All building facades shall be similar to the building examples provided in Exhibit "A", as approved by the City Manager or his or her designee.

Mayor Pro Tem Ford opened the Public Hearing:

SPEAKERS IN FAVOR
Steve Moore – Applicant's representative.
Ray Dean – 883 Fountain Circle Stockbridge, GA

SPEAKERS OPPOSED
Keith Peavy – 90 Bellaire Drive Stockbridge, GA
Pamela Mitchell - 160 Towne Place McDonough (Stockbridge), GA

Councilwoman Gantt motioned to TABLE Item #3 to be brought forward for discussion at the April 26th Work Session and be heard on May 9th at the Council Meeting; second by Councilman Blount; the motion passed 5-0.

ITEM #4 AX-16-01-S- Annexation Request
Kirk and Vanlila Amin (property owners) request at 100% method annexation of Parcel Number 053-1015000 into the City of Stockbridge. Location: Northeast corner of 2153 Jodeco Road, west of Mt. Olive Road, south of Jodeco Road. Lot Size: .53+/- acres. The subject property is zoned C-2 (General Commercial).
Presented by: Dale Hall, Administration & Community Services
Mr. Hall stated the property is currently zoned C-2 and with the annexation, it would come into the City with C-2 zoning.
Councilwoman Gantt motioned to approve the 100% method Annexation of Parcel No. 053-1015000; second by Councilman Alexander; the motion passed 5-0.

ITEM #5 RZ-16-03- Rezoning and Annexation Request
Estate of Guey L. Chen and The Martial Trust/Trustee Yee Chen of McDonough, GA requests a rezoning from a County designation of RA (Residential-Agricultural) to a City of Stockbridge designation of PTD (Planned Town Development) for the property located at 2153 Jodeco Road, in Land Lots 77, 78, and 83 of the 6th District. The property consists of 158.65+/- acres, and the request is for a commercial and residential development.
Presented by: Dale Hall, Administration & Community Services

Mr. Hall noted this property was reviewed in late 2015 for a DRI; both Henry County Planning and Zoning and the Zoning Advisory Board approved the project with conditions on March 10, 2016. Mr. Hall stated staff recommends approval with two specific conditions:

1. The property shall be developed in substantial accordance with the site plan show in exhibit "B" a copy of which is attached hereto and incorporated herein by reference;
2. No permits or plans for any development of the property shall be approved by the City until such time as a development agreement encumbering the property is entered into between the owners and/or developers of the property and the City.

Mayor Pro Tem Ford opened the Public Hearing:

SPEAKERS IN FAVOR
Keith Peavy - 90 Bellaire Dr. Stockbridge, GA
Mindy Mayers – 1008 Peaks Point McDonough (Stockbridge), GA
Pamela Mitchell -160 Towne Place McDonough (Stockbridge), GA
Pam Burrell - 374 Avian Forest Dr. Stockbridge, GA
Dawn Gervin Isler - 300 Masters Club Blvd. Hampton, GA
Zayne Cousins - 205 Acadian Way Stockbridge, GA
Cheryl Shaw – 154 Surge Stone Lane Stockbridge, GA
Irvine Bryer - 111 Barrington Stockbridge, GA
Raquila Meadows - 109 Holly Ridge Rd. Stockbridge, GA
Michael Williams - 1105 Wilmington Way Stockbridge, GA

SPEAKERS OPPOSED
Edward Toney - 894 Woosley Rd. Hampton, GA
Josh Johnson - 535 Southmoor Circle Stockbridge, GA
Billie Evans - Southmoor Circle Stockbridge, GA
Raymond Leach - 525 Southmoor Circle Stockbridge, GA
Dan Newcomb - 331 Newcomb Way Stockbridge, GA

GDOT Representative, Dana Lemon explained DOT's involvement and decision making process regarding a four-lane road regarding the proposed project and noted GDOT had not yet approved a four-lane road for this area.

Councilman Alexander motioned to approve the Rezoning and Annexation Request; second by Councilwoman Robinson; the motion passed 5-0.

Councilman Alexander motioned to take a 5 minute recess; second by Councilman Blount; the motion passed 5-0.

NEW BUSINESS

ITEM #6 – Ordinance - Budget Amendment FY2016
Presented by: Linda Nabers, Treasurer
Ms. Nabers stated the budget amendment would be for landscaping and streetscape projects and that accounting would move $40,000 from the Public Works vehicle line into

government buildings. $15,000 will be for landscaping, $10,000 will be for streetscape and $15,000 for landscaping and plants.
Councilwoman Gantt motioned to approve the Budget Amendment 2016-005 FY2016 in the amount of $40,000; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – Ordinance - Budget Amendment FY2016
Presented by: Linda Nabers, Treasurer
Ms. Nabers stated the budget amendment would be for Food Truck Tuesdays expenses Ms. Nabers further stated as discussed in the Finance Committee Meeting, this would be a fund balance that is unrestricted.

Councilwoman Gantt motion to approve the Budget Amendment 2016-006 FY2016 in the amount of $21,500; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #8 – Ordinance – Procurement Amendment
Presented by: Michael Harris, City Manager
Mr. Harris noted the difficulties and constraints encountered by staff under the current policy and proposed to increase the procurement in the amount of $1,000 (one thousand. Mr. Harris stated the Ordinance would change section 3.30.090 of the Code of Ordinances.

Councilwoman Gantt motioned to amend the City of Stockbridge Procurement Policy to increase the procurement limit to $1,000 (one thousand dollars) reference Section 3.30.090; second by Councilwoman Robinson; the motion passed 5-0.

COUNCIL DISCUSSION

ITEM #9– Public Works Facility – Engineering Recommendation
Presented by: Michael Harris, City Manager
Mr. Harris stated staff has been working the last few months to secure a firm to design the Public Works Facility and has been through the RFQ process and has selected and interviewed the top three firms. Mr. Harris also noted staff came back with a consensus to select Pond and Company. Mr. Harris made a request to Council to move forward and draft a contract with Pond and Company and the City of Stockbridge.

The consensus of the Council was to move forward with preparing a Contract between the City of Stockbridge and Pond & Company.

ITEM #10 –Security Firm- formal recommendation.
Presented by: Michael Harris, City Manager
Mr. Harris stated staff had reached out to several security firms to submit proposals for information regarding security services. Several firms were interviewed by the public Safety Committee who narrowed down the selection to the top three firms.

Mr. Harris noted the Public Safety Committee made a recommendation to select Advanced Protective Services; and asked Council to move forward with preparing a contract.

The consensus of the Council was to move forward with preparing a Contract between the City of Stockbridge and Advanced Protective Services for security services.

Item #11 – Opportunity Zones
Presented by: Michael Harris, City Manager and Dale Hall, Administration and Community Services Director.
Mr. Harris noted that he along with Mr. Dale Hall had met with John VanBrunt of the Department of Community Affairs to get an overview of where the process was in regards to Opportunity Zones. Mr. Harris went on to give an overview of the program which includes a $3500 Tax Credit per employee for business owners included in an Opportunity Zone.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

Councilwoman Gantt motioned to Convene Executive Session for Items A-F & I; Councilman Alexander provided the second; the motion passed 5-0.

Councilwoman Gantt motioned to Adjourn Executive Session; Councilwoman Robinson provided the second; the motion passed 5-0.

Councilwoman Gantt motioned to Reconvene Regular Meeting; Councilman Blount provided the second; the motion passed 5-0.

CITY MANAGER'S COMMENTS
Michael Harris - None

COUNCIL'S COMMENTS

Councilman Alexander thanked citizens for coming out; noted he is pleased the Council passed the annexation for the Jodeco Development; congratulated STAR Students/Teachers; and appreciates a recent news article stating Stockbridge was ranked #7 nationally for best place for African-Americans to live; referenced the importance of freedom of speech; and congratulated Devin Dixon of Eagle's Landing High School for Track & Field records and accomplishments.

Councilman Blount thanked everyone for coming out; noted is was good hearing citizens able to voice their opinions; noted the City is moving in a good direction and is glad to be a part of moving forward.

Councilwoman Gantt thanked everyone or coming out; invited everyone to come out tomorrow for Food Truck Tasty Tuesdays.

Councilwoman Robinson thanked everyone for coming out; noted she is pleased with the passage of the annexation; invited everyone to come out to Food Truck Tuesdays and noted sponsors are needed and asked everyone to continue to support upcoming exciting events.

MAYOR PRO TEM'S COMMENTS
Anthony S. Ford thanked everyone for coming out and congratulated Taylor Jorgensen of Stockbridge as she claimed her first win, as well as made track history as the first female to win a Pro Truck Series race during her truck racing debut March 25th.
Mayor Pro Tem Ford read the following Announcements and Events:

- Food Truck Tasty Tuesdays begins Tuesday, April 12, 2016 – 5:30 p.m.
- City Hall

- 2nd Annual Non-Profit Expo, Monday, April 18, 2016 at 6:00pm at the Merle Manders Conference Ctr. 111 Davis Rd. Stockbridge, GA Spearheaded by Councilwoman LaKeisha Gantt.

- Food Truck Tasty Tuesdays every Tuesday beginning April 19, 2016 – October 5:30 p.m. to 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge, GA

- Coffee with a Cop, Spearheaded by Mayor Pro Tem Ford, Saturday, April 23, 2016 from 8:30 am to 10:00 am at Best Breakfast 4961 N Henry Blvd, Stockbridge, GA 30281.

- Walk, Talk, Love Stockbridge, Spearheaded by Councilwoman Gantt, Saturday, April 23, 2016 from 810:30 am at Brentwood Subdivision Walt Stephens Rd, Stockbridge, GA

- Work Session Meeting Tuesday, April 26, 2016 at 6:00 p.m. - City Hall

- Council Chamber.

- Community Relations Committee Meeting, Chairperson Councilman Blount, Wednesday, April 27, 2016 at 6:30 p.m. in the Levi Meeting Room – City Hall.

- New Sanitation in Stockbridge! May 1, 2016. New Company – Waste Industries

- National Day of Prayer –Spearheaded by Councilman Blount - Thursday, May 5, 2016 City Hall Steps – Time to be determined.

Councilwoman Gantt motioned to adjourn; second by Councilwoman Robinson; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge

Bringing People Together

DRAFT MINUTES
WORK SESSION MEETING

TUESDAY APRIL 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 6:05pm.

Invocation was provided by Pastor Cecilia Green.

The pledge of allegiance was recited in unison.

City Clerk, Vanessa Holiday proceed with a verbal roll call, all members of Council were present.

Councilman Blount motioned to amend the Agenda to include a ceremonial item - National Day of Prayer Proclamation; second by Councilwoman Gantt; 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.

Ms. Dee Moore of Atlanta, Georgia expressed her concerns regarding the proposed Food Truck Ordinance and the affect on small businesses.

CEREMONIAL

Mayor Pro Tem Ford presented a Letter of Commendation presented to Devin Dixon of the Eagle's Landing High School Track & Field Program and also presented Certificates to the Girls 4 x 400 Meter Relay Team (Betty Jackson, Sophie Fabre, Dahlia Ward and Tihzane Brooks) of the ELHS Track & Field Program:.

Mayor Pro Tem Ford read excerpts from the President's National Day of Prayer Proclamation and presented the proclamation to citizens of Stockbridge.

PRESENTATION

ITEM #1 – Annexation Master Plan for the City of Stockbridge was presented by: Dale Hall, Administration and Community Development Director and Paula Sanford, Ph. D, of the Carl Vinson Institute of Government

Mr. Hall noted he had contacted the Carl Vinson Institute regarding an Annexation Master Plan in May of 2015 and introduced Dr. Paula Sanford to present the Annexation Master Plan to the City Council.

Dr. Sanford informed the City Council as to how the Annexation Master Plan was drafted and stated that in May 2015, the City of Stockbridge requested that the Carl Vinson Institute of Government conduct a study of the fiscal impacts of a possible annexation of four areas and the de-annexation of one area. The report presents an analysis of how annexing/deannexing these areas would affect the city's finances. More specifically, we studied whether the estimated municipal revenues derived in the study areas will be greater or lesser than the cost to provide levels of service in the study areas comparable to that currently received by Stockbridge residents and businesses. The study should not be viewed as a statement supporting or discouraging annexation; rather it is an information tool for the elected and appointed officials and the citizens of Stockbridge. Dr. Sanford stated the first thing is to compare estimated revenues and expenditures for 5 study areas. They then develop the best revenue and use 3 different expenditure methodology's to see a range of cost and results. The study consist of a snapshot of a year in time and the question poised is what would the City have collected in revenues and spent in expenditures had the annexation areas been a part of the city.

OLD BUSINESS

None

NEW BUSINESS

ITEM #2 – Resolution to name N. Henry Bridge in honor of M L King, Sr. Presented by: State Representative Andy Welch

State Representative Andy Welch read the State of Georgia House Resolution No. 1052 of the Georgia General Assembly where he sponsored and was also co-sponsored by State Representative Demetrius Douglas and other members of the Henry County Delegation, to name N. Henry Bridge in honor of Martin Luther King, Sr., a native of Stockbridge, and Rep. Welch then presented the Mayor Pro Tem on behalf of the Henry County Delegation.

ITEM #3 – Resolution to approve Employee Progressive Discipline Policy
Presented by: Renee Wheeler, HR Manager and Michael Harris, City Manager
Ms. Wheeler noted the Employee Progressive Discipline Policy was a formalized policy that will be placed in the employee handbook outlining how discipline will be administered throughout the City.

Councilman Alexander motioned to approve the Resolution for the Employee Progressive Discipline Policy; second by Councilwoman Gantt; the motion passed 5-0.

ITEM #4 – Resolution to Write-Off 2014 and Prior Probation Fees/Fines 2014 and Prior – Municipal Court in the Amount of $92,877.00.
Presented by: Anita Gunnoe, Court Clerk and Linda Nabers, Treasurer.
Ms. Nabers indicated the probation fees referenced expired fees prior to 2015 and further noted the City has not been able to assess the 2015 numbers as of yet, but would like to take these uncollectable fees (new law regarding tolling} back in the 2015 audit in the amount of $92,877.00. Ms. Nabers noted the next items 5 & 6 are additional amendments for year-end housekeeping.

Councilwoman Gantt motioned to approve the Resolution to write off the 2014 prior uncollectable fees; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #5 – Ordinance – Budget Amendment 2015-005 FYE2015 – Opt. A $2,537,333.00
Presented by: Linda Nabers, Treasurer.
Ms. Nabers stated if Council agrees to version B in the amount of $2,444,456.00, the funds of $92,877.00 would be included in the 2015 write-off amount for fines.

Councilwoman Gantt motioned to approve the Ordinance Budget Amendment 2015-005 Version B in the amount of $2,444,456.00; second by Councilman Blount; the motion passed 5-0.

City Clerk informed Ms. Nabers the numbers are different in version B and asked to recite the numbers for the public. Ms. Nabers stated Version B would be taking back to the fund balance which includes the Hotel/Motel Tax, TE, URA Fund, and the Merle Manders Conference Center for a total of $2,444,456.00.

ITEM #6 – Ordinance – Budget Amendment 2015-006- FYE2015 – $1,730,362.00
Presented by: Linda Nabers, Treasurer.
Ms. Nabers requested a 2015 Budget Amendment and stated the Cemetery, Water and Sewer, Storm Water, Sanitation and Ted Strickland Community Center funds were not included in version B, totaling $1,730,362.00.

Councilwoman Gantt motioned to approve the Ordinance Budget Amendment 2015-006 in the amount of $1,730,362.00; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – Ordinance – Budget Amendment 2016-007 – FYE2016 - $75,000.00
Presented by: Linda Nabers, Treasurer.
Ms. Nabers stated this budget amendment is for the Storm Water fund that was in 2015 budget; however, the equipment was never purchased and that the Public Works Director, Kevin Walter would like to purchase a Kubota Rubber Track Excavator with a trailer which

is located in the Storm Water fund balance.

Councilwoman Gantt motioned to approve the Stormwater fund budget amendment in the amount of $75,000.00; second by Councilwoman Robinson; the motion passed 4-1 Councilman Alexander opposed.

ITEM #8 – Resolution establishing a policy for City of Stockbridge Volunteers.
Presented by: Michael Williams, City Attorney
Attorney Williams stated there is a draft Resolution for Council to look over without votes at tonight's meeting and noted since the Community Relations Committee will be hosting a few events and will be using volunteers; he suggests Council put in place a policy for volunteers to be screened and to have a background check completed. Attorney Williams also suggested adding to have the volunteers use city vehicles instead of their own personal vehicle. No Action was taken and would be presented on May 9th.

ITEM #9 – Ordinance – Food Trucks in the City of Stockbridge
Presented by: Michael Williams, City Attorney
Attorney Williams noted the proposed Food Truck Ordinance would provide regulation for mobile food vending throughout the City and would break down and define the 3 types of vending platforms: food trucks, food carts and traditional ice cream trucks. Attorney Williams expressed the ordinance states on page 3, food truck vendors must collect sales tax and comply with local codes and keep records when dealing with taxation; it also states vendors can have prepared and pre-packaged food for sale.

Councilwoman Gantt stated she is not ready to vote at tonight's meetings. There are rules and regulations in place already regarding food trucks especially during City Events and expressed her thoughts of those who desire to operate mobile other than food truck Tuesday should have a valid City business license. Mr. Williams responded a provision can be added in a subsection that would prohibit a location within 600 ft. of city events and further noted there are State laws that restrict the City's ability to force vendors to pay taxes if they have paid under a different jurisdiction. No Action - Item to be presented on May 9th.

ITEM #10 – Resolution establishing a policy for proclamations.
Presented by: Michael Williams, City Attorney
Attorney Williams noted to clarify the process, a policy for proclamations has been requested.

Mayor Pro Tem Ford stated he believes whoever signs the Proclamation whether it be the Mayor/Mayor Pro Tem and City Clerk should have direct contact with those individuals requesting the Proclamation and noted the requests should come through the Clerk first and then the Mayor or Mayor Pro Tem would figure out the type of Proclamation to give.

Councilman Blount stated he is for having a procedure set in place for issuing proclamations.

Mayor Pro Tem Ford stated he only thought the Clerk and Mayor or Mayor Pro Tem signs the Proclamations. City Clerk, Vanessa Holiday stated all members of Council sign Letter of Commendation when presented in the Council Chamber and when presented off site, the Councilmember presenting the Letter of Commendation signs the letter.

Councilwoman Robinson inquired of the Clerk if a Proclamation list exists. Mrs. Holiday replied there is a 2015 list of Proclamations that was presented to the Council noting all proclamations that had been issued in the previous year. Mrs. Holiday noted the concern from the Clerk's Office in regards to proclamations is to have the request make sure the requestor included the content and information for the proclamation and allows for enough time to properly prepare the Proclamation. No Action was taken would be presented on May 9th.

ITEM #11 – Resolution to Authorize Hispanic Community Event as a 2016 City Event. Presented by Councilwoman Robinson.

Councilwoman Robinson stated there was a discussion and meeting with Main Street Manager, Kira Harris-Braggs and Rocio Camacho to create a city event showing Main Street featuring the Hispanic community during their National Hispanic celebration months of September through October. Councilwoman Robinson stated they are wanting to combine that event with Bridgefest.

Mayor Pro Tem Ford asked will there be a need to re-adjust funding. Councilwoman Robinson stated no funding would be required.

Councilwoman Robinson motioned to approve the Resolution to authorize the Hispanic Community Event; second by Councilman Alexander.

Mayor Pro Tem Ford noted the Resolution was not in the packet as the details needed to be discussed and directed Attorney Williams to work in conjunction with Councilwoman Robinson with the details and information for the Resolution to be presented at the May 9th meeting..

Councilwoman amended her motion to work in conjunction with Attorney Williams to finalize the Resolution; second by Councilman Alexander; the motion passed 5-0.

ITEM #12 – Stockbridge Campaign Policy
Presented by City Attorney, Michael Williams.

Attorney Williams stated this is a policy that deals with political campaigning activities at public facilities or events and noted the policy was presented over a year ago, but never voted on. Attorney. Williams stated the policy would direct staff on how to handle candidates attempting to campaign during a city event. The policy is broken up into two sections. Section A references activities that are allowed and Section B is the prohibition of activities section. Attorney Williams recommends Council's approval.

Councilman Blount motioned to approve the Stockbridge Campaign Policy; second by Councilwoman Gantt; the motion passed 4-1. Councilman Alexander opposed.

PLANNING & ZONING

None

COUNCIL DISCUSSION

None

Councilwoman Gantt motioned to convene into Executive Session for items A-F and H; second by Councilman Blount; the motion 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).

Councilwoman Gantt motioned to adjourn Executive Session; Councilwoman Robinson provided the second; the motion passed 5-0.

Councilwoman Gantt motioned to reconvene into Work Session Meeting; Councilman Blount provided the second; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris noted Governor Deal had signed SB 358, SB 359, SB 360 and SB 361.

COUNCIL'S COMMENTS

Councilman Alexander presented a summary of the First Quarter Public Safety Committee.

Councilman Blount presented a summary of the First Quarter Community Relations Committee.

Councilwoman Gantt presented a summary of the First Quarter Finance Committee.

Councilwoman Robinson presented a summary of the First Quarter Public Works Committee.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford presented a summary of the First Quarter Building Committee.

Mayor Pro Tem Ford read the following announcements:

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. **EVERY TUESDAY – CITY HALL**
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, April 27, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room
- New Sanitation begins May 1, 2016. New Company – Waste Industries – Call (770) 474-9273 for questions and Recycle Sign-Up.
- National Day of Prayer –Spearheaded by Councilman Blount - Thursday, May 5, 2016 City Hall Steps – 7pm.
- City Council Meeting, Monday, May 9, 2016 6 p.m. Council Chamber
- Unity in the Community Exhibition Basketball Game – Spearheaded by Councilwoman Robinson - Friday, May 13, 2016 at 5pm at the J.P. Moseley Recreation Center – Millers Mill Road – Stockbridge, GA
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, May 25, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room
- City Council Work Session, Tuesday, May 31, 2016 6 p.m. Council Chamber
- Coffee with a Cop spearheaded by Mayor Pro Tem Ford, Saturday, May 21, 2016 11 a.m.at Silver Bay Seafood Restaurant 5425 N. Henry Blvd. Stockbridge, GA

CITY CLERK'S COMMENTS

Vanessa Holiday noted Administrative Professional Day on April 27th and thanked everyone in the Clerk's Office, City Hall, MMCC, Court and Public Works.

Mayor Pro Tem Ford also noted Administrative Professional's Day and noted he would be visiting staff with acknowledgements.

Councilwoman Gantt motioned to adjourn the meeting at 9:50pm; second by Councilwoman Robinson; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

Proclamation

Of the Honorable Stockbridge City Council

Whereas, Henry County Toastmasters Club #2367 will be celebrating 22 years of training and development in public speaking and leadership skills; and

Whereas, the ability to speak in a clear and effective manner is a powerful and important skill that can help people overcome barriers to a measurable performance in virtually every endeavor and line of work; and

Whereas, Henry County Toastmasters Club #2367 has a membership of over 30 active citizens and is part of Toastmasters International; a nonprofit public benefits corporation with more than 332,000 members and over 15,400 clubs in 135 countries; and

Whereas, the mission of the Henry County Toastmasters Club is to provide a supportive and positive learning experience in which members are empowered to develop communication and leadership skills, resulting in greater self-confidence and personal growth.

NOW, THEREFORE I, Anthony S. Ford, Mayor Pro-Tem of Stockbridge, by virtue of the authority vested in me by the laws of Stockbridge and Georgia, along with Council Members Elton Alexander, John Blount, LaKeisha Gantt, and Neat Robinson.do hereby recognize Henry County Toastmasters Club #2367 for providing this valuable service to its members and encourage all Stockbridge citizens to recognize the many accomplishments and opportunities in communication and leadership this outstanding organization has realized for people everywhere.

IN WITNESS WHEREOF, I have hereunto set my hand this 13th day of June, in the year of our Lord, two thousand sixteen, in the City of Stockbridge. Georgia.

_____ _____

Anthony S. Ford, Mayor Pro-Tem Vanessa Holiday, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY BUDGET FOR FISCAL YEAR 2016 FOR THE CITY OF STOCKBRIDGE TO CREATE THE POSITION OF EVENTS COORDINATOR; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WITNESSETH:

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 providing public services to residents located within the corporate limits of the City;

WHEREAS, the City adopted its final operating budget for fiscal year 2016 on December 14, 2015;

WHEREAS, Section 6.27 (b) of the City Charter provides that the City Council by majority vote may make changes in the appropriations contained in the current operating budget at any regular meeting or special or emergency meeting called for such purposes;

WHEREAS, Section 3.04.060 of the Stockbridge Municipal Code provides that whenever the city council shall amend the budget to provide for a new employee position, the following documents shall be included as exhibits to an ordinance providing for the new employee position: a numbered budget amendment which indicates the budget line item where funding for the new employee position is to be located within the budget and establishing the amount of funds within that line item allocated for the new employee position(s); a restated organizational chart indicating the new employee position; and a job description and salary range for the new employee position; and

WHEREAS, having complied with all necessary legal requirements, the City Council wishes to amend the 2016 budget to establish the full-time position of Events Coordinator;

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

SECTION 1. Adoption by Reference. The document attached hereto as Exhibit "A" comprised of:

(a) a numbered budget amendment which indicates the budget line item where funding for the position of Events Coordinator is to be located within the budget and establishing the amount of funds within that line item allocated for the position of Events Coordinator;

(b) a restated organizational chart indicating the position of Events Coordinator; and

(c) a job description and salary range for the position of Events Coordinator is incorporated herein by reference and is hereby adopted as an amendment to the Budget for Fiscal Year 2016 for the City of Stockbridge, Georgia.

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

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

SECTION 6. 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:_____

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

NUMBER 2016 - 008

DATE 05/31/2016

ACCOUNT	PROJECT	DESCRIPTION	Increases	Decreases
100-61900-511100		Regular Employee Salaries	26,250	
100-61900-512100		Group Insurance Medical and Dental	10,620	
100-61900-512110		Group Insurance Life	290	
100-61900-512111		Group Insurance Vision	585	
100-61900-512200		Medicare	380	
100-61900-512400		Pension	4,725	
100-61900-512600		Unemployment Insurance	585	
100-61900-512700		Workers Compensation	145	
100-61900-512851		HRA Deductible	1,000	
100-61900-523245		Telecommunications	585	
100-61900-523500		Travel	290	
100-61900-523700		Education & Training	290	
100-61900-531110		Computer Expense	12,600	
100-61900-531750		Uniforms	100	
100-00000-389040		From Reserves		58,446
		Totals	58,445	58,445

This amendment is to add the Events Coordinator Position to the 2016 Budget.
Seven months June - December 2016

Entered _____

Approved _____

EXHIBIT A
PAGE 1 OF 9

Job Title: Events Coordinator

Job Summary: The Events Coordinator is responsible for assisting in the smooth operation of city-sponsored events for the designated location they are assigned to. This position will work seamlessly with the Conference Center Manager to deliver first-class customer service throughout the event process.

Class Characteristics: This is a full-time non-exempt classification level requiring evening and some weekend work.

Major Duties:

- Responsible for opening and closing the centers for scheduled events with assigned staff.
- Assists in executing City-sponsored or sanctioned events and programs as directed;
- Assists with the preparation of marketing events and developing announcements, flyers, informational bulletins, coordinate news releases, electronic and other related communications for City-sponsored or sanctioned events and programs;
- Provide concierge service during meetings and events when requested;
- Recruits volunteers for events and event-planning committees; organizes and conducts informational and training meetings.
- Reviews event proposals to ensure they are in compliance with co-sponsorship activities.
- Secures/reserves city property used for events.
- Arranges external sponsorship for events; oversees activities, ensures consistent funding levels are maintained.
- Oversees traffic coordination, set up, clean-up and dismantling of events.
- Assist the department in advance preparation of events;
- Assist in enforcing public use policies during events;
- Assists in other ways as directed by Conference Center/Event Manager.
- Develops and maintains necessary records for each event/activity.
- Provide administrative assistance to the Center Manager by aiding in the organization of events;
- Evenings and weekend time will be required;
- Performs other duties as assigned.

Knowledge Required by the Position:

- Ability to communicate clearly and in a pleasant manner with the general public, elected officials and other City employees.

EXHIBIT A
PAGE 2 OF 9

- Ability to comprehend and make inferences from material written in the English language such as laws, rules, ordinances, regulations, and procedures governing public procurement;

Job Title: Special Events Coordinator (continued)

- Ability to work cooperatively with other City employees and the public.
- Ability to work safely without presenting a direct threat to self or others;
- Ability to work independently and in a high-pressure, multi-tasked environment amid frequent interruptions and to redirect focus of attention to tasks.
- Ability to coordinate the logistics of event planning
- Ability to provide excellent customer service;
- Ability to coordinate and set up audio/visual equipment;
- Ability to solve problems and make decisions using independent judgment;
- Ability to prioritize and handle multiple tasks in an effective, efficient manner.
- Ability to operate a motor vehicle;
- Ability to establish and maintain effective working relationships with City officials, coworkers, vendors and the public
- Excellent written and verbal communication skills;
- Ability to maintain records within filing systems (file management)
- Knowledge of City ordinances, policies and procedures;
- Knowledge of modern office procedures and equipment;
- Proficient in using a variety of computer software programs for administrative/event planning functions;
- Knowledge of laws and regulations pertaining to public assembly facilities, public safety rules and regulations and building regulations;

Supervisory Controls: The work of this position is performed under the general supervision of the Conference Center and Events Manager.

Guidelines: Guidelines include City and departmental manuals, policies and procedures.

Complexity: The work consists of interpersonal, administrative and clerical duties, and time management skills.

Personal Contacts: Contacts are typically with co-workers, business and community leaders, vendors, and the public.

Purpose of Contacts: Contacts typically occur to give and exchange information and to market the City's conference and community centers and multiplex facility.

Job Title: Special Events Coordinator (continued)

Physical Demands: This work is generally performed indoors in an office setting and involves light to moderate lifting, standing, bending, crouching, carrying, pulling, kneeling, stooping and walking through City facilities for extended periods of time. Able to lift a minimum of 20lbs.

Work Environment: This work is generally performed and outdoors/indoors in an office and in City facilities.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Associate's degree or Bachelor's degree in Marketing, Public Relations, Hospitality Management, Event Planning plus two (2) years of college or technical coursework required supplemented by three (3) years of experience performing administrative and event planning support; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; must have a valid State of Georgia Driver's License. The Events Coordinator must be energetic, imaginative, well organized, and capable of performing effectively in an independent situation. Excellent verbal and written communication skills are essential in this position. Must be able to work a flexible schedule, which will include weekends and evening hours.

EXHIBIT A
PAGE 4 OF 9

City of Stockbridge 2016 Pay Scale

EXHIBIT A
PAGE 3 OF 4

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

City of Stockbridge 2016 Pay Scale

EXHIBIT A
PAGE 6 OF 7

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Water Systems Technician II	Water	Water Superintendent	13	$ 14.00	$ 20.69	$ 29,120.00	$ 43,035.20
Administrative Assistant	Administration	City Clerk	14	$ 14.63	$ 21.61	$ 30,430.40	$ 44,948.80
Administrative Assistant	Public Works	Public Works Director	14	$ 14.63	$ 21.61	$ 30,430.40	$ 44,948.80
Deputy Court Clerk	Municipal Court	Court Clerk	14	$ 14.63	$ 23.82	$ 30,430.40	$ 49,545.60
Events Coordinator	Administration	Conference Center & Events Manager	14	$ 14.63	$ 23.82	$ 30,430.40	$ 49,545.60
Conference Center Coordinator	Administration	Conference Center & Events Manager	14	$ 14.63	$ 21.61	$ 30,430.40	$ 44,948.80
Accounts Payable Clerk	Administration	Treasurer	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Crew Leader	Public Works	General Maintenance Supervisor	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Crew Leader	Sanitation	General Maintenance Supervisor	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Occupational Tax Clerk	Administration	City Clerk	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Payroll Clerk	Administration	Treasurer	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Purchasing Clerk	Administration	Treasurer	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40
Stormwater Supervisor	Stormwater	General Maintenance Supervisor	15	$ 15.38	$ 22.73	$ 31,990.40	$ 47,278.40

City of Stockbridge 2016 Pay Scale

EXHIBIT A
PAGE 3 OF 5

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

City of Stockbridge 2016 Pay Scale

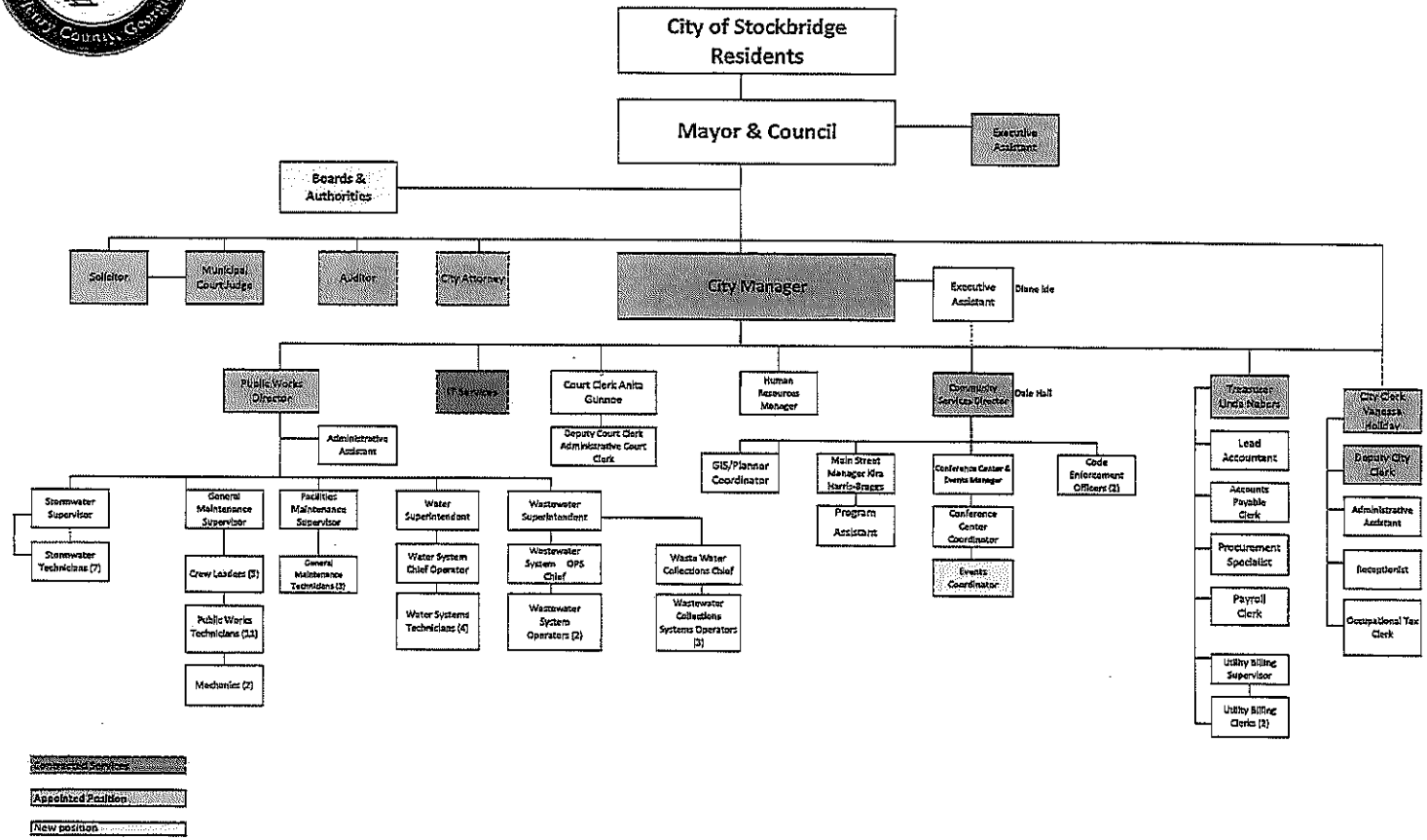
EXHIBIT A
PAGE 8 OF 9

Job Title	Billing Department	Reports To	Pay Grade	Minimum	Maximum	Minimum	Maximum
Main Street Manager	Administration	Administration & Community Services Director	21	$ 20.58	$ 30.40	$ 42,806.40	$ 63,232.00
Human Resources Manager	Administration	City Manager	22	$ 21.61	$ 31.93	$ 44,948.80	$ 66,414.40
Lead Accountant	Administration	Treasurer	22	$ 21.61	$ 31.93	$ 44,948.80	$ 66,414.40
General Maintenance Supervisor	Public Works	Public Works Director	25	$ 25.01	$ 36.96	$ 52,020.80	$ 76,876.80
Wastewater Reclamation Plant Superintendent	Sewer	Public Works Director	25	$ 25.01	$ 36.96	$ 52,020.80	$ 76,876.80
Water Superintendent	Water	Public Works Director	25	$ 25.01	$ 36.96	$ 52,020.80	$ 76,876.80
Public Works Director	Public Works	City Manager	27	$ 27.58	$ 40.67	$ 57,366.40	$ 84,593.60
City Clerk	Executive	Mayor & Council	28	$ 28.96	$ 42.80	$ 60,236.80	$ 89,024.00
Treasurer	Executive	City Manager	28	$ 28.96	$ 42.80	$ 60,236.80	$ 89,024.00
Administration & Community Services Director	Administration	City Manager	34	$ 39.54	$ 55.15	$ 82,243.20	$ 114,712.00
City Manager	Executive	Mayor & Council	36	$ 42.78	$ 63.22	$ 88,982.40	$ 131,497.60

EXHIBIT "A"
PAGE 1 OF 1

EXHIBIT
PAGE 2 OF 2

City of Stockbridge – Organizational Chart – Proposed May 31, 2016



RESOLUTION _____

A RESOLUTION AUTHORIZING THE ENTERING INTO A CONTRACT WITH LAMAR COUNTY WITH RESPECT TO THE WASTE TRANSFER STATION; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the City finds it necessary and desirable to enter into a contract with Lamar County with respect to the City's waste transfer station;

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

1. **Approval of Execution.** The City Council hereby approves the contract with Lamar County, attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.

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

3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO RESOLVED this _____ day of _____, 2016.

_____
ANTHONY S. FORD MAYOR PRO TEM

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

_____
MICHAEL WILLIAMS, CITY ATTORNEY

AMENDED AND RESTATED LEASE AND SERVICE AGREEMENT

THIS LEASE AND SERVICE AGREEMENT (hereinafter referred to as "Lease") made and entered into this 1st day of May, 2016, by and between the **CITY OF STOCKBRIDGE, GEORGIA**, a Political Subdivision of the State of Georgia (hereinafter referred to as "Lessor") and the **LAMAR COUNTY REGIONAL SOLID WASTE MANAGEMENT AUTHORITY**, (hereinafter referred to as "Lessee").

W-I-T-N-E-S-S-E-T-H:

WHEREAS, Lessor is a Municipal Corporation that provides municipal solid waste and inert waste services to residential, commercial and industrial customers located within the City Limits; and

WHEREAS, Lessor agrees to lease directly to Lessee certain property located on Railroad Street and currently operated as a waste transfer station (hereinafter "Waste Transfer Station"), as such property is more particularly described on Exhibit "A", attached hereto and incorporated by reference herein (hereinafter "Premises"); and

NOW THEREFORE, for and in consideration of the mutual covenants hereinafter stated and in consideration of the sum of One ($1.00) Dollar, the receipt of which is hereby acknowledged, the parties agree as follows:

SECTION ONE – DEFINITIONS

The following terms are generally defined below, but such terms shall nonetheless be used and construed in this Agreement consistently with the definition of such terms in the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. Section 12-8-20, *et seq.*, and the regulations promulgated pursuant thereto.

A. Construction and Demolition Waste (hereinafter referred to as "CDW") means and includes all waste materials generated from the construction and demolition of residential, commercial and industrial buildings and improvements located thereon.

B. Municipal Solid Waste (hereinafter referred to as "MSW") means and includes any waste material generated by a residential household, a commercial business or industrial plant.

C. Inert Waste (hereinafter referred to as "IW") means and includes leaves, sticks, limbs, roots and trees.

D. Hazardous Waste (hereinafter referred to as "HW") means and includes any material defined as such by applicable Environmental Laws, including without limitation, Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), and in quantities or concentrations that violate any such Environmental Laws.

SECTION TWO – DESCRIPTION OF LEASED PREMISES

Subject to the conditions, stipulations, restrictions and reservations hereinafter more fully set forth, Lessor, by these presents, does lease, let and demise unto Lessee the following described property (hereinafter the "Premises"):

ALL THAT TRACT OR PARCEL OF LAND LYING IN LAND
LOT 36 OF THE 12TH DISTRICT OF HENRY COUNTY BEING
MORE PARTICULARLY DESCRIBED IN DRAWINGS SHOWN
IN EXHIBIT "A" HERETO ATTACHED AND MADE A PART HEREOF

Provided, however, the parties agree to extend the boundary of the Southwestern corner of the leased Premises for the purpose of improving the turning radius of trucks entering the site. The exact relocation of such boundary shall be subject to Lessor's approval.

SECTION THREE – TERM AND RENEWAL OF LEASE

The term of this Lease is from the date hereof until April 30, 2026.

SECTION FOUR – USE OF PREMISES

The demised Premises may be used by Lessee to conduct a Waste ("CDW", "MSW" and "IW") Transfer Station. Lessee shall at all times fully and properly comply with all laws, ordinances and regulations of every lawful authority having jurisdiction of said Premises.

SECTION FIVE – SUBLEASING

Lessee shall not sublease or assign all or part of its rights and duties hereunder.

SECTION SIX – RENTAL

The monthly rental shall be determined as set forth in Exhibit "B" hereto attached and made a part hereof and shall be paid on or before the 30th day of each month commencing the month after the date of execution of this Lease, and each month thereafter during the term of this Lease.

SECTION SEVEN – FORFEITURE FOR FAILURE TO PAY RENT

The Lessor hereby agrees that Lessee, upon paying the rents as stipulated in Exhibit "B", and performing all of the stipulations, agreements and covenants herein contained, shall and may peaceably and quietly have, hold and enjoy said Premises during the term hereof, free from the adverse claims of any person, firm or corporation.

If the rent above referred to, or any part thereof, shall not be paid on the date of payment by the terms hereof, or any other covenant or agreement shall not be performed, and remain so for a period of ten (10) days after the written notice shall have been sent by certified mail to Lessee, then and in such case it

shall be lawful for Lessor, at its option, to declare the said term ended and enter into said demised Premises or any part thereof, either with or without process of law, and expel the said Lessee, or any person or persons occupying, in or upon said Premises, using such force as may be necessary to do so, and so to repossess and enjoy the said Premises as in Lessor's former estate, and Lessee agrees to hold Lessor harmless in regard to any action taken. Should the said term at any time be ended by the election of Lessor, under the terms and conditions hereof, or in any other way, Lessee hereby covenants and agrees to surrender and deliver up the same demised Premises peaceably to Lessor immediately upon the termination of the said term.

SECTION EIGHT – LESSEE TO PAY TAXES, ETC.

The Lessee shall pay all taxes, assessments and other charges which may be levied, assessed or charged against the demised Premises and all improvements located therein, on or before the due date and furnish Lessor with a copy of the paid receipt within ten (10) days of said due date. Failure to make such payments shall constitute default under this Lease.

SECTION NINE – INSURANCE

The Lessee shall maintain comprehensive casualty insurance on the subject Premises in an amount equal to the replacement value of all improvements, specifically naming Lessor and Lessee as loss payees. Should the building constructed on the Premises herein be partially or totally destroyed by fire or other casualty, Lessee will, with all due diligence, and to the extent covered by its insurance, repair or restore the same so that thereafter the property shall be substantially the same as prior to such damage or injury.

The Lessor shall not be liable for any damage to property or person by reason of Lessee's occupancy of the leased Premises, and Lessee agrees to save Lessor harmless from all claims for damages to property or person occurring in or on the leased Premises. The Lessee further specifically agrees that it will procure and keep in force public liability insurance in an amount of not less than one million dollars ($1,000,000.00) specifically naming Lessor as a named insured.

SECTION TEN – IMPROVEMENTS TO PREMISES

The Lessor and Lessee agree that Lessor shall not be required to make improvements to the demised Premises, but that Lessor will deliver the Premises to Lessee in its existing "as is" condition as of the date of execution of this Lease. Lessee shall have the right to enter upon the property described in Exhibit "A" and to occupy, operate and maintain all structures and improvements currently present on such property. Further, Lessee shall have the right to expand and improve such facilities as Lessee deems necessary to more efficiently operate the subject transfer station; provided, however, that any and all such improvements shall comply with all local and state construction requirements including, but not limited to, applicable building codes, set backs and buffers, if any. Lessee shall also have the right to construct roads so that its trucks and equipment can have reasonable ingress and egress to the facilities constructed upon the property described in Exhibit "A". The construction of all future facilities shall be at locations agreed upon by Lessor.

SECTION ELEVEN – MAINTENANCE AND REPAIRS

The Lessee shall maintain, keep and repair, at its expense, all exterior portions of the buildings, including the roof, exterior walls, canopy, gutters, downspouts, and also all structural portions of the buildings whether the same are on the interior or exterior. In addition, Lessee agrees that during the term hereof, or any extension or renewal hereof, it will keep the road, parking and receiving areas in good working condition. The Lessee shall keep, maintain and repair, at its expense, all interior portions of the buildings, as well.

SECTION TWELVE – UTILITIES AND HEAT

The Lessor shall ensure all necessary utilities are provided to the Premises at Railroad Street. Lessee shall pay all charges and expenses for gas, water, fuel and electricity to the buildings and at said Premises during the term of this Lease.

SECTION THIRTEEN – HAZARDOUS WASTE

No hazardous waste (HW) shall be brought upon, stored or processed upon the property described in Exhibit "A".

SECTION FOURTEEN- TERMINATION OF LEASE

Lessee shall have the right to terminate this Lease by giving Lessor written notice thereof at least one hundred and eighty days (180) prior to the date Lessee intends to terminate. Service of Notice of Termination shall be deemed to be effective when the Notice is deposited in the U.S. Mail addressed to the appropriate party at the addresses hereinafter described, by Certified Mail, Return Receipt Requested, with sufficient postage affixed to the envelope. In the event Lessee elects to terminate this Lease prior to the term provided in Section Three hereof, then and in that event, Lessee agrees to sell to Lessor all of its right, title and interest in and to the Premises and Waste Transfer Station, including any improvements thereon, for the sum of One ($1.00) Dollar, and Lessor agrees in such event to release Lessee from all future rental obligations and service feels hereunder.

AS TO LESSOR:

City of Stockbridge
4545 North Henry Boulevard
Stockbridge, GA 30281

AS TO LESSEE:

Lamar County Solid Waste Management Authority
172 Roger Brown Drive
Barnesville, GA 30204

Either of the parties hereto may change the address to which notices are sent by giving notice to the other party of such change of address as provided in this section.

SECTION FIFTEEN- TERMINATION

Lessor may terminate this Lease if Lessee, or any assignee of Lessee, shall materially breach any term or condition of this Lease and Service Agreement (hereinafter "alleged default"), Lessor shall give Lessee written notice of its intent to terminate for cause as provided in Section Seven hereof, and except as otherwise provided in Section Seven hereof, provide thirty (30) days prior notice to any termination for cause, and Lessee, or any assignee of Lessee, shall have thirty (30) days in which to cure or correct any such alleged default to the reasonable satisfaction of Lessor, in which event any such notice of termination shall be null and void.

SECTION SIXTEEN – SURRENDER OF POSSESSION

Upon the termination of this Lease or any renewal thereof, Lessee shall surrender the Premises in the same condition or repair as at the beginning of the term, ordinary wear, tear and damages excepted; provided, further, any improvements constructed by Lessee hereunder and remaining on the Premises need not be demolished or removed.

SECTION SEVENTEEN – HOLDING OVER

In the event Lessee remains in possession after expiration of this Lease and any renewal terms without the execution of a new lease, Lessee shall not acquire any right, title or interest in or to the Premises, and in such event, Lessee shall occupy the leased Premises as a Lessee from month-to-month, but both Lessor and Lessee shall otherwise be subject to all of the conditions, provisions and obligations of this Lease insofar as the same shall be applicable.

SECTION EIGHTEEN – ACCOUNTING

The Lessee shall maintain accurate accounting records of all waste that is delivered to the Premises. The books of the Lessee, relating to the amount of waste received and schedule of tipping fees at the Premises, shall be made available to Lessor or its designated agent for inspection, review and audit. Lessee, at its expense, shall provide a report certified by Lessee on or before March 1st of each year hereafter certifying the types of waste, i.e., CDW, MSW, and IW and the weight thereof for the previous year.

SECTION NINETEEN – INSPECTION OF THE PREMISES

The property described in Exhibit "A" is being leased in its "as is" condition. No representation or warranties are made by Lessor to Lessee concerning the condition of the property or its suitability for the use intended by Lessee. The Lessee may make its own independent assessment to determine whether or not the Premises is in full compliance with all Federal and State environmental laws, rules and regulations. Upon the termination of this lease, Lessee, at its expense, shall provide an environmental site assessment of the Premises, including testing as may be recommended by environmental professionals retained by Lessee and approved by Lessor. If any material, chemical or waste product is located on the property in violation of any Federal or State environmental laws, rule or regulation, Lessee at its expense shall clean up and/or remedy such violations(s); provided, however, this duty shall not apply to any clean up and/or remedies relating to any waste buried by Lessor as part of a former landfill or disposal area owned or operated by Lessor.

SECTION TWENTY – TIRE CAGES AND DISPOSAL OF LESSOR'S TIRES

Lessee at its expense shall maintain tire cage(s) on the Premises. All tires owned by Lessor from City of Stockbridge vehicles shall be disposed of by Lessee at no cost to Lessor.

SECTION TWENTY-ONE – RECYCLED PRODUCTS

Lessor's recycling products shall be collected and recycled by Lessor's contracted hauler.

SECTION TWENTY-TWO – PRIORITY SERVICE AFFORDED TO LESSOR

Lessee agrees to provide priority service to Lessor's dumping trucks at said waste transfer station with no delays and/or waiting in order to facilitate Lessor's operating schedules.

SECTION TWENTY-THREE – STORAGE OF WASTE ON PREMISES

The Lessee shall not store any type of waste on said Premises, and all waste delivered to said Premises must be removed within twenty-four (24) hours of the delivery time. Lessee at its own expense shall maintain all odor-control devices and keep same in full compliance with all Federal, State, County and City laws, rules, regulation and ordinances.

SECTION TWENTY-FOUR – SALE AND PURCHASE OF BUILDING

Upon the expiration of the term of this Lease, Lessor shall have the right of first refusal to purchase the buildings located on the Premises, including all improvements thereon, such as any scales and scale house, for the fair market value of such property as provided herein. The fair market value shall be determined by taking the average of two appraisals performed by two independent appraisers (having CRS certification), selected by agreement of the parties. Provided, however, in the event of a difference between the appraised values of greater than 15%, then the appraisers so selected shall select a third appraiser who shall perform an appraisal at the expense of both parties. The fair market value established by the third appraisal shall be averaged with the fair market value determined by the appraisal that is closest in value to the third appraisal. Said amount shall be binding on both parties. If Lessor elects to purchase the buildings on the Premises upon the expiration of the term of this

Lease, or match any bona fide offer for such buildings at such time, Lessor shall give written notice to Lessee of its intent to do so. The purchase price for such buildings shall be paid within thirty (30) days after Lessee has removed itself and its property from the Premises and has come into full compliance with all other provisions of this Lease. The buildings and all improvements shall be conveyed free and clear of any indebtedness. At no time hereunder shall Lessee encumber the Premises, its buildings or improvements without advance written approval from Lessor. In the event the Lessor elects not to purchase said building and improvements, Lessee shall pay all sums due Lessor prior to removing any improvements from the Premises. If said building is not removed from the Premises within said time, Lessee shall forfeit to Lessor all of its right, title and interest to said buildings and improvements and shall reimburse Lessor for reasonable expenses it incurs in demolishing and removing such improvements.

SECTION TWENTY-FIVE – SERVICE AGREEMENT AND FEES

Lessee shall accept from Lessor the same type of waste Lessee accepts from other persons and such waste is currently limited to residential MSW and CDW. Lessee shall accept MSW generated by Lessor, as well as CDW delivered by Lessor's employees to the Waste Transfer Station from Lessor's construction and demolition projects. Lessor shall pay to Lessee the fees disclosed on Exhibit "C" for the removal of this waste as described in said Exhibit. From said fees, the Lessee shall pay all sums due, or that become due, any Federal, State, County or City governments or private entities. All such waste shall be weighed on scales that accurately measure the weight of the waste brought to the Premises. The Lessor reserves the right to verify that said scales are in proper working order. So long as Lessee complies with the terms of this Agreement, Lessee shall be free to manage and operate the subject Waste Transfer Station as Lessee deems appropriate, including Lessee's right to contract with other persons for conducting the day to day operations of the Waste Transfer Station. Lessor shall not assign to any person, company or entity, the right to the rates and fees scheduled in Exhibit "C". The rates described in Exhibit "C" are exclusively for the City of Stockbridge's vehicles and those of its contracted hauler which are unloading waste collected under the City collection and hauling contract.

SECTION TWENTY-SIX – SECTION HEADINGS

The section headings throughout this instrument are for convenience and reference only, and words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.

SECTION TWENTY-SEVEN – LEASE BINDING ON HEIRS, ETC.

It is further hereby expressly agreed and understood that all covenants and agreements herein made shall extend to and be binding upon the heirs, devisees, executors, administrators, successors in interest and assigns of both Lessor and Lessee.

SECTION TWENTY-EIGHT – HOURS OF OPERATION

Lessee shall limit operation of the transfer station to 6 A.M to 5 P.M. Any changes to hours of operation must be approved by Lessor in writing.

SECTION TWENTY-NINE – ADDITIONAL DISPOSAL AT NO CHARGE

Lessee shall provide to Lessor additional disposal at no charge at the Cedar Grove Landfill for up to 350 tons annually from City of Stockbridge's waste hauled by City of Stockbridge vehicles from its municipal facilities.

SECTION THIRTY – ENTIRE AGREEMENT

This Lease constitutes the entire agreement between Lessor and Lessee and all understandings and agreements between Lessor and Lessee are merged in this document. This Lease may not be changed or modified except by an agreement in writing signed by Lessor and Lessee.

IN WITNESS WHEREOF, Lessor and Lessee have caused this indenture to be duly executed and sealed the day and year first above written.

Signed, sealed and delivered
This ____ day of _____, 2016.
In the presence of:

_____
Unofficial Witness

_____
Notary Public

LESSOR
CITY OF STOCKBRIDGE, GEORGIA

By: _____

By: _____

(City Seal)

Signed, sealed and delivered
This _____ day of _____, 20____.
In the presence of:

_____
Unofficial Witness

_____
Notary Public

LESSEE
LAMAR COUNTY REGIONAL SOLID
WASTE MANAGEMENT AUTHORITY

By: _____
JOHNNY S. POORE
Executive Director

By: _____
JOE C. BOSTWICK, JR.
CHAIRMAN

(Corporate Seal)

EXHIBIT "B"

MONTHLY RENTAL FEES

FIRST SIXTY (60) MONTHS FOLLOWING DATE OF EXECUTION:

Construction and Demolition Waste	$ 1.40 Per Ton
Inert Waste	$ 1.40 Per Ton
Municipal Solid Waste	$ 1.40 Per Ton

FROM SIXTY-FIRST (61st) MONTH TO ONE HUNDRED AND TWENTIETH MONTH:

An annual WST (Water Sewer and Trash Services) CPI increase shall be added to the fees of $1.40 Per Ton as outlined above, beginning with year 6 (May 1, 2021) of the agreement and shall be added annually thru the termination of this agreement.

EXHIBIT "C"

F – E – E – S

The following rates shall apply for lessor or its contracted hauler.

MONTHLY DISPOSAL OF ALL APPROVED SOLID WASTE

First Sixty (60) Months following the effective date of this agreement:

0 to 550 Tons Per Month	From May 1, 2016 thru December 31, 2016	$21.00 Per Ton
	From January 1, 2017 thru December 31, 2017	$24.00 Per Ton
	From January 1, 2018 thru December 31, 2018	$27.00 Per Ton
	From January 1, 2019 thru December 31, 2019	$31.00 Per Ton
	From January 1, 2020 thru December 31, 2020	$35.00 Per Ton
	From January 1, 2021 thru April 30, 2021	$35.00 Per Ton

City shall be billed by Waste Management at the rate of $33 per ton for up to 550 tons per month. From May 1, 2016 thru December 31, 2019, Lessee agrees to pay the difference between the above rates and the $33 per ton billing rate. Lessor shall invoice Lessee the monthly difference until December 31, 2019.

Over 550 tons Per Month Rate	$ 44.00 Per Ton

From the 61ST Month Thru the 120TH Month:

Beginning May 1, 2021 and on each anniversary thereafter, an annual WST (Water Sewer Trash Services) CPI increase shall be added to the fees of $35 per ton for Lessor or its contracted hauler for up to 550 tons per month. The annual WST CPI shall also be added to the over 550 tons rate of $44 per month.

INCREASE TO MONTHLY TONNAGE ALLOWANCE OF 550 TONS PER MONTH

The City of Stockbridge's 2015 RFP for collection identified collection of 5940 annual residential and commercial tons from a total of 7432 residential and commercial customers, yielding and average of 133.20 pounds per customer per month. The monthly disposal for 2015 (per RFP) averaged 495 tons per month per RFP. In the event the monthly tonnage allowance of 550 tons per month for the Lessor's waste is exceeded due to City expansion or growth, the 550 tons per month tonnage limit shall be calculated and adjusted proportionally to the number of residential and commercial customers collected by the contracted hauler as determined by the City's billing accounts to the contracted hauler. The monthly allowance shall be determined by multiplying the number of residential and commercial customers billed by the City under its contract by 133.20 pounds per customer. The current allowance of 550 tons per month allows for servicing up to 8,258 customers at the current rate of 133.20 pounds per customer per month.

This tonnage shall be computed on a monthly basis.

RESOLUTION

A RESOLUTION AUTHORIZING THE ENTERING INTO A CONTRACT WITH POND & COMPANY WITH RESPECT TO THE DESIGN SERVICES FOR THE MAINTENANCE FACILITY; AUTHORIZING THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the City finds it necessary and desirable to enter into a contract with Pond & Company with respect to the design services for the Maintenance Facility;

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

1. **Approval of Execution.** The City Council hereby approves the contract with Pond & Company, attached hereto as Exhibit A and the Mayor or Mayor Pro Tem is hereby authorized to execute said contract with such changes as are recommended by the City Attorney.

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

3. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.

4. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.

5. **Effective Date.** This Resolution shall be effective on the date of its approval by the City Council and Mayor as provided in the City Charter.

SO BE IT RESOLVED this _____ day of _____ 2016.

_____
Anthony S. Ford, Mayor Pro Tem

ATTEST:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:

_____
MICHAEL WILLIAMS, City Attorney

EXHIBIT A

CONTRACT

RESOLUTION NO. _____

A RESOLUTION TO ADOPT A POLICY FOR THE SALE AND CONSUMPTION OF ALCOHOL ON PROPERTY OWNED BY THE CITY OF STOCKBRIDGE DURING CITY EVENTS

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 establish a policy regarding the sale and consumption of alcohol on property owned by the City of Stockbridge during City Events;

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

SECTION 1. Approval. The policy 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:

APPROVED AS TO FORM:

_____ (SEAL)
VANESSA HOLIDAY, City Clerk

_____
MICHAEL WILLIAMS, City Attorney

EXHIBIT A

RIGHT TO SELL ALCOHOL DURING CITY EVENTS

The right to sell alcohol on City of Stockbridge ("Stockbridge") owned and operated property is permitted by special permit only. No special permit for alcohol service shall be issued for any family-oriented event or event focused on youth. (Such events include but are not necessarily limited to movie nights, Christmas events, etc.) A $50 alcohol fee for must be submitted with each Alcohol Permit Application obtained from the City Clerk. Each permit is good for a single event only. Alcoholic beverages other than beer or wine in non-glass containers are prohibited. The City of Stockbridge Code Enforcement Department as well as the Henry County Police Department may check on events when alcohol is being served.

Conditions of the Permit:

1. Person signing the permit application ("Permitee") must be present during the entire event.
2. Permitee will be responsible for verifying age of all person to whom alcoholic beverages are consumed and /or dispersed under the permit.
3. No more than two (2) alcoholic beverages shall be sold to a customer at a time.
4. Non-alcoholic beverages and snacks/food must be available at all events where alcohol is served.
5. Area of permit use will be confined to the area specified in the permit.
6. Alcoholic beverages may not be taken outside of the property boundaries; they may be served and possessed only at the property.
7. All conditions of City policies and procedures must be adhered to.
8. Guests cannot become intoxicated on City property/premises.
9. Service of alcoholic beverages must end a minimum of thirty (30) minutes prior to the stated end time of an event.

If a caterer is used to dispense alcohol, the caterer must have all required permits and /or licenses. In addition, the caterer must submit a certificate of insurance, demonstrating proof that the caterer has the following coverages:

1. Commercial General Liability Liquor Liability

Limits of $1 Million each Occurrence, $2 Million General and Products/Completed Operations Aggregates; $1 Million Person/Advertising Injury Liability; $50, 000 Fire Damage Legal Liability; and $5,000 Medical Payment Expense.

2. Liquor Liability

$1 Million each Occurrence and $2 Million Aggregate.

3. Workers Compensation and Employers Liability

Statutory limits and coverage.

The City shall be listed as additional insured on the Commercial General Liability and Liquor Liability Policies.

Additionally, the Permittee shall defend, indemnify and hold harmless the City of Stockbridge, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damages to property, which arises out of the use of City-owned and operated property or from any activity, work or thing done, permitted, or suffered by the holder of the permit in or about City-owned and operate property.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE STOCKBRIDGE MUNICIPAL CODE WITH RESPECT TO LITTERING; 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 Section 11.16.040 of the Stockbridge Municipal Code is hereby amended by deleting said section in its entirety and replacing it with the following:

"11.16.040 – Acts constituting littering designated; Requirements for construction site operators

(a) It is unlawful for any person or persons to dump, deposit, throw or leave, or to cause or permit the dumping, depositing, placing, throwing or leaving of litter on any public or private property in this city, or any waters in this city, unless:

1. *Such property is designated by the city for the disposal of such litter, and such person is authorized by the proper public authority to use such property;*
2. *Such litter is placed into a litter receptacle or container installed on such property;*
3. *Such person is the owner or tenant in lawful possession of such property, or has first obtained consent of the owner or tenant in lawful possession, or unless the act is done under the personal direction of the owner or tenant, all in a manner consistent with the public welfare.*

(b) Construction site operators must control and properly dispose of waste from the construction site including, but not limited to: discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste."

SECTION 2. 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 3. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance.

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

SECTION 7. 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.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

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:_____

City of Stockbridge

Employee Benefits Executive Summary

5-27-2016

The intent of this document is to provide an Executive Summary to City of Stockbridge on their 2016 – 2017 Employee Benefit Plan Options. We have been working with the City of Stockbridge for several years on many strategies to reduce their overall annual benefit costs, provide richer benefits and improve the health of its employees. These strategies include implementing annual marketing of the benefits program, split deductibles and wellness programs.

Medical:

United Healthcare performed well as a medical plan provider for the 2015-2016 plan year. The City of Stockbridge medical plan ran well regarding in-network utilization at 98%. The medical plan had a health mix on inpatient vs outpatient procedures. The pharmacy plan ran over expected costs by 3% compared to book of business. United Healthcare proposed a 2016 – 2017 renewal of 19% which equates to an increase of $125,330.

Strongside Solutions has marketed your medical plan to all medical providers and received proposals or declinations from the marketplace. We also explored alternative funding plans which included partially self-funded options as well as captive options. The captive market came back with 5 year Performa's that would benefit the City of Stockbridge, but were more costly in the first 24 months. We evaluated the carrier proposals and Aetna, BCBS and Humana provided plans most similar to current with competitive rates. Aetna, BCBS and Humana require medical applications from each employee in order to provide final underwritten rates. The rates given from Aetna, BCBS and Humana were an illustrative rate based on the current census and plan design. We complied with the carrier requests and had each employee complete medical applications. While the rates initially given by Aetna, BCBS and Humana were competitive, the final underwritten rates came back uncompetitive at an increase of 20%, 18% and 22%.

We were able to negotiate a final United Healthcare renewal of 9% which equated to a $59,599 annual increase. This represents a cost reduction of $65,970 over the original renewal.

Strongside Solutions is making a recommendation to renew with United Healthcare Medical for the 2016 – 2017 plan year.

Dental:

Humana preformed well as a dental plan provider for the 2015-2016 plan year. Humana proposed a 5% increase for the 2016 – 2017 plan year which represents a $2,043 annual increase.

Strongside Solutions has marketed your dental plan to the dental providers and received proposals. We evaluated the carrier proposals and Humana remains the most competitive.

Vision:

EyeMed preformed well as a Vision plan provider for the 2015-2016 plan year. Strongside Solutions has negotiated a 48 month rate guarantee from EyeMed for last year's renewal.

EyeMed vision is under a rate guarantee until 2018 with no increase.

Basic Life, Voluntary Life, Short Term Disability and Long Term Disability:

Mutual of Omaha performed well as the Life and Disability carrier for the 2015 – 2016 plan year.

For the 3rd year in a row, Strongside Solutions has negotiated a rate continuation with no increase in cost.

Summary:

The United Healthcare POS plan will offer the City of Stockbridge the best Medical plan for the associated costs while providing stability to the employees. We recommend renewing with United Healthcare.

The Humana Dental program will offer the City of Stockbridge best Dental plan for the associated costs while providing stability to the employees. We recommend renewing with Humana.

The EyeMed Vision program will offer the City of Stockbridge best Vision plan for the associated costs while providing stability to the employees. We recommend renewing with EyeMed.

You will automatically renew with Mutual of Omaha for Life and Disability.

We hope that this executive summary provided strategy and clarity of how we approach delivering our services to City of Stockbridge. We look forward to many years of successful service to you, your team and your employees

If you need further clarification, additional information or options, please do not hesitate to give me a call.

Thank You,

Wendell Strickland
Strongside Solutions
Consultant

Phone: 678-488-5702
Fax: 678-248-9233
E-mail: wstrickland@strongsidesolutions.com

City of Stockbridge
2015 EE Contribution Overview
Medical

Product	Tier	Census	Monthly Premium	Employee's Contribution	City's Contribution	Employee's Contribution	Total Premium	Less Employee's Contribution	City Cost Less Employee Contribution	
				Bi-Weekly	Monthly	Annually		2015 Annually		
UHC 2015-2016 Current	EE	22	$439.03	$0.00	$439.03	$0.00	$115,903.92	$0.00	$115,903.92	
	EE+SP	6	$921.96	$35.42	$845.22	$920.88	$66,381.12	$5,525.28	$60,855.84	
	EE+CH	24	$834.16	$35.42	$757.42	$920.88	$240,238.08	$22,101.12	$218,136.96	
	FAMILY	15	$1,317.09	$35.42	$1,240.35	$920.88	$237,076.20	$13,813.20	$223,263.00	
TOTALS		67					$659,599.32	$41,439.60	$618,159.72	6.28%
UHC 2016-2017 Renewal Same	EE	22	$522.45	$0.00	$522.45	$0.00	$137,926.80	$0.00	$137,926.80	
	EE+SP	6	$1,097.14	$35.42	$1,020.40	$920.88	$78,994.08	$5,525.28	$73,468.80	
	EE+CH	24	$992.66	$35.42	$915.92	$920.88	$285,886.08	$22,101.12	$263,784.96	
	FAMILY	15	$1,567.35	$35.42	$1,490.61	$920.88	$282,123.00	$13,813.20	$268,309.80	
TOTALS		67					$784,929.96	$41,439.60	$743,490.36	5.28%
UHC 2015-2016 POS 8%	EE	22	$522.45	$19.29	$496.33	$501.55	$137,926.80	$11,034.14	$126,892.66	
	EE+SP	6	$1,097.14	$40.51	$1,042.28	$1,053.25	$78,994.08	$6,319.53	$72,674.55	
	EE+CH	24	$992.66	$36.65	$943.03	$952.95	$285,886.08	$22,870.89	$263,015.19	
	FAMILY	15	$1,567.35	$57.87	$1,488.98	$1,504.66	$282,123.00	$22,569.84	$259,553.16	
TOTALS		67					$784,929.96	$62,794.40	$722,135.56	8.00%
UHC 2015-2016 POS 10%	EE	22	$522.45	$24.11	$491.10	$626.94	$137,926.80	$13,792.68	$124,134.12	
	EE+SP	6	$1,097.14	$50.64	$1,031.31	$1,316.57	$78,994.08	$7,899.41	$71,094.67	
	EE+CH	24	$992.66	$45.82	$933.10	$1,191.19	$285,886.08	$28,588.61	$257,297.47	
	FAMILY	15	$1,567.35	$72.34	$1,473.31	$1,880.82	$282,123.00	$28,212.30	$253,910.70	
TOTALS		67					$784,929.96	$78,493.00	$706,436.96	10.00%

STRONGSIDE

City of Stockbridge
Health Plan Renewal
July 1, 2016

Benefits	United Healthcare OB-6 - POS - BALANCED 100	United Healthcare ZT-C(Base/EmbDed) RX Plan: 5U	Aetna GA 51-100 OAMC 2500 100	BCBS OAP5 2.5K /0 RxA	Humana GA SG NPOS 14
	Plan Discontinued due to ACA	New ACA Plan	New ACA Plan	New ACA Plan	New ACA Plan
Physician and Hospital Network	Choice Plus	Choice Plus	Aetna	Bloe Open Access POS	Humana
Individual/Family Deductible					
In-Network	$2,500/$5,000	$2,500/$5,000	$2,500/$5,000	$2,500/$7,500	$2,500/$5,000
Out-of-Network	$4,000/$8,000	$4,000/$8,000	$5,000/$10,000	$5,000/$15,000	$7,500/$15,000
Coinsurance Percentage					
In-Network	100%	100%	100%	100%	100%
Out-of-Network	80%	80%	70%	70%	70%
In Network Copays					
Primary Care Physician Office Visit	$30	$25	$35	$25	$30
Specialist Office Visit	$60	$50	$60	$50	$55
Urgent Care	$100	$75	$75	$60	$100
Emergency	$250	$150	$300	$150	$250
In-Patient Hospital	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance	Deductible & Coinsurance
Individual/Family Out-of-Pocket					
In Network	$5,000/$10,000	$5,000/$10,000	$5,500/$11,000	$2,500/$7,500	$6,350/$12,700
Out of Network	$8,000/$16,000	$8,000/$16,000	$16,000/$32,000	$7,500/$22,500	$19,050/$38,100
** includes deductible*					
Preventive Care					
In-Network	100%	100%	100%	100%	100%
Out-of-Network	80%	80%	70%	70%	70%
Prescription Drug Card					
Rx Calendar Year Deductible	None	None	None	None	None
Tier 1/1A	$10/$10	$10/NA	Preffered $40	$15/$15	$10
Tier 2/2A	$35/$100	$35/NA	Non-Preffered $70	$35/$70	$35
Tier 3/3A	$60/$200	$60/NA	Specialty 30% Max to $250	20% up to $300 max per RX	$55
Tier 4/4A	100/$300	$100/NA	Specialty NP 40% Max to $500	$100/NA	25% Coinsurance
Mail Order Maintenance Drugs	3X Copay 90 Day Supply	2.5X Copay 90 Day Supply	$7.50/$37.50 - Pref $100 - NP$1275	2.5X Copay 90 Day Supply	2.5X Copay 90 Day Supply
Lifetime Maximum					
In-Network	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
Out-of-Network	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited

	Census	Current	Renewal					
Employee Only	22	$ 439.03	$ 522.45	$478.54	$533.00	$507.96	$552.44
Employee and Spouse	6	$ 921.96	$ 1,097.14	$1,004.93	$1,186.00	$1,066.74	$1,104.88
Employee and Children	24	$ 834.16	$ 992.66	$909.23	$998.00	$990.54	$1,022.01
Family	15	$ 1,317.09	$ 1,567.35	$1,435.62	$1,558.00	$1,549.30	$1,574.45
Monthly Premium by Plan		**$ 54,967**	**$ 65,411**	**$59,913**	**$66,164**	**$64,588**	**$66,928**
Annual Premium by Plan		**$ 659,599**	**$ 784,929.96**	**$718,959.36**	**$793,968**	**$775,056.24**	**$803,135**
Percentage Change from Current			**19.00%**	**Final Negotiated 9%**	**20%**	**18%**	**22%**

Rates reflect final underwritten proposals

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

June 13, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by City Council*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ads
3. Draft ZAB Minutes
4. Sign Photo
5. Staff Reports
6. Applications
7. Letter of Intent

Presenter: City Staff

Applicant: Omega Communities

Case Number: RZ-16-08-S & VR-16-03-S

Agenda Item: Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to OI (Office/Institutional) and variance from development regulations for the property located on the southeast quadrant of Highway 42 at Brannan Road in Land Lots 1 and 2 of the 7th District. The property consists of 10.0+/- acres, and the request is for assisted/independent living.

Background:

See attached staff reports.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended Approval of the request with the staff recommended conditions (listed in the staff report). Staff recommended Denial of the variance.

Henry County Planning & Zoning

RZ-16-08-S

City of Stockbridge ZAB Member:	Quaneisha Robinson-Green, (678) 429-9935
Report Prepared by:	Stacey Jordan-Rudeseal, Planner II
Applicant:	Omega Communities 2 Metroplex Drive, Suite 202 Birmingham, AL 35209 1 (205) 871-2883
Agent:	James Taylor 2 Metroplex Drive, Suite 202 Birmingham, AL 35209 1 (205) 706-6743
Location:	Southeast corner of the intersection of Highway 42 North and Brannan Road Land Lot 1 & 2 of the 7th District
Request:	Rezoning from C-2 (General Commercial) to OI (Office-Institutional)
Parcel ID:	070-01-007-012
Proposed Use /Purpose:	Senior Apartment Development
Current Land Use:	Vacant
Future Land Use:	Public Institutional
Sign Posted:	**April 26, 2016**
ZAB Meeting:	**May 12, 2016**
Lot Size:	10.0 +/- acres
Road Access:	Shared Private Drive from Brannan Road (minor arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. No rezoning file was found for the subject property. The subject property is 10.0 +/- acres of the larger 64.689 +/- acres that received a conditional use permit for church related activities from the City of Stockbridge on March 9, 2015, with the following conditions.

1. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
2. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight (8') feet in height.

3. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.

4. Any curb cuts are to be located so that the minimum intersection site distance and spacing requirements are met per the road's posted speed limit as determined by the Henry County Department of Transportation. All curb cuts shall include a deceleration lane/acceleration taper designed and constructed to meet HCDOT requirements.

5. Georgia Department of Transportation (GDOT) requirements shall be used to determine if left turn lanes are warranted along Brannan Road. Should left turn lanes be warranted, the applicant/developer shall design and construct the left turn lane and related improvements to meet HCDOT requirements. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.

6. Should the uses that take access from the curb cuts add daycare facilities, school expansion facilities, or other traffic generators at a later date, the applicant/developer will be required to coordinate with HCDOT at that time regarding designing and constructing left turn lanes to meet HCDOT and/or GDOT standards, as warranted. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.

7. The applicant/developer shall provide inter-parcel automobile and pedestrian access to the existing church campus (Parcel ID# 070-01-007-012) consisting of a minimum of one (1) travel lane in each direction providing a continuous connection to existing roadways. The applicant/developer shall present a sidewalk plan to the Mayor and Council for approval prior to submittal of building plans.

8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties within the Eagles Landing development.

9. A lighting plan is required to be presented for approval with development plans. Lighting for parking, recreational uses, and otherwise shall be downcast and of moderate brightness. No lighting other than that approved for parking shall be on past 10:00 pm. No lighting shall be allowed to illuminate or otherwise glare on any portion of adjacent parcels of land or onto any county or state road. Lighting screens/guards or the discontinuation of the use of the offending lighting may be required to accomplish this provision.

10. No outdoor amplification of sound shall be permitted before 10:00 am and after 10:00 pm, provided that no outdoor amplification is allowed to constitute a nuisance.

11. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

12. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be secured with a decorative fence constructed of metal (no chain link), at least four feet (4') in height, but not more than eight feet (8') in height, with at least one (1) gate large enough to allow landscape maintenance equipment to easily pass.

13. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be surrounded by a twenty-five foot (25') undisturbed buffer.

14. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be shown on all future development plans.

Table 1.0 illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial) OI (Office-Institutional) RM (Multiple-Family Residence)	Retail Center/Funeral Home Church Single-Family Residences
East	R-3 (Single-Family Residence)	Single-Family Residences
South	C-2 (General Commercial)	Vacant
West	C-2 (General Commercial) M-1 (Light Manufacturing) M-2 (Heavy Manufacturing)	Vacant Warehouse - Distribution

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to OI (Office/ Institutional) for a senior living development of between 100-200 units, consisting of approximately 120 independent living units, 32 assisted living units, and 32 memory care units. The proposed development will share access the existing church and Christian academy campus. A variance request is running concurrently with the rezoning request regarding parking and façade requirements.

Development Regulations Relevant to Request:

- City of Stockbridge Code of Ordinances.
- Henry County/Cities Joint 2030 Comprehensive Plan.
- All other City and County Code sections regarding site development standards and requirements.

Analysis of Request (Sec. 3-7-313):

Criteria point 1:* *The possible effects of the change in the regulations or map on the character of the zoning district, a particular piece of property, neighborhood, area or community.

The proposed change in zoning should not have a negative effect on the character of the existing neighborhood as the subject property is secluded from adjoining properties.

Criteria point 2:* *The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this chapter.

The proposed development is proposed to meet all of the minimum development regulations of the OI (Office/Institutional) zoning district. The proposed institutional living enterprise meets the intent of the district, which is *"...to encourage development of suitable business and professional enterprise, hospitals, medical and dental facilities of a character and density compatible with the primary purpose of this district"* as stated in *Section 3-7-151* of the Henry County Zoning Code which was adopted by reference. **Table 2.0** lists the requirements of the OI zoning district.

Table 2.0 Ordinance Requirements for OI Zoning District

ORDINANCE REQUIREMENTS		PROPOSED	COMPLIANCE
Minimum Lot Width	100 feet	100+ feet	Yes
Minimum Front Yard Setback	50 feet	50+ feet	Yes
Minimum Side Yard Setback	15 feet	15+ feet	Yes
Minimum Rear Yard Setback	20 feet	20+ feet	Yes

Sources: Section 3-7-151, Applicant's Site Plan

***Criteria Point 3:* Consistency with land use plan.**

The request to rezone the subject property for age-restricted multi-family, assisted living, and memory care land uses is consistent with the 2030 Land Use Plan adopted by the Stockbridge City Council on August 11, 2008, which designates the property for Public/Institutional land uses.

***Criteria Points 4 & 5:* The impact of the proposed development on infrastructure, water, sewer, adjacent thoroughfares, pedestrian and vehicular circulation and traffic volumes.**

Water and Wastewater Treatment – A letter from the Henry County Water Authority (HCWA), dated March 31, 2016, indicates that adequate water and sewer services are available to the subject property. Sewer service may require an off-site line extension at the developer's expense which may require the acquisition of easements.

Streets and Sidewalks – No sidewalks currently exist at the site's frontage along Highway 42 or Brannan Road. The applicant's preliminary site plan does not depict sidewalks either along Highway 42, Brannan Road, or within the development. Highway 42 is included within the Joint Henry County/Cities Comprehensive Transportation Plan (CTP) and the Atlanta Regional Commission's Regional Transportation Plan (RTP) as a future widening candidate. The developer should preserve sixty feet (60') of right-of-way from the centerline of Highway 42 North along the site's frontage along Highway 42 North. The applicant proposes to share access with the existing campus. No direct access to the subject property from Highway 42 North or Brannan Road should be permitted.

***Criteria Point 6:* The impact upon adjacent property owners should the request be granted.**

The subject property is currently vacant. Possible impacts upon adjacent property owners, should the property be developed as proposed, include an increase in vehicular traffic, and an increase in light and noise pollution. Negative impacts can be mitigated by appropriate zoning conditions.

***Criteria Point 7:* Can the subject land be developed as it is currently zoned?**

The subject property can be developed as it is currently zoned C-2 with a conditional use for religious activities (including religious academy) meeting all development standards and regulations outlined in the Stockbridge Zoning Code.

***Criteria Point 8:* Consideration of the physical capability of the site to be developed as requested, including; topography, drainage, access, size and shape of property.**

The subject property is vacant at the current time. Issues regarding buffering, topography, drainage, access, size and shape of the property will be addressed through the development plan review phase. The site should be subdivided from the larger C-2 parent parcel. Development of the site will require an environmental study, three phase erosion control, and either regional detention or detention within the property limits. A centralized mailbox facility will be required.

***Criteria Point 9:* The merit of the requested change in zoning relative to any other guidelines and policies for development, which the zoning board and city council may use in furthering the objective of the land use plan.**

According to the applicant's letter of intent, the owner of the subject property intends for the church campus to develop as a ministry village which would include a sanctuary, counseling center, pregnancy resource center, foster/adoption ministry, private school, and age-restricted independent living facility/assisted living/memory care facility.

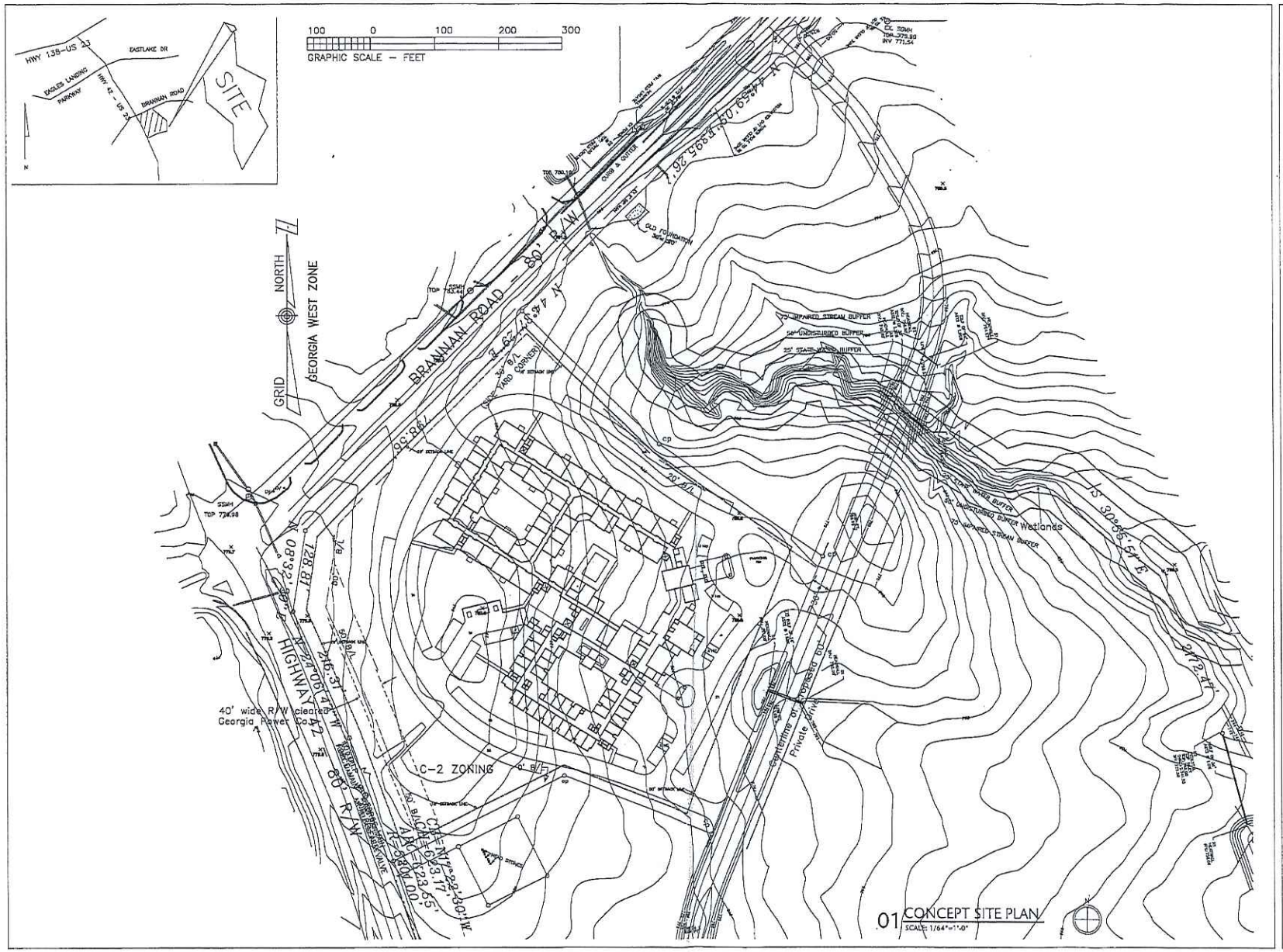
Recommendation:

Staff recommends **Approval** of the applicant's request with the following conditions.

1. The allowable uses of the subject property for residents shall include assisted living facility. Any assisted living facility shall be a state-licensed use in which domiciliary care is provided to adults who are provided with food, shelter, and personal services within independent living units which could include kitchen facilities in which residents have the option of preparing and serving some or all of their own meals. Other uses may include hospital, convalescent center, nursing home, hospice, clinic, or similar institution devoted primarily to the diagnosis and treatment of the sick or injured. In no case shall a multi-family dwelling be permitted. Non-residential uses permitted in the OI zoning district shall be allowed.
2. The number of independent living units shall be limited to 120.
3. The City of Stockbridge shall have architectural control over the development of the subject property. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
4. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight feet (8') in height.
5. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.
6. No direct access shall be permitted to Highway 42 or Brannan Road. Access to the subject property shall be limited to the private driveway shared with the existing campus. If the subject property is owned by a different owner than the owner of the existing campus, an access easement shall be recorded at the Henry County courthouse with a copy provided to the City of Stockbridge.
7. Required buffers shall remain undisturbed. In places where the City of Stockbridge may determine that vegetation within the buffers are inadequate, buffers may be required to be enhanced. Landscaping shall exceed the minimum required by the landscaping ordinance.
8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties under the jurisdiction of the Eagles Landing property owners association.
9. Any independent living unit shall meet or exceed the requirements (or its equivalent) for multi-family accessible dwelling units of the Georgia Accessibility Code (120-3-20-.54) as amended.

Attachments:

- Application
- Letter of Intent
- Survey
- Site Plan
- Site Photos
- Tax Map
- Zoning Map
- Aerial Map
- Future Land Use Map



three living architecture
design that lifts the human spirit

4040 N. Central Expwy | Dallas, Texas 75204 | 214.559.0080 telephone | 214.559.0070 facsimile

Lake Vista at Eagle's Landing

PRIVATE ROAD
STOCKBRIDGE, GEORGIA

PROJECT No.: 16003
DATE: MARCH 30, 2016
SEAL:

NOT FOR CONSTRUCTION PURPOSES

OWNER:
EAGLE'S LANDING FIRST BAPTIST CHURCH
2400 HWY 42 N
McDONOUGH, GA

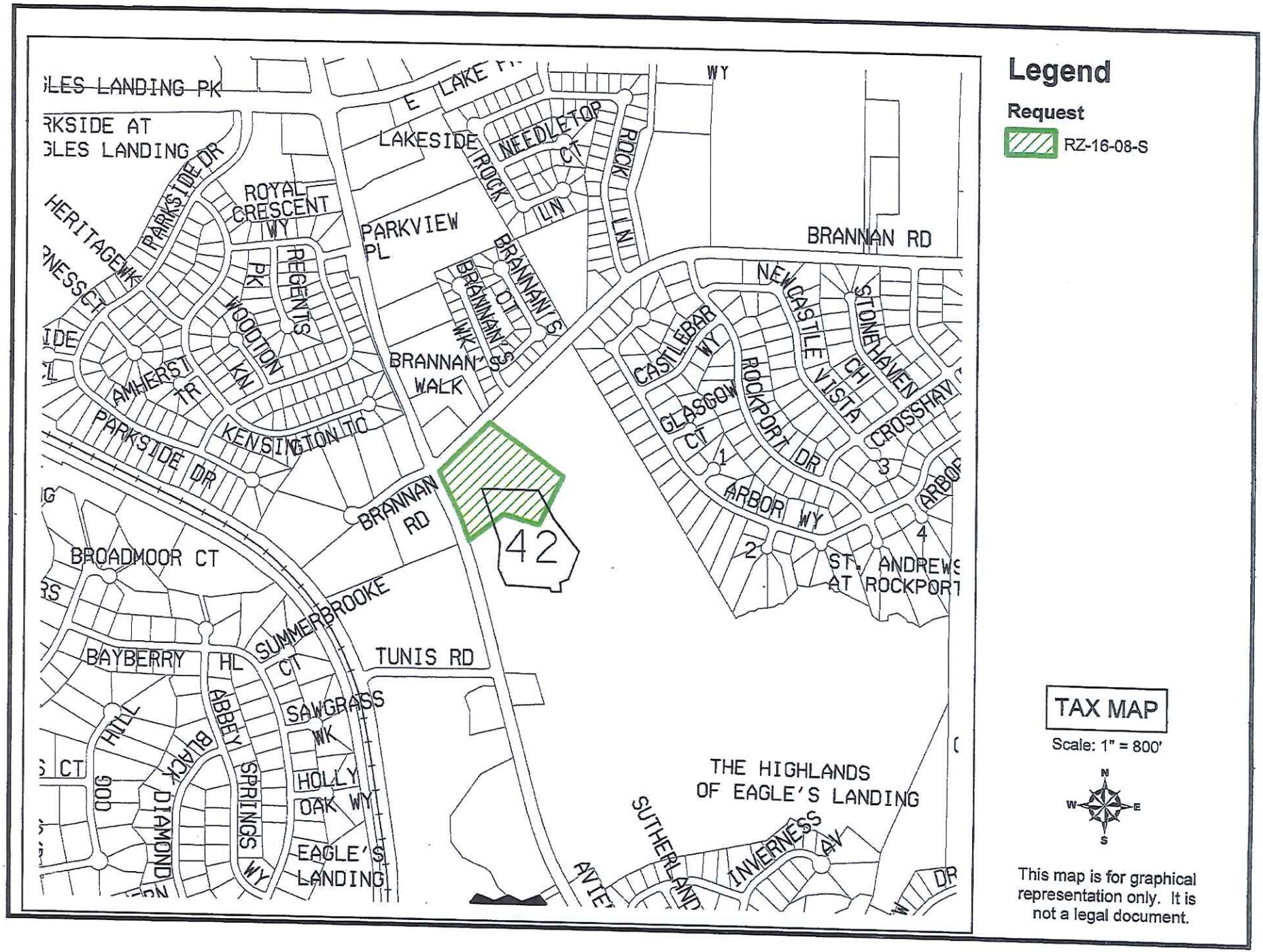
PHASE: CONCEPT

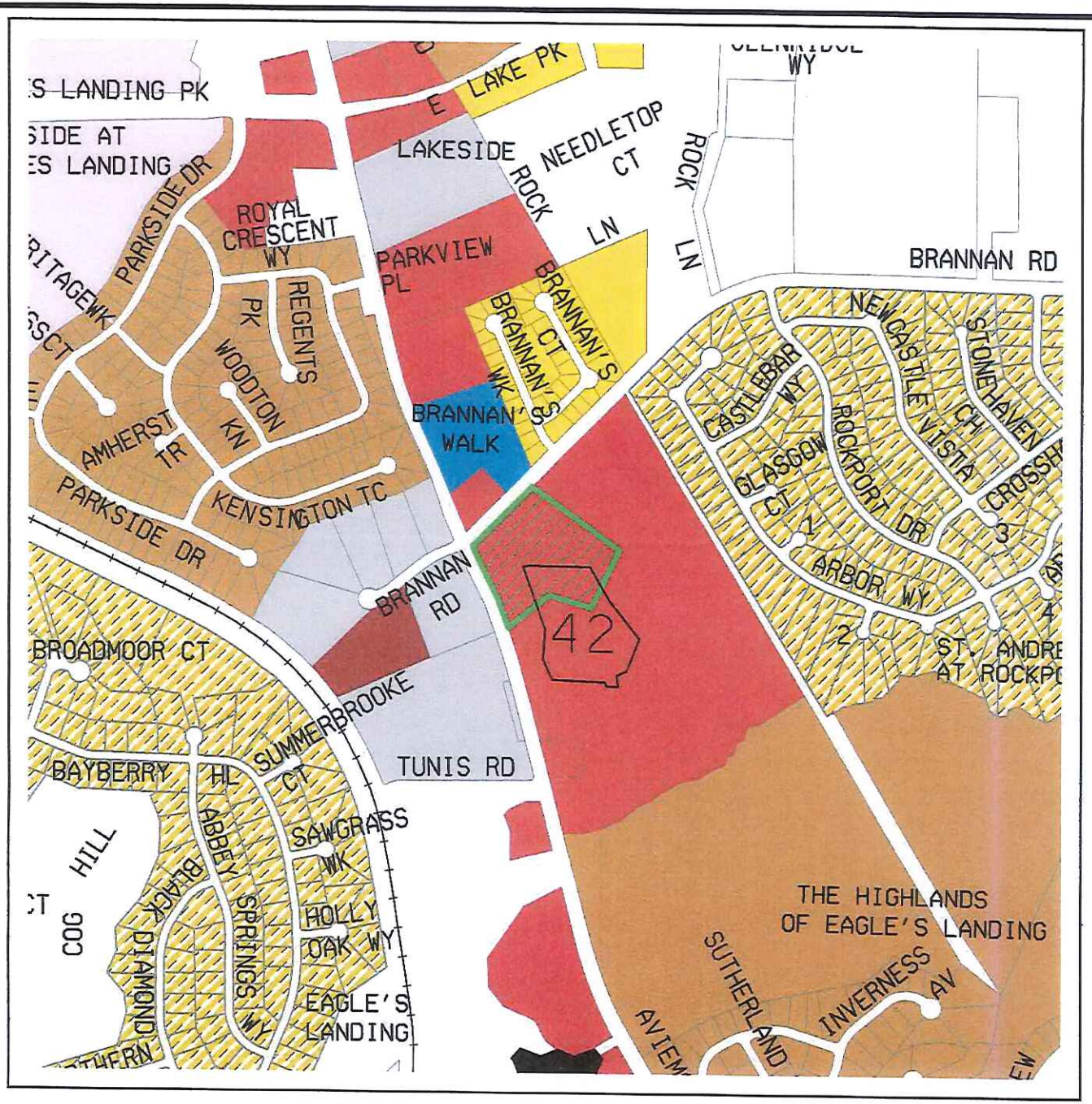
SHEET DESCRIPTION:
CONCEPT SITE PLAN

SHEET NUMBER:
A1.00

©COPYRIGHT three 2012

DAVID SCHALL 30 March 2016 L:\16003 Lake Vista at Eagle's Landing\0.0 Drawing\0.00 Current Phase\Sheet Files\16003 A-100 SITE PLAN.dwg


Legend
Request
RZ-16-08-S
TAX MAP
Scale: 1" = 800'
N
W
E
S
This map is for graphical representation only. It is not a legal document.
42
BRANNAN RD
TUNIS RD
BRANNAN WALK
BRANNAN'S CT
BRANNAN'S WK
BRANNAN'S ROCK
ROCK LN
NEEDLETOP CT
LAKESIDE
E LAKE
PARKVIEW PL
ROYAL CRESCENT WY
PARKSIDE DR
HERITAGE WK
REGENTS PK
WOODTON KN
AMHERST TR
KENSINGTON TC
BROADMOOR CT
SUMMERBROOKE CT
BAYBERRY HL
SAWGRASS WK
HOLLY OAK WY
ABBEY SPRINGS WY
BLACK DIAMOND
EAGLE'S LANDING
THE HIGHLANDS OF EAGLE'S LANDING
SUTHERLAND
INVERNESS AV
NEWCASTLE VISTA
STONEHAVEN CH
CASTLEBAR WY
GLASGOW CT
ROCKPORT DR
ARBOR WY
CROSSHAVEN
ST. ANDREWS AT ROCKPORT
1
2
3
4



Legend

Request

- RZ-16-08-S
- RA
- R-1
- R-2
- R-3
- R-4
- RD
- RM
- RMH
- OI
- C-1
- C-2
- C-3
- M-1
- M-2
- PD
- CITY

Scale: 1"= 800'

Current Zoning Map

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

Legend

Request

RZ-16-08-S

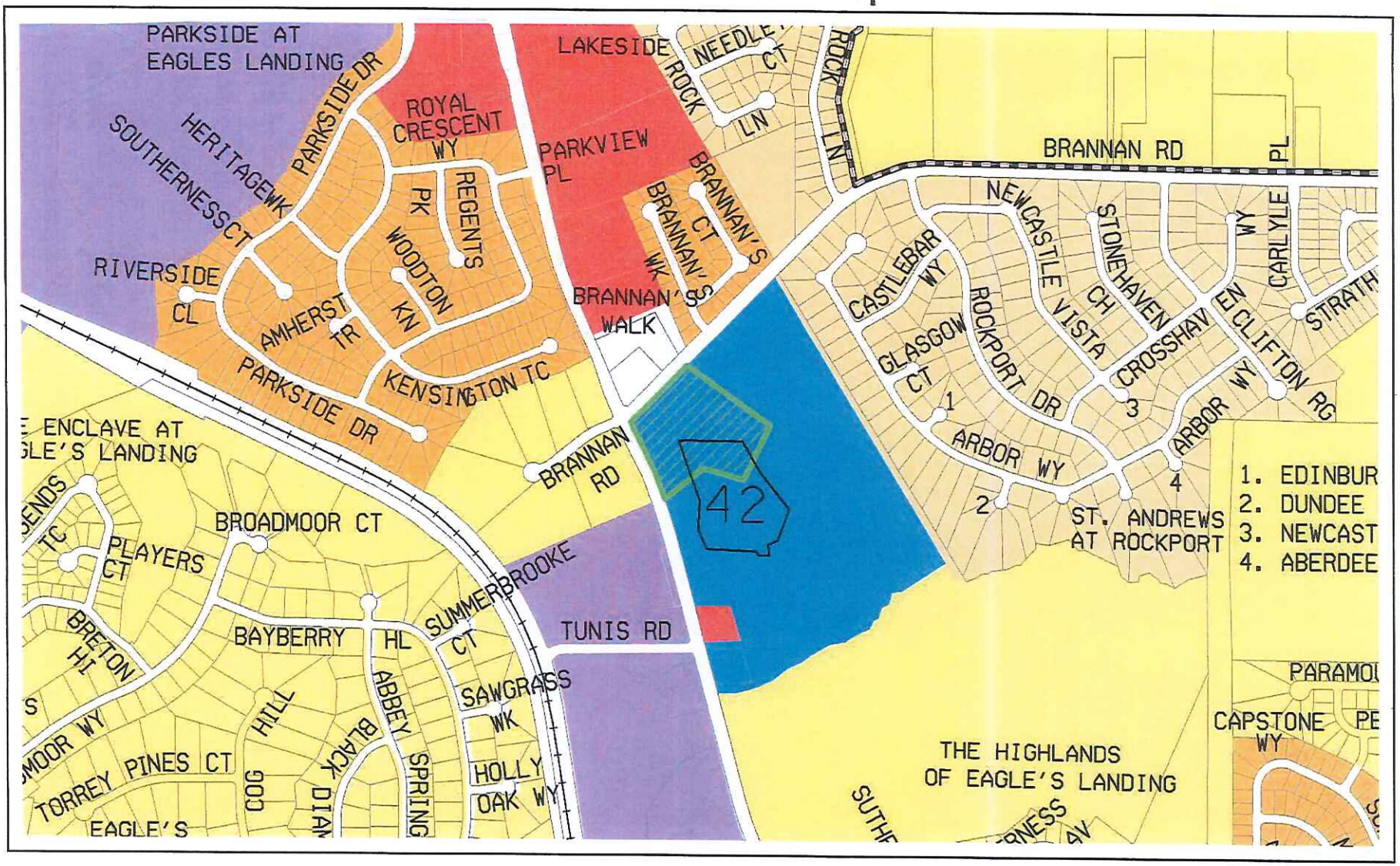
AERIAL MAP

Scale: 1"= 800'

N
W E
S

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

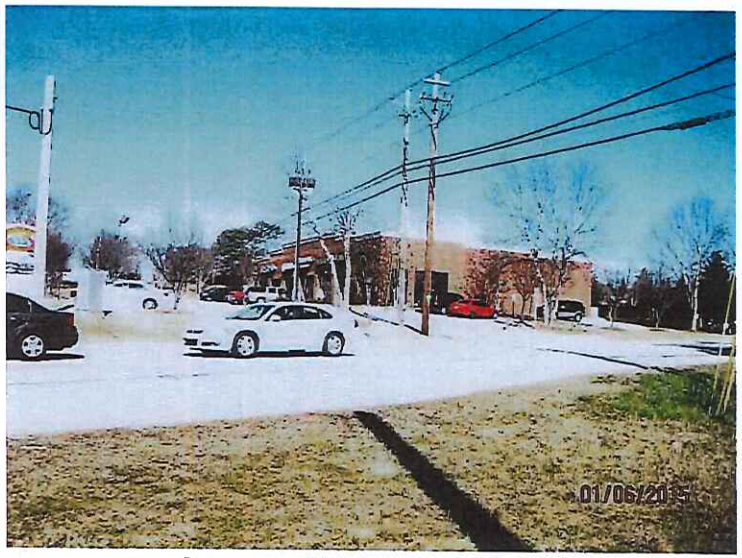
Future Land Use Map



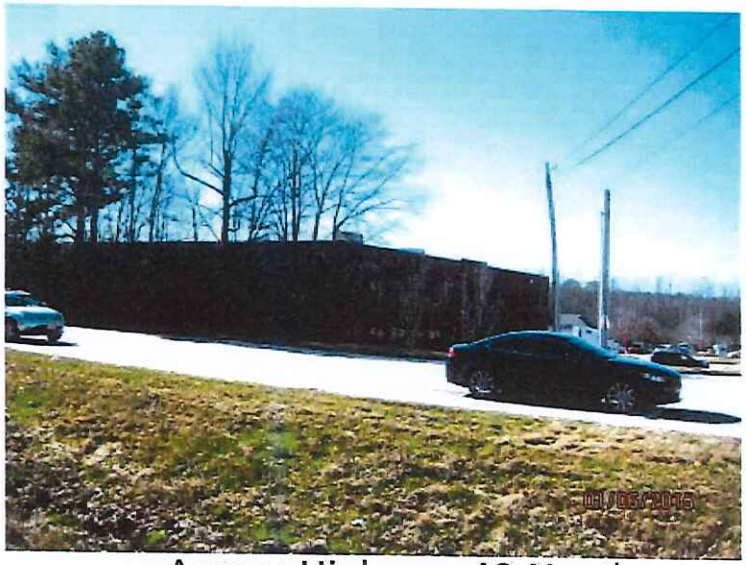
Eagles Landing First Baptist, Highway 42 North/Brannan Road, CU-14-18-S

View to the East along Brannan Road

Subject Property



Across Brannan Road



Across Highway 42 North

Henry County Planning & Zoning

Rezoning Request Application

Name of Applicant Omega Communities Phone (205) 871-2883 Date: _____

Address Applicant: 2 Metroplex Drive, Suite 202 Fax (205) 870-8209 Pager/Cell # (205) 706-6743

City: Birmingham State: AL Zip: 35209 E-mail: jtaylor@omegacapitalllc.com

Name of Agent James Taylor Phone: _____ Date: _____

Address Agent: same as above Fax _____ Pager/Cell # _____

City: _____ State: _____ Zip: _____ E-mail: _____

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

Request from C-2 (Present Zoning) to OI (Requested Zoning)

For the Purpose of constructing a continuing care retirement community (Type of Development)

Address of Property: TBD (Street Address) Nearest intersection to the property: Highway 42 North & Brannan Road

Size of Tract: 10 acre(s), Land Lot Number(s): 1 & 2, District(s): 7th

Gross Density: _____ units per acre Net Density: _____ units per acre

Property Tax Parcel Number: 070-0100-7012 - _____ (Required)

Witness' Signature _____ Signature of Applicant/s _____

Aimee Sumrall
Printed Name of Witness

James A. Taylor, Jr.
Printed Name of Applicant/s

Notary _____ Signature of Agent _____

My Commission Expires:
October 17, 2019

NOTARY STAMP:

(For Office Use Only)

Total Amount Paid $1,500- Cash ____ Check # 130 Received by: JR *(FEES ARE NON-REFUNDABLE)*

Application checked by: JR Date: 4-5-16 Map Number(s): 70

Pre-application meeting: JR Date: 3-29-16

Recommendation of Zoning Advisory Board: _____

BOC Decision: _____

Planning Director's Signature: _____ Date: _____

Henry County Planning & Zoning

Proposed Development Letter of Intent

The applicant, Omega Communities LLC, proposes to rezone a 10-acre parcel for purposes of constructing a continuing care retirement community (CCRC) in the City of Stockbridge. An engineered survey is attached herein for reference. The development will consist of approximately 150-200 units, in 3 to 4 stories, and will have an estimated cost of $45-55 million. Facilities will include housing for independent seniors, units for assisted living and for residents needing memory care services. Providing these different options will allow for residents to "age in place", so they do not have to leave the community for increased care needs. A full complement of amenities will be developed in conjunction with the housing units, and will include dining, recreational and care-based facilities. The CCRC will be located adjacent to Eagle's Landing First Baptist Church. The new development is part of the church's plan to create a "ministry village" on its property, which will include the Pregnancy Resource Center of Henry County, Eagle's Landing Christian Counseling Center, and Uniting Hope for Children, a foster and adoption ministry. Construction on the project is scheduled to begin in the fourth quarter of this year, and will take roughly 15 months to complete.

Additionally, the Applicant is submitting for a variance to run concurrently for the following items:

1) A reduction in the number of required parking spaces for independent living units from two per unit to one per unit.

2) Ability to use Hardi-Plank on the building exterior façade.

Vanessa Holiday

From: Stacey Jordan <sjordan@co.henry.ga.us>
Sent: Wednesday, May 18, 2016 12:35 PM
To: Vanessa Holiday
Cc: Dale Hall; Justin Kilgore
Subject: Zoning Case, 6-13-16, Omega Rezoning
Attachments: 20160518123230176.pdf

Good Afternoon,

Please find attached the information for case number RZ-16-08-S, Omega Communities to be heard by the Council on June 13.

I do not yet have the legal ad or the sign photo or the draft ZAB minutes.

The associated variance request is following.

Thanks,

Stacey

-----Original Message-----
From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, May 18, 2016 12:33 PM
To: Stacey Jordan
Subject: Message from "RNP0026737BE32E"

This E-mail was sent from "RNP0026737BE32E" (MP C4503).

Scan Date: 05.18.2016 12:32:30 (-0400)
Queries to: pnz@co.henry.ga.us

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

June 13, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

[X] *Action requested by City Council*

[ ] *For informational purposes only*

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ads
3. Draft ZAB Minutes
4. Sign Photo
5. Staff Reports
6. Applications
7. Letter of Intent

Presenter: City Staff

Applicant: Omega Communities

Case Number: RZ-16-08-S & VR-16-03-S

Agenda Item: Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to OI (Office/Institutional) and variance from development regulations for the property located on the southeast quadrant of Highway 42 at Brannan Road in Land Lots 1 and 2 of the 7th District. The property consists of 10.0+/- acres, and the request is for assisted/independent living.

Background:

See attached staff reports.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended Approval of the request with the staff recommended conditions (listed in the staff report). Staff recommended Denial of the variance.

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

Applicant:	Omega Communities 2 Metroplex Drive, Suite 202 Birmingham, AL 35209 (205) 871-2883
Agent:	James Taylor 2 Metroplex Drive, Suite 202 Birmingham, AL 35209 (205) 706-6743
Location:	Proposed assisted/independent living on Highway 42 at Brannan Road Land Lots 1 & 2 of the 7th District
Parcel ID:	070-01-007-012
Request:	1) Reduce the minimum number of independent living parking spaces; 2) Allow cement fiberboard of exterior façade
Proposed Use /Purpose:	Assisted Living/Independent Living
Current Land Use:	Vacant
Future Land Use:	Public Institutional
Sign Posted:	May 27, 2016
City Meeting:	**June 13, 2016**
Lot Size:	10.0 +/- acres
Road Access:	Shared Private Drive from Brannan Road (minor arterial)

Zoning History:

The subject property is zoned C-2 (General Commercial) according to the City of Stockbridge Official Zoning Map, adopted on December 10, 2012. No rezoning file was found for the subject property. The subject property is 10.0 +/- acres of the larger 64.689 +/- acres that received a conditional use permit for church related activities from the City of Stockbridge on March 9, 2015, with the following conditions.

1. All buildings shall be constructed of brick, stone, stucco, glass or any combination thereof, allowing a uniform design with the existing church campus.
2. Any dumpster(s) shall be placed on a concrete pad and enclosed on three (3) sides. The enclosure shall be constructed of a material consistent with the structures on the existing church campus and shall be a minimum of eight (8') feet in height.

3. Sixty feet (60') of right-of-way from the centerline of Highway 42 North is required to be preserved all along the subject property's frontage along Highway 42 North.

4. Any curb cuts are to be located so that the minimum intersection site distance and spacing requirements are met per the road's posted speed limit as determined by the Henry County Department of Transportation. All curb cuts shall include a deceleration lane/acceleration taper designed and constructed to meet HCDOT requirements.

5. Georgia Department of Transportation (GDOT) requirements shall be used to determine if left turn lanes are warranted along Brannan Road. Should left turn lanes be warranted, the applicant/developer shall design and construct the left turn lane and related improvements to meet HCDOT requirements. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.

6. Should the uses that take access from the curb cuts add daycare facilities, school expansion facilities, or other traffic generators at a later date, the applicant/developer will be required to coordinate with HCDOT at that time regarding designing and constructing left turn lanes to meet HCDOT and/or GDOT standards, as warranted. This may require the acquisition of additional easement or right-of-way by the applicant/developer, as well as possible relocation of utilities.

7. The applicant/developer shall provide inter-parcel automobile and pedestrian access to the existing church campus (Parcel ID# 070-01-007-012) consisting of a minimum of one (1) travel lane in each direction providing a continuous connection to existing roadways. The applicant/developer shall present a sidewalk plan to the Mayor and Council for approval prior to submittal of building plans.

8. In order to provide for consistent signage throughout the Eagles Landing development area, the property owner shall be allowed to submit a master sign plan for approval utilizing signage standards currently approved for other properties within the Eagles Landing development.

9. A lighting plan is required to be presented for approval with development plans. Lighting for parking, recreational uses, and otherwise shall be downcast and of moderate brightness. No lighting other than that approved for parking shall be on past 10:00 pm. No lighting shall be allowed to illuminate or otherwise glare on any portion of adjacent parcels of land or onto any county or state road. Lighting screens/guards or the discontinuation of the use of the offending lighting may be required to accomplish this provision.

10. No outdoor amplification of sound shall be permitted before 10:00 am and after 10:00 pm, provided that no outdoor amplification is allowed to constitute a nuisance.

11. Notwithstanding anything to the contrary herein, no zoning conditions imposed herein shall be interpreted or applied in such a manner so as to require any violation of any existing building, development, stormwater and/or any other applicable codes.

12. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be secured with a decorative fence constructed of metal (no chain link), at least four feet (4') in height, but not more than eight feet (8') in height, with at least one (1) gate large enough to allow landscape maintenance equipment to easily pass.

13. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be surrounded by a twenty-five foot (25') undisturbed buffer.

14. The 0.25 acre cemetery site (shown on the survey for Eagles Landing First Baptist Church, Inc. by Houston Engineering dated November 15, 2014) shall be shown on all future development plans.

Table 1.0 illustrates the current zoning and land uses of surrounding properties.

Table 1.0 Current Zoning and Land Uses of Adjacent Properties

	Current Zoning	Current Land Use
North	C-2 (General Commercial) OI (Office-Institutional) RM (Multiple-Family Residence)	Retail Center/Funeral Home Church Single-Family Residences
East	R-3 (Single-Family Residence)	Single-Family Residences
South	C-2 (General Commercial)	Vacant
West	C-2 (General Commercial) M-1 (Light Manufacturing) M-2 (Heavy Manufacturing)	Vacant Warehouse - Distribution

Source: City of Stockbridge Official Zoning Map

Executive Summary:

The applicant is requesting to rezone the subject property from C-2 (General Commercial) to OI (Office/ Institutional) for a senior living development of between 100-200 units, consisting of approximately 120 independent living units, 32 assisted living units, and 32 memory care units. The proposed development will share access the existing church and Christian academy campus. A variance request is running concurrently with the rezoning request regarding parking and façade requirements.

Development Regulations Relevant to Request:

- *City of Stockbridge Code of Ordinances.*
- *Henry County/Cities Joint 2030 Comprehensive Plan.*
- *All other City and County Code sections regarding site development standards and requirements.*

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 would seem to justify the requested variances.

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.

Allowing cement fiberboard is not expected to be injurious to the neighborhood or to the general public as it gives the appearance of wood and is expected to be better resistant to decay.

***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.**

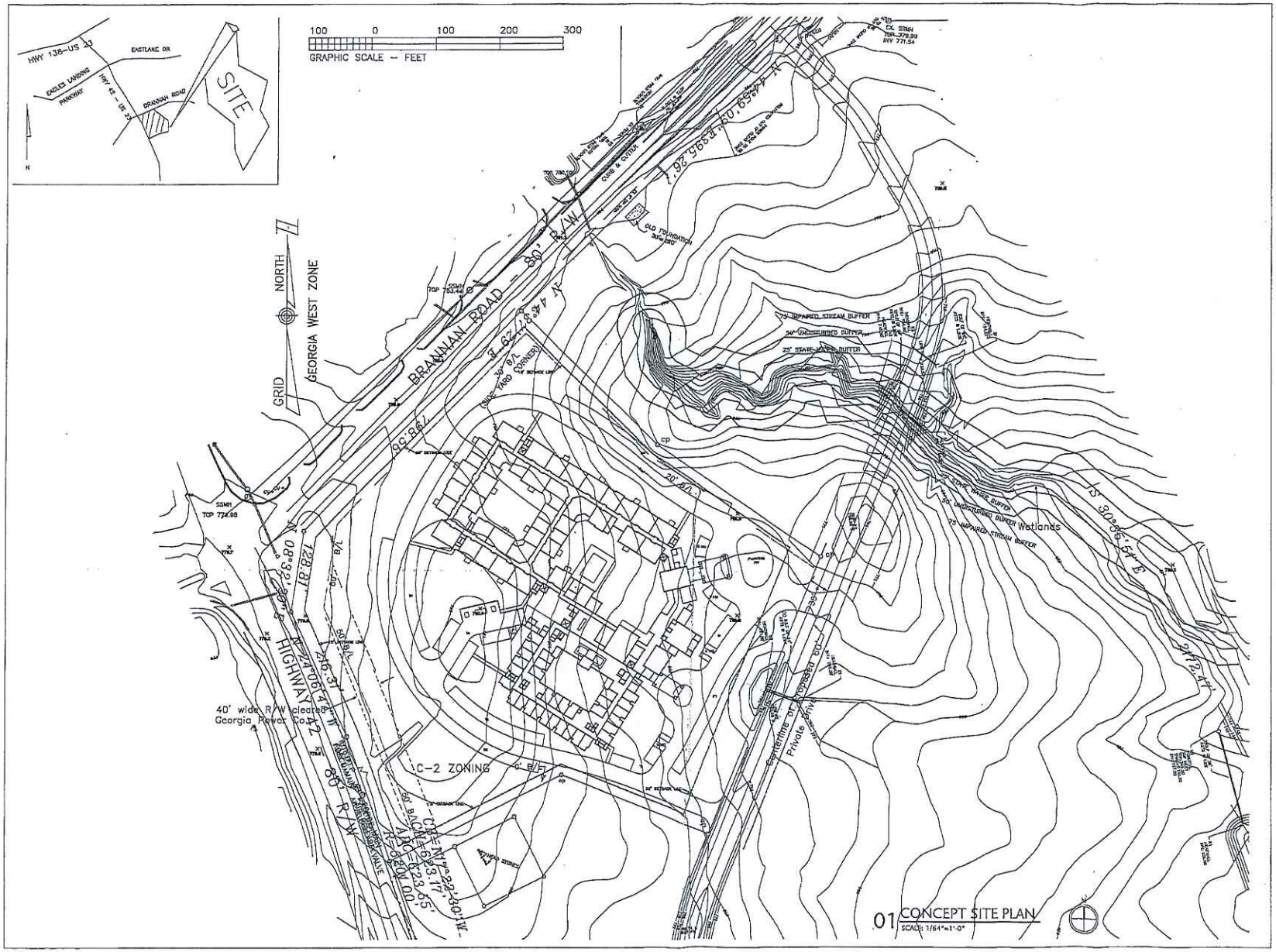
The variance requested is not intended to permit a use of land, buildings, or structures, which is not permitted by right in the requested district.

Recommendation:

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

Attachments

- Survey
- Site Plan
- Sign Photo
- Tax Map



three living architecture
design that lifts the human spirit

4040 N. Central Expwy | Dallas, Texas 75204 | 214.559.4040 telephone | 214.559.0990 facsimile

Lake Vista at Eagle's Landing

PRIVATE ROAD
STOCKBRIDGE, GEORGIA

PROJECT No.: 16003
DATE: MARCH 30, 2016
SEAL:

THE DOCUMENT IS RESTRICTED FOR THE PURPOSE OF PROJECT PLANNING AND DO NOT CONSTITUTE PLANS TO BE USED FOR CONSTRUCTION PURPOSES

OWNER:
EAGLE'S LANDING FIRST BAPTIST CHURCH
2400 HWY 42 N
McDONOUGH, GA

PHASE: CONCEPT

SHEET DESCRIPTION:
CONCEPT SITE PLAN

SHEET NUMBER:
A1.00

©COPYRIGHT three 2010

DAVID SCHALL 30 March 2016 L:\16003 Lake Vista at Eagle's Landing\0.0 Drawing\13 CD Current Phase\Sheet Files\16003 A-100 SITE PLAN.dwg

Legend

Request

RZ-16-08-S

TAX MAP

Scale: 1" = 800'

N W E S

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

Vanessa Holiday

From: Stacey Jordan <sjordan@co.henry.ga.us>
Sent: Wednesday, May 18, 2016 12:36 PM
To: Vanessa Holiday
Cc: Dale Hall; Justin Kilgore
Subject: Zoning Case for 6-13-16, Omega Variance
Attachments: 20160518123313112.pdf

Good Afternoon,

Please find attached the zoning information for case number VR-16-03-S, Omega variance.

I do not yet have the legal ad, sign photo or draft ZAB minutes.

Thanks,

Stacey

-----Original Message-----
From: pnz@co.henry.ga.us [mailto:pnz@co.henry.ga.us]
Sent: Wednesday, May 18, 2016 12:33 PM
To: Stacey Jordan
Subject: Message from "RNP0026737BE32E"

This E-mail was sent from "RNP0026737BE32E" (MP C4503).

Scan Date: 05.18.2016 12:33:13 (-0400)
Queries to: pnz@co.henry.ga.us

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AX-44 Date: 5-12-2016

Received by: Teresa Holiday

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☒ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2240 Jodeco Rd.

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry

County Zoning Classification: C3

Present Land Use: GDOT Easement

Requested Zoning Classification: None

PROPERTY OWNER

Name: May + Carter Oil Company

Mailing Address: P.O. Box 949

Telephone: (770) 775-3277

Email:

Signature: [signature]

Date: 1/28/2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: May + Carter Oil Company

Mailing Address: P.O. Box 949

Telephone: (770) 775-3277

Email:

Signature: [signature]

Date: 1/28/2016

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature: [signature]

Date: 5/23/16

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: May & Carter Oil Company

Property Address: 2240 Jodeco Rd.

Telephone: (770) 775-3277 Email:

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: John T. Carter Date: 1-28-16

Personally appeared before me

John L. Carter

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Lois Delauter
Notary Public

1-28-16
Date

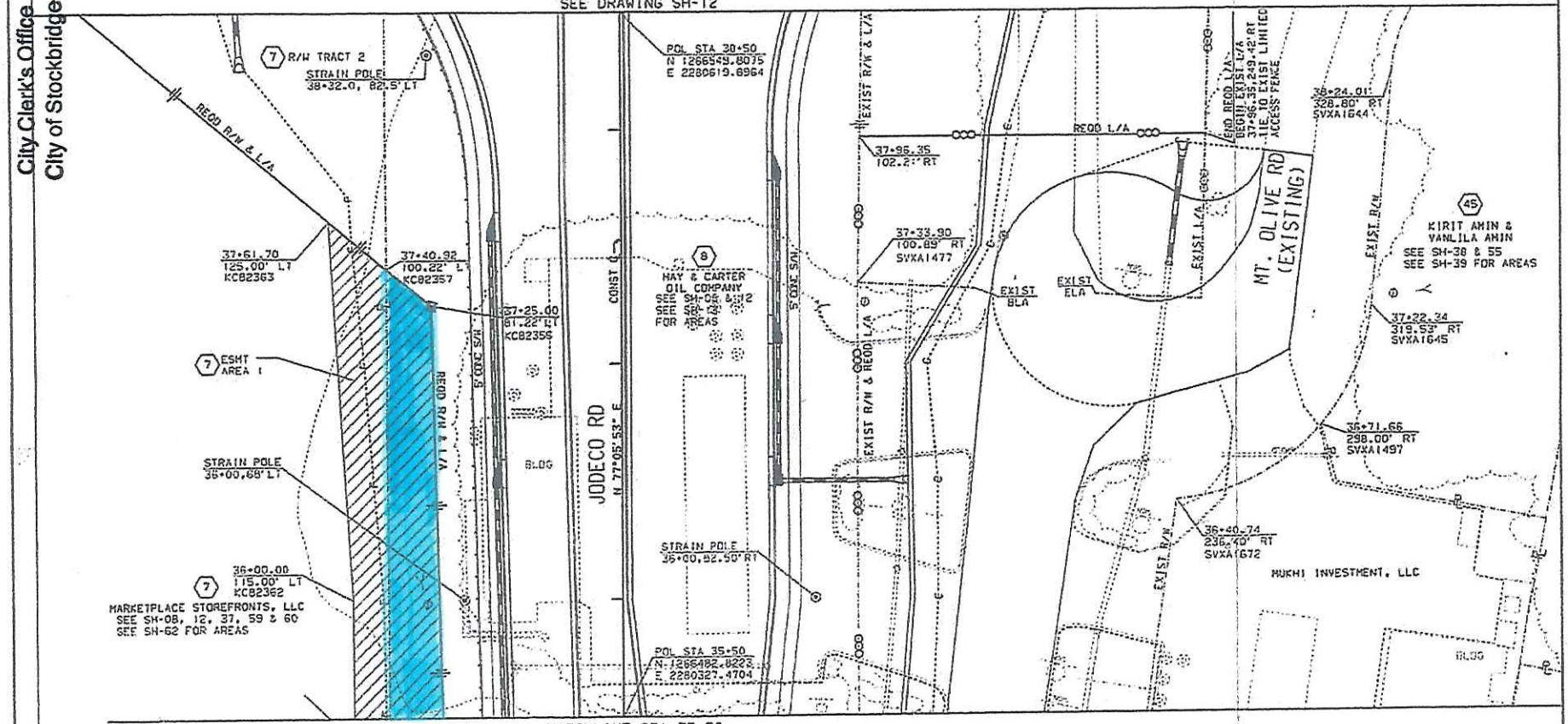
LOIS DELAUTER NOTARY PUBLIC EXPIRES FEB. 5, 2018 GEORGIA BUTTS COUNTY

(Affix Seal Here)

Print

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	NHIMO-0075-02(213)	10	71



ANY CONTAMINATED SOIL EXCAVATED DURING CONSTRUCTION ACTIVITIES AT PARCELS 8 & 9 MUST BE DISPOSED OF AT A PERMITTED LINED MUNICIPAL SOLID WASTE LANDFILL.

NOTE: ALL STA/OFFSETS REFERENCED TO JODECO RD CONST ℄ UNLESS OTHERWISE NOTED

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINT OF SLOPES & UTILITIES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 60

Moreland Altobelli Associates, Inc.

DATE	REVISIONS	DATE	REVISIONS
3/31/09	PARCEL 9 REVISE & GREANGOT ESMT AREA 2 ESMT FOR CONSTR	5/17/10	REV REQD L/A STA 35+50 TO 37+96.35 RT & CUL-DE-SAC
	OF C & G. ADD FILLER CAP NOTE		DELETE PARCEL 9
10/23/09	ADD CONTAMINATED SOIL NOTE		
11/16/09	PARCELS 7, 9 & 45 OWNER		
2/16/10	PARCEL 8 REV REQD R/W, SLOPE ESMT, PARCEL 9, 45 OWNER		
	REV ROW FOOTPRINT		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
PROJECT NO: NHIMO-0075-02 (213)
COUNTY: HENRY
LAND LOT NO: 78
LAND DISTRICT: 6TH
GMD: # 486
DATE: 05/19/2008. SH 10 OF 71

(8)

MAY & CARTER OIL COMPANY
SEE SH-08, 10 & 12

PARCEL 8 REQ'D R/W

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
SVXA1478	100.29	R	35+33.90	JODECO RD
	200.00		N 13°02'46" W	
SVXA1470	99.71	L	35+33.40	JODECO RD
	6.60		N 76°57'19" E	
KC82359	99.72	L	35+40.00	JODECO RD
	22.61		S 12°54'07" E	
KC82358	77.11	L	35+40.00	JODECO RD
	185.05		N 75°49'30" E	
KC82356	81.22	L	37+25.00	JODECO RD
	24.79		N 27°03'48" E	
KC82357	100.22	L	37+40.92	JODECO RD
	153.08		N 76°57'19" E	
SVXA1469	100.63	L	39+04.00	JODECO RD
	154.57		S 13°14'14" E	
SVXA1683	53.94	R	39+04.90	JODECO RD
	70.79		S 32°14'01" W	
SVXA1671	103.45	R	38+55.16	JODECO RD
	121.28		S 78°18'29" W	
SVXA1477	100.89	R	37+33.90	JODECO RD
	200.00		S 77°16'09" W	
SVXA1478	100.29	R	35+33.90	JODECO RD

REQD R/W = 69568.25 SF
REQD R/W = 1.597 ACRES
REMAINDER LEFT = +/- 0.05 ACRES

PARCEL 8 EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES & UTILITIES

PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC82358	77.11	L	35+40.00	JODECO RD
	22.61		N 12°54'07" W	
KC82359	99.72	L	35+40.00	JODECO RD
	200.93		N 76°57'19" E	
KC82357	100.22	L	37+40.92	JODECO RD
	24.79		S 27°03'48" W	
KC82356	81.22	L	37+25.00	JODECO RD
	185.05		S 75°49'30" W	
KC82358	77.11	L	35+40.00	JODECO RD

REQD EASEMENT AREA = 3996.50 SF

PARCEL 8 REQ'D L/A

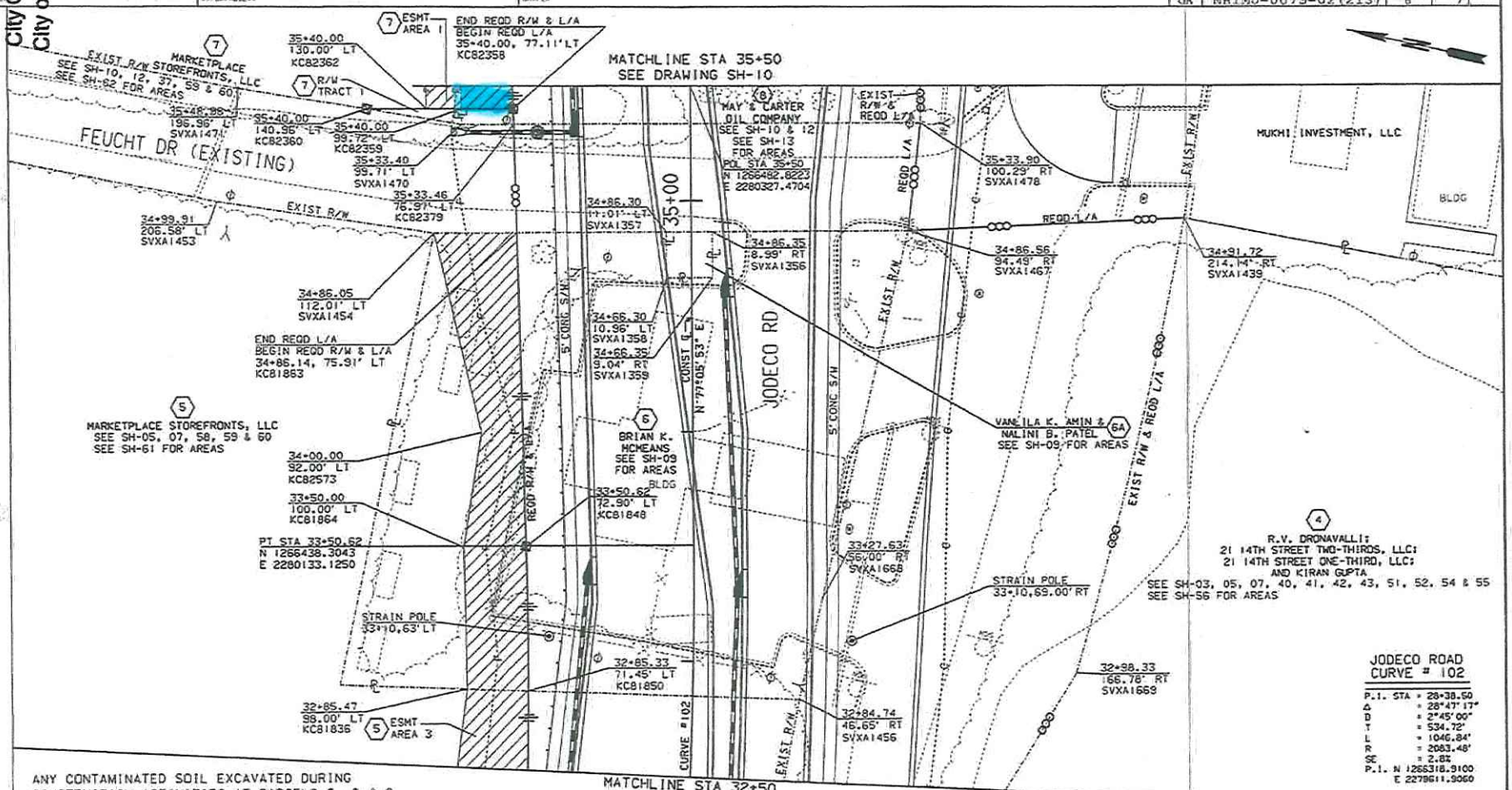
PNT	OFFSET/ DIST		STATION/ BEARING	ALIGNMENT
KC82379	76.97	L	35+33.46	JODECO RD
	6.54		N 75°49'30" E	
KC82358	77.11	L	35+40.00	JODECO RD
	185.05		N 75°49'30" E	
KC82356	81.22	L	37+25.00	JODECO RD
	24.79		N 27°03'48" E	
KC82357	100.22	L	37+40.92	JODECO RD

TOTAL REQD L/A = 215.38 LF

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

STATE	PROJECT NUMBER	SHEET NO.	TOTAL SHEETS
GA	NHIMO-0075-02(213)	8	71



ANY CONTAMINATED SOIL EXCAVATED DURING CONSTRUCTION ACTIVITIES AT PARCELS 6, 8 & 9 MUST BE DISPOSED OF AT A PERMITTED LINED MUNICIPAL SOLID WASTE LANDFILL.

NOTE: ALL STA/OFFSETS REFERENCED TO JODECO RD CONST ℄ UNLESS OTHERWISE NOTED

PROPERTY AND EXISTING R/W LINE
REQUIRED R/W LINE
CONSTRUCTION LIMITS
EASEMENT FOR CONSTR & MAINT OF SLOPES & UTILITIES
EASEMENT FOR CONSTR OF SLOPES
EASEMENT FOR CONSTR OF DRIVES

BEGIN LIMIT OF ACCESS.....BLA
END LIMIT OF ACCESS.....ELA
LIMIT OF ACCESS
REQ'D R/W & LIMIT OF ACCESS

SCALE IN FEET
0 20 40 80

Moreland Altobelli Associates, Inc.
2001 Dunwoody Park
Suite 100
Atlanta, Georgia 30341
(Telephone (770) 393-9393)

DATE	REVISIONS	DATE	REVISIONS
3/31/09	DELETE PARCEL 6A, PARCEL 9 BREAKOUT ESMT AREA 1	2/16/10	CONT'D: SLOPE ESMT; PARCEL 9 OWNER; REV RCMV FOOTPRINT
	ESMT FOR CONSTR C & G	5/17/10	REV REQD L/A STA 34+91.72 TO 35+50 RT; DELETE PARCEL 9
10/23/09	ADD CONTAMINATED SOIL NOTE		
11/16/09	PARCELS 4, 5, 7 & 9 OWNER		
12/08/09	ADD PARCEL 6A		
2/16/10	PARCEL 5 DELETE SLOPE ESMT AREA 4; PARCEL 6 REV REQD R/W.		

STATE OF GEORGIA
DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY MAP

PROJECT NO: NHIMO-0075-02 (213)
COUNTY: HENRY
LAND LOT NO: 78
LAND DISTRICT: 6TH
GWD: # 486
DATE: 05/19/2008, SH 08 OF 71

3/27/2007

City of Stockbridge
4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

May 23, 2016

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation for 2240 Jodeco Road, Tax Map 053-01016000

Dear Mr. Bonner,

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by the attached property owner's annexation application at a future meeting of the Mayor and City Council.

Notice is further given that if the County has any legitimate bona fide land use classification objections to said zoning, it must take the actions required of it under the "Land Use Classification Dispute Resolution Agreement" entered into between the City and the County dated July 1, 1998.

The City Council will consider annexation of the property by ordinance at a regular meeting in June.

Sincerely,

Dale A. Hall, PLA, AICP
Administration & Community Services Director

Enclosures

C: Michael Harris, City Manager
Daunte Gibb, Henry County Planning & Zoning

CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

Annexation No: AX-45 Date: 5-12-2016

Received by: Vanessa Holiday

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

TYPE OF ANNEXATION

☐ **60% Method:** Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

☑ **100% Method:** Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

Property Address: 2239 Jodeco Road McDonough, GA 30253

Is this property contiguous to the city limits? ☒ Yes ☐ No

LAND USE AND ZONING

County: Henry

County Zoning Classification: C-2

Present Land Use:

Requested Zoning Classification:

PROPERTY OWNER

Name: Minesh Patel

Mailing Address: 1448 Tether Ln. McDonough, GA 30253

Telephone: (678) 432-1230

Email: Shima1213@gmail.com

Signature: Minesh Patel

Date: May 3, 2016

* If this application is submitted pursuant to the 60% Method, please attach additional names, signatures, addresses, dates of signature, and elector/landowners information on a separate sheet.

APPLICANT

Name: Minesh Patel

Mailing Address: 1448 Tether Ln. McDonough, GA 30253

Telephone: (678) 432-1230

Email: Shima1213@gmail.com

Signature: Minesh Patel

Date: May 3, 2016

PLEASE DO NOT WRITE BELOW THIS LINE – OFFICE USE ONLY

Signature:

Date: 5/23/16

CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

4640 North Henry Boulevard
Stockbridge, GA 30281
Phone: (770) 389-7900
Fax: (770) 389-7912

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

The undersigned below, or as attached, is the owner of the property that is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an annexation of the property.

Name: Minesh Patel

Property Address: 2239 Sodeco Rd, McDonough GA 30253

Telephone: (678) 432-1230 Email: Shima1213@gmail.com

I swear that I am the owner of the property that is the subject matter of the attached application, as it is shown in the records of Henry County, Georgia.

Signature: Minesh Patel Date: 5-3-2016

Personally appeared before me

Minesh Patel

Who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

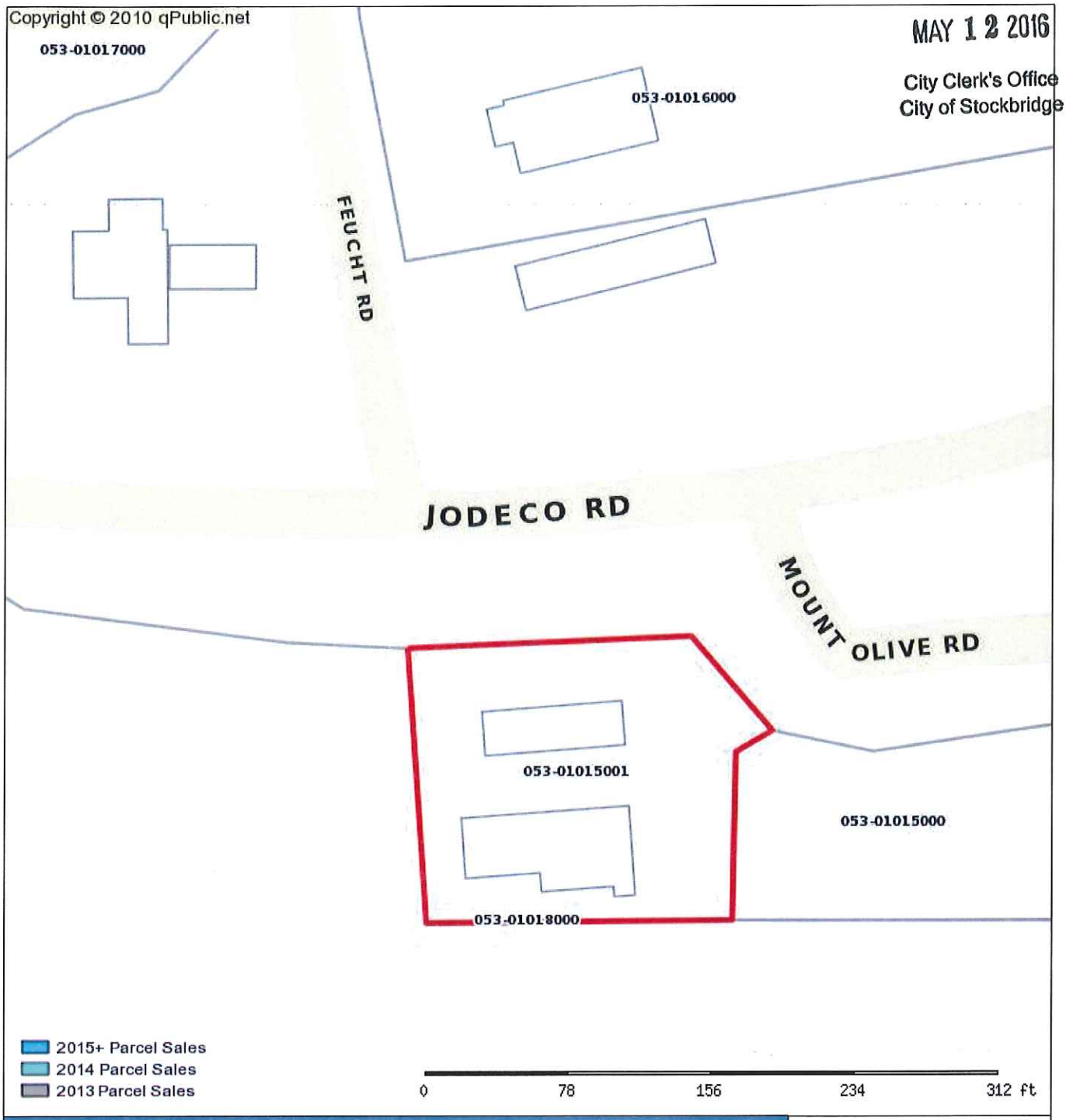
5-3-2016
Date

(Affix Seal Here)

NATHAN FRENCH NOTARY PUBLIC Exp. Sept. 9, 2019 HENRY COUNTY, GA

Print

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge



Henry County Assessor			
Parcel: 053-01015001 Acres: 0.59			
Name:	MUKHI INVESTMENT LLC	Land Value:	$257,000.00
Site:	2239 JODECO RD	Building Value:	$435,700.00
Sale:	$950,000 on 02-2005 Reason=WD Qual=U	Misc Value:	$25,500.00
Mail:	1448 TETHER LN MCDONOUGH, GA 30253	Total Value:	$718,200.00

Parcel lines depicted on the maps do not reflect a true and exact representation of property boundaries and should not be relied upon for said purpose. Property boundary lines are depicted on recorded plats available at the Henry County courthouse or can be determined by employing the services of a licensed surveyor.
Date printed: 05/03/16 : 14:39:50

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

BOOK PAGE
007833 0304

DOC# 006792
FILED IN OFFICE
02/08/2005 02:07 PM
BK:7833 PG:304-306
JUDITH A LEWIS
CLERK OF SUPERIOR COURT
HENRY COUNTY

REAL ESTATE TRANSFER TAX
PAID: $950.00
PT61075 2005 1495

STATE OF GEORGIA

COUNTY OF COBB

Upon recording, please return to:
H. Dennis Panter, Esq.
1827 Powers Ferry Road
Building 10, Suite 200
Atlanta, Georgia 30339

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of February, in the year two thousand five, between MOTI ENTERPRISES, INC., A GEORGIA CORPORATION, as party or parties of the first part, hereinafter called Grantor, and MUKHI INVESTMENT LLC, A GEORGIA LIMITED LIABILITY COMPANY, whose tax mailing address is 4619 Pine Shadow Court, Lilburn, Georgia 30047, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths ($10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee: +2

SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

BOOK PAGE

007833 0305

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public

My commission expires:

NOTARY PUBLIC EXPIRES GEORGIA MARCH 16, 2007 FULTON COUNTY

MOTI ENTERPRISES, INC., A GEORGIA CORPORATION

BY: Bhavin M. Patel

ITS: President

SEAL AFFIXED

[CORP SEAL]

RECEIVED

MAY 12 2016

City Clerk's Office
City of Stockbridge

c:\hdp\Horizon\Henry Jodeco Rd Mukhi.lwd

RECEIVED
MAY 12 2016
City Clerk's Office
City of Stockbridge

BOOK PAGE
007833 0306

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 78 of the 6th District of Henry County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin located at the corner formed by the intersection of the southerly right-of-way line of Jodeco Road (65 from the centerline) with the southwesterly right-of-way line of Mount Olive Road (a variable width right-of-way); thence southeasterly, along the southwesterly right-of-way line of Mount Olive Road along an arc of a curve to the left, which arc is subtended by a chord bearing and distance of South 39 degrees 59 minutes 16 seconds east, 68.92 feet, an arc distance of 70.73 feet to an iron pin; thence South 62 degrees 32 minutes 07 seconds west, 24.59 feet to an iron pin; thence South 02 degrees 15 minutes 42 seconds east, 90.00 feet to an iron pin; thence South 87 degrees 44 minutes 13 seconds west, 170.00 feet to an iron pin; thence North 02 degrees 10 minutes 02 seconds west, 149.95 feet to an iron pin located on the southerly right-of-way line of Jodeco Road; thence easterly, along the southerly right-of-way line of Jodeco Road along an arc of a curve to the left, which arc is subtended by a chord bearing and distance of North 85 degrees 48 minutes 50 seconds east, 149.92 feet, an arc distance of 149.96 feet to an iron pin and THE POINT OF BEGINNING; said tract containing 0.589 acres of land as shown and delineated on that certain plat of survey prepared for Guruom, Inc., Moti Enterprises, Inc., Horizon Bank and First American Title Insurance Company dated November 25, 1996, last revised March 27, 2003.

c:\hdp\Horizon\Henry Jodeco Rd Mukhi.legal

City of Stockbridge
4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

May 23, 2016

Mr. Lyndon Bonner
County Manager, Henry County
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation for 2239 Jodeco Road, Tax Map 053-01015001

Dear Mr. Bonner,

Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., intends to annex the property hereinafter described by the attached property owner's annexation application at a future meeting of the Mayor and City Council.

Notice is further given that if the County has any legitimate bona fide land use classification objections to said zoning, it must take the actions required of it under the "Land Use Classification Dispute Resolution Agreement" entered into between the City and the County dated July 1, 1998.

The City Council will consider annexation of the property by ordinance at a regular meeting in June.

Sincerely,

Dale A. Hall, PLA, AICP
Administration & Community Services Director

Enclosures

C: Michael Harris, City Manager
Daunte Gibb, Henry County Planning & Zoning

ITEM #11

Discussion of opening the Stockbridge Library on Saturday during the summer months.

Presented by: Councilman Alexander