



City of Stockbridge
Bringing People
Together

STOCKBRIDGE CITY COUNCIL

Mayor Pro Tem

Anthony S. Ford

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilwoman Neat Robinson

CITY MANAGER

Michael Harris

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

Work Session
Agenda
June 28, 2016 6:00 PM



Council Chamber 2nd Floor

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

TUESDAY, JUNE 28, 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. Approval of Minutes

Approval of Minutes for May 9, 2016

Approval of Minutes for May 31, 2016.

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes.

PRESENTATIONS

Annual Financial Report for FY2015

- Presented by: Mauldin & Jenkins, CPA

ChooseATL Program

- Presented by: Kate Atwood, Metro Atlanta Chamber of Commerce

The Counseling Center Stockbridge, GA

- Presented by: Melvenia Marable, PhD, LCSW, LCCC, CCDPD, LCPC-AC

Bicycle, Pedestrian and Trail Plan Proposal by the Jaegar Company - Presented by: Dale Hall, Administration & Community Development Director

NEW BUSINESS

Item #1 -

Resolution to fill vacancies on the Main Street Advisory Board.

- Presented by: Michael Williams, City Attorney

Item #2 -

Resolution to approve Change Order No. 1 – South Berry Street Sidewalk Project (Phase II).

- Presented by: Michael Harris, City Manager

COUNCIL DISCUSSION

Item #3 -

DISCUSSION - PUBLIC HEARING TO BE HELD ON JULY 11, 2016

Annexation Request AX16-46 Owner/Applicant: Tony and Cheryl Oglesby request annexation into the City of Stockbridge for property located at of 515 Country Club Dr. Stockbridge, GA 30281 in Land Lot 14 of the 6th District; Parcel ID No. 051-D02008000.

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

Item #4 - DISCUSSION - City Initiated Technical Update to Zoning Ordinance Unified Development Code (UDC) of the City of Stockbridge - Presented by: Dale Hall, Administration & Community Development Director

Item #5 - DISCUSSION – Feasibility Study for Police Services - Presented by: Michael Harris, City Manager

CITY MANAGER'S COMMENTS

Michael Harris

COUNCIL'S COMMENTS

Councilman Alexander

Councilman Blount

Councilwoman Gantt

Councilwoman Robinson

MAYOR PRO TEM'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
- Public Works Committee Meeting, Wednesday, June 29, 2016 at 5pm at City Hall, Patrick Henry Meeting Room – Councilwoman Neat Robinson, Chair.
- Finance Committee Meeting, Wednesday, June 29, 2016 at 5:30pm at City Hall, Levi Meeting Room – Councilwoman LaKeisha Gantt, Chair.
- Community Relations Committee Meeting, Thursday, June 30, 2016 at 6:30pm at City Hall, Levi Meeting Room – Councilman John Blount, Chair.
- Main Street Board Meeting, Friday, July 1, 2016 9:00 a.m. City Hall – Levi Meeting Room
- Main Street 2016 Movie Series – Saturday, July 9, 2016 7:30pm City Hall Lawn Featuring:
- City Council Meeting, Monday, July 11, 2016 6 p.m. Council Chamber
- Sounds of Summer Concert, Saturday, July 16, 2016 on the Stockbridge City Lawn across from City Hall – 6pm – 9:30 pm. Liz Brasher & Drakarr & An Experience
- Downtown Development Authority Board Meeting, Monday, July 18, 2016 at 6:00 p.m. – Levi Meeting Room.
- Town Hall Meeting, spearheaded by Councilman Alexander, Monday, July 21, 2016 at 7pm. Location TBD.
- City Council Work Session, Tuesday, July 26, 2016 6 p.m. Council Chamber
- Annual Back to School Kick-Off spearheaded by Councilman Blount, Saturday, July 30, 2016 10am – 2pm at the Merle Manders Conference Center

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



APPROVED MINUTES WORK SESSION MEETING

MONDAY, MAY 9, 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 6:03pm.

Mayor Pro Tem Ford asked everyone to keep Councilman Blount in prayer due to the loss of his son.

The invocation was provided by Anika Potts.

The Pledge of Allegiance was recited in unison.

Deputy Clerk, Randi Rainey was asked to proceed with a verbal roll call. All members of Council were present except Councilman Blount; a quorum was confirmed.

Councilwoman Gantt motioned to approve the Agenda as written; second by Councilwoman Robinson; the motion passed 4-0.

Councilman Alexander motioned to approve the Minutes of 3/8/2016, 3/14/2016 and 3/29/2016 as written; second by Councilwoman Robinson; the motion passed 4-0.

PUBLIC COMMENTS

None

CEREMONIAL

STAR Student Danny Kim was not in attendance to receive his Academic Excellence Certificates.

Mayor Pro Tem Ford read and presented a Proclamation to Mrs. Winner's owners Gary Shelton and Vickey Shelton for their 15- year anniversary serving the Stockbridge community.

Mayor Pro Tem Ford read and presented a Proclamation to all small business owners in the City of Stockbridge in support of Small Business Week.

Mayor Pro Tem Ford read and presented a Proclamation for Teachers Appreciation Week; Councilwoman Robinson accepted on behalf of all teachers in the City of Stockbridge.

Mayor Pro Tem Ford read and presented a Proclamation to Cecilia Greene for recognizing the month of May as Lupus Awareness Month.

OLD BUSINESS

PLANNING & ZONING

ITEM#1- 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.

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 example provided in Exhibit "A", as approved by the City Manager or his or her designee.

Mayor Pro Tem Ford inquired as to whether or not a Public Hearing was required. City Attorney, Michael Williams noted this item was tabled at the last meeting, and therefore a Public Hearing is not required tonight.

Councilwoman Gantt motioned to approve the Rezoning request with the second; the motion passed 4-0.

NEW BUSINESS

ITEM #2 – Ordinance – Food Trucks in the City of Stockbridge

Presented by: Michael Williams, City Attorney

Attorney Williams noted the Ordinance before Council has been slightly revised; and during the last meeting, two (2) concerns were raised. The first concern was the location of the food trucks and Attorney Williams referred to page 9, subsection B, subpart 6 and 7 which relates to proximity to schools and City Events was amended from 600 feet from a school or city event to 1,000 feet

Attorney Williams noted the second concern was not really a change, but more of an explanation on the requirements of paying the City of Stockbridge Occupational Tax Fee with food truck and food cart vendors. Attorney Williams read Section 9.90.070 subsection C “No person shall engage in the business or trade of vending without first establishing compliance with Chapter 9.01”. Attorney Williams explained this states vendors must comply with the code; however, staff will need to revisit and determine how mobile vendors of any kind will be taxed.

Attorney Williams stated staff is already in the process of revisiting the Occupational Tax Ordinance due to a number of deficiencies identified with that Ordinance.

Councilman Alexander stated he wants all vendors treated fairly and not being double charged.

Councilwoman Gantt expressed her concerns for the City’s Food Truck Tasty Tuesday event and suggested moving the proximity from 1,000 feet. to 1 or 2 miles.

Mayor Pro Tem Ford inquired if Council passes this, would Council still need to address changing the Occupational Tax fee. Attorney Williams confirmed yes, and noted it would be looked at separate for other reasons and further noted it would require compliance with the Ordinance at any given time.

Mayor Pro Tem Ford inquired when the other Ordinance would be completed for Council to review. Attorney Williams stated by the end of this summer.

Councilman Alexander expressed he is agreeable with 1 mile.

Councilwoman Gantt motioned to approve the Ordinance with the changes to Section 9.90.110- Location (b) (7) from 1,000 feet to 1 mile; second by Councilman Alexander; the motion passed 4-0.

ITEM #3 – Resolution establishing a policy for City of Stockbridge Volunteers.

Presented by: Michael Williams, City Attorney

Attorney Williams noted before Council is a revised Volunteer Policy with the main change being the removal of any authorization of volunteers using their personal vehicles while working as a volunteer. Attorney Williams stated this is for insurance liability purposes.

Attorney Williams also stated all volunteers working with children will be required to complete a background check.

Councilwoman Gantt motioned to approve the Resolution; second by Councilwoman Robinson; the motion passed 4-0.

ITEM #4 – Resolution establishing a policy for proclamations.

Presented by: Michael Williams, City Attorney

Attorney Williams noted at the last meeting there were a number of proclamation policies from different jurisdictions presented to Council for review. Attorney Williams stated Council tasked City Clerk, Vanessa Holiday and himself to consolidate them into one proclamation policy.

Attorney Williams explained to Council the new proclamation policy sets up guidelines on how the City receives proclamations and determines when to and not to issue a proclamation.

Attorney Williams noted the proposed policy states the procedure requires all proclamation request to be submitted in writing 15 business days prior to a regular council meeting and the recommendation is to issue proclamations once a month at the regular council meeting. Attorney Williams also suggested asking the recipients to arrive prior to the meeting for pictures in an effort to save time.

Councilwoman Gantt suggested having council come down to the floor while proclamations are issued out; and believes that process goes faster.

Councilman Alexander stated does not want to exclude outside groups. He has invited several outside businesses to come into the City, seeing how connected the world is now.

Councilwoman Gantt motioned to approve the Resolution; second by Councilman Alexander; the motion passed 4-0.

ITEM #5 – Resolution to Authorize to acquisition of insurance from One Beacon Insurance Company.

Presented by: Michael Harris, City Manager

Mr. Harris stated the City is required every year to reassess and update the City's policy in regards to property insurance. Mr. Harris stated One Beacon offered a rate that is reduced from last year's payment of \$247, 730 to \$227,003 with a \$7,000 reduction.

Councilwoman Gantt motioned to approve the Resolution; second by Councilman Alexander; the motion passed 4-0.

ITEM #6 – Resolution to Authorize Hispanic Community Event as a part of 2016 Bridgefest City Event.

Presented by Councilwoman Robinson.

Councilwoman Robinson motioned to amend the Resolution's language under Section 1-Authorization to reflect the correct language as follows: Section 1.

Authorization – The Mayor and Council of the City of Stockbridge hereby authorizes a Hispanic community event to be held in 2016 as a City event in conjunction with

Bridgefest. The City staff is hereby directed to plan and conduct an appropriate event. Should additional funding be necessary, the staff is hereby directed to bring to the Council for its consideration an appropriate budget amendment for the current fiscal year; second by Councilman Alexander; the motion passed 4-0.

ITEM #7 – Request for Resolution to Authorize Use of the Merle Manders Conference Center for the Youth Job Fair - Wednesday, June 15, 2016.

Presented by: Councilman Alexander

Councilman Alexander noted the success of the first Stockbridge/Goodwill job fair, and would like the City to again partner with Goodwill Industries for a Youth Job Fair during the summer.

Councilman Alexander motioned to use the Merle Manders Conference Center on Wednesday, June 15, 2016 for the Stockbridge youth job fair; second by Councilwoman Robinson; the motion passed 4-0.

CITY MANAGER’S COMMENTS

Michael Harris - None

COUNCIL’S COMMENTS

Councilman Alexander informed citizens there was a lively discussion this past Saturday with the Downtown Development Authority and Council where there was overwhelming support for the downtown re-development. Mr. Alexander noted, citizens could reach out to Council to voice their opinions on what they would like to see in the downtown area. Councilman Alexander also encouraged everyone to come out on Thursday, May 12, 2016 at 5pm to City Hall for the Public Safety Committee Meeting to be held in the Council Chamber to be introduced to the Advanced Protection Services, a private security force. Councilman Alexander committed to the citizens, the Henry County Police Department is not going anywhere, and will still be the primary police force. Advanced Protection Services will help patrol the City by checking doors, and patrolling the parks.

Councilman Blount was not in attendance of the meeting.

Councilwoman Gantt thanked everyone for coming out and also spoke regarding the meeting with the Downtown Development Authority and stated she is excited and there are some great things coming forward. Councilwoman Gantt informed the citizens, if anyone knows of developers or business interested in the downtown area to please inform staff and/or the Council and also invited everyone to attend and support Food Truck Tasty Tuesdays while expressing the importance of sponsors and volunteers.

Councilwoman Robinson thanked everyone for coming and informed the community of the new sanitation service and noted if there are any problems or concerns to contact City Hall or the sanitation department. Councilwoman Robinson noted she would be spearheading a “Unity in the Community” basketball game to be held Friday, May 13th at J.P. Mosely Gym from 5-8pm, and that everyone was invited.

MAYOR PRO TEM'S COMMENTS

Mayor Pro Tem Ford noted his reference to the Council being "teammates" and asked everyone to pray for Councilman Blount with the loss of his son and to keep Council and the City in prayer. Mayor Pro Tem Ford went on to thank everyone for coming out and reminded everyone of the recycling service that will begin this week and noted this service is bi-weekly program.

Councilwoman Gantt motioned to Convene Executive Session for Items A-E (Litigation and Real Estate); second by Councilwoman Robinson; the motion passed 4-0.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Act)

Councilman Alexander motioned to adjourn Executive Session; second by Councilwoman Robinson; the motion passed 4-0.

Councilwoman Gantt motioned to reconvene the regular meeting; second by Councilman Alexander; the motion passed 4-0.

Councilwoman Robinson motioned to approve the settlement agreement with North Park Medical and Caribou Investments; second by Councilwoman Gantt; the motion passed 4-0.

Councilman Alexander motioned to approve the SDS Law Enforcement Services Agreement with Henty County; second by Councilwoman Gantt; the motion passed 4-0.

Mayor Pro Tem Ford read the following Announcements and Events:

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. **EVERY TUESDAY – CITY HALL**
- Public Safety Committee Meeting, Chairperson Councilman Alexander, Thursday, May 12, 2016 at 5:00 p.m. City Hall – 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
- The First Annual B.O.M.B. Experience (Blessing Of Motorcycles & Bikes) – Spearheaded by Councilman Blount - Sunday, May 15, 2016 at 12pm at Clark Park 111 Davis Rd. Stockbridge, GA
- 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
- Walk, Talk, Love Stockbridge spearheaded by Councilwoman Gantt, Saturday, May 21, 2016 10:30 a.m. location to be announced.
- Public Works Committee Meeting, Chairperson Councilwoman Robinson, Wednesday, May 25, 2016 at 5:00 p.m. City Hall - Patrick Henry Meeting Room

- Memorial Day March – Monday, May 30, 2016 Merle Manders Conference Center
111 Davis Rd. Stockbridge, GA – March begins at 9am
- All City Offices will be closed on Monday, May 30, 2016 in observance of Memorial Day.
- City Council Work Session, Tuesday, May 31, 2016 6 p.m. Council Chamber

Councilwoman Gantt motioned to adjourn the meeting at 8:20pm; second by Councilwoman Robinson; the motion passed 4-0.

Respectfully submitted by:

Randi Rainey, Deputy Clerk

Anthony S. Ford, Mayor Pro Tem

Stockbridge
Bringing People Together



**DRAFT MINUTES
WORK SESSION MEETING**

TUESDAY MAY 31, 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 6:01pm.

Invocation was provided by Reverend Jody Ray

The pledge of allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with the roll call. All members of Council were present, with the exception of Councilwoman Gantt.

Councilman Blount made a motion to amend the Agenda to add a Ceremonial item and two Council Discussion Items #14 and #15; second by Councilman Alexander; the motion passed 4-0.

The Minutes of April 11, 2016 and April 26, 2016 being reviewed for adoption at the next meeting.

PUBLIC COMMENTS

There were no speakers for public comment.

CEREMONIAL

Mayor Pro Tem Ford presented a proclamation to Reverend Joy Ray of Stockbridge First United Methodist Church for his contributions to the Stockbridge community.

City Clerk, Vanessa Holiday informed Mayor Pro Tem Ford of Councilwoman Gantt's arrival.

Mayor Pro Tem Ford presented a proclamation to Principal Bonita Fluker of Stockbridge Elementary School for her dedication to the Stockbridge community.

NEW BUSINESS

ITEM #1 – Resolution to authorize contract between ZSI/Judicial Alternatives of Georgia, Inc. and the City of Stockbridge for probation services.

Presented by: Anita Gunnoe, Municipal Court Clerk

Ms. Gunnoe noted this was a contract that is renewed annually with no cost to the City and no changes to the contract for probation services.

Councilwoman Gantt motioned to approve the Resolution to authorize a contract between ZSI/Judicial Alternatives of Georgia, Inc. and the City of Stockbridge for probation services; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #2 – Resolution to approve Events Coordinator Position.

Presented by: Renee Wheeler, Human Resources Manager

Attorney Williams stated Item # 2-4 are exhibits to Item #5 and can be added together for one vote.

Councilwoman Gantt's preferred to discuss Item #4 (Organizational Chart) to clarify the position of Events Coordinator was not reporting to the Conference Center Coordinator Ms. Wheeler confirmed they were not and that this would be a new position assist with the city's events. Ms. Wheeler noted there are currently two full time staff members working on all the events in the city with the addition of a few temps helping out. Ms. Wheeler expressed the new position coordinate the City sponsored events and manage the volunteer program.

Mr. Harris noted initially, the City only had four (4) events in previous years; and the number of events have increased significantly; and the Council should consider developing a Cultural Leisure Events Department that would be able to handle those various events.

Councilman Alexander inquired about the overlapping with the MMCC Coordinator and the Main Street Coordinator, and asked who has more responsibilities. Ms. Wheeler expressed currently at the MMCC is the Conference Center & Events Manager, who also oversees the MMCC, Ted Strickland and all city events. Ms. Wheeler noted the position of Conference Center Coordinator was recently added to oversee phone calls, bookings, showing the facilities and reserving park pavilions. Ms. Wheeler noted Main Street handles events related to developing the Downtown Main Street Area any overlap would be due to working in conjunction with each other and supporting each other's events.

Ms. Wheeler explained the new position will help define events even more, while making sure the volunteer program runs properly.

Councilman Blount inquired about the pay scale. Ms. Wheeler stated it's a pay grade 14 \$30,430.40 - \$49,545.60.

Councilman Alexander inquired on what is important hiring more chiefs or Indians for the department. Mr. Harris stated there have been several conversations about consolidating to have one single person to oversee, monitor and manage all of the events and noted currently, there are several people helping out, and he hopes to have the position work in conjunction with the Community Relations Committee to take an aggressive approach in building up the volunteers. Mr. Harris further noted, the Merle Manders Conference Center is utilizing staffing agencies and would like to have a more permanent staff in place.

Councilman Blount expressed concern the position is a little conflicting and wanted to know who would supersede on different events. Ms. Wheeler stated the position will be a hands on position that will coordinate the city's events.

Councilwoman Robinson inquired as to whether or not the new position could be an assistant to the Executive Assistant to Mayor & Council and suggested decreasing the pay. Mr. Harris stated the importance of having one sole person responsible for the events and the he understands this is the Council's first time officially looking over the position and he hopes if Council has any questions, they will sit down to address them. Mr. Harris stated he does not expect a vote on this item tonight seeing there is a lot to digest.

Ms. Holiday noted a similar discussion last year when the Clerk's office handled events and there was talk of adding the Executive Assistant to Mayor & Council position and noted the increase in the number of events over the last couple of years and noted the clear need for adding that position. Mrs. Holiday further explained the new role would help in assisting the Executive Assistant to Mayor and Council with all of the council initiatives, working in conjunction with the conference center with all events. The new position will understand exactly what and how council wants things and then will coordinate with the events team.

Councilman Alexander inquired if the new position will take over the sponsorship responsibilities. Mr. Harris referenced the city's sponsorship package; and also mentioned a few local stores have partnered up with the City for events. Mr. Harris explained creating the packages is one thing, but going out and trying to obtain sponsors is a different thing.

Councilwoman Gantt stated she has seen all staff participate and be hands on, including some of the Councilmembers. Councilwoman Gantt expressed she is in favor of adding an Events person and she knows the City needs one.

No Action – Included in Item #5 Vote.

ITEM #3 – Resolution to approve Pay and Classification Scale
Presented by: Renee Wheeler, Human Resources Manager

No Action – Included in Item #5 Vote.

ITEM #4 – Resolution to approve Organizational Chart**Presented by: Renee Wheeler, Human Resources Manager**

No Action – Included in Item #5 Vote.

ITEM #5 – Ordinance – Budget Amendment 2016-008**Presented by: Linda Nabers, Treasurer**

Councilwoman Gantt motioned to place this item on the June 13, Agenda and to include Items #2, #3, and #4; second by Councilman Alexander; the motion passed 5-0.

Mr. Harris stated if Council has any questions prior to the meeting to meet with him or Ms. Wheeler.

ITEM #6 – Resolution of the Mayor and Council of the City of Stockbridge, GA establishing a moratorium on the acceptance of applications for new signs in unzoned areas of the City.**Presented by: Michael Williams, City Attorney**

Attorney Williams noted Council adopted a moratorium last year and, at the time anticipated the zoning codes rewrite would address the issue. Attorney the moratorium has expired prior to the zoning code rewrite and to be cautious, he suggest re-adopting the moratorium which would expire at the adoption of the zoning code or December 31, 2016. Mr. Williams noted he expects to have the re-write completed before the end of July or early August 2016.

Attorney Williams further noted the Henry County Zoning Advisory Board has already approved the moratorium and noted a provision that establishes a railroad zoning classification that was adopted in an attempt to prevent the building of billboards in the railroad right-of-way. Mr. Williams stated there is a sign ordinance that is not in the zoning codes and recommends adopting the moratorium and will bring it back for discussion in July 2016.

Councilwoman Gantt motioned to approve the Resolution of the Mayor and Council establishing a moratorium on the acceptance of applications for new signs in unzoned areas of the City; second by Councilwoman Robinson; the motion passed 5-0.

ITEM #7 – Ordinance – Amending the Stockbridge Municipal Code to harmonize the Code with the newly amended City Charter.**Presented by: Mike Williams, City Attorney**

Attorney Williams stated the Governor has signed all of the remaining Charter amendments statutes at the end of April 2016 and that staff went through the codes to makes sure there are no conflicting provisions relative to Charter changes.

Attorney Williams noted there are three provisions that needed to be addressed:

Section 2.04.011 establishes the Oath of Office both in the Charter and in the code, since the Charter has been updated, there is no need to have it in the code.

Section 2.12.035 lays out the provisions related to the appointing of a City Manager, their qualifications and how they are removed. This was reflected in the old code and not updated with the new Charter amendments the General Assembly approved and would be considered a judgement call for Council to decide.

The last provision deals with Section 3 that amends Section 2.08.060; the resignation of officials who have qualified for elected office. Attorney Williams explained the new Charter states anyone who has a city-appointed position must resign immediately after qualifying for an elected official's position. The provision of the code had stated if you qualify for an elected official's position, you must resign effective December 31st of that year.

Councilman Alexander asked Attorney Williams if the vote should wait until the Council meets in Executive Session; Attorney Williams stated it would not affect the voting on this item.

Councilwoman Gantt motioned to approve the Ordinance Amending the Stockbridge Municipal Code to harmonize the Code with the newly amended City Charter; second by Councilman Alexander; the motion passed 5-0.

ITEM #8 – Ordinance – Amending the Stockbridge Municipal Code with Respect to Checking Cashing Businesses in the City of Stockbridge

Presented by: Mike Williams, City Attorney

Attorney Williams stated this ordinance would regulate businesses whose principle source of income is through check cashing. This would limit the number of check cashing businesses in the city limits based on population, providing one check cashing store per 20,000 residents. This ordinance will also include a distance separation between check cashing businesses having them at least 2,500 ft. apart. Attorney Williams noted, this does not apply to federally chartered banking companies, credit unions, and any business retailer whose primary engagement is in the sales of consumer goods (Wal-Mart, grocery stores). Attorney Williams stated this would help prevent clustering and over saturation in certain neighborhoods.

Mrs. Holiday asked for clarification as to when a business currently operating closes, and what is the affect. Attorney Williams responded, if the business closes, grandfather rights are lost.

Councilwoman Gantt motioned to approve the Ordinance amending the Stockbridge Municipal Code with Respect to Checking Cashing Businesses in the City of Stockbridge; second by Councilman Alexander; the motion passed 5-0.

COUNCIL DISCUSSION

Item #9 – Discussion of Resolution to approve contract with Lamar County for Landfill Services.

Presented by: Michael Harris, City Manager

Mr. Harris stated the City takes the trash to the Transfer Station which is owned by the City, but has a contract with Lamar County to manage the Transfer Station; who uses a third party (Waste Management) to also manage the Transfer Station.

Mr. Harris noted conversations of a new contract and extending landfill services for a number of years and expressed there are couple of key components they would like to see with the new contract as he knows the tipping fees runs between \$35-55 per ton;

and after speaking with a few agencies to see what their rates are, anything \$35 and less is good. Mr. Harris stated the City has a good deal now, but knows the rates will increase over the years and would like to start negotiations now.

Mr. Harris indicated what was proposed to Council was a rate of \$33-35 per month with proposed incremental increases from the current rate of \$20 this year, to \$21 next year, then to \$24, then to \$27 the following year until it gets to \$35. Mr. Harris noted Lamar County charges Waste Management \$33 per ton; Lamar County will make the payments to Waste Management once the city gets to \$33. Once the rates hits \$33, then Council will need to renegotiate the terms.

No Action Taken

COUNCIL DISCUSSION - PLANNING & ZONING

Item #10 – DISCUSSION – PUBLIC HEARING TO BE HELD ON JUNE 13, 2016

Planning & Zoning – Rezoning 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

Dale Hall, Administration & Community Services Director stated item #10 coincides with #11. Mr. Hall indicated the applicant is requesting to rezone the 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. Mr. Hall also mentioned the proposed development will share access to the existing church and Christian academy campus, with a variance request running concurrently with the rezoning request regarding parking and façade requirements.

Mr. Hall mentioned this went before the ZAB (Zoning Advisory Board) back in May with staff recommending approval with 9 conditions. Those conditions are as followed:

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, stucco, stone, 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 Hwy 42 North is required to be preserved all along the subject property's frontage along Hwy 42 North.
6. No direct access shall be permitted to Hwy 42 or Brannan Rd. 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 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.

Mr. Hall inquired with the City Attorney if he could include item #11. Mr. Williams agreed.

Mr. Hall also included the Variance item which asks for two items; a reduction to the numbers of required spaces for the independent units from two (2) parking spaces per unit to one (1) parking space per unit; and the ability to use hardy plank on the building's exterior façade.

Mr. Hall express the ZAB recommends denial of the Variance.

Councilman Blount inquired on why the ZAB recommend denial. Mr. Hall stated there are multiple reasons, one of them is there is no specific reason for it being approved because of the landform on any circumstances of the property to allow for those things. Mr. Hall also stated there were no other items presented in the application that justifies them being recommend for approval.

Councilman Alexander stated he noticed hardy plank being requested and inquired if stone, stucco and brick were the current requirements. Mr. Hall responded that was recommended by the ZAB and also the staff recommendation from the Henry County

Planning and Zoning. Councilman Blount requested to see the accessibility that will remain for the cemetery.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

Item #11 — DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016

Planning & Zoning – Variance – 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

NO ACTION- INCLUDED IN ITEM #10– ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

Item #12 - DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016

Annexation 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

Mr. Williams reminded Council of the ongoing litigation with Henry County regarding properties adjacent to this which the City has previously annexed in. Mr. Williams expressed there are certain aspects of annexation that has a bearing on them and it may be appropriate to ask certain questions in Executive Session for both items # 12 and 13.

Dale Hall, Administration & Community Services Director stated this is a piece of property north of Jodeco Rd. west of I-75. Both applicants May and Carter and Minesh Patel has both asked to be annexed into the City.

Mr. Harris reminded Council this was for discussion purposes only and will be heard as a public hearing on June 13th.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

Item #13 - DISCUSSION - PUBLIC HEARING TO BE HELD ON JUNE 13, 2016

Annexation 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

This item was included with item #12.

NO ACTION – ITEM TO BE HEARD DURING A PUBLIC HEARING JUNE 13, 2016

Item #14 – DISCUSSION – To allow alcohol at City Events.**Presented by: Michael Harris, City Manager**

Mr. Harris noted this item was for discussion purposes and noted information was sent to the Council recently in regards to alcohol sales during City Events. Mr. Harris noted the Ordinance allows for alcohol; however, he feels alcohol should not be served where young children are in attendance, such as *Movie Night* and Food Truck Tuesdays and asked Council for direction on how staff should proceed.

Councilman Alexander noted he does not support alcohol at Movie Night, and further noted if the City chooses to eliminate alcohol from the food truck event, it will eliminate potential growth.

Mayor Pro Tem Ford stated he is not in favor of alcohol being served at family events; and does not totally agree with Councilman Alexander with serving alcohol at the food truck event.

Councilwoman Robinson stated she agrees with alcohol at the food truck events with a consumption limit.

Councilman Blount suggested a written policy with parameters

After some discussion, Councilwoman Gantt motioned to prohibit alcohol at City Movie events; second by Councilman Alexander; the motion passed 5-0.

Item #15 – Discussion – Public Safety for the City of Stockbridge**Presented by: Michael Harris, City Manager**

Mr. Harris stated Councilman Alexander requested to have a discussion on what the next steps should be with regard to the Henry County Police Department. Mr. Harris expressed there have been Town Hall Meetings with great feedback from the community.

Councilman Blount stated there has been conversations with Chief Nichols and Captain Gray on promoting diplomacy in what they do with the County. Councilman Blount also stated he spoke with Commissioner Blake Prince on his concerns for the security company coming to the City. Mr. Blount believes the security agency has not provided security for a city in this magnitude; also, they would have to be trained and will need supervising in areas they have never supervised before. Mr. Blount stated he wants to put the security company on hold and continue talking with the County to see what they could come up with.

Councilman Alexander noted the process will play itself out the way it was supposed to be and stated representatives for the City sat down as a committee and tried to formulate something they thought could work for the City. Councilman Alexander also noted confusion regarding Henry County Police leaving the city, which were false reports and stated those concerns were addressed to the public. Councilman Alexander further noted, the City Council heard citizens indicate the desire for the City to have its own police department and stated discussions have been in the works to determine the next steps. Councilman Alexander stated his assessment regarding the police services issue was not with the police department, but rather with the commissioners by calling for an end to police services without giving notice to the city and imposing taxes on the City of

Stockbridge residents and he where he could not sit in good faith and let that happen as that would be unfair to the citizens.

Mr. Harris stated as per Council's direction, he has been in contact with the County Manager and the next step is to come back with options, and if Council agrees, he will take it back to the County for reconsideration.

Consensus of the Council was for the City Manager to resume negotiations with Henry County for Police Services.

Councilwoman Gantt motioned to convene Executive Session for items A-F and H; second by Councilwoman Robinson; 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; second by Councilwoman Robinson; the motion passed 5-0.

Councilwoman Gantt motioned to reconvene the Work Session meeting; second by Councilwoman Robinson; the motion passed 5-0.

CITY MANAGER'S COMMENTS

Michael Harris noted the City of Stockbridge was partnering with Bight from the Start to provide free meals to select students during the summer at Clark Park; and also noted the City was working on Informational Marquee Signs to be placed in front of City Hall.

COUNCIL'S COMMENTS

Councilman Alexander thanked everyone for attending and tuning in and wants to step up efforts to open the library on the weekend.

Councilman Blount thanked everyone for attending the meeting.

Councilwoman Gantt thanked everyone for attending the meeting.

Councilwoman Robinson thanked everyone for attending and thanked Rev. Jody Ray and Principal Bonita Fluker for their contributions to the Stockbridge community.

MAYOR PRO TEM'S COMMENTS

Anthony S. Ford thanked everyone for participating in the Memorial Day March (Kickoff to the summer) and thanked everyone for coming out.

Mayor Pro Tem Ford read the following news and announcements:

- Food Truck Tasty Tuesdays – 5:30 – 9:00 p.m. EVERY TUESDAY – CITY HALL
- Ethics Board Meeting, Thursday, June 2, 2016 6:30 p.m. City Hall – Patrick Henry Meeting Room
- Main Street Board Meeting, Friday, June 3, 2016 9:00 a.m. City Hall – Levi Meeting Room
- Sounds of Summer Concert, Saturday, June 4th – Stockbridge City Lawn across from City Hall – 6pm – 9:30 pm. Featuring Moses Mo of Mother's Finest & The Upscale Band
- Downtown Development Authority Board Meeting, Monday, June 6, 2016 at 6:00 p.m. – Levi Meeting Room.
- Main Street 2016 Movie Series – Saturday, June 11, 2016 7:30pm City Hall Lawn Featuring: Kung Fu Panda 3.
- City Council Meeting, Monday, June 13, 2016 6 p.m. Council Chamber

- *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*
- *Walk, Talk, Love Stockbridge spearheaded by Councilwoman Gantt, Saturday, June 18, 2016 12:00 p.m. location to be announced.*
- *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*

Councilwoman Gantt motioned to adjourn the meeting; second by Councilman Blount; the motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor Pro Tem

CITY OF STOCKBRIDGE, GEORGIA

**ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
DECEMBER 31, 2015**

CITY OF STOCKBRIDGE, GEORGIA
ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor's Report.....	1 – 3
Management's Discussion and Analysis.....	4 – 12
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position.....	13
Statement of Activities.....	14 and 15
Fund Financial Statements:	
Balance Sheet – Governmental Funds.....	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds.....	17
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	18
General Fund – Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual	19
Statement of Net Position – Proprietary Funds.....	20
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds.....	21
Statement of Cash Flows – Proprietary Funds.....	22 and 23
Notes to Financial Statements.....	24 – 54
Required Supplementary Information:	
Schedule of Changes in the City's Net Pension Liability and Related Ratios.....	55
Schedule of City Contributions	56
Combining and Individual Fund and Statements and Schedules:	
Combining Balance Sheet – Nonmajor Governmental Funds.....	57
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds	58
Combining Statement of Net Position – Nonmajor Enterprise Funds.....	59
Combining Statement of Revenues, Expenses and Changes in Fund Net Position – Nonmajor Enterprise Funds.....	60
Combining Statement of Cash Flows – Nonmajor Enterprise Funds	61
Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds – SPLOST II	62
Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds – SPLOST III	63
Schedule of Expenditures of Special Purpose Local Option Sales Tax Proceeds – SPLOST IV	64

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

**Honorable Mayor and Members
of City Council
City of Stockbridge, Georgia**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Stockbridge, Georgia ("the City")** as of and for the year ended December 31, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Stockbridge, Georgia as of December 31, 2015, and the respective changes in financial position, and, where applicable, cash flows thereof and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Notes 10 and 16, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, as well as Statement No. 71, *Pension Transition for Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*, as of January 1, 2015. These standards significantly changed the accounting for the City's net pension liability and the related disclosures. Our opinions are not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 4 through 12), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on page 55), and the Schedule of City Contributions (on page 56) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Stockbridge, Georgia's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of special purpose local option sales tax proceeds are presented for purposes of additional analysis as required by the Official Code of Georgia 48-8-121, and are also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules as well as the schedules of expenditures of special purpose local option sales tax proceeds (the "supplementary information") are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2016, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
June 8, 2016

CITY OF STOCKBRIDGE, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2015

As management of the City of Stockbridge, we offer readers of the City of Stockbridge's financial statements this narrative overview and analysis of the financial activities of the City of Stockbridge for the fiscal year ended December 31, 2015. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The assets of the City of Stockbridge exceeded its liabilities at December 31, 2015 by \$75,004,922 (total net position). Of this amount, \$14,304,419 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.
- The total net position, on an entity-wide basis, increased by \$8,228,713. Of this amount, an increase of \$6,995,063 was associated with governmental activities and an increase of \$1,233,650 was associated with business-type activities.
- As of the close of the current fiscal year, the City of Stockbridge's governmental funds reported combined ending fund balances of \$23,607,746, an increase of \$9,429,529 in comparison with the prior year. Of this amount \$2,467,196 is unassigned and available for spending and \$15,056,026 is reserved for capital projects and other specific future uses.
- At the end of the current year, unassigned fund balance for the general fund was \$8,232,433 or 129.0 percent of total General Fund expenditures.
- The City of Stockbridge's total debt obligations decreased by \$648,099 for an overall decrease of 4.09 percent in total debt obligations. The City changed the Paid Time Off (PTO) policy thus creating an additional liability of \$188,360 in Long-Term Debt. The Net Pension liability decreased by \$454,925.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City of Stockbridge's basic financial statements. The City's basic financial statements are comprised of three components:

- 1) Government-wide financial statements,
- 2) Fund financial statements, and
- 3) Notes to the financial statements.

The basic financial statements present two different views of the City through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report also contains other supplementary information that will enhance the reader's understanding of the financial condition of the City.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Basic Financial Statements

The first two statements in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the City's financial position.

The next statements are Fund Financial Statements. These statements focus on the activities of the individual parts of the City government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements:

- 1) The governmental funds statements;
- 2) The budgetary comparison statements; and
- 3) The proprietary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, supplemental information is provided to show details about the City's individual funds. Budgetary information required by the General Statutes also can be found in this part of the statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City of Stockbridge's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Stockbridge include general government, public safety and courts, highways and streets, parks and recreation, tourism and promotion, and code enforcement. The business-type activities of the City are water and sewer, solid waste management, conference center, community center and stormwater management.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Stockbridge can be divided into two categories: governmental funds and proprietary funds.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains five major governmental funds. The City's major governmental funds are the General Fund, SPLOST III, Urban Redevelopment Fund, Downtown Development Fund (DDA) and SPLOST IV Capital Project Funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for all major funds. The nonmajor funds are the Hotel / Motel Fund, the Perpetual Care Permanent Fund and the State and Federal Grants Fund, along with the SPLOST II Capital Project Fund.

The City of Stockbridge adopts an annual budget for all of its governmental funds. Budgetary comparison statements have been provided for the General Fund for the Fiscal Year 2015 budget. A project length budget has been adopted for the SPLOST Capital Project Funds.

Proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water and Sewer Fund, Solid Waste Management Fund, Conference Center Fund, Community Center Fund and Stormwater Management Fund. The first three enterprise funds are considered by the City to be major funds.

Proprietary funds provide the same type of information as government-wide financial statements only in more detail. The proprietary fund financial statements provide separate information for each of the City's major funds.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statement and accompanying notes, this report also presents certain other supplementary information which consists of individual fund financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At December 31, 2015, the City's assets exceeded liabilities by \$75,004,922. The City's net position reflects its investment in capital assets (61.0 percent), less any related debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens and they are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Of the total net position, \$14,922,842 (19.9 percent) is restricted for capital projects and other external restrictions on how they may be used. The unrestricted amount of \$14,304,419 (19.1 percent) may be used to meet the government's ongoing obligations to citizens and creditors.

The following is a comparison statement of the City of Stockbridge's net position as of December 31, 2015:

The City of Stockbridge's Net Position

	Governmental		Business-Type		Totals	
	Activities		Activities			
	2015	2014	2015	2014	2015	2014
Current and other assets	\$ 24,647,389	\$ 15,367,952	\$ 8,357,162	\$ 7,170,844	\$ 33,004,551	\$ 22,538,796
Capital assets	42,936,744	45,074,452	18,056,469	17,543,236	60,993,213	62,617,688
Total assets	67,584,133	60,442,404	26,413,631	24,714,080	93,997,764	85,156,484
Deferred outflows of resources						
Pension	205,781		118,268		324,049	
Long-term liabilities outstanding	13,790,744	13,620,000	1,957,179	1,673,651	15,747,923	15,293,651
Other liabilities	1,727,021	1,807,090	1,429,726	1,279,534	3,156,747	3,086,624
Total liabilities	15,517,765	15,427,090	3,386,905	2,953,185	18,904,670	18,380,275
Deferred inflows of resources						
Pension	261,772		150,449		412,221	
Net position:						
Net investment in						
capital assets	29,316,744	30,884,452	16,460,917	15,869,585	45,777,661	46,754,037
Restricted	14,922,842	6,707,544	-	-	14,922,842	6,707,544
Unrestricted	7,770,791	7,423,318	6,533,628	5,891,310	14,304,419	13,314,628
Total net position	\$ 52,010,377	\$ 45,015,314	\$ 22,994,545	\$ 21,760,895	\$ 75,004,922	\$ 66,776,209

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental activities. Governmental activities increased the City of Stockbridge's net position by \$7,770,680, primarily due to SPLOST IV Revenues and \$6,000,000 in bond funds. Other key elements of this increase are as follows:

City of Stockbridge Changes in Net Position

	Governmental		Business		Total	
	Activities		Activities			
	2015	2014	2015	2014	2015	2014
Revenues:						
Program revenues						
Charges for services	\$1,366,670	\$1,629,975	\$4,943,044	\$4,828,928	\$6,309,714	\$6,458,903
Capital grants and contributions	8,732,683	3,886,677	-	-	8,732,683	3,886,677
General revenues						
Sales tax	3,597,732	3,403,706	-	-	3,597,732	3,403,706
Other tax	4,810,352	4,456,227	-	-	4,810,352	4,456,227
Interest	4,322	17,715	334	1,718	4,656	19,433
Gain on disposal of capital assets	-	-	42,791	-	42,791	-
Total Revenues	<u>18,511,759</u>	<u>13,394,300</u>	<u>4,986,169</u>	<u>4,830,646</u>	<u>23,497,928</u>	<u>18,224,946</u>
Expenses:						
General Government	3,366,285	3,561,543	-	-	3,366,285	3,561,543
Judicial	665,664	787,946	-	-	665,664	787,946
Public safety	848,136	744,104	-	-	848,136	744,104
Public works	2,840,318	2,844,049	-	-	2,840,318	2,844,049
Housing and development	1,267,243	203,265	-	-	1,267,243	203,265
Interest on long-term debt	629,911	656,137	-	-	629,911	656,137
Water and sewer	-	-	3,158,357	2,884,646	3,158,357	2,884,646
Stormwater management	-	-	212,729	349,691	212,729	349,691
Solid waste	-	-	719,355	728,744	719,355	728,744
Conference center	-	-	290,062	331,099	290,062	331,099
Community center	-	-	49,768	28,849	49,768	28,849
Total Expenses	<u>9,617,557</u>	<u>8,797,044</u>	<u>4,430,271</u>	<u>4,323,029</u>	<u>14,047,828</u>	<u>13,120,073</u>
Increase in net position before transfers	8,894,202	4,597,256	555,898	507,617	9,450,100	5,104,873
Transfers	<u>(1,123,522)</u>	<u>(2,362,748)</u>	<u>1,123,522</u>	<u>2,362,748</u>	<u>-</u>	<u>-</u>
Increase in net position	7,770,680	2,234,508	1,679,420	2,870,365	9,450,100	5,104,873
Net position - beginning of year	<u>44,239,697</u>	<u>42,780,806</u>	<u>21,315,125</u>	<u>18,890,530</u>	<u>65,554,822</u>	<u>61,671,336</u>
Net position - end of year	<u><u>\$52,010,377</u></u>	<u><u>\$45,015,314</u></u>	<u><u>\$22,994,545</u></u>	<u><u>\$21,760,895</u></u>	<u><u>\$75,004,922</u></u>	<u><u>\$66,776,209</u></u>

MANAGEMENT'S DISCUSSION AND ANALYSIS

- Revenues from Local Option Sales Tax increased by \$194,026 or 5.7% from 2014 to 2015. This increase is due to the overall economy. The Special Purpose Local Option Sales Tax decreased by \$1,167,631 or 33.0% for the SPLOST IV revenues, due to the required debt service payments for the bonds from SPLOST IV. The City has an intergovernmental agreement with Henry County for bonds issued in the amount of \$6,000,000.
- Investment earnings decreased by \$14,777 from 2014 to 2015. This is due to the significant decrease in interest rates.
- The City received \$182,679 for Local Maintenance Improvement Grants for the year associated with street improvements.
- The Downtown Development Authority transferred \$307,457 back to the Conference Center Fund and \$657,166 back to the Community Center Fund.
- Expenses in General Government were down as the City tries to replenish fund balance, and the revenues came in higher than expected.
- Revenue from Courts was down \$189,308. Receivables for fines were down because of a change in probation tolling laws and went from \$546,089 to \$356,780 or a 35% reduction.

Business-type activities. Business-type activities increased the City's net position by \$1,679,420. The increase is basically the result of the Stormwater Fund and transfers of \$91,510 from the SPLOST III Fund. The transfers were used to purchase a Cues Sewer Camera and to help finance the Willow Springs Pump Station Construction in Progress in the water and sewer proprietary funds. The transfer from the City's General Fund to the Conference Center is to supplement the operation.

Financial Analysis of the Government's Funds

As noted earlier, the City of Stockbridge uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

Governmental Funds. The purpose of the City's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the city's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At December 31, 2015 the City's governmental funds reported combined ending fund balances of \$23,607,746, an increase of \$9,429,529 in comparison to the prior year. Of this amount, \$2,467,196 (10.5 percent) is unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is reserved to indicate that it is not available for new spending because it has already been committed 1) to pay for capital items most of which is funded by the proceeds of the Special Purpose Local Option Sales Tax (\$14,118,239); 2) for Perpetual Care of the City's cemetery (\$12,284); and 3) reserved for and prepaid expenses which are not available for current government's spending discretion (\$79,524). The increase in fund balances of \$9,429,529 is the result of SPLOST IV recognizing the bond issue of \$6,000,000 and collection of monies in the current year along with the General Fund's increase of \$2,219,791 from increased revenues and decreased expenditures.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The General Fund is the City's chief operating fund. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$8,232,433 offset by the Downtown Development Fund deficit of (\$5,765,237) with the total fund balance of \$2,467,196. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 129.9 percent of the total general fund expenditures, while total fund balance represents 229.0 percent of that same amount.

During the current fiscal year, the fund balance of the City's General Fund increased by \$2,219,791. Key factors in the increase are due to: 1) Increased tax revenues and 2) decreased departmental expenditures. The City collected a total of \$3,597,732 in local option sales taxes for 2015, an increase of 5.7% over 2014. Franchise taxes increased by 6% to \$1,538,555 in 2015 from \$1,453,509 in 2014. The City's general fund revenue increased marginally due to receipts from the LMIG (Local Maintenance Improvement Grant) Program. In 2015 General Fund transfers decreased slightly from \$1,354,834 to \$1,278,240 because of the money transferred from General Fund to subsidize the Merle Manders Conference Center and debt service payments from Urban Redevelopment Fund. The expenditures in General Fund decreased by 2% from \$6,517,715 to \$6,382,164 in 2015 compared to 2014.

The City of Stockbridge received \$2,375,489 in Special Purpose Local Option Sales Taxes in 2015 compared to \$3,543,120 in 2014. This is down by 33.0% which is due primarily to the debt service payments required on the bond receipts. Henry County issued bonds in order to begin projects approved by the voters in November 2013. The City received \$6,000,000 from the County's bond issue in order to begin special projects rather than wait for the revenue to come in over the six year period of the referendum. The debt service on the bonds has to be paid each year before the City or County receives any proceeds to be used on projects. The projects approved by the voters in the SPLOST referendum include public safety facilities and equipment, public works facilities and equipment, acquisition of property for public use and the City's share of roads, bridges, sidewalks and transportation facilities.

The Capital Projects Fund includes grants from state and federal agencies. The City completed a Transportation Enhancement project for Reeves Creek Trail Phase II. The total cost of this project was approximately \$435,000 for which the City had to pay twenty percent and the remainder was paid by the federal grant.

As of December 31, 2015, the Urban Redevelopment Agency of the City of Stockbridge had long-term liabilities from Revenue Bonds in the amount of \$13,620,000. The majority of these funds were used for purchasing property and building and furnishing a new city hall facility which was completed in 2009. The cost of the building is approximately \$11,964,000.

The Hotel/Motel Tax Fund is used to promote tourism in The City. The Fund is used to account for proceeds from the City's Hotel/Motel tax and the required 43.75% payment to the Henry County Chamber of Commerce. The tax increased in 2015 from 5% to 8% to enhance economic development. Another hotel is currently under construction and expected for completion in 2016. The total fund balance at December 31, 2015 for this fund amounted to \$130,082.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Stockbridge has a Perpetual Care Permanent Fund which is for the upkeep of the city cemetery. A donation of \$5,000 was made with only the investment earnings to be used for cemetery upkeep purposes. Currently, the City has not used any of these proceeds.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

Unrestricted net position of the proprietary funds at the end of the year were \$6,533,628 of which the Water and Sewer Fund had \$3,377,136 (51.7%) and the Solid Waste Fund had \$1,654,569 (25.3%). Other factors concerning the finances of proprietary funds have already been addressed in the discussion of the City's business-type activities.

General Fund Budgetary Highlights

The original budget for the City of Stockbridge's General Fund for 2015 was \$8,730,492. There was a \$1,831,104 difference between the net change in fund balance from the original budget and the final amended budget. This was due to reduced expenditures and increased revenues.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business-type activities at December 31, 2015 amounts to \$60,993,213 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, automobiles and equipment, sidewalks, bridges and roads.

Major capital asset events during the current fiscal year include the following:

- \$307,457 was transferred from DDA back to the Conference Center and \$657,166 was transferred from DDA back to the Community Center.
- \$75,000 for the purchase of a Cues Sewer Camera from SPLOST III to Water and Sewer Fund.
- \$49,300 for park picnic tables.
- \$29,875 for design work for the drainage remediation in City Hall and the Municipal Court.

Additional information on the City's capital assets can be found in note 6.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Long-term debt. At the end of the current fiscal year the City had \$16,461,069 in outstanding debt consisting of the following:

City of Stockbridge's Outstanding Debt		<u>Balance</u>
Governmental Activities		
Revenue Bonds		\$13,620,000
Accrued Compensated Absences		118,022
Net Pension Liability		671,326
Business-Type Activities		
GEFA Notes Payable		1,595,552
Accrued Compensated Absences		70,338
Net Pension Liability		<u>385,831</u>
TOTAL		<u>\$16,461,069</u>

The City's total debt decreased by \$648,099. Additional information on the City's long-term debt can be found in note 7.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City of Stockbridge is \$74,413,976, which is significantly in excess of the City of Stockbridge outstanding general obligation debt.

Economic Factors and Next Year's Budgets and Rates

- The estimated unemployment rate for the City of Stockbridge is currently 6.7 percent, which is slightly above the state and the national rates.
- Cost of Living indices in the region, compare favorably to national indices.
- Occupational Taxes (Business Licenses) were up from 2015 due to the economy. These are based on gross receipts.
- Sales tax receipts have been stable in recent months.

All of these factors were considered in preparing the City of Stockbridge's budget for Fiscal Year 2016.

Requests for Information

This financial report is designed to provide a general overview of the City of Stockbridge's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City at (770) 389-7900 or at the following address:

City of Stockbridge
Finance Department
4640 North Henry Boulevard
Stockbridge, GA 30281

BASIC FINANCIAL STATEMENTS

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION DECEMBER 31, 2015

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 16,287,208	\$ 7,594,106	\$ 23,881,314
Investments	6,021,925	58,000	6,079,925
Taxes receivable	1,699,166	-	1,699,166
Accounts receivable, net of allowances	150,882	577,022	727,904
Due from other governments	406,428	10,923	417,351
Inventories	-	109,319	109,319
Prepaid expenses	79,524	7,792	87,316
Restricted assets, cash and cash equivalents	2,256	-	2,256
Capital assets, nondepreciable	13,562,925	679,882	14,242,807
Capital assets, depreciable, net of accumulated depreciation	29,373,819	17,376,587	46,750,406
Total assets	67,584,133	26,413,631	93,997,764
DEFERRED OUTFLOWS OF RESOURCES			
Pension	205,781	118,268	324,049
Total deferred outflows of resources	205,781	118,268	324,049
LIABILITIES			
Accounts payable	168,715	106,290	275,005
Retainage payable	42,071	9,101	51,172
Accrued interest expense	261,521	3,989	265,510
Other accrued expenses	106,033	23,255	129,288
Customer deposits	-	173,317	173,317
Compensated absences due within one year	23,604	14,068	37,672
Compensated absences due in more than one year	94,418	56,270	150,688
Unearned revenue	530,077	1,019,232	1,549,309
Bonds payable due within one year	595,000	-	595,000
Bonds payable due in more than one year	13,025,000	-	13,025,000
Notes payable due within one year	-	80,474	80,474
Notes payable due in more than one year	-	1,515,078	1,515,078
Net pension liability	671,326	385,831	1,057,157
Total liabilities	15,517,765	3,386,905	18,904,670
DEFERRED INFLOWS OF RESOURCES			
Pension	261,772	150,449	412,221
Total deferred inflows of resources	261,772	150,449	412,221
NET POSITION			
Net investment in capital assets	29,316,744	16,460,917	45,777,661
Restricted for capital projects	14,781,160	-	14,781,160
Restricted for tourism	129,398	-	129,398
Restricted for cemetery maintenance	12,284	-	12,284
Unrestricted	7,770,791	6,533,628	14,304,419
Total net position	\$ 52,010,377	\$ 22,994,545	\$ 75,004,922

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government:				
Governmental activities:				
General government	\$ 3,366,285	\$ 347,970	\$ -	\$ 11,385
Judicial	665,664	1,018,700	-	-
Public safety	848,136	-	-	-
Public works	2,829,741	-	-	8,721,298
Culture and recreation	10,577	-	-	-
Housing and development	1,267,243	-	-	-
Interest on long-term debt	629,911	-	-	-
Total governmental activities	<u>9,617,557</u>	<u>1,366,670</u>	<u>-</u>	<u>8,732,683</u>
Business-type activities:				
Water and sewer	3,158,357	3,067,407	-	-
Stormwater	212,729	495,077	-	-
Solid waste	719,355	1,170,475	-	-
Conference center	290,062	163,297	-	-
Community center	49,768	46,788	-	-
Total business-type activities	<u>4,430,271</u>	<u>4,943,044</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 14,047,828</u>	<u>\$ 6,309,714</u>	<u>\$ -</u>	<u>\$ 8,732,683</u>

General revenues:

Property taxes
 Sales taxes
 Franchise taxes
 Alcoholic beverage excise taxes
 Business and occupation taxes
 Insurance premium taxes
 Hotel/motel taxes
 Other taxes
 Gain on disposal of capital assets
 Unrestricted investment earnings

Transfers

Total general revenues and transfers
 Change in net position
 Net position, beginning of year, as restated
 Net position, end of year

The accompanying notes are an integral part of these financial statements.

**Net (Expenses) Revenues and
Changes in Net Position**

Governmental Activities	Business-type Activities	Total
\$ (3,006,930)	\$ -	\$ (3,006,930)
353,036	-	353,036
(848,136)	-	(848,136)
5,891,557	-	5,891,557
(10,577)	-	(10,577)
(1,267,243)	-	(1,267,243)
(629,911)	-	(629,911)
<u>481,796</u>	<u>-</u>	<u>481,796</u>
-	(90,950)	(90,950)
-	282,348	282,348
-	451,120	451,120
-	(126,765)	(126,765)
-	(2,980)	(2,980)
-	512,773	512,773
<u>481,796</u>	<u>512,773</u>	<u>994,569</u>
226,911	-	226,911
3,597,732	-	3,597,732
1,546,828	-	1,546,828
704,298	-	704,298
564,290	-	564,290
1,516,512	-	1,516,512
130,588	-	130,588
120,925	-	120,925
-	42,791	42,791
4,322	334	4,656
(1,123,522)	1,123,522	-
<u>7,288,884</u>	<u>1,166,647</u>	<u>8,455,531</u>
7,770,680	1,679,420	9,450,100
<u>44,239,697</u>	<u>21,315,125</u>	<u>65,554,822</u>
<u>\$ 52,010,377</u>	<u>\$ 22,994,545</u>	<u>\$ 75,004,922</u>

CITY OF STOCKBRIDGE, GEORGIA

BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2015

	General Fund	SPLOST III Fund	Urban Redevelopment Fund	Downtown Development Fund	SPLOST IV Fund	Other Governmental Funds	Totals Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 7,692,349	\$ 3,763,085	\$ -	\$ 238,648	\$ 3,978,302	\$ 614,824	\$ 16,287,208
Investments	-	-	-	-	6,009,641	12,284	6,021,925
Taxes receivable	1,678,072	-	-	-	-	21,094	1,699,166
Accounts receivable	147,781	-	-	3,101	-	-	150,882
Due from other governments	26,515	-	-	-	379,913	-	406,428
Advance to other funds	6,000,000	-	-	-	-	-	6,000,000
Prepaid expenditures	78,840	-	-	-	-	684	79,524
Restricted assets, cash	-	-	2,256	-	-	-	2,256
Total assets	<u>\$ 15,623,557</u>	<u>\$ 3,763,085</u>	<u>\$ 2,256</u>	<u>\$ 241,749</u>	<u>\$ 10,367,856</u>	<u>\$ 648,886</u>	<u>\$ 30,647,389</u>
LIABILITIES							
Accounts payable	\$ 136,428	\$ 436	\$ -	\$ 6,866	\$ 12,266	\$ 12,719	\$ 168,715
Retainage payable	42,071	-	-	-	-	-	42,071
Accrued liabilities	105,913	-	-	120	-	-	106,033
Unearned revenue - occupational taxes	530,077	-	-	-	-	-	530,077
Advance from other funds	-	-	-	6,000,000	-	-	6,000,000
Total liabilities	<u>814,489</u>	<u>436</u>	<u>-</u>	<u>6,006,986</u>	<u>12,266</u>	<u>12,719</u>	<u>6,846,896</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - court fines	171,873	-	-	-	-	-	171,873
Unavailable revenue - franchise taxes	20,874	-	-	-	-	-	20,874
Total deferred inflows of resources	<u>192,747</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>192,747</u>
FUND BALANCES							
Fund balances:							
Nonspendable:							
Prepays	78,840	-	-	-	-	684	79,524
Permanent fund corpus	-	-	-	-	-	5,000	5,000
Long term advance	6,000,000	-	-	-	-	-	6,000,000
Restricted for:							
Capital projects	166,864	3,762,649	2,256	-	10,355,590	493,801	14,781,160
Tourism	-	-	-	-	-	129,398	129,398
Cemetery maintenance	-	-	-	-	-	7,284	7,284
Assigned for purchases on order	138,184	-	-	-	-	-	138,184
Unassigned (deficit)	8,232,433	-	-	(5,765,237)	-	-	2,467,196
Total fund balances	<u>14,616,321</u>	<u>3,762,649</u>	<u>2,256</u>	<u>(5,765,237)</u>	<u>10,355,590</u>	<u>636,167</u>	<u>23,607,746</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 15,623,557</u>	<u>\$ 3,763,085</u>	<u>\$ 2,256</u>	<u>\$ 241,749</u>	<u>\$ 10,367,856</u>	<u>\$ 648,886</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.

\$ 42,936,744

Other long-term assets are not available to pay for current-period expenditures and therefore, are deferred in the funds.

192,747

The net pension liability and related deferred outflows and inflows of resources are not financial resources and therefore, are not reported in the governmental funds.

(727,317)

Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds.

(13,999,543)

Net position of governmental activities

\$ 52,010,377

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	General Fund	SPLOST III Fund	Urban Redevelopment Fund	Downtown Development Fund	SPLOST IV Fund	Other Governmental Funds	Totals Governmental Funds
Revenues							
Taxes	\$ 8,269,225	\$ -	\$ -	\$ -	\$ -	\$ 130,588	\$ 8,399,813
Licenses and permits	211,001	-	-	-	-	-	211,001
Intergovernmental	182,679	-	-	-	8,375,489	163,130	8,721,298
Fines and forfeitures	1,059,330	-	-	-	-	-	1,059,330
Charges for services	3,078	-	-	-	-	-	3,078
Rental income	700	-	-	-	-	-	700
Interest income	2,404	391	-	1,759	10,994	159	15,707
Other revenues	133,191	-	-	-	-	-	133,191
Total revenues	9,861,608	391	-	1,759	8,386,483	293,877	18,544,118
Expenditures							
Current:							
General government	2,673,703	-	-	-	-	-	2,673,703
Judicial	615,842	-	-	-	-	-	615,842
Public safety	790,475	-	-	-	-	-	790,475
Public works and parks	1,978,791	-	-	-	-	-	1,978,791
Housing and development	323,353	-	-	838,239	-	71,644	1,233,236
Capital outlay:							
General government	-	7,121	30	-	1,088	-	8,239
Public works	-	91,570	-	-	391,900	16,247	499,717
Culture and recreation	-	-	-	-	54,933	-	54,933
Debt service:							
Principal	-	-	570,000	-	-	-	570,000
Interest	-	-	640,851	-	-	-	640,851
Total expenditures	6,382,164	98,691	1,210,881	838,239	447,921	87,891	9,065,787
Excess (deficiency) of revenues over (under) expenditures	3,479,444	(98,300)	(1,210,881)	(836,480)	7,938,562	205,986	9,478,331
Other financing sources (uses):							
Proceeds from sale of assets	18,587	-	-	-	-	-	18,587
Transfers in	-	3	1,210,851	-	-	-	1,210,854
Transfers out	(1,278,240)	-	-	-	-	(3)	(1,278,243)
Total other financing sources (uses)	(1,259,653)	3	1,210,851	-	-	(3)	(48,802)
Net change in fund balances	2,219,791	(98,297)	(30)	(836,480)	7,938,562	205,983	9,429,529
Fund balances (deficit), beginning of year	12,396,530	3,860,946	2,286	(4,928,757)	2,417,028	430,184	14,178,217
Fund balances (deficit), end of year	\$ 14,616,321	\$ 3,762,649	\$ 2,256	\$ (5,765,237)	\$ 10,355,590	\$ 636,167	\$ 23,607,746

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances - total governmental funds	\$ 9,429,529
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense exceeded capital outlay in the current period.	(988,597)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(1,149,111)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(32,359)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.	570,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>(58,782)</u>
Changes in net position - governmental activities	<u><u>\$ 7,770,680</u></u>

The accompanying notes are an integral part of these financial statements.

**CITY OF STOCKBRIDGE, GEORGIA
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015**

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Sales taxes	\$ 3,211,642	\$ 3,597,732	\$ 3,597,732	\$ -
Other taxes	4,182,911	4,396,063	4,671,493	275,430
Licenses and permits	200,950	200,950	211,001	10,051
Intergovernmental	0	161,774	182,679	20,905
Fines and forfeitures	1,018,389	1,018,389	1,059,330	40,941
Charges for services	500	500	3,078	2,578
Contributions	-	-	700	700
Interest income	14,700	14,700	2,404	(12,296)
Other revenues	101,400	101,400	133,191	31,791
Total revenues	8,730,492	9,491,508	9,861,608	370,100
Expenditures:				
Current:				
General government:				
Mayor and council	229,720	166,956	166,956	-
Executive	627,055	525,797	525,797	-
Financial administration	1,783,738	1,639,017	1,639,017	-
Data processing	73,000	71,691	71,691	-
Building and plant	488,751	270,242	270,242	-
Total general government	3,202,264	2,673,703	2,673,703	-
Judicial:				
Municipal court	657,903	615,842	615,842	-
Public safety:				
Police administration	755,000	790,475	790,475	-
Total public safety	755,000	790,475	790,475	-
Public Works and Parks:				
Public works	2,334,262	1,940,681	1,940,681	-
Parks	95,000	38,110	38,110	-
Total public works	2,429,262	1,978,791	1,978,791	-
Housing and development:				
Code enforcement	173,260	128,872	128,872	-
Main Street	144,510	107,821	107,821	-
City events	112,000	86,660	86,660	-
Total housing and development	429,770	323,353	323,353	-
Total expenditures	7,474,199	6,382,164	6,382,164	-
Excess of revenues over expenditures	1,256,293	3,109,344	3,479,444	370,100
Other financing sources (uses):				
Proceeds from sale of assets	-	-	18,587	18,587
Transfers out	(1,256,293)	(1,278,240)	(1,278,240)	-
Total other financing uses	(1,256,293)	(1,278,240)	(1,259,653)	18,587
Net change in fund balances	-	1,831,104	2,219,791	388,687
Fund balances, beginning of year	12,396,530	12,396,530	12,396,530	-
Fund balances, end of year	<u>\$ 12,396,530</u>	<u>\$ 14,227,634</u>	<u>\$ 14,616,321</u>	<u>\$ 388,687</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2015

	Water and Sewer Fund	Solid Waste Fund	Conference Center Fund	Other Enterprise Funds	Totals
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	\$ 3,350,256	\$ 2,731,707	\$ 160,314	\$ 1,351,829	\$ 7,594,106
Investments	58,000	-	-	-	58,000
Accounts receivable, net of allowances	382,028	64,807	-	130,187	577,022
Due from other governments	5,478	3,797	-	1,648	10,923
Inventories	109,319	-	-	-	109,319
Prepaid expenses	6,804	143	658	187	7,792
Total current assets	3,911,885	2,800,454	160,972	1,483,851	8,357,162
NONCURRENT ASSETS					
Capital assets:					
Capital assets, non-depreciable	433,472	-	28,641	217,769	679,882
Capital assets, depreciable, net of accumulated depreciation	13,830,969	181,182	2,531,623	832,813	17,376,587
Total capital assets	14,264,441	181,182	2,560,264	1,050,582	18,056,469
Total noncurrent assets	14,264,441	181,182	2,560,264	1,050,582	18,056,469
Total assets	18,176,326	2,981,636	2,721,236	2,534,433	26,413,631
DEFERRED OUTFLOWS OF RESOURCES					
Pension	74,801	24,736	6,242	12,489	118,268
Total deferred outflows of resources	74,801	24,736	6,242	12,489	118,268
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	80,979	19,184	2,430	3,697	106,290
Retainage payable	-	-	-	9,101	9,101
Accrued liabilities	15,369	3,792	1,467	2,627	23,255
Unearned revenue	-	1,019,232	-	-	1,019,232
Notes payable, current portion	80,474	-	-	-	80,474
Compensated absences due within one year	8,976	3,250	86	1,756	14,068
Customer deposits	125,155	-	37,852	10,310	173,317
Accrued interest	3,989	-	-	-	3,989
Total current liabilities	314,942	1,045,458	41,835	27,491	1,429,726
NONCURRENT LIABILITIES					
Compensated absences due in more than one year	35,902	12,998	345	7,025	56,270
Net pension liability	244,026	80,698	20,362	40,745	385,831
Notes payable, long-term portion	1,515,078	-	-	-	1,515,078
Total noncurrent liabilities	1,795,006	93,696	20,707	47,770	1,957,179
Total liabilities	2,109,948	1,139,154	62,542	75,261	3,386,905
DEFERRED INFLOWS OF RESOURCES					
Pension	95,154	31,467	7,940	15,888	150,449
Total deferred outflows of resources	95,154	31,467	7,940	15,888	150,449
NET POSITION					
Net investment in capital assets	12,668,889	181,182	2,560,264	1,050,582	16,460,917
Unrestricted	3,377,136	1,654,569	96,732	1,405,191	6,533,628
Total net position	\$ 16,046,025	\$ 1,835,751	\$ 2,656,996	\$ 2,455,773	\$ 22,994,545

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Water and Sewer Fund	Solid Waste Fund	Conference Center Fund	Other Enterprise Funds	Totals
OPERATING REVENUES					
Charges for services:					
Water sales	\$ 1,609,124	\$ -	\$ -	\$ -	\$ 1,609,124
Sewer sales	1,351,661	-	-	-	1,351,661
Stormwater fees	-	-	-	495,077	495,077
Sanitation charges	-	1,094,826	-	-	1,094,826
Rentals	-	75,649	163,297	46,788	285,734
Other fees and charges	106,622	-	-	-	106,622
Total operating revenues	<u>3,067,407</u>	<u>1,170,475</u>	<u>163,297</u>	<u>541,865</u>	<u>4,943,044</u>
OPERATING EXPENSES					
Personal services and employee benefits	1,014,370	329,774	101,225	147,002	1,592,371
Contracted services	392,577	287,909	64,430	63,008	807,924
Supplies	1,047,480	53,005	33,790	16,825	1,151,100
Repairs and maintenance	19,250	-	-	-	19,250
Bad debt expense	17,226	180	-	-	17,406
Depreciation	618,508	48,487	90,617	35,662	793,274
Total operating expenses	<u>3,109,411</u>	<u>719,355</u>	<u>290,062</u>	<u>262,497</u>	<u>4,381,325</u>
Operating income (loss)	<u>(42,004)</u>	<u>451,120</u>	<u>(126,765)</u>	<u>279,368</u>	<u>561,719</u>
NON-OPERATING REVENUE (EXPENSE)					
Gain on disposal of assets	31,293	11,498	-	-	42,791
Interest income	130	-	-	204	334
Interest expense	(48,946)	-	-	-	(48,946)
Total non-operating revenue (expenses)	<u>(17,523)</u>	<u>11,498</u>	<u>-</u>	<u>204</u>	<u>(5,821)</u>
Income (loss) before capital contributions and transfers	(59,527)	462,618	(126,765)	279,572	555,898
CAPITAL CONTRIBUTIONS	91,510	-	307,457	657,166	1,056,133
TRANSFERS IN	-	-	67,389	-	67,389
Change in net position	31,983	462,618	248,081	936,738	1,679,420
NET POSITION, beginning of year, as restated	<u>16,014,042</u>	<u>1,373,133</u>	<u>2,408,915</u>	<u>1,519,035</u>	<u>21,315,125</u>
NET POSITION, end of year	<u>\$ 16,046,025</u>	<u>\$ 1,835,751</u>	<u>\$ 2,656,996</u>	<u>\$ 2,455,773</u>	<u>\$ 22,994,545</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Water and Sewer Fund	Solid Waste Fund	Conference Center Fund	Other Enterprise Funds	Totals
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers	\$ 3,071,386	\$ 1,176,295	\$ 179,319	\$ 538,581	\$ 4,965,581
Payments to suppliers and service providers	(1,450,819)	(342,659)	(209,896)	(97,491)	(2,100,865)
Payments to employees	(1,868,318)	(318,693)	(102,471)	(141,138)	(2,430,620)
Net cash provided by (used in) operating activities	(247,751)	514,943	(133,048)	299,952	434,096
CASH FLOWS FROM NON- CAPITAL FINANCING ACTIVITIES					
Transfers from other funds	-	-	67,389	-	67,389
Net cash provided by non-capital financing activities	-	-	67,389	-	67,389
CASH FLOWS FROM CAPITAL & RELATED FINANCING ACTIVITIES					
Purchase of property and equipment	(42,860)	-	-	(207,513)	(250,373)
Proceeds from sale of property and equipment	31,293	11,497	-	-	42,790
Principal payments on notes payable	(78,099)	-	-	-	(78,099)
Interest paid	(49,141)	-	-	-	(49,141)
Net cash provided by (used in) capital and related financing activities	(138,807)	11,497	-	(207,513)	(334,823)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest on investments	130	-	-	204	334
Net cash provided by investing activities	130	-	-	204	334
Increase (decrease) in cash and cash equivalents	(386,428)	526,440	(65,659)	92,643	166,996
Cash and cash equivalents:					
Beginning of year	3,736,684	2,205,267	225,973	1,259,186	7,427,110
End of year	<u>\$ 3,350,256</u>	<u>\$ 2,731,707</u>	<u>\$ 160,314</u>	<u>\$ 1,351,829</u>	<u>\$ 7,594,106</u>

(Continued)

CITY OF STOCKBRIDGE, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Water and Sewer Fund	Solid Waste Fund	Conference Center Fund	Other Enterprise Funds	Totals
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES					
Operating income (loss)	\$ (42,004)	\$ 451,120	\$ (126,765)	\$ 279,368	\$ 561,719
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	618,508	48,487	90,617	35,662	793,274
(Increase) decrease in accounts receivable	(3,621)	2,917	-	(4,814)	(5,518)
Decrease in inventories	11,400	-	-	-	11,400
Increase in due from other governments	-	(3,797)	-	(1,648)	(5,445)
Increase in deferred outflows of resources - pension	(7,699)	(2,546)	(643)	(1,285)	(12,173)
Increase in customer deposits	7,600	-	16,022	3,178	26,800
Increase (decrease) in prepaid expenses	(1,600)	(11)	29	18	(1,564)
Increase in accrued liabilities	48,620	16,887	219	8,794	74,520
Increase (decrease) in accounts payable	15,914	3,916	(751)	(10,197)	8,882
Increase in retainage payable	-	-	-	9,101	9,101
Increase in unearned revenue	-	6,880	-	-	6,880
Increase in deferred inflows of resources - pension	95,154	31,467	7,940	15,888	150,449
Decrease in net pension liability	(105,012)	(34,727)	(8,762)	(17,533)	(166,034)
Decrease in due to other funds	(885,011)	(5,650)	(110,954)	(16,580)	(1,018,195)
Net cash provided by (used in) operating activities	<u>\$ (247,751)</u>	<u>\$ 514,943</u>	<u>\$ (133,048)</u>	<u>\$ 299,952</u>	<u>\$ 434,096</u>
NON-CASH CAPITAL & RELATED FINANCING ACTIVITIES					
Contributions of capital assets from other funds	<u>\$ 91,510</u>	<u>\$ -</u>	<u>\$ 307,457</u>	<u>\$ 657,166</u>	<u>\$ 1,056,133</u>

The accompanying notes are an integral part of these financial statements.

CITY OF STOCKBRIDGE, GEORGIA

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2015

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Stockbridge, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City was incorporated in 1920 and is located in the northern part of Henry County about 18 miles south of Atlanta. The City provides a full range of services to approximately 26,000 residents. These services are provided in whole by the City or through contractual agreements with Henry County. These services include police services, community development, highways and streets, water and sewer, sanitation, parks, public improvements, planning and zoning, and general administrative services.

In 2013, the City adopted the provisions of Governmental Accounting Standards Board Statement No. 61, *The Financial Reporting Entity: Omnibus – an amendment to GASB No.'s 14 and 34*, which defines the reporting entity for determining which potential component units should be included in the primary government's financial statements. Inclusion is based on financial accountability or the fact that exclusion would make the financial statements misleading or incomplete. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits or to impose specific financial burdens on the City. In addition to the above criteria, GASB 61 added that if the primary government is expected to repay substantially all of the component unit's debt, then the component unit should be blended.

Blended Component Units - Blended component units, although legally separate entities, are, in substance, part of the government's operations.

The City of Stockbridge Urban Redevelopment Agency (the "URA") was created by the City's elected officials to provide for the issuance of bonds to finance the construction of the Town Center facilities including City Hall. The City Council appoints the majority of the URA board members and the URA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the Urban Redevelopment Agency is blended as a governmental fund into the primary government. Separate financial statements for the Urban Redevelopment Agency are not issued.

The City of Stockbridge Downtown Development Authority (the "DDA") exists to encourage growth and redevelopment of the Stockbridge, Georgia central business district. The City Council appoints the majority of the DDA board members and the DDA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the DDA is blended as a major governmental fund into the primary government. Separate financial statements for the DDA are not issued.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Intergovernmental grants and investment income associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The format of the fund financial statements has been modified by GASB Statement No. 34. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Statement No. 34 also requires, as required supplementary information, Management's Discussion and Analysis which includes an analytical overview of the City's financial activity.

The City reports the following major governmental funds:

The **General Fund** is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The **Special Purpose Local Option Sales (SPLOST) III Fund** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

The **Special Purpose Local Option Sales (SPLOST) IV Fund** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

The **Urban Redevelopment Fund** accounts for the proceeds from the issuance of bonds to finance the acquisition and construction of major capital facilities.

The **Downtown Development Fund** accounts for the activities of the City's blended component unit, the Downtown Development Authority.

The City reports the following major proprietary funds:

The **Water and Sewer Fund** accounts for the operation of the water and sewerage system including all revenues from sources applicable to these operations and all expenses of the operation.

The **Solid Waste Fund** accounts for revenues generated from the charges for sanitation and recycling services provided to the residential and commercial users of the City.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

The **Conference Center Fund** accounts for activities related to the Merle Manders Conference Center.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and the other functions of the government. Elimination of these charges would distort the direct costs reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges for goods and services provided. Operating expenses of the enterprise funds include the cost of these goods and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. For purposes of the statement of cash flows, the enterprise funds consider all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Cash and Investments (Continued)

The City's investments consist of certificates of deposit with a maturity date greater than three months from the date of purchase and the State of Georgia's Georgia Fund 1. For reporting purposes, all investments are recorded at fair value.

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia local government investment pool (Georgia Fund 1). Georgia Fund 1, created by OCGA 36-83-8, is a stable net asset value investment pool which follows Standard & Poor's criteria for AAAf rated money market funds. The investment in the Georgia Fund 1 represents the City's portion of a pooled investment account operated by the Office of the State Treasurer. The pool consists of U.S. treasury obligations, securities issued or guaranteed by the U.S. Government or any of its agencies or instrumentalities, banker's acceptances, overnight and term repurchase agreements with highly rated counterparties, and collateralized bank accounts. The investment in the Georgia Fund 1 is valued at fair market value.

The City's policy is to hold investments to maturity.

In applying GASB Statement No. 31, the City utilized the following methods and assumptions as of December 31, 2015:

1. Fair value is based on quoted market prices as of the valuation date;
2. The investment portfolio did not hold investments in any of the following: a) items required to be reported at amortized costs; b) items subject to involuntary participation in an external pool; and c) items associated with a fund other than the fund to which the income is assigned.

F. Inventories

Inventories are valued at cost, which approximates market, using the first in, first out (FIFO) method. The consumption method is used to account for inventories. Under the consumption method, inventory items are recognized as expenditures when used.

G. Prepaid Expenditures/Expenses

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of December 31, 2015.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Restricted Assets

Certain proceeds from the Urban Redevelopment Agency Fund's debt issues are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

I. Deferred Outflows / Inflows

In addition to assets, the statement of net position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. These two items relate to the City's defined benefit pension plan. The pension assumption changes and the contributions made subsequent to the measurement date are deferred and recognized as pension expense in future years.

In addition to liabilities, the governmental funds balance sheet will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. The first item, unavailable revenue, arises only under the modified accrual basis of accounting, and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue for court fines, rental income, and franchise taxes levied, and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other two items relate to the City's defined benefit pension plan and are reported in the government-wide statement of net position. The pension experience differences and pension investment earnings difference represent future acquisitions of net position and, accordingly, are reported as deferred inflows of resources.

J. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Stockbridge Retirement Plan and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in respective funds.

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Building and improvements	30-50
Improvements other than buildings	25-50
Furniture and fixtures	10-20
Vehicles	5-10
Machinery and equipment	5-10
Infrastructure	40-50

The City only reports infrastructure assets purchased subsequent to December 31, 2003.

L. Compensated Absences

In 2015, the City switched from using a Paid Time Off (PTO) system to a compensated absences system. Under the compensated absences system, the City accrues accumulated unpaid vacation and sick benefits, which will be paid to employees upon separation from service, when earned (or estimated to be earned) by the employee. The noncurrent portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. In accordance with the provisions of Statement No. 16 of the Governmental Accounting Standards Board, *Accounting for Compensated Absences*, no liability is recorded for nonvesting accumulating rights to receive sick pay benefits.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Accrued Liabilities and Long-Term Obligations

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as liabilities in the fund financial statements only to the extent that they are due for payment during the current year. Long-term loans are recognized as a liability on the governmental fund financial statements when due.

N. Interfund Activity

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be market or near market rates, are treated as revenues and expenditures/expenses and are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

O. Budgets and Budgetary Accounting

The City adopts an annual budget for all of the City's funds and is required by state law to adopt annual budgets for the General Fund and all special revenue funds, i.e., Hotel/Motel Tax Fund. Public hearings are conducted to obtain taxpayer comments. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of an ordinance. Any revisions that alter the total expenditures of any department must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Governmental fund type budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) at the legal level of budgetary control which is the department level. Expenditures may not exceed the appropriations within a fund. Budgets, as reported in the financial statements, are as amended in December 2015. All annual appropriations lapse at year-end.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Revenues

Substantially all governmental fund revenues are accrued. In applying GASB No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenues when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met are reported as advances by the provider and deferred revenue by the recipient.

Q. Expenditures

Expenditures are recognized when the related fund liability is incurred. Inventory costs are reported in the period when inventory items are used, rather than in the period purchased.

R. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance”. Fund equity for all other reporting is classified as “net position”.

Fund Balance – Generally, fund balance represents the difference between the assets and liabilities under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council. The action to commit funds must occur prior to fiscal year-end, to report such commitments in the balance sheet of the respective period, even though the amount may be determined subsequent to fiscal year-end. Only the City Council may modify or remove the commitment.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Fund Equity (Continued)

- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the Treasurer and her designee to assign fund balances. Assignments may occur subsequent to fiscal year-end.
- **Unassigned** – Fund balances are reported as unassigned when the balances do not meet any of the above criterion.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: 1) committed; 2) assigned; and 3) unassigned.

Net Position – Net position represents the difference between assets and liabilities in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS

A. Explanation of Certain Differences between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$13,999,543 difference are as follows:

Accrued interest payable	\$ (261,521)
Compensated absences payable	(118,022)
Bonds payable	<u>(13,620,000)</u>
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$ (13,999,543)</u>

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities

The governmental fund statement of revenues, expenditures and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$988,597 difference are as follows:

Capital outlay	\$ 242,537
Depreciation expense	<u>(1,231,134)</u>
Net adjustment to decrease <i>net changes in fund balance - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (988,597)</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)

B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)

Another element of that reconciliation states that "The net effect of various miscellaneous transactions involving capital assets (i.e. sales, trade-ins, and donations) is to decrease net assets." The details of the \$1,149,111 decrease are as follows:

Loss on disposal of capital assets	\$ (92,978)
Transfer of capital assets to business-type activities	<u>(1,056,133)</u>
Net adjustment to decrease <i>net changes in fund balance - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (1,149,111)</u></u>

Another element of that reconciliation states that "Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this \$58,782 difference are as follows:

Compensated absences	\$ (118,022)
Net pension liability	48,300
Accrued interest	<u>10,940</u>
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ (58,782)</u></u>

NOTE 3. CASH AND INVESTMENTS

Credit Risk. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. The City has no formal credit risk policy other than to only invest in obligations authorized by the State of Georgia. As of December 31, 2015, the City's investment in Georgia Fund 1 was rated AAf by Standard & Poor's and is valued at fair market value.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of December 31, 2015, all of the deposits for the City were fully collateralized in accordance with the state statutes.

Investments. The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. Authorized investments include certificates of deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia, pooled investment programs of the State of Georgia, and no-load mutual funds of direct obligations of the United States.

At December 31, 2015, the City had the following investments:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Georgia Fund 1	36 day weighted average	\$ 6,009,641
Certificate of Deposit	August 19, 2019	12,284
Certificate of Deposit	June 29, 2016	58,000
		<u>\$ 6,079,925</u>

NOTE 4. PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of January 1. The City, when applicable, obtains the services of Henry County to bill and collect the City's property taxes. The County remits taxes collected to the City on a bi-monthly basis. Property taxes are levied approximately October 1 of each year and are due 60 days after issuance. A local option sales tax is in force. Proceeds from the tax are remitted to the City monthly and are utilized to give property tax owners tax relief. No property taxes were levied for the year ended December 31, 2015. There were no property taxes receivable as of December 31, 2015.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES

Receivables at December 31, 2015 for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

Governmental Funds

	<u>General</u>	<u>SPLOST IV</u>	<u>Downtown Development Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Receivables:					
Intergovernmental	\$ 26,515	\$ 379,913	\$ -	\$ 21,094	\$ 427,522
Taxes	1,678,072	-	-	-	1,678,072
Accounts	<u>372,610</u>	<u>-</u>	<u>3,101</u>	<u>-</u>	<u>375,711</u>
Gross receivables	2,077,197	379,913	3,101	21,094	2,481,305
Less allowance for uncollectibles	<u>(224,829)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(224,829)</u>
Net total receivables	<u>\$ 1,852,368</u>	<u>\$ 379,913</u>	<u>\$ 3,101</u>	<u>\$ 21,094</u>	<u>\$ 2,256,476</u>

Proprietary Funds

	<u>Water and Sewer</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>
Receivables:				
Intergovernmental	\$ 5,478	\$ 3,797	\$ 1,648	\$ 10,923
Accounts	<u>400,584</u>	<u>65,307</u>	<u>130,187</u>	<u>596,078</u>
Gross receivables	406,062	69,104	131,835	607,001
Less allowance for uncollectibles	<u>(18,556)</u>	<u>(500)</u>	<u>-</u>	<u>(19,056)</u>
Net total receivables	<u>\$ 387,506</u>	<u>\$ 68,604</u>	<u>\$ 131,835</u>	<u>\$ 587,945</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended December 31, 2015 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 13,362,172	\$ 2,739	\$ -	\$ (28,641)	\$ 13,336,270
Construction in Progress	260,051	70,614	(87,500)	(16,510)	226,655
Total	<u>13,622,223</u>	<u>73,353</u>	<u>(87,500)</u>	<u>(45,151)</u>	<u>13,562,925</u>
Capital assets, being depreciated:					
Buildings and improvements	24,927,970	30,228	-	(1,097,070)	23,861,128
Improvements other than buildings	2,277,304	-	-	-	2,277,304
Infrastructure	8,149,467	-	-	-	8,149,467
Machinery and equipment	1,422,518	124,283	(30,150)	(79,500)	1,437,151
Office equipment	874,162	14,673	-	-	888,835
Vehicles	1,304,731	-	(35,188)	-	1,269,543
Furniture and fixtures	1,066,954	-	-	(3,563)	1,063,391
Total	<u>40,023,106</u>	<u>169,184</u>	<u>(65,338)</u>	<u>(1,180,133)</u>	<u>38,946,819</u>
Less accumulated depreciation for:					
Buildings and improvements	(3,635,507)	(576,017)	-	162,929	(4,048,595)
Improvements other than buildings	(621,560)	(104,587)	-	-	(726,147)
Infrastructure	(1,127,451)	(197,564)	-	-	(1,325,015)
Machinery and equipment	(1,142,065)	(82,959)	24,672	4,500	(1,195,852)
Office equipment	(493,411)	(94,001)	-	-	(587,412)
Vehicles	(885,607)	(87,527)	35,188	-	(937,946)
Furniture and fixtures	(665,276)	(88,479)	-	1,722	(752,033)
Total	<u>(8,570,877)</u>	<u>(1,231,134)</u>	<u>59,860</u>	<u>169,151</u>	<u>(9,573,000)</u>
Total assets, being depreciated, net	<u>31,452,229</u>	<u>(1,061,950)</u>	<u>(5,478)</u>	<u>(1,010,982)</u>	<u>29,373,819</u>
Governmental activities capital assets, net	<u>\$ 45,074,452</u>	<u>\$ (988,597)</u>	<u>\$ (92,978)</u>	<u>\$ (1,056,133)</u>	<u>\$ 42,936,744</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities:					
Capital assets, not being depreciated:					
Land	\$ 416,962	\$ -	\$ -	\$ 28,641	\$ 445,603
Construction in Progress	10,256	207,513	-	16,510	234,279
Total	<u>427,218</u>	<u>207,513</u>	<u>-</u>	<u>45,151</u>	<u>679,882</u>
Capital assets, being depreciated:					
Buildings and improvements	4,944,880	-	-	1,097,070	6,041,950
Improvements other than buildings	18,157,568	-	-	-	18,157,568
Infrastructure	224,023	-	-	-	224,023
Vehicles	1,632,088	23,403	(71,255)	-	1,584,236
Furniture and fixtures	417,226	-	-	3,563	420,789
Machinery and equipment	1,186,253	19,458	(1,499)	79,500	1,283,712
Total	<u>26,562,038</u>	<u>42,861</u>	<u>(72,754)</u>	<u>1,180,133</u>	<u>27,712,278</u>
Less accumulated depreciation for:					
Buildings and improvements	(912,306)	(164,729)	-	(162,929)	(1,239,964)
Improvements other than buildings	(6,122,175)	(403,364)	-	-	(6,525,539)
Infrastructure	(42,526)	(7,467)	-	-	(49,993)
Vehicles	(1,125,235)	(100,460)	71,255	-	(1,154,440)
Furniture and fixtures	(287,468)	(23,183)	-	(1,722)	(312,373)
Machinery and equipment	(956,310)	(94,071)	1,499	(4,500)	(1,053,382)
Total	<u>(9,446,020)</u>	<u>(793,274)</u>	<u>72,754</u>	<u>(169,151)</u>	<u>(10,335,691)</u>
Total assets, being depreciated, net	<u>17,116,018</u>	<u>(750,413)</u>	<u>-</u>	<u>1,010,982</u>	<u>17,376,587</u>
Business-type activities capital assets, net	<u>\$ 17,543,236</u>	<u>\$ (542,900)</u>	<u>\$ -</u>	<u>\$ 1,056,133</u>	<u>\$ 18,056,469</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities:

General government	\$ 612,315
Judicial	57,011
Public safety	59,878
Public works	437,695
Housing and development	<u>64,235</u>

Total depreciation expense - governmental activities	<u>\$ 1,231,134</u>
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Business-type activities:

Water and sewer	\$ 618,509
Solid Waste	48,486
Stormwater	14,816
Conference center	90,617
Community center	<u>20,846</u>

Total depreciation expense - business-type activities	<u>\$ 793,274</u>
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NOTE 7. LONG-TERM DEBT

Changes in Long-Term Debt. The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended December 31, 2015:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Urban Redevelopment revenue bonds	\$ 14,190,000	\$ -	\$ (570,000)	\$ 13,620,000	\$ 595,000
Accrued compensated absences	-	118,022	-	118,022	23,604
Net pension liability	<u>960,216</u>	<u>599,987</u>	<u>(888,877)</u>	<u>671,326</u>	<u>-</u>
Total Governmental-Type Activity Long-Term Debt	<u>\$ 15,150,216</u>	<u>\$ 718,009</u>	<u>\$ (1,458,877)</u>	<u>\$ 14,409,348</u>	<u>\$ 618,604</u>
Business-type activities:					
GEFA notes payable	\$ 1,673,651	\$ -	\$ (78,099)	\$ 1,595,552	\$ 80,474
Accrued compensated absences	-	70,338	-	70,338	14,068
Net pension liability	<u>551,866</u>	<u>344,830</u>	<u>(510,865)</u>	<u>385,831</u>	<u>-</u>
Total Business-Type Activity Long-Term Debt	<u>\$ 2,225,517</u>	<u>\$ 415,168</u>	<u>\$ (588,964)</u>	<u>\$ 2,051,721</u>	<u>\$ 94,542</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

The City's General Fund is typically used to liquidate all governmental activity long-term liabilities. However, proceeds from any asset sales relative to the Urban Redevelopment project will be used to liquidate the related revenue bond obligation.

The Water and Sewer Enterprise Fund is used to liquidate all of the business-type activity long-term liabilities.

Urban Redevelopment Revenue Bonds. The City entered into an agreement with Wachovia Bank that provided for the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. Some of the issues were nontaxable while others were taxable issues. All of the remaining outstanding bonds are nontaxable. During the year ended December 31, 2015, the City repaid various bond issues in the amount of \$570,000. Amounts outstanding at year-end of \$13,620,000 reflect total draw downs to date net of repayments, if any.

Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2015, are as follows:

Series 2005 B Revenue bonds payable to Wells Fargo Bank, in the total amount of \$7,330,000, interest at 4.45%, matures 2/1/31	\$ 5,805,000
Series 2006 A Revenue bonds payable to Wells Fargo Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 2/1/31	3,815,000
Series 2006 C Revenue bonds payable to Wells Fargo Bank, in the total amount of \$5,000,000, current interest at 4.865%, matures 2/1/31	<u>4,000,000</u>
Total	<u>\$ 13,620,000</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

Fiscal Year	Principal	Interest	Total
2016	\$ 595,000	\$ 613,951	\$ 1,208,951
2017	625,000	585,859	1,210,859
2018	650,000	556,491	1,206,491
2019	680,000	525,859	1,205,859
2020	710,000	493,848	1,203,848
2021-2025	4,090,000	1,933,231	6,023,231
2026-2030	5,105,000	878,171	5,983,171
2031	1,165,000	26,859	1,191,859
Total	<u>\$ 13,620,000</u>	<u>\$ 5,614,269</u>	<u>\$ 19,234,269</u>

Water and Sewer Long-Term Debt. The City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Facilities Authority where in both types of debt the government pledges income derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year relate to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by the Georgia Environmental Facilities Authority in the total amount of \$1,911,900. During the year ended December 31, 2015 the City repaid \$78,099 of the note payable. Amounts outstanding at year-end of \$1,595,552 reflect total draw downs to date net of repayments, if any.

The annual requirement to pay the Georgia Environmental Facilities Authority's note outstanding is as follows:

Fiscal Year	Principal	Interest	Total
2016	\$ 80,474	\$ 46,766	\$ 127,240
2017	82,922	44,318	127,240
2018	85,444	41,796	127,240
2019	88,043	39,197	127,240
2020	90,721	36,519	127,240
2021-2025	496,711	139,490	636,201
2026-2030	576,988	59,213	636,201
2031	94,249	1,182	95,431
Total	<u>\$ 1,595,552</u>	<u>\$ 408,481</u>	<u>\$ 2,004,033</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund advances:

<u>Advance From</u>	<u>Advance To</u>
	DDA Fund
General Fund	\$ 6,000,000

During 2013, the City advanced to the DDA the sums of \$1,000,000 and \$5,000,000, in addition to the transfer of property, to purchase additional property to encourage growth and redevelopment in the downtown area. These amounts are not expected to be repaid until June 3, 2043 and December 9, 2043, respectively.

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>		<u>Total</u>
	General Fund	Nonmajor Governmental Fund	
Urban Redevelopment Fund	\$ 1,210,851	-	\$ 1,210,851
SPLOST III Fund	-	3	3
Conference Center Fund	67,389	-	67,389
Total	<u>\$ 1,278,240</u>	<u>\$ 3</u>	<u>\$ 1,278,243</u>

Transfers are used to (1) move revenues from the fund that the statute or budget requires to collect them to the fund that the statute or budget requires to expend them and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten (10) county Atlanta area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto. Membership in an ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. Henry County makes contributions on behalf of the City to the ARC. Separate financial statements may be obtained from:

Atlanta Regional Commission
3715 Northside Parkway
Building 200, Suite 300
Atlanta, Georgia 30327

NOTE 10. DEFINED BENEFIT PENSION PLAN

Plan Description

The City's pension plan is administered through the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Commission, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

Plan Membership

As of July 1, 2015, the date of the most recent actuarial valuation, there were 112 participants consisting of the following:

Inactive plan members or beneficiaries currently receiving benefits	27
Inactive plan members entitled to but not receiving benefits	14
Active plan members	71
	112

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City Commission, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Commission. For the year ended December 31, 2015, the City's contribution rate was 15.5% of annual payroll. City contributions to the Plan were \$427,020 for the year ended December 31, 2015.

Net Pension Liability of the City

Effective January 1, 2015, the City implemented the provisions of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, and Statement No. 71, *Pension Transition For Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*, which significantly changed the City's accounting for pension amounts. The information disclosed below is presented in accordance with these new standards.

The City's net pension liability was measured as of March 31, 2015. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2014 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2015.

Actuarial Assumptions. The total pension liability in the July 1, 2014 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	3.75% - 8.75%, including inflation
Investment rate of return	7.75%, net of pension plan investment expense, including inflation

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table with gender-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2014 valuation were based on the results of an actuarial experience study for the period January 1, 2010–June 30, 2014.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return*
Domestic equity	50 %	5.95 %
International equity	15	6.45
Fixed income	25	1.55
Real estate	10	3.75
Total	100 %	

* Rates shown are net of the 3.25% assumed rate of inflation

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Discount Rate

The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability of the City

The changes in the components of the net pension liability of the City for the year ended December 31, 2015, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at December 31, 2014	\$ 8,039,850	\$ 6,527,768	\$ 1,512,082
Changes for the year:			
Service cost	319,885	-	319,885
Interest	604,791	-	604,791
Differences between expected and actual experience	(372,914)	-	(372,914)
Assumption changes	-	-	-
Contributions - employer	-	397,450	(397,450)
Contributions - employee	-	-	-
Net investment income	-	629,378	(629,378)
Benefit payments, including refunds of employee contributions	(472,198)	(472,198)	-
Administrative expense	8,410	(11,731)	20,141
Net changes	<u>87,974</u>	<u>542,899</u>	<u>(454,925)</u>
Balances at December 31, 2015	<u><u>\$ 8,127,824</u></u>	<u><u>\$ 7,070,667</u></u>	<u><u>\$ 1,057,157</u></u>

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multiyear trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.75 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75 percent) or 1-percentage-point higher (8.75 percent) than the current rate:

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
City's net pension liability	\$ 2,044,379	\$ 1,057,157	\$ 226,314

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2015 and the current sharing pattern of costs between employer and employee.

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2015, the City recognized pension expense of \$350,960. At December 31, 2015, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ (310,761)
Changes in assumptions	3,784	-
Net difference between projected and actual earnings on pension plan investments	-	(101,460)
City contributions subsequent to the measurement date	320,265	-
Total	<u>\$ 324,049</u>	<u>\$ (412,221)</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

City contributions subsequent to the measurement date of \$320,265 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:	
2016	\$ (86,760)
2017	(86,760)
2018	(86,760)
2019	(86,760)
2020	(61,397)
Total	<u><u>\$ (408,437)</u></u>

NOTE 11. RISK MANAGEMENT

The City of Stockbridge is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City is a member of the Georgia Interlocal Risk Management Agency. This membership allows the City to share liability, crime, motor vehicle and property damage risks.

Chapter 85 Title 36 of the Official Code of Georgia Annotated authorizes Georgia municipalities to form interlocal risk management agencies. The Georgia Interlocal Risk Management Agency (GIRMA) Property and Insurance Fund is a municipal intergovernmental risk management agency operating as an unincorporated non-profit instrumentality of its member municipalities. GIRMA establishes and administers one or more group self insurance funds and a risk management service to prevent or lessen the incidence and severity of casualty and property losses occurring in the operation of municipal government.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. RISK MANAGEMENT (CONTINUED)

The basis for estimating the liabilities for unpaid claims "IBNR" is established by an actuary.

During the year ended December 31, 2015, the City paid no claims. The City has not compiled a record of the claims paid up to the \$1,000 deductible for the prior years. The City is not aware of any claims which the City is liable for (up to \$1,000) which were outstanding and unpaid at December 31, 2015. No provisions have been made in the financial statements for the year ended December 31, 2015 for any estimate of potential unpaid claims.

Pursuant to Title 34, Chapter 9, Article 5 of the Official Code of Georgia Annotated, the City of Stockbridge became a member of the Georgia Municipal Association Workers' Compensation Self Insurance Fund.

As a part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pools' agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all costs taxed against members in any legal proceeding defined by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. RISK MANAGEMENT (CONTINUED)

Coverages are as follows:

Coverage Description- Property:
Buildings and contents- (Blanket)
Automobile physical damage

\$ 41,906,496
Per Application on file
with Atlantic Speciality
Insurance Company

Coverage Description- Casualty:
Comprehensive general liability
Automobile liability
Errors and omissions (Public Officials)
Employee benefits liability

\$ 1,000,000
\$ 1,000,000
\$ 1,000,000
\$ 1,000,000

Coverage Description- Crime:

Employee theft
Forgery or alteration
Money and securities- loss inside and outside premises

\$ 500,000
\$ 500,000
\$ 500,000

Deductible:

All coverage are subject to a per occurrence deductible of

\$ 1,000

NOTE 12. COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of any expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

In 2014, the citizens of Henry County voted to approve a special purpose local option sales tax to help finance the acquisition and construction of major capital equipment and facilities. In relation to this, the City entered into an intergovernmental agreement with Henry County and the other cities inside the County whereby Henry County would issue revenue bonds to finance some of the SPLOST projects in advance of the SPLOST tax collections. The City of Stockbridge received \$6,000,000 from the County under this agreement.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. COMMITMENTS AND CONTINGENCIES (CONTINUED)

The revenue bonds are in the name of Henry County and are not a direct liability of the City of Stockbridge. However, under the terms of the intergovernmental agreement, Henry County will retain all of the first SPLOST revenue collections for each year in amounts that will satisfy the annual debt service requirements. The agreement also requires the City of Stockbridge to pay its share of debt service requirements should the SPLOST revenue collections not be sufficient to satisfy the debt service requirements under the bond issue. Management believes the SPLOST revenue collections will be sufficient to satisfy all debt service requirements under the bond ordinance.

NOTE 13. HOTEL/MOTEL TAX

The City levies a 5% hotel/motel tax in accordance with the provisions of OCGA 48-13-51. In order to comply with the expenditure requirements of this code section, the City remits 40% of the monies collected under this provision to the Henry County Chamber of Commerce. During 2015, this tax increased from 5% to 8%, with the Henry County Chamber of Commerce receiving 50% of the 3% increase. Total collections for year ended December 31, 2015 were \$130,588. The amount remitted to the Chamber totaled \$54,892.

NOTE 14. POLICE PROTECTION

Henry County provides the City of Stockbridge with police protection by maintaining five full-time police officers, one lieutenant and a secretary within the city limits of Stockbridge. Prior to 2010, these services were paid for by citizens of Stockbridge through property and sales taxes collected by the County and the City paid the County for additional police services the City may request from time to time. Subsequent to 2009, the City began to pay the County an agreed upon amount paid by the citizens of Stockbridge. For 2015, the agreed upon amount was \$500,000.

NOTE 15. LEASE AGREEMENTS

The City leases its solid waste transfer station to Lamar County Regional Solid Waste Management Authority who subleases to Waste Management. The lease is on a year to year basis. The monthly rental charged by the City is \$1.40 for each ton of solid waste received at the site. For the year ended December 31, 2015, the City received \$75,649 in rental fees under the contract. The leased assets cost \$36,116 and are reported net of accumulated depreciation of \$27,087 for a net carrying value of \$9,029.

The City's lease agreements, other than the agreement described above, are relatively minor commitments whereby the City is leasing various pieces of office equipment.

NOTES TO FINANCIAL STATEMENTS

NOTE 16. CHANGE IN ACCOUNTING PRINCIPLES

Government-wide Level

The City has determined that restatements to beginning net position of the governmental and business-type activities were required to recognize the change in accounting principles for implementation of Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, and Statement No. 71, *Pension Transition For Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*, as of January 1, 2015. These restatements are as follows:

	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Net position, beginning of year, as previously reported	\$ 45,015,314	\$ 21,760,895
Record net pension liability and related deferred outflows and inflows of resources in accordance with GASB Statement No. 68 and 71	<u>(775,617)</u>	<u>(445,770)</u>
Net position, beginning of year, as restated	<u><u>\$ 44,239,697</u></u>	<u><u>\$ 21,315,125</u></u>

Fund Level

The City determined that restatements to beginning net position of the Water and Sewer Fund, Solid Waste Fund, Conference Center Fund and other nonmajor enterprise funds were required to recognize the change in accounting principles for implementation of Governmental Accounting Standards Board (GASB) Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, and Statement No. 71, *Pension Transition For Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*, as of January 1, 2015. These restatements are as follows:

	<u>Water and Sewer Fund</u>
Net position, beginning of year, as previously reported	\$ 16,295,978
Record net pension liability and related deferred outflows and inflows of resources in accordance with GASB Statement No. 68 and 71	<u>(281,936)</u>
Net position, beginning of year, as restated	<u><u>\$ 16,014,042</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 16. CHANGE IN ACCOUNTING PRINCIPLES (CONTINUED)

Fund Level (Continued)

	Solid Waste Fund
	<u> </u>
Net position, beginning of year, as previously reported	\$ 1,466,368
Record net pension liability and related deferred outflows and inflows of resources in accordance with GASB Statement No. 68 and 71	(93,235)
Net position, beginning of year, as restated	<u><u>\$ 1,373,133</u></u>
	Conference Center Fund
	<u> </u>
Net position, beginning of year, as previously reported	\$ 2,432,440
Record net pension liability and related deferred outflows and inflows of resources in accordance with GASB Statement No. 68 and 71	(23,525)
Net position, beginning of year, as restated	<u><u>\$ 2,408,915</u></u>
	Nonmajor Enterprise Funds
	<u> </u>
Net position, beginning of year, as previously reported	\$ 1,566,109
Record net pension liability and related deferred outflows and inflows of resources in accordance with GASB Statement No. 68 and 71	(47,074)
Net position, beginning of year, as restated	<u><u>\$ 1,519,035</u></u>

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS FOR THE FISCAL YEAR ENDED DECEMBER 31

	<u>2015</u>
Total pension liability	
Service cost	\$ 319,885
Interest on total pension liability	604,791
Differences between expected and actual experience	(372,914)
Changes of assumptions	4,539
Changes in benefit terms	3,871
Benefit payments, including refunds of employee contributions	(472,198)
Net change in total pension liability	<u>87,974</u>
Total pension liability - beginning	<u>8,039,850</u>
Total pension liability - ending (a)	<u><u>\$ 8,127,824</u></u>
 Plan fiduciary net position	
Contributions - employer	\$ 397,450
Net investment income	629,378
Benefit payments, including refunds of employee contributions	(472,198)
Administrative expenses	(11,731)
Net change in plan fiduciary net position	<u>542,899</u>
Plan fiduciary net position - beginning	<u>6,527,768</u>
Plan fiduciary net position - ending (b)	<u><u>\$ 7,070,667</u></u>
 City's net pension liability (a) - (b)	<u><u>\$ 1,057,157</u></u>
 Plan fiduciary net position as a percentage of the total pension liability	 87.0%
 Covered-employee payroll	 \$ 2,705,584
 City's net pension liability as a percentage of covered payroll	 39.1%

Notes to the Schedule

The schedule will present 10 years of information once it is accumulated.

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF CITY CONTRIBUTIONS FOR THE FISCAL YEAR ENDED DECEMBER 31

	2015	2014
Actuarially determined contribution	\$ 411,377	\$ 387,593
Contributions in relation to the actuarially determined contribution	411,377	387,593
Contribution deficiency (excess)	\$ -	\$ -
Covered-employee payroll	2,705,584	2,303,633
Contributions as a percentage of covered-employee payroll	15.2%	16.8%

Notes to the Schedule

Valuation date	July 1, 2015
Cost method	Projected unit credit
Actuarial asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed rate of return on investments	7.75%
Projected salary increases	3.25% plus service based merit increases
Cost of living adjustments	0.00%
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

The schedule will present 10 years of information once it is accumulated.

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Fund

Hotel/Motel Tax Fund – This fund is used to account for hotel/motel taxes collected.

Permanent Fund

Burke Cemetery Fund – This fund is used to account for revenues earned from a trust set up for cemetery improvements at Burke Cemetery.

Capital Projects Funds

State and Federal Grants Fund – This fund is used to account for the acquisition and construction of major capital facilities which are financed with state and federal financial assistance.

SPLOST II Fund – This fund is used to account for acquisition and construction of major capital facilities that were approved by the voters of Henry County, Georgia through the special purpose local option sales tax referendum.

CITY OF STOCKBRIDGE, GEORGIA

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS DECEMBER 31, 2015

	Special Revenue	Permanent Fund	Capital Projects Funds	Total Nonmajor Governmental Funds
	Hotel/Motel Tax Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST II Fund
ASSETS				
Cash and cash equivalents	\$ 121,023	\$ -	\$ 493,801	\$ -
Investments	-	12,284	-	-
Receivables	21,094	-	-	-
Prepaid expenditures	684	-	-	-
	<u>684</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total assets	<u>\$ 142,801</u>	<u>\$ 12,284</u>	<u>\$ 493,801</u>	<u>\$ -</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 12,719	\$ -	\$ -	\$ -
	<u>12,719</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities	<u>12,719</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances:				
Nonspendable:				
Permanent fund corpus	-	5,000	-	-
Prepays	684	-	-	-
Restricted:				
Cemetery maintenance	-	7,284	-	-
Capital projects	-	-	493,801	-
Tourism	129,398	-	-	-
	<u>130,082</u>	<u>12,284</u>	<u>493,801</u>	<u>-</u>
Total fund balances	<u>130,082</u>	<u>12,284</u>	<u>493,801</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 142,801</u>	<u>\$ 12,284</u>	<u>\$ 493,801</u>	<u>\$ -</u>

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Special Revenue	Permanent Fund	Capital Projects Funds		Total Nonmajor Governmental Funds
	Hotel/Motel Tax Fund	Burke Cemetery Fund	State and Federal Grants Fund	SPLOST II Fund	
Revenues:					
Other taxes	\$ 130,588	\$ -	\$ -	\$ -	\$ 130,588
Intergovernmental	-	-	163,130	-	163,130
Interest income	-	93	66	-	159
Total revenues	<u>130,588</u>	<u>93</u>	<u>163,196</u>	<u>-</u>	<u>293,877</u>
Expenditures:					
Current:					
Housing and development	71,644	-	-	-	71,644
Capital outlay:					
Public works	-	-	16,247	-	16,247
Total expenditures	<u>71,644</u>	<u>-</u>	<u>16,247</u>	<u>-</u>	<u>87,891</u>
Excess of revenues over expenditures	<u>58,944</u>	<u>93</u>	<u>146,949</u>	<u>-</u>	<u>205,986</u>
Other financing uses:					
Transfers out	-	-	-	(3)	(3)
Total other financing uses	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3)</u>	<u>(3)</u>
Net change in fund balances	58,944	93	146,949	(3)	205,983
Fund balances, beginning of year	<u>71,138</u>	<u>12,191</u>	<u>346,852</u>	<u>3</u>	<u>430,184</u>
Fund balances, end of year	<u>\$ 130,082</u>	<u>\$ 12,284</u>	<u>\$ 493,801</u>	<u>\$ -</u>	<u>\$ 636,167</u>

NONMAJOR ENTERPRISE FUNDS

Community Center Fund – This fund is used to account for activities of the Ted Strickland Community Center.

Stormwater Fund – This fund is used to account for revenues generated from the charges for stormwater services provided to the citizens of Stockbridge.

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF NET POSITION NONMAJOR ENTERPRISE FUNDS DECEMBER 31, 2015

	Community Center Fund	Stormwater Fund	Totals
ASSETS			
Cash and cash equivalents	\$ 58,427	\$ 1,293,402	\$ 1,351,829
Accounts receivable	-	130,187	130,187
Due from other governments	-	1,648	1,648
Prepaid expenses	52	135	187
Capital assets, net of accumulated depreciation	636,320	414,262	1,050,582
	<u>694,799</u>	<u>1,839,634</u>	<u>2,534,433</u>
DEFERRED OUTFLOWS OF RESOURCES			
Pensions	-	12,489	12,489
	<u>-</u>	<u>12,489</u>	<u>12,489</u>
Total deferred outflows of resources	<u>-</u>	<u>12,489</u>	<u>12,489</u>
LIABILITIES			
Accounts payable	985	2,712	3,697
Retainage payable	-	9,101	9,101
Accrued liabilities	-	2,627	2,627
Customer deposits	10,310	-	10,310
Compensated absences	-	8,781	8,781
Net pension liability	-	40,745	40,745
	<u>11,295</u>	<u>63,966</u>	<u>75,261</u>
Total liabilities	<u>11,295</u>	<u>63,966</u>	<u>75,261</u>
DEFERRED INFLOWS OF RESOURCES			
Pensions	-	15,888	15,888
	<u>-</u>	<u>15,888</u>	<u>15,888</u>
Total deferred inflows of resources	<u>-</u>	<u>15,888</u>	<u>15,888</u>
NET POSITION			
Net investment in capital assets	636,320	414,262	1,050,582
Unrestricted	47,184	1,358,007	1,405,191
	<u>\$ 683,504</u>	<u>\$ 1,772,269</u>	<u>\$ 2,455,773</u>
Total net position	<u>\$ 683,504</u>	<u>\$ 1,772,269</u>	<u>\$ 2,455,773</u>

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION NONMAJOR ENTERPRISE FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Community Center Fund	Stormwater Fund	Totals
OPERATING REVENUES			
Charges for services:			
Rentals	\$ 46,788	\$ -	\$ 46,788
Stormwater fees	-	495,077	495,077
Total operating revenues	<u>46,788</u>	<u>495,077</u>	<u>541,865</u>
OPERATING EXPENSES			
Personal services	-	147,002	147,002
Contracted services	20,389	42,619	63,008
Supplies	8,533	8,292	16,825
Depreciation	<u>20,846</u>	<u>14,816</u>	<u>35,662</u>
Total operating expenses	<u>49,768</u>	<u>212,729</u>	<u>262,497</u>
Operating income (loss)	<u>(2,980)</u>	<u>282,348</u>	<u>279,368</u>
NON-OPERATING REVENUES			
Interest income	-	204	204
Total non-operating revenues	<u>-</u>	<u>204</u>	<u>204</u>
Income (loss) before capital contributions	(2,980)	282,552	279,572
CAPITAL CONTRIBUTIONS	<u>657,166</u>	<u>-</u>	<u>657,166</u>
Change in net position	654,186	282,552	936,738
NET POSITION, beginning of year, as restated	<u>29,318</u>	<u>1,489,717</u>	<u>1,519,035</u>
NET POSITION, end of year	<u>\$ 683,504</u>	<u>\$ 1,772,269</u>	<u>\$ 2,455,773</u>

CITY OF STOCKBRIDGE, GEORGIA

COMBINING STATEMENT OF CASH FLOWS NONMAJOR ENTERPRISE FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

	Community Center Fund	Stormwater Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers	\$ 49,966	\$ 488,615	\$ 538,581
Payments to suppliers and service providers	(45,611)	(51,880)	(97,491)
Payments to employees	-	(141,138)	(141,138)
Net cash provided by operating activities	4,355	295,597	299,952
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Purchase of equipment	-	(207,513)	(207,513)
Net cash used in capital and related financing activities	-	(207,513)	(207,513)
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest on investments	-	204	204
Net cash provided by investing activities	-	204	204
Increase in cash and cash equivalents	4,355	88,288	92,643
Cash and cash equivalents:			
Beginning of year	54,072	1,205,114	1,259,186
End of year	<u>\$ 58,427</u>	<u>\$ 1,293,402</u>	<u>\$ 1,351,829</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:			
Operating income (loss)	\$ (2,980)	\$ 282,348	\$ 279,368
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:			
Depreciation	20,846	14,816	35,662
Increase in accounts receivable	-	(4,814)	(4,814)
Increase in due from other governments	-	(1,648)	(1,648)
Increase in deferred outflows of resources-pension	-	(1,285)	(1,285)
Increase in customer deposits	3,178	-	3,178
Decrease in prepaid expenses	8	10	18
Increase in accrued liabilities	-	8,794	8,794
Decrease in accounts payable	(117)	(10,080)	(10,197)
Increase in retainage payable	-	9,101	9,101
Increase in deferred inflows of resources-pension	-	15,888	15,888
Decrease in net pension liability	-	(17,533)	(17,533)
Decrease in due to other funds	(16,580)	-	(16,580)
Net cash provided by operating activities	<u>\$ 4,355</u>	<u>\$ 295,597</u>	<u>\$ 299,952</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST II FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Expenditures</u>			<u>Estimated Percent Complete</u>
			<u>Beginning of Year</u>	<u>Current Year</u>	<u>To Date</u>	
Roads, streets, curbs, gutters, sidewalks and bridges	\$ 4,011,703	\$ 4,068,250	\$ 4,068,250	\$ -	\$ 4,068,250	100.00%
Water and sewer improvements, and the repayment of debt incurred to acquire and construct water and sewer improvements	1,700,000	2,033,303	2,033,303	-	2,033,303	100.00%
Parks and recreation	200,000	338,122	338,122	-	338,122	100.00%
Acquire land and buildings, including the payment of debt service relating thereto	1,800,000	1,702,348	1,702,348	-	1,702,348	100.00%
Totals	<u>\$ 7,711,703</u>	<u>\$ 8,142,023</u>	<u>\$ 8,142,023</u>	<u>\$ -</u>	<u>\$ 8,142,023</u>	<u>100.00%</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST III FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Expenditures</u>			<u>Estimated Percent Complete</u>
			<u>Beginning of Year</u>	<u>Current Year</u>	<u>To Date</u>	
Roads, bridges, sidewalks and transportation facilities	\$ 3,060,000	\$ 1,514,671	\$ 1,514,671	\$ 12,839	\$ 1,527,510	100.85%
Public safety facilities and equipment	2,000,000	2,551,386	2,551,386	-	2,551,386	100.00%
Public works facilities and equipment	17,097,500	7,958,886	4,619,136	78,731	4,697,867	59.03%
Construction and renovation of municipal buildings	<u>10,700,000</u>	<u>6,239,501</u>	<u>5,785,950</u>	<u>7,121</u>	<u>5,793,071</u>	<u>92.85%</u>
Totals	<u>\$ 32,857,500</u>	<u>\$ 18,264,444</u>	<u>\$ 14,471,143</u>	<u>\$ 98,691</u>	<u>\$ 14,569,834</u>	<u>79.77%</u>

CITY OF STOCKBRIDGE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST IV FOR THE FISCAL YEAR ENDED DECEMBER 31, 2015

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Expenditures</u>			<u>Estimated Percent Complete</u>
			<u>Beginning of Year</u>	<u>Current Year</u>	<u>To Date</u>	
Roads, bridges, sidewalks and transportation facilities	\$ 1,500,000	\$ 5,550,000	\$ -	\$ 365,221	\$ 365,221	6.58%
Public safety facilities and equipment	4,180,000	150,000	9,943	-	9,943	6.63%
Public works facilities and equipment	19,000,000	12,250,000	11,950	27,767	39,717	0.32%
Parks and recreation	<u>2,000,000</u>	<u>1,550,000</u>	<u>167,911</u>	<u>54,933</u>	<u>222,844</u>	<u>14.38%</u>
Totals	<u>\$ 26,680,000</u>	<u>\$ 19,500,000</u>	<u>\$ 189,804</u>	<u>\$ 447,921</u>	<u>\$ 637,725</u>	<u>3.27%</u>

FALLING IN LOVE

See how this brave & beautiful city captured our hearts.



This is Atlanta

Imagine that one of the best cities to start a business is also one of the best cities to start a family. Discover people like you who chose Atlanta. Explore featured places throughout the area. Find amazing businesses and career opportunities. Choose Atlanta, it will surprise you.

Surprising Atlanta

Featured Atlantans



Places



Opportunities



Explore the Map

Explore the Map

Atlanta is an expansive metropolis, covering many regions and geographies. There's something for everyone – from urban areas to lakes and mountains. Explore key Atlanta regions, counties, cities, and featured places in this interactive map to find out more.

Discover Atlanta

ABOUT OUR WEATHER:
ON AVERAGE THERE
ARE **217** SUNNY DAYS
PER YEAR IN ATLANTA.

Atlanta has a thriving music scene.

 Scan Spotify to
see who in your playlist
calls ATL home.

Start Scanning

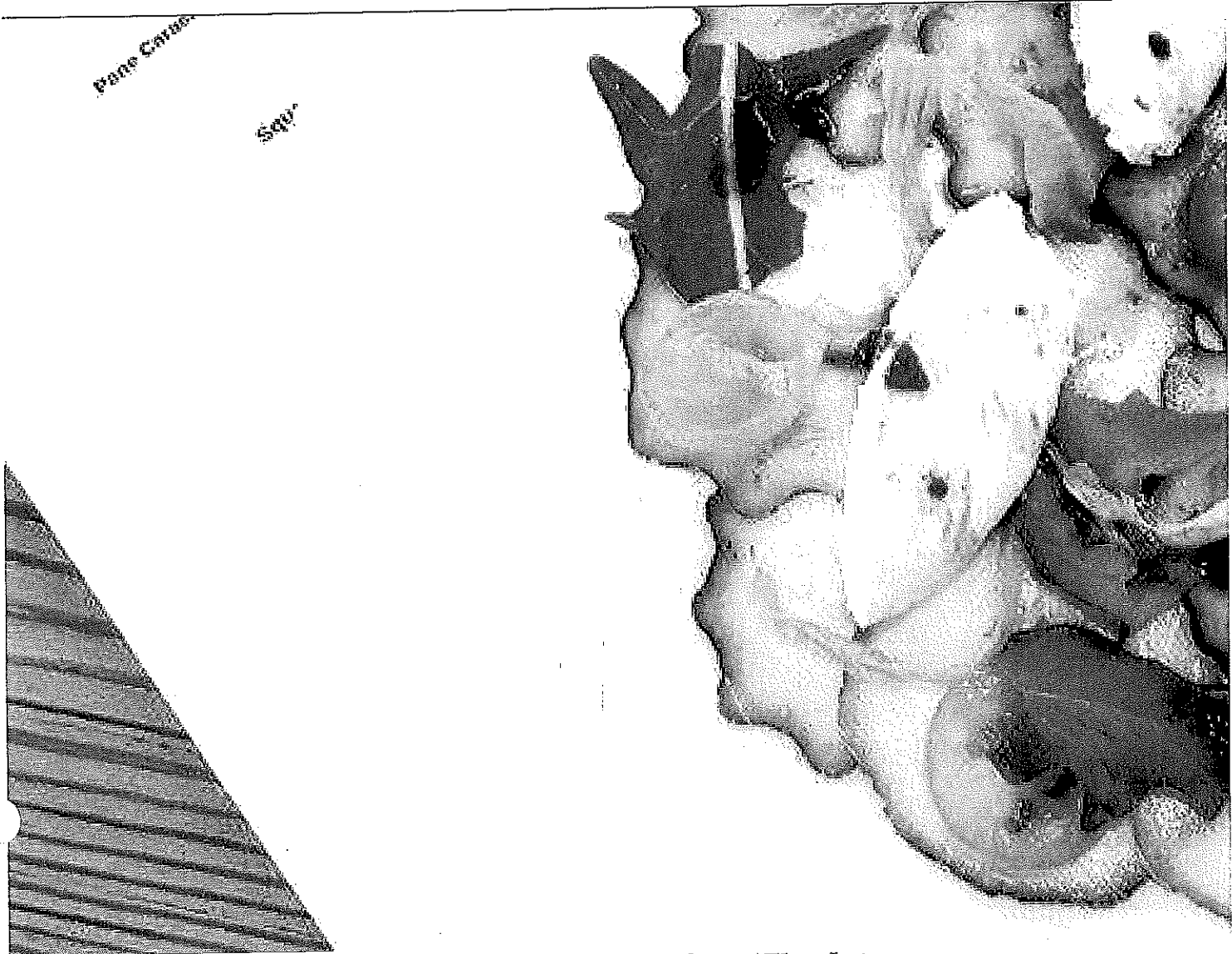
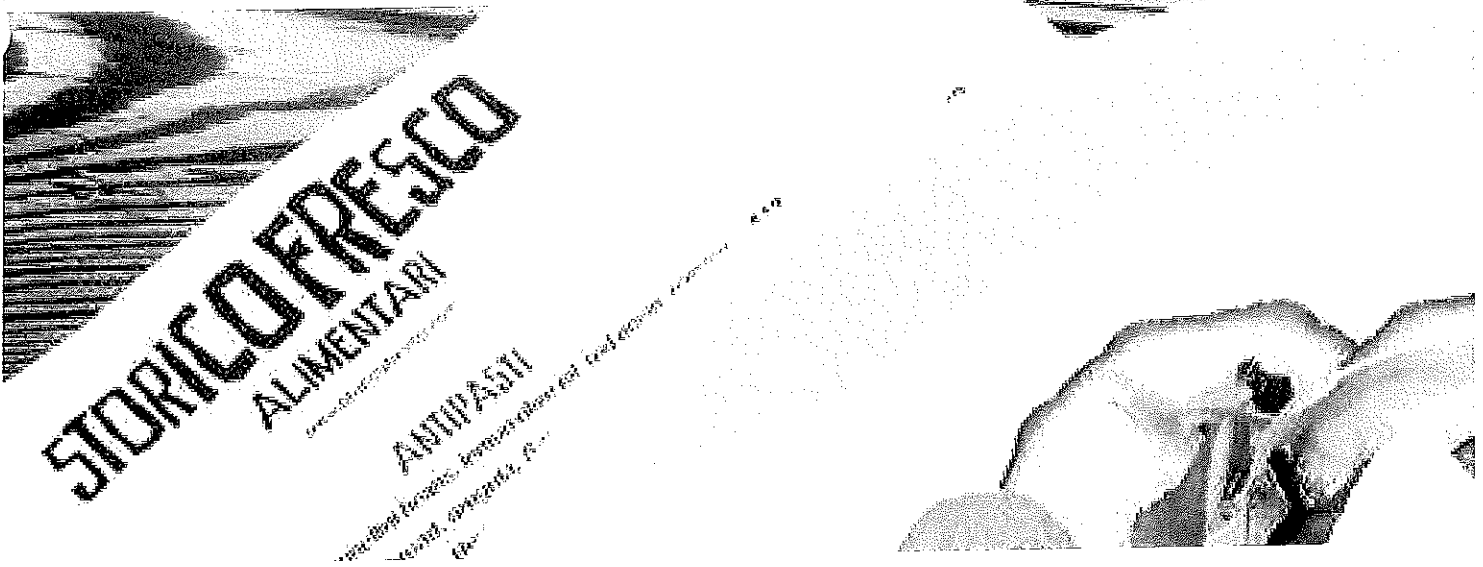
Social Hub

Check out what people are saying about Atlanta. And
tell us what you think using **#ChooseATL** on Twitter and

6/23/2016

ChooseATL: Living in Atlanta - Technology & Business Opportunities

Instagram.



All About That ATL

allaboutthat_atl If I close my eyes I may as well be eating seaside in the Amalfi Coast (and not just c in Buckhead ☺). Either way, I'm thrilled to be eating this deliciousness. - - You MUST visit @storicofr dine-in and take-out food are the .com and you want to get in on the action. - - We got the zucc (pictured) and the Ceci panini and I'm coming back for a repeat. - -  ATL #atleats #eeeeeeats #se #livetoeat #atlantaeats #allaboutthatatl #weloveatl #foodie #foodjunkie #foodporn #yum #foodpic: #f52grams #zagat #coolatlanta #eater #atlantaontherise #nom #buzzfeedfood #infatuation #nytfo #whyiloveatl

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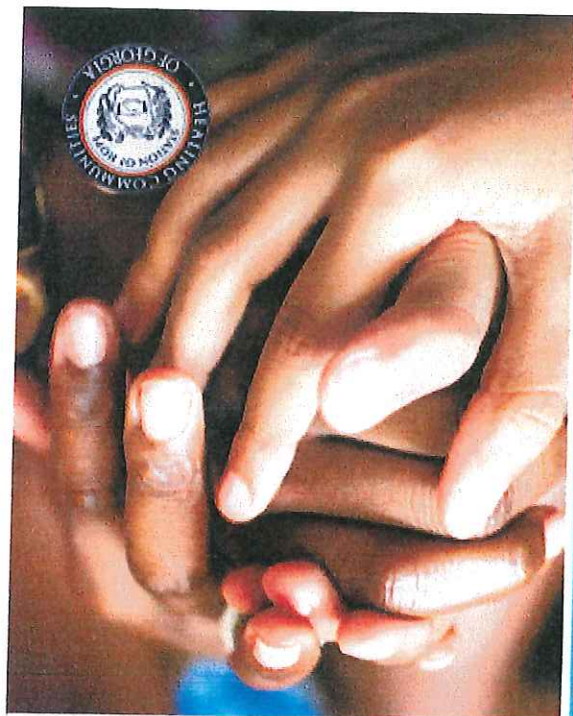
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#ATL: //t.co/JQONWZgo2o

#ChooseATL

https://t.co/J8q1TLghRw



WE ARE A "STATION OF HOPE",
ONE OF THE HEALING COMMUNITIES OF GEORGIA

3887 WALT STEPHENS ROAD
STOCKBRIDGE, GA 30281
(770) 506-3411

LOCATION:

Our Vision is to provide Christian Counseling & therapeutic clinical services to individuals, couples, & families through the modalities of counseling & therapies while acknowledging Jesus Christ as the source to "Change" and "Healing" in all situations.

THE COUNSELING CENTER



COUNSELING SERVICES

Grief,
Crisis,
Family,
Individual,
Addiction,
Mental Health,
Group Therapy,
Pre-Marital/Marital,
Domestic Violence,
Anger Management.

ADDITIONAL SERVICES

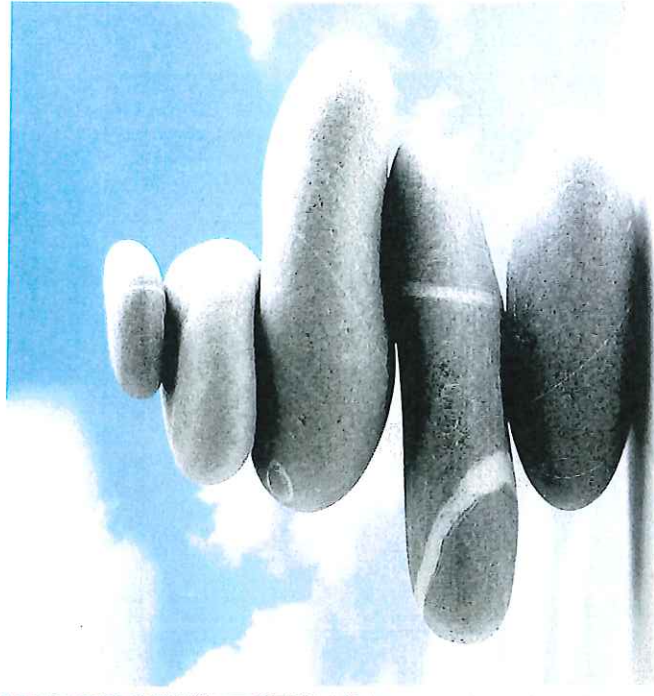
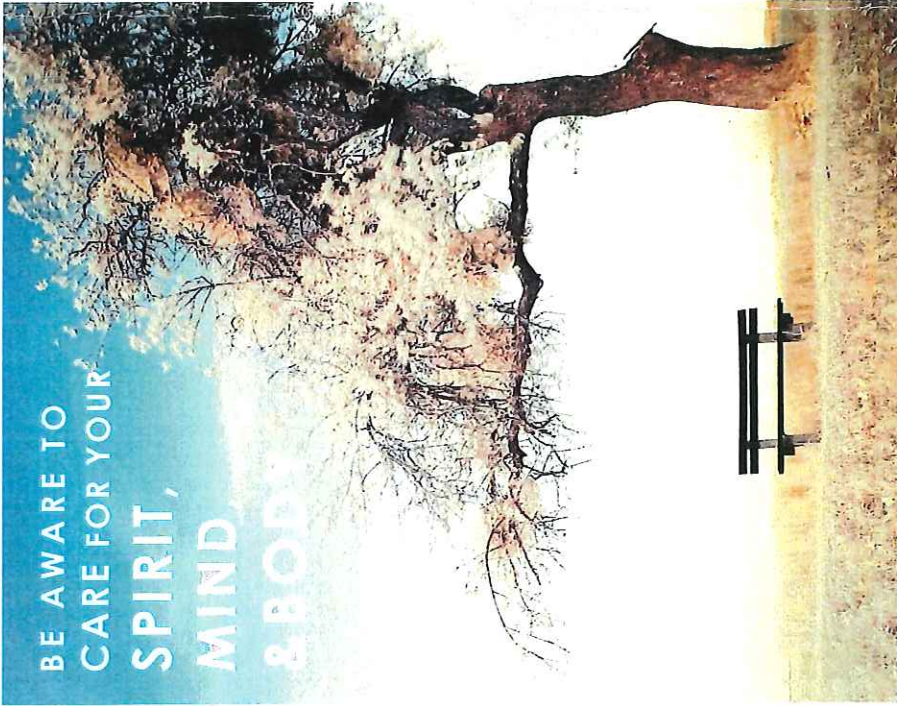
Youth Empowerment and
Enrichment Program,
Transitional Housing,
GED Program,
Employment Program.

OFFICE HOURS
9 A.M. TO 5 P.M.
MONDAY - SATURDAY
APPOINTMENTS AVAILABLE

WHO ARE WE?

We are a non-denominational, Faith-based Christ Centered Counseling Center that aims to service clients according to the Word of God and other counseling processes and techniques. We seek to assist individuals and families in overcoming their losses and struggles while sharing the Good News of Jesus Christ and His principles of Restoration

BE AWARE TO
CARE FOR YOUR
SPIRIT,
MIND
& BODY



THE COUNSELING CENTER

LOCATIONS:

3887 WALT STEPHENS ROAD
STOCKBRIDGE, GA 30281
(770) 506-3411

5300 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083
(404) 298-0619

OFFICE HOURS
9 A.M. TO 5 P.M.
MONDAY - SATURDAY

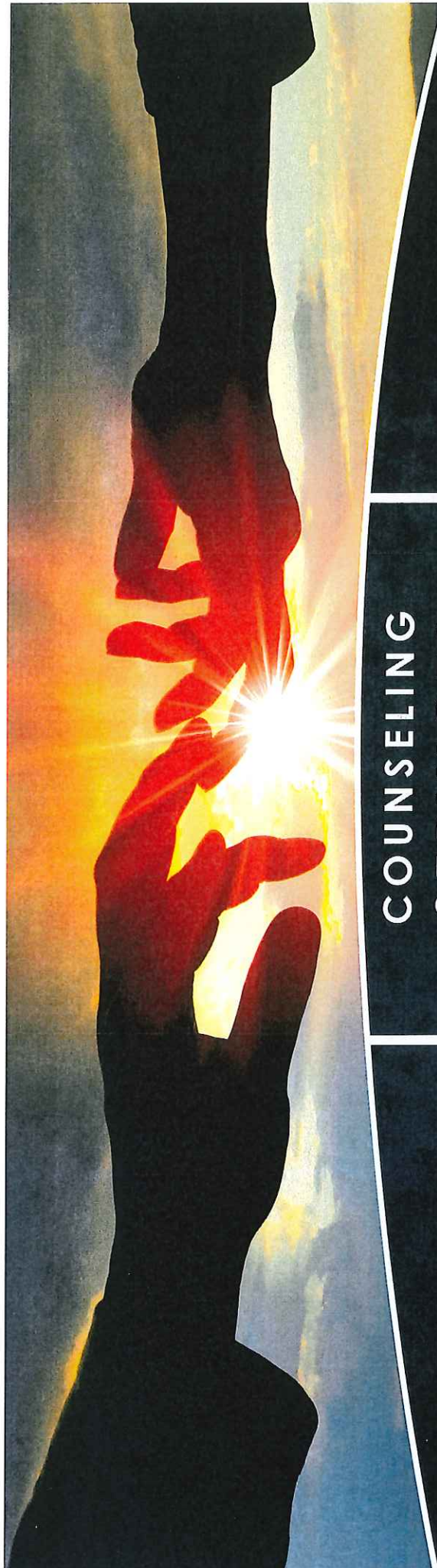
APPOINTMENTS AVAILABLE

WE ACCEPT CASH, DEBIT/CREDIT CARD

- * **PRIVATE PAY**
- * **SLIDING FEE SCALE**
- * **ALL HEALTH INSURANCE PROVIDERS ARE WELCOME!**



TRANSLATORS AVAILABLE ON SITE



OUR MISSION

We provide counseling to individuals, couples, and families through the Biblical directions of the Word of God and Prayer, under the guidance of the Holy Spirit and clinical therapeutic approaches. We assist and support our clients to function effectively in their daily lives spiritually, emotionally, and physically. We strive to meet clients "where they are" while identifying Christ as the source of their total- "holistic" well-being.

OUR VISION

To provide Christian Counseling and therapeutic clinical services to individuals, couples, and families through the modalities of counseling and therapies while acknowledging Jesus Christ as the source to "Change & Healing" in all situations.

COUNSELING SERVICES

Individual
Pre-Marital
Marital
Family
Grief

Mental Health
Group Therapy
Addiction

Crisis
Anger Management
Domestic Violence

ADDITIONAL SERVICES

Youth Empowerment and
Enrichment Program
Transitional Housing
GED Program
Employment Program

COUNSELORS & THERAPISTS

Melvenia Marable, PhD,
LCSW, LCCC, CCDPD, LCPC-AC

Marta Greer, MA,
BPsy, BCCC

Prince E. Owens, PhD,
BCCC, MALC

City of Stockbridge

Bicycle, Pedestrian and Trail Plan



Proposal

November 11, 2015



Credits - Cover and Dividers

Cover	Baxter Street
Top (L)	Athens, Georgia <i>photo by TJC</i>
Top (R)	Brooks Drive Athens, Georgia <i>photo by Lee Anne White</i>
Bottom (L)	Gainesville Midtown Greenway Hall County, Georgia <i>photo by TJC</i>
Bottom (R)	Athens Infrastructure Improvements Athens, Georgia <i>photo by Lee Anne White</i>



www.jaegerco.com

November 11, 2015

Mr. Dale Hall, Administration and Community Services Director
City of Stockbridge, City Hall
4640 North Henry Blvd
Stockbridge, GA 30281

Dear Mr. Hall:

The Jaeger Company is pleased to provide the following Statement of Qualifications and Proposal to provide planning services for the Bicycle, Pedestrian, and Trail Plan. We have organized the following submittal to illustrate our firm's extensive experience and ability to bring new, well-informed ideas to this project.

Our lump sum fee for preparing the Bicycle, Pedestrian, and Trail Plan will be \$47,500.

We appreciate the opportunity to be considered for this assignment. Please let me know if you have questions or if we can provide additional information: 706-543-5459 (ext. 227).

Sincerely,

Keyes Williamson
Principal Landscape Architect

Firm Introduction

The Jaeger Company (TJC) is a design and planning firm established in 1984. The firm's main office is located in Athens, Georgia. The multi-disciplinary staff of eight includes Registered Landscape Architects and Certified Planners. The primary project focus of our firm is the public sector, serving a range of government entities at municipal, county, state and federal levels.

Our areas of specialization include parks and recreation design, urban planning, environmental planning, streetscape design, and bicycle corridors.

TJC is an award-winning firm because we develop durable and practical plans that specifically address our client's needs. **We will not** bring cookie-cutter designs like other firms to stamp on Stockbridge. **We will not** bring pie-in-the-sky ideas that are unfeasible and that you cannot build.

What we will do is bring 31 years of experience improving connectivity and solving problems. We will bring 31 years of experience finding creative ways to improve municipal infrastructure.

You will see in many of our project examples that municipalities often hire us to oversee the implementation of master plans that we have produced. We have also worked on multiple projects and multiple phases for a single client. We think this speaks volumes about our service and expertise.

The most important thing is that we know how to build pedestrian and bike trail networks. We know how much they cost and how to find cost-saving alternatives. We know how to make them efficient to construct and economical to maintain.

We will provide a small sample of our work but we are happy to follow up with more information about these or other projects. Examples of our work include large regional multi-modal systems like the Bicycle Master Plan for Athens-Clarke County. Our work includes designs for dozens of trails, greenways, and bike systems that are now on the ground serving communities across the Southeast. Our projects include designs for trails in all kinds of settings, from along highways, along creeks, and along train corridors.

Our experience shows that a well-designed, interconnected infrastructure does help a community like Stockbridge realize a vibrant, civic center. We are sensitive to the combination of desired goals and outcomes from a project like this. We will work with the City to create a plan that improves travel options, improves connections between areas of Stockbridge, and that supports economic development. We will work to engage and include the entire community, including traditionally under-served populations, to create a plan that expresses an inclusive and successful vision of the future for Stockbridge.

Project Approach

The Jaeger Company has a long list of successfully completed pedestrian and bicycle network master plans to our credit. We do every phase of connectivity design, from master planning, to conceptual design, to construction documents and implementation. With our offices in a small, historic downtown, we personally experience every day the benefits of living and working in a walk-able, bike-able community. The common theme running through our firm's past work is bridging bold ideas with practical solutions to improve civic space.

Successful Performance on Similar Projects

We are currently designing a number of trail systems for communities across the region. These projects are each unique and represent different design strategies, construction techniques, and material selections. Projects currently under design or construction include the following: Hardeman Farm trails (slate-scape surface), Clarkesville (crushed stone), Ivy Creek Greenway (asphalt), Hall County Multi Use Trail (concrete), and the Island Hopper Trail in Jekyll Island (asphalt and porous concrete.) We also have multiple streetscape master plans and construction projects currently underway including: West Point Streetscape, Calhoun Streetscape, Greensboro Streetscape, Demorest Streetscape, Fairmount Streetscape, Gillsville Streetscape, Norcross Streetscape, and Unadilla Streetscape.

TJC has also worked with numerous communities to develop design guidelines for corridor development. We recently concluded a large planning project creating a redevelopment strategy for Buford Highway in Brookhaven, GA.

With many of these projects currently under construction, our schedule is opening up for a project like the City of Stockbridge's Bike, Pedestrian, and Trail Plan. You will get the full service of our company from start to finish. We will be responsive and provide a product that exceeds your expectations.

Proposed Approach to the Stockbridge Bicycle, Pedestrian, and Trail Plan

Our approach to design and planning assignments emphasizes collaboration with the client. TJC believes excellence in planning and design is best achieved through clear and consistent communication with our client and stakeholders. Our goal is always to meet defined needs within defined budgetary limits. Below you will find a schedule that illustrates our proposed approach and the commitment each staff member will make to the project.

Project Approach – page 2

Because the majority of our work is in the public sector, TJC has extensive experience with community involvement and leading public participation in the design process. We are confident we can provide effective presentations that engage stakeholders. We are prepared to solicit feedback and are capable of incorporating community opinion into our design process. We recognize that residents, business owners, and visitors provide valuable insight into a project of this nature. We propose having public meetings and presentations at important milestones in the project and again at its conclusion.

In all our projects, we emphasize the inventory and analysis process, synthesizing the physical layers of the built environment including: existing sidewalk conditions, pedestrian and vehicular conflicts, existing utilities, and community cultural resources. We will perform "Windshield Surveys" to develop an overview of the study area. Our team will then perform more detailed inventories of identified priority connections and corridors. These layers are then viewed in unison to map out the most suitable strategies to develop pedestrian and bicycle facilities. Alternative development concepts are prepared to explore a variety of design approaches, their feasibility, and potential impact to the surrounding community.

The Master Planning process will be conducted at a level of detail to show alternatives for developing the pedestrian and bike networks in Stockbridge. We have worked on numerous projects where existing conditions provide unique challenges that require multiple design solutions. The City of Gainesville hired us to master plan a multi-use trail along the abandoned right of way of the former CSX rail line. The purpose was to connect neighborhoods to the downtown and spur redevelopment of a business district. The project confronted several challenges, including numerous complicated road crossings and traffic conflicts. Our master plan provided the City with multiple effective strategies, a list of potential projects for passive recreation options, parking lot locations, and design standards for furnishings, signage, and construction.

TJC is currently designing the Island Hopper Trail that connects the Island Information Center to Jekyll Island. Previously, TJC designed bicycle and pedestrian trails on Jekyll Island that connected the historic downtown to adjacent natural areas. These trails, because they crossed sensitive marsh areas, are designed to minimize impact on the local ecosystem. We used a variety of paving options to improve permeability while providing a safe and low maintenance surface for users. This project was funded through the Department of Transportation Enhancement program and TJC will work with the City of Stockbridge to identify potential funding sources for implementing the recommended bicycle facility infrastructure projects and programs.

Project Approach – page 3

Once we have developed a list of priority routes, working with stakeholders and representatives of Stockbridge, we will develop successful conceptual designs for connecting points of interest in the community. Taking into consideration pedestrian and bicyclist safety, we will produce alternative design scenarios and provide graphics that illustrate the general layout of the network. We will consider different configurations and construction techniques, from conventional bike lanes to new multi-use trails. One of our strengths comes from having designed these exact types of facilities all the way to construction, so we know exactly what it takes to permit and build these projects. Because of this experience, we will provide the City of Stockbridge a master plan that is a buildable blueprint for the future.

Another strength of TJC is our sensitivity to local identity. We respect the traditional characteristics of cities like Stockbridge, in particular the economic activities that support local residents and serve visitors. We understand the role community identity plays in economic development and livability. Our Master Plan also will look forward, incorporating a vision that prepares for the kinds of physical and economic growth the civic leaders desire for Stockbridge.

TJC believes that a well-designed and well-constructed public realm pays enormous dividends to a community like Stockbridge. Our plans will provide specific detailing recommendations that set a high standard for the bicycle and pedestrian infrastructure. By providing safe linkages between commercial areas and residential areas, this plan not only will enhance the overall civic space it will specifically encourage patronage of local businesses.

The Master Plan will provide a long-term vision for developing a bike and pedestrian network that can be used by all residents and visitors for all kinds of activities. We will work with the City of Stockbridge to develop implementation strategies so staff can strategically pursue capital improvement funding or grant funding. TJC specializes in producing reports that are both clear and readable. Rather than fill the page with engineering jargon, TJC will produce a plan designed to be a useful marketing tool for the City. We will work with you to develop consensus and buy in from the community.

WORK APPROACH

Tasks	Staff Involvement - The Jaeger Company			
	Principal Landscape Architect	Senior Project Manager	Landscape Architect	Landscape Architect
Task 1: Review Existing Documentation				
Obtain Available Data and Reports				
Maps, GIS, Environmental, Planning				
Develop Base Map				
Preliminary Analysis				
Task 2: Vision/Goals/Objectives				
Project Committee Meeting #1				
Kickoff Meeting and Site Visit				
Develop/Prepare List of Guiding Principles				
Identify Priority Destinations and Corridors				
Task 3: Inventory and Analysis of Existing Conditions				
Inventory and Analysis				
Sidewalks, Buffers, and Shoulders				
Crosswalks, Pedestrian Signage, Safety Features				
Road Type and Traffic Characteristics				
Barriers and Connectivity				
Vegetation, Soils, Hydrology				
Topography/Slope				
Utilities				
Recreational and Cultural Amenities				
Task 4: System Appraisal and Needs Analysis				
Project Committee Meeting #2				
Provide appraisal and evaluation methodology				
Type of Bicyclist and Pedestrian Traffic				
Bicycle and Pedestrian Network Alternatives				
Business and Commercial Needs				
Best Practices Review				
Recommended Programs to Encourage Bike and Ped Use				
Task 5: Conceptual Plan Development				
Develop Overall Plan				
Bicycle Routes and Types				
Sidewalk and Path Routes and Types				
Roadway Improvement Needs				
Site Development Preliminary Cost Estimates				
Schematic Details: Location, Intersections, etc.				
Map showing Proposed Corridors and Land Uses				
Task 6: Public Participation: Conceptual Plan				
Project Committee Meeting #3				
Present Recommendations				
Solicit Public Feedback				
Coordination with other Agencies				
Task 7: Draft Bicycle, Pedestrian and Trail Plan				
Draft Plan				
Receive Comments from City and Steering Committee				
Task 8: Final Draft				
Revise Plan				
Submit				
Task 9: Final Presentation				
Present Final Plan to City of Stockbridge Officials				

Staff Qualifications

Our team has the technical expertise and past project experience to design an outstanding multimodal transportation plan for the City of Stockbridge. TJC is certified with GDOT in both Landscape Architecture and Bicycle and Pedestrian Facilities Design.

Our team will include every level of the firm and your project will be a priority for the entire company. Keyes Williamson, principal and owner, will be the primary contact between the City and TJC. Keyes has over two decades of experience designing and maintaining public landscapes. He will be involved in every aspect of the project from inventory and analysis, to public meetings, and crafting the final plan. Madie Fischetti will serve as the project manager and work fulltime on the project. We selected Luke Rushing to assist because of his extensive experience constructing recreational facilities and his experience working with municipalities on complex transportation projects. Madie and Luke have taken many projects from the planning stage all the way through permitting and construction.

Our municipal clients depend upon our ability to estimate accurately the cost of construction. We want the City of Stockbridge to be confident about the financial implications of different layouts and designs. Luke has developed cost estimates for this exact kind of project and worked with many different contractors to build all kinds of facilities. Madie, Luke, and Keyes are all licensed Landscape Architects in the State of Georgia.

Keyes, Madie, and Luke will communicate with the city and hold periodic conferences with city staff to provide project updates. Madie will be responsible for ensuring staff meet internal deadlines. She will schedule site visits and lead public meetings.

Cameron Yates, a landscape architecture designer and draftsman, will provide graphic support. We also have on staff a Preservation Planner, an Architectural Historian, and a Landscape Historian that will be brought in if needed for any issue related to historic resources in the project area or in the vicinity. In our studio environment, all our designers contribute ideas to a project.

This project will be a priority for all staff. When awarded the project we will work with the city to develop a schedule with specific assignments and specific deadlines. We will meet often with City staff and will lead public meetings to create an open and inclusive planning process. We have utilized a number of communication strategies in past projects that can be utilized in Stockbridge, including online questionnaires, web-based community announcements, and direct mailers.



Keyes Williamson

PRINCIPAL LANDSCAPE ARCHITECT

EDUCATION

- Master of Landscape Architecture, University of Georgia
- Master of American Studies, Florida State University, Tallahassee, Florida
- Bachelor of Arts, English Literature, University of the South, Sewanee, Tennessee

PROFESSIONAL REGISTRATION

- Landscape Architect State of Georgia, #1622
- Landscape Architect State of Tennessee, #995
- Landscape Architect State of North Carolina, #1875

SPECIALIZED TRAINING

- AutoCAD
- Adobe Photoshop, PageMaker, Illustrator
- Microsoft Word, Excel, InDesign, PowerPoint
- Landscape Preservation: Cultural Landscape Reports
National Preservation Institute

PROFESSIONAL EXPERIENCE

- Twenty-Six Years Total
- The Jaeger Company 2007 – 2012,
2014 - Present
- Knoxville Botanical Garden & Arboretum –
Executive Director
- University of Tennessee – Adjunct Professor
- University of Georgia – Instructor
- Old Salem Inc. – Director of Horticulture
- Monticello – Curatorial Assistant

RELEVANT PROJECT EXPERIENCE (PARTIAL LISTING)

• **GAINESVILLE MIDTOWN GREENWAY MASTER PLAN**, Gainesville, GA

Project Manager in the preparation of a detailed Master Plan for a 12-foot wide concrete pedestrian and bike trail located within the 50-foot right-of-way of an abandoned railway adjacent to downtown Gainesville. The 1½ mile multi-use trail provides a vital pedestrian/bike connection between Midtown and the surrounding areas of Gainesville, serving as an alternate mode of transportation as well as a recreational facility. The six road crossings were carefully planned to maximize safety for trail users.

• **MONTICELLO STREETScape MASTER PLAN & CONSTRUCTION DOCUMENTS**, Monticello, GA

Project Manager for the Master Plan and Construction Documents for two phases of development around the downtown square and approaching roadways, including three GDOT routes. The master plan included bikeways along two of the routes, which became one of the State's first Scenic Byways. The materials and layout of the streetscape design around the square borrowed heavily from the town's historic past.

• **MUNDY MILL ROAD/ SR 53 LANDSCAPE IMPROVEMENTS**, Oakwood, GA

Project Manager and Landscape Architect that worked officials from Gainesville State College and the Georgia Department of Transportation to develop a site plan for the right-of-way on State Highway 53 at the entrance to the campus. The site plan includes a planting and irrigation plan to reduce maintenance requirements within the right-of-way. Other design features include a brick and metal perimeter for the fence and improvements to the pedestrian infrastructure.

• **DEMOREST STREETScape MASTER PLAN & CONSTRUCTION DOCUMENTS**, Demorest, GA

Project Manager providing assistance to the City of Demorest in the development of an overall master plan and construction documents to guide improvements in the community with detailed design for the downtown core. Project proposes changes to existing vehicular circulation and parking with additional space provided for the pedestrian in wider sidewalks and plaza spaces. Project's special focus is on open space opportunities, particularly in restoration of former historic park space, Spring Park, and linkages to Piedmont College, a historic institution in the City.



Madie Fischetti, ASLA

SENIOR LANDSCAPE ARCHITECT/PROJECT MANAGER

EDUCATION

- Master of Landscape Architecture, University of Georgia, Athens, Georgia
- Certificate in Historic Preservation, University of Georgia, Athens, Georgia
- Bachelor of Arts, American Studies, College of William and Mary, Williamsburg, Virginia
- Minor in Art & Art History, College of William and Mary, Williamsburg, Virginia

PROFESSIONAL REGISTRATION

- Landscape Architect State of Georgia, #1420

PROFESSIONAL EXPERIENCE

- Fifteen Years Total
- The Jaeger Company 2001-2007,
April 2008-Present (Consultant)
- University of Georgia 2007-Present
- Madie Fischetti, Landscape Architect
2007-2012
- Athens Design Studio 2013-Present

RELEVANT PROJECT EXPERIENCE (PARTIAL LISTING)

• **JEKYLL ISLAND MULTI-USE TRAILS**, Jekyll Island, GA

Project Manager for multi-use trail construction project. Conducted field-work to determine trail routing. Produced construction drawings and specifications for pervious surface and concrete trails. Managed construction of trails including coordination with the Georgia Department of Transportation.

• **BUFORD HIGHWAY IMPROVEMENT PLAN & ECONOMIC DEVELOPMENT STRATEGY**,

Brookhaven, GA

Madie is serving as Project Manager and Senior Landscape Architect in a study of the Buford Highway Corridor, located within the City of Brookhaven. The goal is to determine a Development Strategy and create a physical plan to support it. Madie is responsible for the coordination of all subconsultants and directing the work of the TJC team. Madie is serving a major role in the creation of design alternatives in the creation of complete corridor physical master plan.

• **GREENSBORO STREETScape - PHASE III**, Greensboro, GA

Project Manager assisting the City of Greensboro in Phase III of the downtown streetscape. Plans include sidewalk improvements utilizing the historic pattern of multi-colored hexagonal pavers; pedestrian amenities; and the development of off-street parking to replace former on-street spaces. A canopy of native trees, selected for their appropriateness as historic species, as well as their sustainable characteristics, was returned to the town center. The project will entail providing construction documents, construction bidding and administration services.

• **VICKERY CREEK MILL PARK**, Roswell, GA

Project Manager of conceptual design through construction documents for implementation of a trail system, boardwalk and bridge to access the historic Vickery Creek Mill site. Additional components include a mill ruins stabilization plan with structural engineering details and graphic design for an interpretive signage package.

• **CLARKESVILLE STREETScape MASTER PLAN**, Clarkesville, GA

Project Manager for a city-wide Master Plan and Construction Documents for two city blocks adjacent to the town square. The design included brick sidewalks, brick crosswalks, historically-accurate light fixtures, street trees and site furnishings to complement the historic character of the downtown district. In addition, the sidewalk grades were field-adjusted to make all building entrances ADA accessible. The construction project was funded in part by The Georgia Department of Transportation and by the City of Clarkesville.



SELECTED PROJECTS LIST

TRAILS & GREENWAY PROJECTS

**Jekyll Island Multi-Use Trail, Phases I, II, III
Master Plan & Construction Documents**
Jekyll Island, Georgia
Jekyll Island State Park Authority

**Big Creek Greenway Expansion
Conceptual Plan & Construction
Documents**
Alpharetta, Georgia
City of Alpharetta

**Three Trailheads
Master Plan & Construction Documents**
Whitfield County, Georgia
Whitfield County Board of Commissioners

**Hall County Multi-Use Trail, Phases I & II
Construction Documents**
Hall County, Georgia
Hall County Board of Commissioners

**Gainesville/Hall County Bike & Pedestrian
Plan**
Countywide Bike & Pedestrian Plan
Hall County, Georgia
Gainesville-Hall County
Metropolitan Planning Organization

**Hardman Farm Visitor Center Parking &
Pedestrian/Bike Access**
**Schematic Design & Construction
Documents**
White County, Georgia
Georgia Department of Natural Resources

**Vickery Creek Mill Park
Master Plan & Construction Documents**
Roswell, Georgia
City of Roswell Parks & Recreation Dept

**Gwinnett County Environmental &
Heritage Center Conceptual Plan,
Master Plan & Construction Documents**
Gwinnett County, Georgia
Gwinnett County Board of Commissioners

**Camp Creek Greenway Pedestrian
Master Plan & Sidewalk Improvements**
Lilburn, Georgia
City of Lilburn

**Gainesville Midtown Greenway
Master Plan & Schematic Design**
Gainesville, Georgia
City of Gainesville

**Ivy Creek Greenway, Phase 1, Section 3
Construction Documents**
Gwinnett County, Georgia
Gwinnett County Department of
Community Services

**Newton County Multi-Use Trail
Construction Documents**
Newton County, Georgia
Newton County Board of Commissioners

**Flint River Access
Sprewell Bluff State Park
Construction Documents**
Upson County, Georgia
Georgia Department of Natural Resources

**Euchee Creek Greenway
Master Plan**
Columbia County, Georgia
Columbia County Department of
Community & Leisure Services

**Silver Comet Trail
Master Plan & Construction Documents**
Polk County, Georgia
GRITS & Path Foundation

**Augusta Canal Linear Trail Park
Master Plan & Construction Documents**
Augusta, Georgia
City of Augusta Community
Development Department

**Rock Creek Greenway
Master Plan**
Gainesville, Georgia
City of Gainesville

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BICYCLE MASTER PLAN
ATHENS-CLARKE COUNTY GOVERNMENT
ATHENS-CLARKE COUNTY, GEORGIA



The Jaeger Company (TJC) assisted the Athens-Clarke County Government in the creation of a Bicycle Master Plan.

A county-wide Existing Conditions Inventory, which included the University of Georgia Campus, identified current facilities such as multi-use paths, shared roadways and dedicated bicycle lanes. Planned bicycle-related projects were also included on the Existing Conditions Map.

Working with County staff members and local interest community groups, TJC identified

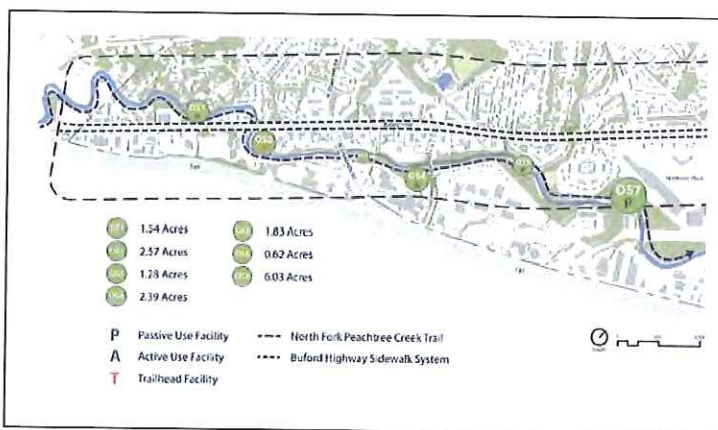
principle origins and designations for bicycle traffic. The Master Plan recommended transportation corridors which will most effectively and safely connect these origins and destinations.

The Master Plan also included cost estimates for the design and construction of all planned facilities, as well as a ten-year implementation plan for proposed improvements.

The Bicycle Master Plan was funded through the SPLOST 2000 Bicycle Improvement Project.



BUFORD HIGHWAY IMPROVEMENT PLAN & ECONOMIC DEVELOPMENT STRATEGY CITY OF BROOKHAVEN, BROOKHAVEN, GEORGIA



Brookhaven Open Space Network

City leaders expressed an interest in the collective vision and future of Buford Highway, by commissioning a study, titled, the Buford Highway Improvement Plan and Economic Development Strategy. TJC along with a subconsultant team, including an economic consulting firm and a transportation-engineering firm completed this project.

Buford Highway is a gateway into the newly formed City of Brookhaven, extending three miles within the corporate limits. This corridor contains a range of employment, living, retail, dining, and other options that, according to the City, warrant study. The study focused on sustainable redevelopment opportunities, safe and decent housing initiatives, and diverse workforce initiatives all in support of the health, safety, and general welfare of the community and economy. This plan provides recommendations to facilitate an attractive, safe, and trafficable environment, with an emphasis on pedestrian accessibility. A companion action plan provides a list of future activities to stimulate the area to its full potential and long-range sustainability.

A Steering Committee served an advisory role in the project. Public meetings and a final presentation to City Council were also part of public involvement. TJC provided web updates of the study's progress for posting on the City's website.

Products from the study included an overall Development Strategy based on the economic analysis findings and a physical plan to support it. The physical plan provides an array of potential projects including: transportation upgrades, landscape enhancements, improvements to the pedestrian and bikeway networks, provisions for the safety of pedestrians traveling along and crossing the corridor, and identification of open space opportunities with the goal to create parks along the corridor while also providing multi-modal linkages to regional networks. A future North Fork Peachtree Creek Greenway is one such network that utilizes one of the City's most significant natural resources.

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BICYCLE & PEDESTRIAN TRAIL SYSTEMS - PHASES I, II, III
JEKYLL ISLAND STATE PARK AUTHORITY
JEKYLL ISLAND, GEORGIA



Stabilizer® & GravelPave® Trail

The Jaeger Company (TJC) completed construction documents and provided construction observation services for an approximate 10,000 linear foot bicycle/ pedestrian trail on Jekyll Island for the Jekyll Island State Park Authority. Major project funding was provided through the Georgia Department of Transportation's Transportation Enhancement (TE) program with matching monies from the Authority.

Most trail surfaces are permeable, and the system includes boardwalks, bridges, and overlooks. An important aspect of the design was identifying a trail surface that had the durability to accommodate bike traffic, while also allowing water to penetrate, particularly in fragile marsh zones. A number of paving systems were evaluated and a new detail, combining Stabilizer® and GravelPave®, was created by TJC specifically for this project. Portions of the trail adjacent to roadways used a special tabby concrete surface, developed originally by Jekyll Island for use in the historic district to provide a hard surface that blends with the significant cultural landscape.



Greenway Trail

The design worked with the environmentally sensitive project area, including both freshwater and saltwater marshes, with the majority of the trail traversing a shady maritime forest. The new bicycle trail also contains cultural elements as it joins with a historic carriage road dating from The Jekyll Island Club's heyday in the early twentieth century and passes near prehistoric shell middens that have been protected in the plan. The trail highlights the natural aspects of the island with strategically placed overlooks which allow spectacular vistas of the surrounding marshlands.

The firm handled all permit requirements for the project. Recently completed, the trail is part of a larger network of trails that crisscrosses the state park resort area. The Phase III effort, expanded the trail along Riverside Drive for approximately 3,500 linear feet and terminates at a historic trail trace, providing a direct link to the beach side of the Island. Phase III was completed January 2013. TJC is currently designing Island Hopper Trail which will connect the Island Information Center on the Causeway to existing trails.

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BICYCLE/PEDESTRIAN TRAILS DESIGN &
HISTORIC DISTRICT CIRCULATION IMPROVEMENTS PHOTOSHEET
JEKYLL ISLAND STATE PARK AUTHORITY, JEKYLL ISLAND, GEORGIA



Pervious multi-use trail through maritime forest



Crosswalk and tabby trail along multi-use path



Bridge and overlook area



View of marsh from trail overlook area



View of tabby walkway along Pier Road in Historic District



Consolidated parking area in Historic District

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ALPHARETTA BIG CREEK GREENWAY EXPANSION
CONCEPTUAL PLAN & CONSTRUCTION DOCUMENTS
ALPHARETTA, GEORGIA



*Images of Completed Big Creek Greenway - June 2011
credit: Alpharetta-Milton Patch*

The Jaeger Company (TJC) served as the prime consultant and project landscape architects in a \$2.5 million greenway project for the City of Alpharetta. The firm was responsible for a design team comprised of civil and structural engineers, surveyors and environmental specialists. The project involved the design and permitting of a one mile greenway trail extension along Big Creek, which connects an existing trail with office park developments and the larger pedestrian facility network.

This project is an expansion of an existing six plus mile multi-use trail system. The present trail connects a variety of uses and community activity centers and is used by many local residents and regional recreational trail enthusiasts.

This project enlarges the pedestrian transportation network within Alpharetta by providing a long-lasting, safe and accessible facility. Universal access

is accomplished both at a new trailhead and along the entirety of the trail extension despite the challenge of steep topography. The new trail winds through woodlands and over wetlands, utilizing boardwalks in some of the most sensitive zones.

Major challenges of the project were the design of a bike/pedestrian tunnel under Webb Bridge Road and a pedestrian bridge crossing at Big Creek. A 120' long concrete and steel bridge attaches to a curved, 300' long, concrete and steel boardwalk. Extensive hydrological studies and design concepts were completed in the bridge's development to minimize the impact to surrounding wetlands and the sensitive ecosystem.

This project relied on Transportation Enhancement (TE) funds for a portion of the construction budget with the City of Alpharetta responsible for the balance of funds.

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CONCEPTUAL PLAN & CONSTRUCTION DOCUMENTS
ALPHARETTA BIG CREEK GREENWAY EXPANSION PHOTOSHEET
ALPHARETTA, GEORGIA



Bicyclist on Big Creek Greenway



Trail in Shady Zones of Corridor



Bike and Pedestrian Tunnel under Webb Bridge Road



Trail Approach to Tunnel with Webb Bridge Road Above



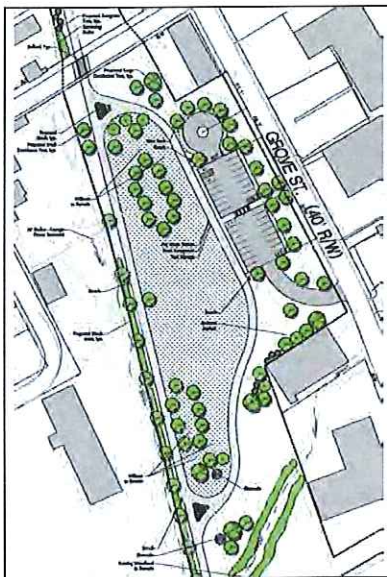
Bike and Pedestrian Bridge over Big Creek



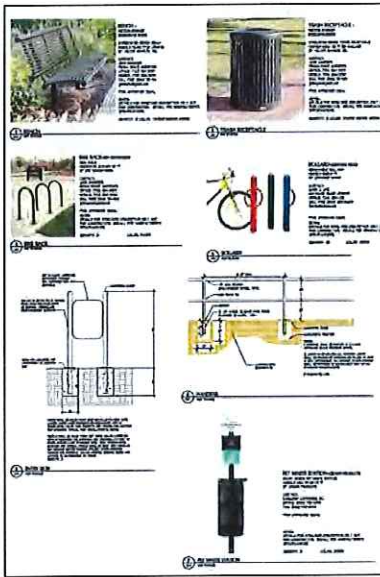
Bridge Approach over Big Creek



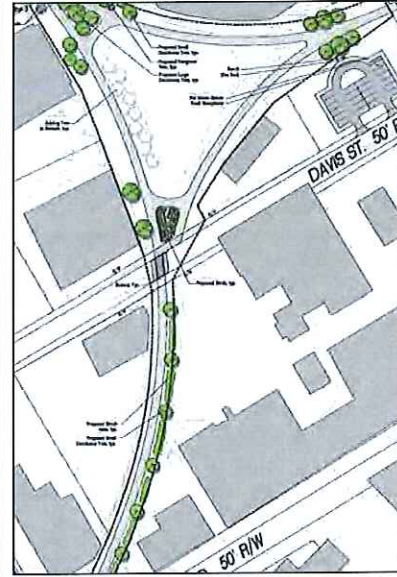
GAINESVILLE MIDTOWN GREENWAY MASTER PLAN AND SCHEMATIC DESIGN DOCUMENTS GAINESVILLE, GEORGIA



Concept for former Maintenance Yard



Trail Furnishings Recommendations



Concept for "Wye" Area

The Jaeger Company (TJC) provided assistance to the City of Gainesville in the preparation of a Master Plan and Schematic Design Concepts for the Midtown Greenway. The proposed Greenway consists of a 12-foot wide, 4,630-foot long, concrete multi-use trail, which utilizes the right-of-way of the former CSX rail line. The Greenway will promote connectivity between neighborhoods within the Midtown area of Gainesville by providing a separate pedestrian/bicycle route along the former railroad.

The Greenway will connect to the City of Gainesville's downtown, Rock Creek Park and to the Central Hall County Multi-use Trail. The "Maintenance Yard," a large open space between Banks Street and High Street, will become the site of passive recreation and a parking lot/trailhead. The area known as the "Wye," a triangular parcel between Martin Luther King Jr.

Boulevard, Davis Street, and Grove Street, will also feature a parking lot/trailhead.

The goal of this effort was to provide a schematic design for the Gainesville Midtown Greenway, including recommendations on construction, alignment, phasing, and an estimate of cost. These recommendations provided strategic guidance and also reflected the contractual obligations inherent in the transfer of the CSX property to the City.

Landscape features associated with the trail include shade trees, ornamental trees, shrubs, and landscaped bio swales, which will handle drainage and be designed to enhance the environmental character and function of the area. Site furnishings will be strategically located and include benches, trash receptacles, pet waste stations, bike racks, and signage. Phase One of this trail corridor has been completed.

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PHOTO SHEET
GAINESVILLE MIDTOWN GREENWAY
GAINESVILLE, GEORGIA



Trail Street Furniture



Trailhead



Stormwater Wetland adjacent to Trail



Flat Creek Streambank Restoration



Trail



Trailhead



improvements: (1) replacing existing sidewalks, using primarily brick pavers in many locations; (2) enhancing the streetscape with native trees and traditional species such as the Ginkgo; (3) improving the growing environment for street trees using a structural soil mix; (4) adding a variety of street furnishings, pedestrian lighting, and signage.

Concepts for the downtown gateways were also developed as part of the project. The second phase of construction included major improvements to the downtown's pedestrian gateway that connects the University of Georgia with College Square. Special design considerations allowed the introduction of a brick crosswalk in this location, which is also a state route.

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STREETSCAPE PROJECTS MULTIPLE LOCATIONS



The Greensboro, GA streetscape includes street trees, buried utilities, and hexagonal pavers recalling downtown's historic character.

Streetscape improvements are a valuable component in the revitalization of our downtown communities and neighborhoods. The Jaeger Company (TJC) has designed master plans and prepared construction documents for streetscapes in numerous cities in the Southeast, resulting in attractive, pedestrian-friendly commercial areas with updated infrastructure.

An important feature of streetscape design is pedestrian safety and comfort. Traffic-calming methods combined with pedestrian-scale lighting, shade trees, and furnishings such as benches and trash receptacles, help to create a welcoming atmosphere in downtown areas. Clear, unobtrusive signage and accessible sidewalks are other important elements.

Many streetscape projects are undertaken in historic areas. A careful analysis of existing conditions and available historic materials can lay the groundwork for a streetscape master plan that complements the heritage of a city.

Funding for streetscape projects can come from a variety of federal, state, and local monies, as well as, special tax districts. TJC has experience administering Transportation Enhancement (TE) and SPLOST (Special Purpose Local Option Sales Tax) sponsored projects, the source of funding for the majority of these projects. All of the projects are approached in a manner that reflects context-sensitive design/transportation planning.

Communities assisted by TJC in Streetscape Master Plans and/or Construction Documentation and Observation efforts include:

- Adairsville, GA
- Athens, GA
- Austell, GA
- Bainbridge, GA
- Blue Ridge, GA
- Bostwick, GA
- Calhoun, GA
- Clarkesville, GA
- Commerce, GA
- Conyers, GA
- Demorest, GA
- Dalton, GA
- Ellijay, GA
- Fairmount, GA
- Flowery Branch, GA
- Forsyth, GA
- Gainesville, GA
- Greensboro, GA
- Hoschton, GA
- Jasper, GA
- Kennesaw, GA
- Maysville, GA
- Monticello, GA
- Newnan, GA
- Norcross, GA
- Rome, GA
- Statham, GA
- Summerville, GA
- Thompson, GA
- Unadilla, GA
- Vidalia, GA
- Watkinsville, GA
- West Point, GA
- Beaufort, SC
- Spartanburg, SC



Broad Street in Athens features ornamental brick pavers



City of Stockbridge Georgia

Bike and Pedestrian Plan

PROJECT SCHEDULE (revised)

Dates	Tasks
	Task 1: Review Existing Documentation
Jan/Feb 2016	Obtain Available Data and Reports
	Maps, GIS, Environmental, Planning
Jan/Feb 2016	Develop Base Map
Jan/Feb 2016	Preliminary Analysis
	Task 2: Vision/Goals/Objectives
Jan/Feb 2016	Kickoff Meeting and Site Visit (Jan 20 2016)
	Develop/Prepare List of Guiding Principles
	Identify Priority Destinations and Corridors
	Task 3: Inventory and Analysis of Existing Conditions
Feb 2016 - July 2016	Inventory and Analysis
	Sidewalks, Buffers, and Shoulders
	Crosswalks, Pedestrian Signage, Safety Features
	Road Type and Traffic Characteristics
	Barriers and Connectivity
	Vegetation, Soils, Hydrology
	Topography/Slope
	Utilities
	Recreational and Cultural Amenities
	Task 4: System Appraisal and Needs Analysis
June 2016 - July 2016	Public Survey
	Provide appraisal and evaluation methodology
	Type of Bicyclist and Pedestrian Traffic
	Bicycle and Pedestrian Network Alternatives
	Business and Commercial Needs
	Best Practices Review
	Recommended Programs to Encourage Bike and Ped Use
	Task 5: Conceptual Plan Development
Aug 2016	Develop Overall Plan
	Bicycle Routes and Types
	Sidewalk and Path Routes and Types
	Roadway Improvement Needs
	Site Development Preliminary Cost Estimates
	Schematic Details: Location, Intersections, etc.
	Map showing Proposed Corridors and Land Uses
	Task 6: Public Participation: Conceptual Plan
Aug 2016	Project Presentation
	Present Recommendations
	Solicit Public Feedback
	Coordination with other Agencies
	Task 7: Draft Bicycle, Pedestrian and Trail Plan
Sept 2016	Draft Plan
	Receive Comments from City and Steering Committee
	Task 8: Final Draft
Oct 2016	Revise Plan
	Submit
	Task 9: Final Presentation
Oct 2016	Present Final Plan to City of Stockbridge Officials

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. _____

A RESOLUTION NAMING AND APPOINTING MEMBERS OF THE MAIN STREET ADVISORY BOARD TO FILL A CERTAIN VACANCIES; PROVIDING FOR SEVERABILITY; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE OF THIS RESOLUTION; 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;

WHEREAS, as the result of certain expirations of terms, a vacancy exists on the Main Street Advisory Board for the City of Stockbridge; and

WHEREAS, the City Council finds it necessary and proper to name certain individuals to fill such vacancies.

NOW THEREFORE, THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE HEREBY RESOLVE AS FOLLOWS;

Section 1. **Board of Directors** – The Mayor and City Council of the City of Stockbridge resolve that there is hereby named and appointed as a members of the Main Street Advisory Board the following named persons, whose appointment is contingent upon the successful passage of a background check:

Names

Terms of Office

The Mayor and Council of the City further resolve that commencing with the date of adoption of this resolution each of the persons named above as directors shall serve in such capacity for the term set forth opposite his or her respective name.

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

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

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

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

[Signatures on following page.]

SO RESOLVED, this the _____ day of _____ 2016.

CITY OF STOCKBRIDGE, GEORGIA

ANTHONY S. FORD, MAYOR PRO TEM

ATTEST:

VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:

MICHAEL WILLIAMS, CITY ATTORNEY

Main Street Advisory Board Recommendations

Banker Position:

Mr. Shomari Furtch

Manager, Wells Fargo Bank

Contractor/Architect/Landscape

Architect Position:

Wanda Moore

Falcon Design Co.



**South Berry Street Sidewalks
Phase II – CDBG Funding
Bid #201508-01**

**Change Order
No. 1 - Final**

Date of Issuance: June 10, 2016

Effective Date: July 11, 2016

Owner: City of Stockbridge

Owner's Contract No.: 2011508-01 (CDBG)

Contract: South Berry Street Sidewalks Phase II - CDBG

Date of Notice to Proceed: January 18, 2016

Contractor: Construction 57 Incorporated

Engineer's Project No.: N/A

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

Description:

Final adjustment of actual quantities measured in the project

Attachments (list documents supporting change):

Spreadsheet with actual quantities and justification letter for delay request.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

Original Contract Times: 60 Calendar days

\$ 139,470.40

Substantial completion days: 45 Calendar days

Ready for final payment days: 60 Calendar days

No Change from previously approved Change Orders No. N/A to No. N/A:

No Change from previously approved Change Orders No. N/A to No. N/A:

\$ N/A

Substantial completion (days): No Change

Ready for final payment (days): No Change

Contract Price prior to this Change Order:

Contract Times prior to this Change Order:

\$ 139,470.40

Substantial completion days: 45 Calendar days

Ready for final payment days: 60 Calendar days

Increase of this Change Order:

Contract Time Change for this Change Order:

\$ 1,088.80

Substantial completion (days or date): 105

Ready for final payment (days or date): 120

Contract Price incorporating this Change Order:

Contract Times with all approved Change Orders:

\$ 140,559.20

Substantial completion days: 105 Calendar days

Ready for final payment days: 120 Calendar days

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: [Signature]

By: [Signature]

By: [Signature]

Falcon Design Consultants, LLC

City of Stockbridge, GA

Construction 57 Incorporated

Date: 6/10/2016

Date: [Signature]

Date: 6/10/16

Change Order

Instructions

A. GENERAL INFORMATION

This document was developed to provide a uniform format for handling contract changes that affect Contract Price or Contract Times. Changes that have been initiated by a Work Change Directive must be incorporated into a subsequent Change Order if they affect Price or Times.

Changes that affect Contract Price or Contract Times should be promptly covered by a Change Order. The practice of accumulating Change Orders to reduce the administrative burden may lead to unnecessary disputes.

If Milestones have been listed in the Agreement, any effect of a Change Order thereon should be addressed.

For supplemental instructions and minor changes not involving a change in the Contract Price or Contract Times, a Field Order should be used.

B. COMPLETING THE CHANGE ORDER FORM

Engineer normally initiates the form, including a description of the changes involved and attachments based upon documents and proposals submitted by Contractor, or requests from Owner, or both.

Once Engineer has completed and signed the form, all copies should be sent to Owner or Contractor for approval, depending on whether the Change Order is a true order to the Contractor or the formalization of a negotiated agreement for a previously performed change. After approval by one contracting party, all copies should be sent to the other party for approval. Engineer should make distribution of executed copies after approval by both parties.

If a change only applies to price or to times, cross out the part of the tabulation that does not apply.

ORIGINAL BID ITEMS AND QUANTITIES

MEASURED QUANTITIES

ITEM NO.	ESTIMATED QUANTITY	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	MEASURED/ ASSUMED	TOTAL PRICE	CONTRACT DIFFERENCE
1	1	L.S.	Mobilization and Traffic Control (Complete including CDBG Project Signage)	\$ 7,500.00	\$ 7,500.00	1	\$ 7,500.00	\$ -
2	1	L.S.	Clearing and Grubbing	\$ 4,500.00	\$ 4,500.00	1	\$ 4,500.00	\$ -
3	30	L.F.	Type "C" Silt Fencing (Complete with Maintenance)	\$ 5.00	\$ 150.00	30	\$ 150.00	\$ -
4	1	L.S.	Grading Complete	\$ 28,000.00	\$ 28,000.00	1	\$ 28,000.00	\$ -
5	548	L.F.	Sawcut Existing Asphalt Pavement	\$ 3.00	\$ 1,644.00	160	\$ 480.00	\$ (1,164.00)
6	147	S.Y.	Graded Aggregate Base Course 12" Thick including Compaction	\$ 55.00	\$ 8,085.00	149	\$ 8,195.00	\$ 110.00
7	457	L.F.	6" x 24" 3000 PSI Concrete Curb and Gutter	\$ 15.00	\$ 6,855.00	536	\$ 8,040.00	\$ 1,185.00
8	1360	S.Y.	Mill Existing Asphalt Pavement, 1 1/2" Depth	\$ 12.00	\$ 16,320.00	1370	\$ 16,440.00	\$ 120.00
9	113	Tons	Recycled Asphaltic Concrete Paving 1 1/2" thick (Type SP-12.5 Fine Mix) including prime and tack coats.	\$ 145.00	\$ 16,385.00	129.96	\$ 18,844.20	\$ 2,459.20
10	331	S.Y.	3000 PSI Concrete Sidewalk, 4" Thick	\$ 32.00	\$ 10,592.00	341	\$ 10,912.00	\$ 320.00
11	1	EA.	GDOT Handicap Ramp (Complete w/ "Red" Detectable Warning Pad)	\$ 650.00	\$ 650.00	1	\$ 650.00	\$ -
12	284	L.F.	15" RCP Storm Sewer Pipe (Complete)	\$ 30.00	\$ 8,520.00	284	\$ 8,520.00	\$ -
13	5	L.F.	18" RCP Storm Sewer Pipe (Complete)	\$ 35.00	\$ 175.00	24	\$ 840.00	\$ 665.00
14	1	EA.	18" GDOT Concrete Safety End Section, 4:1 Slope	\$ 750.00	\$ 750.00	1	\$ 750.00	\$ -
15	2	EA.	GDOT 1018A Drop Inlet w/ Vane Grates (Complete)	\$ 3,800.00	\$ 7,600.00	2	\$ 7,600.00	\$ -
16	1	EA.	GDOT 9031U Junction Box w/ Top, (Complete)	\$ 3,800.00	\$ 3,800.00	1	\$ 3,800.00	\$ -
17	1	EA.	Relocate and Adjust Existing Water Meter to Grade Complete	\$ 500.00	\$ 500.00	1	\$ 500.00	\$ -
18	25	L.F.	GDOT Thermoplastic Crosswalk Striping, 7 Feet Wide	\$ 20.00	\$ 500.00	25	\$ 500.00	\$ -
19	1124	L.F.	GDOT Thermoplastic Traffic Striping, 5" Wide White Solid	\$ 1.60	\$ 1,798.40	1105	\$ 1,768.00	\$ (30.40)
20	1060	L.F.	GDOT Thermoplastic Traffic Striping, 5" Wide Yellow Solid	\$ 1.60	\$ 1,696.00	1050	\$ 1,680.00	\$ (16.00)
21	40	L.F.	GDOT Thermoplastic Stop Bar, 24" Wide White	\$ 10.00	\$ 400.00	31	\$ 310.00	\$ (90.00)
22	83	L.F.	Split Rail Fencing (Complete including Removal of Existing Fencing, install New 3-Rail Fencing, Concrete Line Post Bedding, etc.)	\$ 25.00	\$ 2,075.00	76	\$ 1,900.00	\$ (175.00)
23	0.1	AC.	Temporary Grassing of Disturbed Areas (Complete including Mulch, Fertilizer, Lime, Seed, etc)	\$ 2,000.00	\$ 200.00	0.1	\$ 200.00	\$ -
24	0.1	AC.	Permanent Grassing of Disturbed Areas (Complete including Topsoil, Mulch, Fertilizer, Lime, Seed, etc)	\$ 5,000.00	\$ 500.00	0.1	\$ 500.00	\$ -
25	5	Tons	GDOT Class "3" Rip-Rap Installed	\$ 55.00	\$ 275.00	0	\$ -	\$ (275.00)
26	1	L.S.	Project Contingency Allowance (For Use by City Only)	\$ 10,000.00	\$ 10,000.00	0.7980	\$ 7,980.00	\$ (2,020.00)

ORIGINAL CONTRACT AMOUNT \$ 139,470.40

\$ 132,579.20 \$ 1,088.80

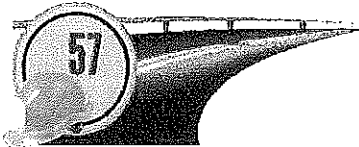
ADDITIONAL ITEMS AS DIRECTED OR AGREED

A	1	L.S.	Additional GAB Stone Per City Direction	\$ 2,000.00	1	\$ 2,000.00
B	2	EA.	Concrete Collar on Storm Sewer Piping	\$ 750.00	2	\$ 1,500.00
C	38	Tons	#57 Stone Between Existing Water Main and New Storm Sewer	\$ 35.00	38	\$ 1,330.00
D	2.5	Days	Request for Delay Due to Utility Conflict	\$ 1,000.00	2.5	\$ 2,500.00
E	65	L.F.	6" Header Curb @ Back of Sidewalk	\$ 10.00	65	\$ 650.00

TOTAL ADDITIONAL WORK AS DIRECTED OR AGREED AND DEDUCTED FROM THE CONTINGENCY ALLOWANCE \$ 7,980.00

CURRENT TOTAL VALUE OF CONTRACT \$140,559.20

NET INCREASE IN CONTRACT VALUE \$ 1,088.80



Construction 57 Inc.

ROADWAYS . SITE UTILITIES . CONCRETE PAVING . GENERAL CONTRACTING

April 28, 2016

Mr. Kevin J. Walter P.E.
Director of Public Works
City of Stockbridge Ga.

*C/O: G.A Skip Layton Jr.
Director of Municipal Services
Falcon Design Consultants LLC.*

Dear Sir,

Sub- Cost for delay days and exploratory digging.

I am writing this letter to request your approval for the sum of **\$2500.00** for the 2 ½ days of delay work and exploratory digging to locate the water main not included in the original drawing.

This is the cost for the entire crew to work on finding the water main and the engineering team to resolve the issue as agreed on site. It also includes the equipment and operational cost of the entire crew team

I look forward to your approval of this change order for the sum of Two Thousand Five Hundred Dollars only.

Thank you for the opportunity and the cooperation received to perform the sidewalk construction for the city.

Sincerely,

Olusegun A. Osho
President
Construction 57 Incorporated.



CITY OF STOCKBRIDGE | APPLICATION FOR ANNEXATION

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

Annexation No: AX16-46 Date: 5/31/2016
Received by: Tamara Holiday

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: 515 Country Club Dr. Stockbridge, GA 30281

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

LAND USE AND ZONING

County: HENRY County Zoning Classification: R3
Present Land Use: R-3 (for surrounding COS Properties) Requested Zoning Classification: RM

PROPERTY OWNER

Name: Tony Oglesby
Mailing Address: 515 Country Club Dr. Stockbridge, GA 30281
Telephone: (678) 367-5130 Email: tonyoglesby@hotmail.com
Signature: [Signature] Date: _____

* 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: Same
Mailing Address: _____
Telephone: (____) _____ Email: _____
Signature: _____ Date: _____

PLEASE DO NOT WRITE BELOW THIS LINE -- OFFICE USE ONLY

Signature: [Signature] Date: 06/02/2016



CITY OF STOCKBRIDGE | OWNER'S AUTHORIZATION

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

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:

Tony B. Oglesby

Property Address: 515 Country Club Dr. Stockbridge, GA. 30281

Telephone: (678) 367-5130

Email: tonyoglesby@hotmail.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:

Tony B. Oglesby

Date:

05/16/2016

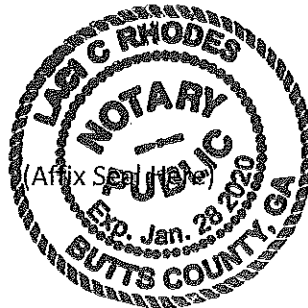
Personally appeared before me

Tony B Oglesby 002087687

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

Laci C Rhodes
Notary Public

May 16, 2016
Date



APPLICATION FOR ANNEXATION UNDER
THE ONE HUNDRED PERCENT (100%) METHOD

Date of Submission: 6/3/2016

To the Mayor and city Council of the City of Stockbridge, Henry County, Georgia.

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Stockbridge, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Stockbridge, Georgia, and the description of such territory is hereto attached as Exhibit A.

Owners Name: Mr. Tony B. Oglesby

Owners Name: Mrs. Cheryl S. Oglesby

Property Location: 515 Country Club Drive

Stockbridge, GA 30281

Land Lot: _____

District: _____

Acreage: _____

Map Code No: 051D02008000

Zoning Classification: _____

Signatures: [Signature] Date _____

[Signature] Date _____

Date

Date

DOC# 047167
FILED IN OFFICE
10/01/2002
11:43:29AM
BK:05320 PG:0239
JUDITH A. LEWIS
CLERK OF
SUPERIOR COURT
HENRY COUNTY, GAREAL ESTATE TRANSFER TAX
HENRY COUNTY
SUPERIOR COURT

OCT 01 2002

PAID \$

354.50

JUDITH A. LEWIS
CLERK OF SUPERIOR COURTPrepared by:
Brochstein & Bantley, P.C.
825 Fairways Court, Suite 100
Stockbridge, Georgia 30281
a. smith
File No. 2020914497

WARRANTY DEED

STATE OF Georgia COUNTY OF Henry

THIS INDENTURE, Made the 23rd day of September, in the year
Two Thousand Two, between
W.G. Holdings, Inc.of the County of Henry, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and

Tony B. Oglesby and Cheryl S. Oglesby

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DEFINED AND CREATED
BY GEORGIA LAWS 1976, P. 1438 AND 1439 (O.C.G.A. SECTION 44-6-190)
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 that: Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)
DOLLARS 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,All that tract or parcel of land lying and being in Land Lot 14 of the 6th
District, Henry County, Georgia, being Lot 8, Block A, of Windsong Plantation
at Eagles Landing, as per plat recorded in Plat Book 19, Page 16, Henry County
Records, which plat is incorporated herein by this reference and made a part
of this description.

This conveyance is made subject to all easements, covenants and restrictions of record.

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

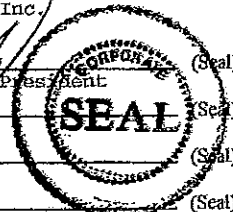
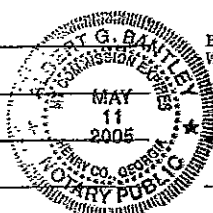
Signed, sealed and delivered in presence of:

W.G. Holdings, Inc.

WITNESS

NOTARY PUBLIC

By: William Gregg, President



TONY B OGLESBY, CHERYL S OGLESBY
515 COUNTRY CLUB DR
STOCKBRIDGE, GA 30281

Doc ID: 015080470001 Type: CANG
Recorded: 09/08/2011 at 10:00:42 AM
Fee Amt: \$12.00 Page 1 of 1
Henry, GA Clerk of Superior Court
Barbara Harrison Clerk of Court
BK **12222** PG **102**
Cancelled of Record

UID: 5aaf6944-5a0d-47f8-9f75-641329cbcc8
DOCID_0008717072602005N



SATISFACTION OF MORTGAGE
(Cancellation to Security Deed)

STATE OF GEORGIA, COUNTY OF HENRY
The indebtedness referred to in that certain Deed to Secure Debt
From: TONY B OGLESBY, CHERYL S OGLESBY
To: BANK OF AMERICA, N.A.
Dated 09/23/2002, and recorded on 10/01/2002, in Deed Book 05320, Page 0240, in the office of the
HENRY COUNTY CLERK OF THE SUPERIOR COURT of HENRY County, Georgia, having been
paid in full and the undersigned being the original grantee or the heir, assign, transferee or devisee of the
original grantee, the clerk of such superior court is authorized and directed to cancel that deed of record as
provided in Code Section 44-14-4 of the O.C.G.A for other mortgage cancellations.

In witness whereof, the undersigned has set his hand this 31 DAY OF AUGUST, 2011.

Bank of America, N.A.

By:

Icela Lopez, Vice President

Susan Ballard, Assistant Secretary

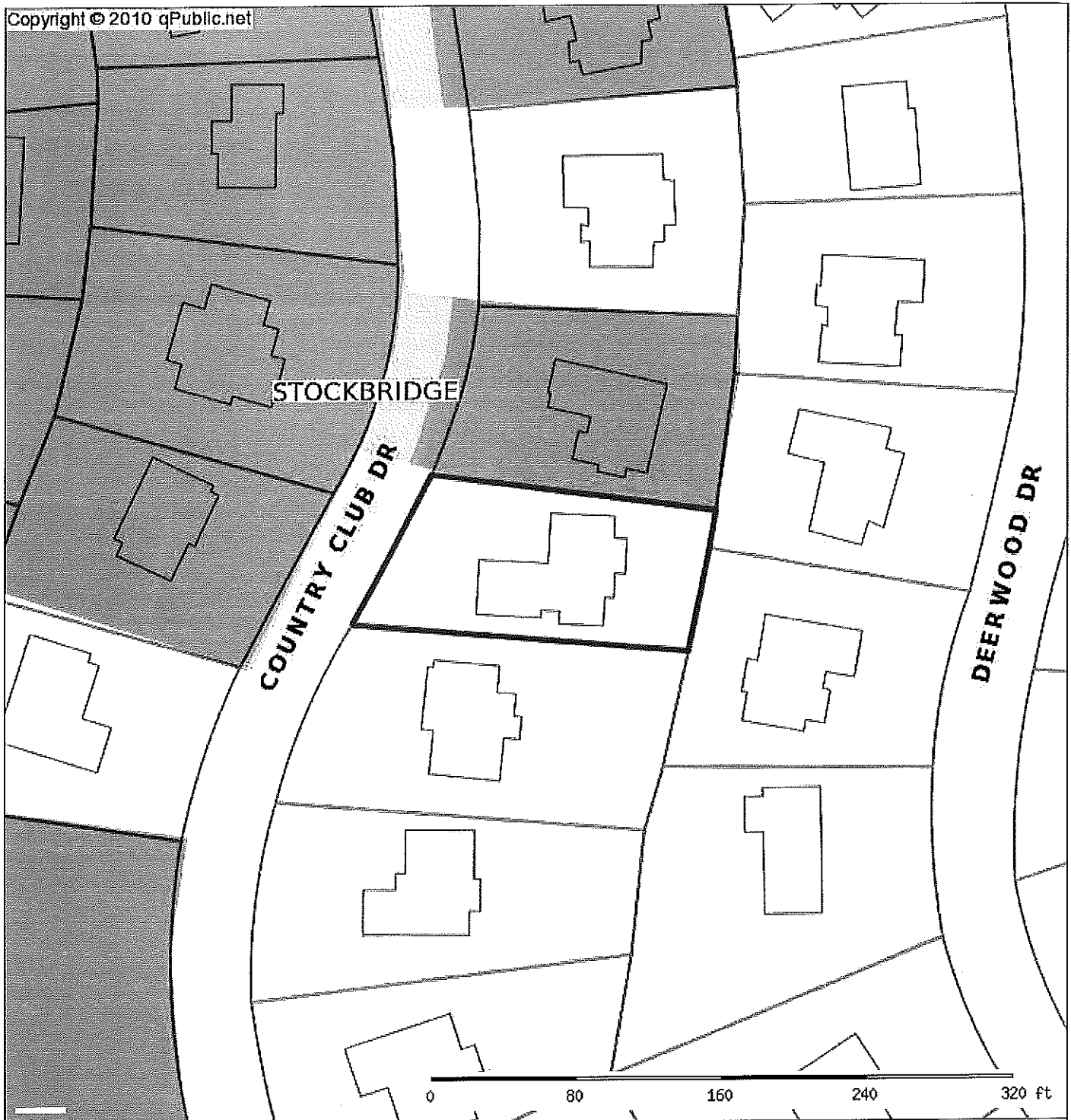
Luz Quinones, Witness

STATE OF ARIZONA,
COUNTY OF MARICOPA

On 8/31/11, before me, Jill Lamb, Notary Public, personally appeared Icela Lopez, Vice President
of Bank of America, N.A., whose identity was proven to me on the basis of satisfactory evidence to be the
person who he or she claims to be and whose name is subscribed to the within instrument and acknowledged
to me that he (she) executed the same in his (her) authorized capacity, and that by his (her) signature on the
instrument the person, or entity upon behalf of which the person acted, executed the instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last
written.

Jill Lamb, Notary Public

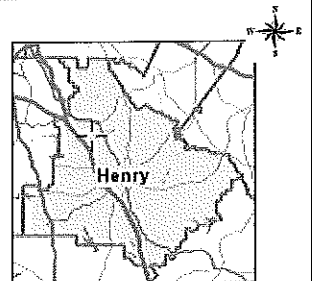




Henry County Assessor

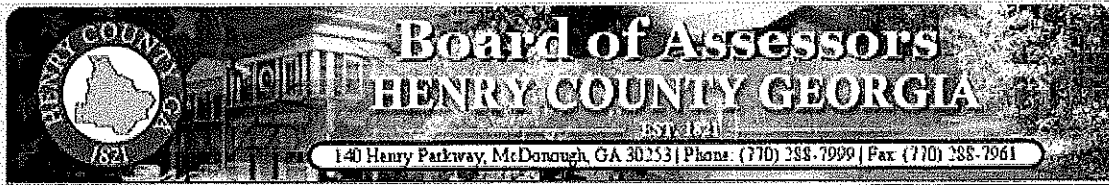
Parcel: 051D02008000 Acres: 0

Name:	OGLESBY TONY B & CHERYL S	Land Value:	\$20,000.00
Site:	515 COUNTRY CLUB DR	Building Value:	\$230,600.00
Sale:	\$0 on 09-2002 Reason=QC Qual=U	Misc Value:	\$0.00
Mail:	515 COUNTRY CLUB DRIVE	Total Value:	\$250,600.00
	STOCKBRIDGE, GA 30281		



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: 06/02/16 : 16:28:14



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Owner and Parcel Information

Owner Name	OGLESBY TONY B & CHERYL S	Today's	June 2, 2016
Mailing Address	515 COUNTRY CLUB DRIVE STOCKBRIDGE, GA 30281	Parcel Number	051D02008000
		Millage Group	0001 (County/UnIncorp)
		Total Millage	
Location Address	515 COUNTRY CLUB DR	Property Usage	S F RESIDENTIAL (0100)
		Total Acres	0
Landlot / District	13,14 / 6,12	Parcel Map	Show Parcel Map
Subdivision Name	WINDSONG PLANTATION Phase: Unit:	Subdivision Lot/Block	8/
Plat Book	19	Plat Page	16

January 1, 2016 Value Information

[2016 Assessment Notice](#)

Land Value	Building Value	Misc Value	Total Value	Exemptions
20,000	230,600	0	250,600	L1

Land Information

Land Use	Number of Units	Unit Type
SF LOT IMP (000100)	1	LOTS

Building Data

Building #	Type	Effective Area	Heated Area	Bed Rooms	Baths	Wall Height	Actual Year Built	Building Sketch
1	SGL FAM	4,056	2,757	4	4.5		2001	Show Building Sketch

Miscellaneous Data

Description	Length	Width	Units	Year Built
No records associated with this parcel.				

Sale Information

Sale Date	Deed Book	Price	Instrument	Reason	Grantor	Grantee
09-23-2002	5320-239	\$354,500	WARRANTY DEED		W G HOLDINGS INC	OGLESBY TONY B & CHERYL S
09-23-2002	5320-238	\$0	QUIT CLAIM		WILLIAM GREGG CUSTOM HOMES INC	W G HOLDINGS INC
06-19-2001	4299-165	\$70,000	WARRANTY DEED		KILLEARN PROPERTIES INC	WILLIAM GREGG CUSTOM HOMES INC

The Henry County Board Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: May 17, 2016

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[Recent Sales in Area](#)
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City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

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

June 3, 2016

VIA CERTIFIED MAIL

Mr. Lyndon Bonner, County Manager
Henry County Board of Commissioners
Henry County Administration Building
140 Henry Parkway
McDonough, Georgia 30253

Re: Notification of Annexation Request
515 Country Club Drive 051-D02008000

Dear Mr. Bonner:

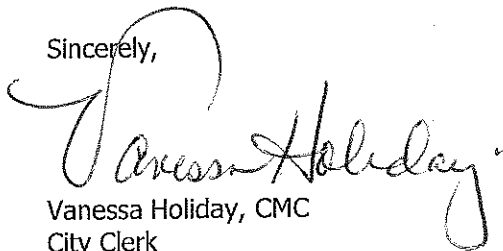
Please be advised that the City of Stockbridge, Georgia, by the authority vested in the Mayor and Council of the City of Stockbridge, Georgia by Article 2 of Chapter 36, Title 36, O.C.G.A., has received an annexation request from Tony and Cheryl Oglesby for their property located at 515 Country Club Drive, Stockbridge, GA 30281.

Attached please the owner's annexation application, authorization, warranty deed and property legal description.

The above referenced annexation item will be heard by the Stockbridge City Council on Monday, July 11, 2016 at 6 p.m.

If you have any questions regarding this matter, please let me know.

Sincerely,



Vanessa Holiday, CMC
City Clerk

Encl.

cc: Dale Hall, Administration & Community Services Director
Daunte Gibb, Henry County Planning & Zoning Director

City of Stockbridge

EXECUTIVE SUMMARY

CITY COUNCIL MEETING

Meeting Date:

July 11, 2016

Department Requesting Agenda Item:

Planning & Zoning

Action Type:

☒

Action requested by City Council

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. May 12, 2016 ZAB minutes (Draft)
4. Staff Report
5. Unified Development Code (Draft)

Presenter:

City Staff

City Initiated Technical Update to Zoning Ordinance

Agenda Item:

Unified Development Code of the City of Stockbridge (UDC)

Background:

See attached staff report.

Recommendation:

The Zoning Advisory Board heard the rezoning request on May 12, 2016, and recommended approval of the request with the staff recommendations (listed in the staff report).

SUMMARY MINUTES

HENRY COUNTY ZONING ADVISORY BOARD

The Henry County Zoning Advisory Board held a Public Meeting with a Work Session at 6:00 p.m. and a Public Hearing at 7:30 p.m. on Thursday, **May 12, 2016**, in the Henry County Administration Building, 140 Henry Parkway, McDonough, Georgia, 30253. Notice of this meeting was posted in the entrance foyer of the County Administration Building and posted in the Henry Daily Herald Newspaper.

Those present were:

Vikki Consiglio, Chairman
Alton Head, District I
Sandra Nesbit, District II
Jim Risher, District III
Warren Bailey, City of Hampton
Quaneisha Robinson-Green, City of Stockbridge
Larry Babb, County At Large

Also attending were Daunte' Gibbs, Planning and Zoning Director; Stacey Jordan-Rudeseal, Planner II; Josephine Medina, Planner I; Edward Morrow, Planner I; David Simmons, Henry County Department of Transportation.

(Note: This copy of meeting minutes are summary minutes only.) The official minutes of the meeting are located on audio files that are available with the County Clerk in the Board of Commissioner's Office. The audio files will be retained for a period of no less than twelve (12) months from the date of this meeting.)

A public Work Session was held at 6:00 p.m. The Zoning Advisory Board discussed the agenda with no official action taken.

Chairman Consiglio welcomed everyone to the Henry County Zoning Advisory Board Meeting. There are a few housekeeping items she wished to express. The meeting is being televised on Charter Channel 180 and AT&T U-verse Channel 99. It will be rebroadcast each Thursday at 7:00 p.m. A video is available on demand at the county website. She advised that everybody turn off their cell phones and their laptops. Anyone wishing to speak tonight must fill out a Public Hearing Speaker Card. A total of ten (10) minutes will be allowed for anyone in favor of a case and ten (10) minutes for anyone in opposition of a case. For example, if ten (10) people wish to speak, they must share the ten (10) minute slot. She further advised that when speaking to address the board members directly, not the audience.

INVOCATION AND PLEDGE

Jim Risher led the invocation and the Pledge of Allegiance.

CALL TO ORDER

Chairman Consiglio called the meeting to order at 7:30 pm.

ACCEPTANCE OF THE AGENDA

Ms. Nesbit made a motion to approve the agenda. **Mr. Head** seconded the motion. Motion carried. (6-0)

APPROVAL OF MINUTES

Mr. Bailey made a motion to approve the minutes for March 10, 2016 as submitted. **Mr. Babb** seconded the motion. The motion to approve was unanimous. (6-0)

PLANNING STAFF COMMENTS

Mr. Gibbs officially welcomed Edward Morrow to the Planning and Zoning Department.

Chairman Consiglio asked staff to call the first case.

CONDITIONAL USE

CU-16-01

Nickeyoto Moore of Riverdale, GA requests a conditional use for the property located at 10 Andrew Drive in Land 44 of the 6th District. The property consists of 2.164+/- acres, and the request is for a sports/recreation facility in the M-1 (Light Manufacturing) zoning district. **District 2**

(TO BE TRANSCRIBED)

UNIFIED LAND DEVELOPMENT CODE

CITY OF STOCKBRIDGE UNIFIED DEVELOPMENT CODE (UDC):

Notice is hereby given that a public hearing will be held to make a recommendation regarding a proposed City of Stockbridge Unified Development Cod (UDC). Copies of draft documents will be made available at the Planning and Zoning Department, Henry County Administration Building, 140 Henry Parkway, McDonough, GA 30253.

Daunte Gibbs called the case. **Josephine Medina** presented the case.

Ms. Medina stated the Unified Development Code (UDC) is a technical update of the city of Stockbridge zoning ordinance. Currently the zoning ordinance uses Chapter 8.36 of the City of Stockbridge ordinance as well as the old code of Henry County Chapter 3-7. Staff has gone through all the chapter and tried to indicate certain errors and things that have not been amended. Stockbridge did this to attempt to mirror some of the aspects of Henry County ULDC but have it more appropriate for the city of Stockbridge. Staff have made recommendations for the approval of the adoption of the Unified Development Code of the City of Stockbridge. Chapter 3: Protection of Natural Features and Resources & Chapter 8: Infrastructure Improvements were not provided as part of the Unified Development Code document.

Staff recommends the addition of these chapters to the UDC or keeping these chapters as "Reserved". Staff also recommends a Master Definition section to be included to define words not defined in particular sections.

Chairman Consiglio called for questions from the Board for staff. There were none.

Chairman Consiglio called the applicant forward. **Daunte Gibbs** stated there were no further comments from Stockbridge.

Chairman Consiglio called for those wishing to speak in favor of the case. There were none.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Ms. Robinson-Green made a motion to approve the case with staff recommendations. **Mr. Risher** seconded. Motion to approve carried (6-0).

VARIANCE

VR-16-02

Shining Light Ministries of McDonough, GA requests a variance from development regulations for the property located at 772-782 Racetrack Road in Land Lot 168 of the 7th District. The property consists of 4.887 +/- acres, and the request is for a residential treatment facility for drug and alcohol dependency.

District 1

Daunte Gibbs called the case. **Stacey Jordan** presented the case.

Mr. Jordan stated the property is located at 772-782 Racetrack Road in Land Lot 168 of the 7th District. Due to the projection being dim Stacey goes into detail description for the location of the Shining Light Ministries. Today Shining Light Ministries consist of two land lots which are intended to be turned into one. Currently, the subject property is being operated as group home which includes transitional housing. The intention is to rezone the subject property to Office-Institutional to allow the use of the subject house for a halfway house or drug rehabilitation and other treatment for alcohol and drug dependence. If this is approved, then the subject property will need to be retrofitted to accommodate this non-residential type use under Office-Institutional. Therefore, certain variances will be required in order for the subject property to be able to be retrofitted in the manner that is proposed.

Staff recommends **denial** of all (6) variances because staff looked over the benefits and drawbacks; there was no evidence of undue hardship.

Chairman Consiglio called for questions from the Board for staff. **Chairman Consiglio** ask about the shed mentioned in variance two well not if the shed is nonconforming. **Stacey Jordan-Rudeseal** stated is so nonconforming.

Chairman Consiglio called the applicant forward. The founder of Shining Light Ministries **Teresa Bestwick** come forward. **Ms. Bestwick** had questions about the other proposals that she made and what shed **Ms. Nesbit** and **Mr. Jordan** was talking about. **Ms. Bestwick** wanted the give the Board additional information about the history of Shining Light Ministries. Then, **Stacey Jordan-Rudeseal** goes back over the need for the variances and explain that some of the variances are available to receive an administrative waiver. **Chairman Consiglio** stated "I'm not going to beat the shed to death but it's just that's it was a variance request and she had not seen whether not if it was conforming or not. Also **Chairman Consiglio** asked whether if it was Shining Light request of the driveway and **Stacy Jordan-Rudeseal** mentioned that all the meetings were about the variances. **Mr. Head** asked if the applicant could explain what exactly she is trying to do. The applicant asked whether she come she the Board her pamphlet. The Board allowed her to come up can talk. The applicant states that the first house is where the ladies stay for the first 6 months and the second home is for transitioning ladies. **Chairman Consiglio** stated she did not know that the second home was zoned for a lockdown house. **Stacey Jordan-Rudeseal** that is zoned for group home not a halfway. **Mr. Risher** asked a question about the conditional use of the property. **Stacey Jordan-Rudeseal** stated that he was not preview to the condition of the property. The applicant stated that they were asked to bring 782 up to code and they did so. **Chairman Consiglio** had a question about the use of the homes. **Stacey Jordan-Rudeseal** stated that these administrative approvals in 2012 allowed the applicant to use these homes. **Chairman Consiglio** questioned whether not the applicant knew they was wrong and now are asking for forgiveness. **Daunte Gibbs** stated that the applicant is only doing that the administrative approvals that they were given. **Mr. Head** wanted to know is the applicant would need to ask for another administrative waiver. **Stacey Jordan-Rudeseal** stated that a condition use would not allow the applicant to run a halfway they would need to do zoning to OI. **Chairman Consiglio** asked what the definition of a halfway house is. The applicant stated that they have limitations and are watched 24hrs.

Chairman Consiglio called for those wishing to speak in favor of the case. **Don Dunlap** he is the Chairman of Board of Directors at Shining Light. He mentioned how great of a service the ministries does to the community. As well as explaining that Shining Light Ministries is more than willing to work with the Planning and Zoning Department to make sure everything is right. **Terry Hunt** stated that he is a financial supporter, friend and a founder of Shining Light Ministries. He mentions that Shining Light Ministries is real and truly needed. Also, he welcomes the ladies into his life and home. He asks the Board to please concern this. **Rocky Davis** serves on the Board of Director and Foundation for Shining Light Ministries. He discussed the true definition of halfway house and how Shining Light Ministries is one of its kind on the Southside of Atlanta. He also mentioned they are willing to work with planning and zoning and they have people that have talked about putting in a sewer system for Shining Light. **Rocky Davis** states they the parking is an issue and he believes that it is a personal issue. Along with this he mentioned that the neighbor doesn't want to share the driveway but would like to use Shining Light Land. **Blank** stated that if it wasn't for Shining Light Ministries her daughter would be dead.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Michelle Harris** is the neighbor. She has no problem with the work of Shining Light Ministries. Her problem is they have only helped one African American. She states that she is the perfect example of why they variances are needed. She mentioned because of the easement she had the right of the driveway. She mentioned that the applicant began to mess with her things. For example, letting out her dogs. **Michelle** mentioned at the beginning the applicant asked if it was okay to open a nursing and **Michelle** was okay with that. Now that the applicant is trying to expand it was not good for **Michelle** granddaughter. She does want her granddaughter to be exposed to that. **Michelle** also states that Shining Light has no permission to expand. **Oliver Blank** states that Shining Light Ministries is a great program but it's just not in the right area. Especially because the plans told to the neighbors by the applicant are no longer what is going on.

Chairman Consiglio called for questions from the Board for staff and applicant. **Mr. BLANK** asked the applicant do she have anything to say after hearing the public comments. The applicant is disappointed because what they said isn't true. She states that they being supervised and how the ladies have tight schedules. Also, she mentioned that the neighbor was outside causing trouble and she had to call the police. The applicant is defending why Shining Light needs this expansion and how there is only been a few incidents that the ladies has been in trouble.

Chairman Consiglio ask staff to call the case.

Blank made a motion to denial the case with staff recommendations. **Mr. Bailey** seconded. Motion to approve carried (6-0).

COMPREHENSIVE PLAN AMENDMENT

COMP-AM-16-02

Shining Light Ministries of McDonough, GA requests a comprehensive plan amendment for the property located at 772-782 Racetrack Road in Land Lot 168 of the 7th District in Land Lot 168 of the 7th District. The property consists of 4.887 +/- acres, and the request is to amend the Future Land Use Map designation from Medium-Density Residential to Office Institutional. **District 1**

Daunte Gibbs called the case. **Stacey Jordan- Rudeseal** presented the case.

Stacey Jordan- Rudeseal presented a map of the location to be discussed. The Future Land Use map indicates medium-density residential in this location and the surrounding properties on either side, and on the south side of Racetrack Road. Across Racetrack Road and to the West of Travis Road, the Future Land Use map indicates high-density residential, which allows a mixture of uses. Across to the West of Travis Road, the Future Land Use map indicates medium-high density residential. A mixture of land uses are possible, and the map needs to be updated for the public to reflect current development.

A variance was approved for 772 Racetrack Road on December 18, 2008, reducing the minimum lot size for a care home from three (3.0) acres to 2.467 acres, and reducing the front yard setback from fifty feet (50') to 36.66 feet.

A conditional use application was received for 782 Racetrack Road on January 19, 2012, for a group home which was subsequently withdrawn.

The applicant is requesting to rezone the subject property from RA (Residential-Agricultural) to OI (Office/Institutional) which would support the applicants request for rezoning. This is needed for the applicant to continue to operate and continue to expand operations. The OI land use designation is less intense than a

commercial designation, although Commercial designation is appropriate in this area. A comprehensive plan amendment is running concurrently with the rezoning request to change the Future Land Use Map designation from Medium Density Residential to Office Institutional to support the rezoning request for OI. A variance request is running concurrently with the rezoning request regarding buffers, setbacks, façade materials, minimum driveway sight distance, and deceleration lane requirements.

Staff does recommend **approval** of the applicant's request.

Chairman Consiglio called for questions from the Board for staff. There were none.

Chairman Consiglio called the applicant forward. Teresa Bestwick represents Shining Light Ministries. The applicant had nothing else to add to the proposal. **Chairman Consiglio** asked if the Board had any questions for the case. There were none.

Chairman Consiglio called for those wishing to speak in favor of the case. **Don Dunlap** stated that he was in total agreement with the P&Z recommendation. **Ms. Gilmore** is a graduate from Shining Light Ministries and spoke in favor of the recommendation, and spoke on her positive background with Shining Light Ministries. **Lindsey Rodgers** is a graduate from Shining Light Ministries and spoke in favor of the recommendation, and spoke on her positive background with Shining Light Ministries.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Ms. Blank** stated she had no problem with Shining Light Ministries, her problem is with Teresa and the people that visit the property. She opposes the change to the Comprehensive Plan which she believes will change the community. She stated it is not right to make massive changes for small organizations; concerned that businesses can change the Future Land Use for one business' benefit. **Mr. Murray** states that a board member mentioned the secluded environment of the location and the application supports that statement. He mentioned in 2008 the Board's minutes said the Shining Light Home would be a 5-8 person home only. He claims that it is disrespectful to the plan to make casual amendments, in reference to this application. **Stacey Jordan-Rudeseal** stated that **Mr. Murray** submitted a statement of opposition that he wishes to be included in the record. **Mr. Harris** stated that Shining Light Ministries has had their property line surveyed, and that they are in the planning stages to expand by 20 beds. That they need their own driveway to accommodate increased staff, friends, family, and volunteers.

Chairman Consiglio asked the board if they had any questions for the applicant. **Board-member Man** asked if the applicant was willing to fix the drive-way problem. **The Applicant** said they didn't know, they were in shock. **Rocky Davis** of Shining Light Ministries' board said they want the driveway fixed to look professional, and that they will fix it. The construction advisor (also a member of their board) was absent from this meeting. He stated they are very willing to work out an agreement. They want to make it wide enough for two cars to pass, and add necessary traffic measures.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to **approve** the case with staff recommendations. **Ms. Nesbitt** seconded. Motion to approve carried (6-0).

REZONING

RZ-16-11

Shining Light Recovery Home for Women/Shining Light Ministries, Inc. of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to OI (Office Institutional) for the property located at 772

and 782 Racetrack Road in Land Lot 168 of the 7th District. The property consists of 4.842 +/- acres, and the request is for a residential treatment facility. **District 1**

Daunte Gibbs called the case. **Stacey Jordan-Rudeseal** presented the case.

Stacey Jordan-Rudeseal addressed the zoning map (exhibit map) in reference to the case, and it's location in reference to Racetrack Road and Highway 81. He states the applicant's request to rezone from RA to OI is inconsistent with the Future Land Use map. The Zoning Advisory Board recommended to change the Future Land Use map to OI.

Staff does recommend **approval** of the applicant's request with five (5) conditions that are meant to mitigate as many impacts and concerns that could be considered. **Stacey Jordan-Rudeseal** addressed condition one (1) specifically, third sentence. He clarifies that it will not be a walk-in drug treatment facility, only the residents who may need such assistance can utilize that function. A separate motion would be needed from the Board if their intent was to make the facility a walk-in drug and treatment facility.

Chairman Consiglio called for questions from the Board for staff. **Mr. Risher** asked for the status of the sewer service study on this property. **Stacey Jordan-Rudeseal** stated he had only heard from the applicant and the applicant's agent; and that the property will require a sewer line extension, and that they intend to extend the sewer to the property.

Chairman Consiglio called the **Applicant** forward. **Teresa Bestwick** represents Shining Light Ministries. The applicant had nothing else to add to the proposal. **Chairman Consiglio** asked if the Board had any questions for the case. **BOARD MEMBER MAN** asked if the **Applicant** had a problem with **Stacey's** staff recommendation amendment, she said thank you and that they will move through the requirements as requested.

Chairman Consiglio called for those wishing to speak in favor of the case. **Rocky Davis** wanted to make assurances. He said there will be visitors, and that unless there is a 2 lane driveway it will be tough to make it work, so they plan to meet demands in regards to that. He also said they have been working on connecting to City sewer for a while, as well as addressing code concerns. He stated he wants to meet all specifications. **Don Dunlap** is chairman of Shining Light Ministries Board of Directors. He states that they have always been willing to make any changes and abide by any requirements while working with Henry County. He said they want to do the right thing, and if they did something out of compliance it was not known. **Terry Hunt** stated he was thankful for the recommendation of approval. He said Shining Light Ministries has done nothing but improve, and that he is in support of them and their application. **Teresa Bestwick** stated she has a ministry that goes to the jail to give out bibles and speak to the women, and that she often meets with the neighbor. She stated that she gets 30-60 calls a month from women asking for help; she needs to reduce costs so she needs more beds, and can therefore help more women.

Chairman Consiglio called for those wishing to speak in opposition of the case. **Ms. Paris** stated her concern for her 3 years old child. People block the driveway and she cannot leave her home to take her child to the doctor, an example she gave. She was concerned that there is not enough leadership or help at the center to really be able to help these women. She mentioned that the owner does not have a business license to run this organization. **MS. BLANK** has a video and pictures to share of the **Applicant's** car and others who park in her driveway, and use her yard as a turn around. She states it is not her responsibility as a neighbor to provide access to someone else's property. She said she feels disrespected. She does not believe business needs to be so close to residential property. She also states there is a lot of

traffic already, and that it will only get worse with more people. She states that they have outgrown their facility, and need to be in a more appropriate location. **Oliver Murray** said Shining Light came into a residential community, agreeing to operate a small residential care facility. He states they have been told there will be increased noise and light, and asks why they should be allowed to change a whole community just because they are doing good work? He states in 2008 there was less protest because it was going to be a small facility. **Stacey Jordan-Rudeseal** stated that **Mr. Murray** submitted a statement of opposition that he wishes to be included in the record.

Chairman Consiglio asked the board if they had any questions for the applicant. **Chairman Consiglio** asked about the additional parking required by the code due to their eventual size, which may alleviate parking issues. The Chairman asked the Applicant how she addressed issues such as neighbors complaining that their driveways are blocked or people from Shining Light are parked outside their homes. **The Applicant** stated in 2008 there were 8 beds, and when she bought the second home at 782 Racetrack Road there were 10. She said she had the property surveyed and that they put out flags showing where they could go and where the neighbors could go. She plans to put additional parking in-between the two homes to form a 'campus'. **Chairman Consiglio** said they must take into consideration the neighbors' opinions, and those that lived there before the business. That those who bought property to live in an agricultural-residential area, have that right. **Mr. Risher** asked if they should or should not have a more complete and safe plan, in regards to the rendering they were given. He asked the board members if they thought they might need more information. **MS. BOARD MEMBER** asked staff if they could show on the site map, the two Shining Light Locations and the neighbor's property in relation to one another. **Stacey Jordan-Rudeseal** explained the map. He noted the neighbor's property, 762, is not shown on the map but where it would be if it were. He stated it truly is a shared driveway. **MR. BOARD MEMBER** asked **Stacey Jordan-Rudeseal** if this is approved, how this will affect the zoning. **Stacey Jordan-Rudeseal** said the first condition as mentioned earlier, is meant to address this. He said that it can never be an office park, a hospital, or a church. It can be a residential treatment facility which includes group homes, residential treatment, convalescence center, and nursing homes etc... only residential institutions. **MS. BOARD MEMBER** asked where the fence would go that is mentioned in condition 3. **Stacey Jordan-Rudeseal** said it could go down the shared property line, but it was never intended to cut off access to the shared driveway. He suggested the condition should say that explicitly. **MS. BOARD MEMBER** said a fence between the two houses would eliminate access to 772 and the shared driveway. **MS. BOARD MEMBER** asked if there was adequate room for a 20 bed expansion including parking. **Stacey Jordan-Rudeseal** said for 772 with the 12 bedrooms and 5 employees, it will require 17 parking spaces. He said it seems there is an area between the two houses that could accommodate both house with parking. There is room for adequate parking without a Variance. **Chairman Consiglio** asked the Applicant which property was meant to expand. **The Applicant** said 772, which is now the transitional, but will be the lockdown home in the future. She said the lockdown house will be closest to the neighbors' homes.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to approve the case with staff recommendations, along with 2 more recommendations. Only the residents who live on this property will receive treatment, and the fence will not eliminate access to the driveway. **Ms. Nesbitt** seconded. Motion to approve carried (6-0).

(TO BE TRANSCRIBED)

RZ-16-06

Papagayo Partners, LLC of McDonough, GA requests a rezoning from RA (Residential-Agricultural) to R-2 (Single-Family Residential) for the property located on Mount Bethel Road near the intersection of Mount Bethel Road and Stroud Road, in Land Lot 151 of the 8th District. The property consists of 4.026+/- acres, and the request is for a single-family residential development. **District 1**

Daunte Gibbs called the case. **Josephine Medina** presented the case.

Ms. Medina stated the property comprised of 4.026 +/- acres is being requested for rezoning for five (5) lots from RA to R-2. The conceptual site plan/survey depicts a neighboring 1.134 +/- acre lot, where the existing home is located to the east of the subject property which will remain RA. The current zoning around the property is RA. The minimum lot size is proposed as 0.70 +/- acres. The total density of the proposed R-2 lots is 1.25 units per acre, with an average proposed lot size of 0.79 +/- acres. **Josephine** discusses the Future Land Use Map Designation of the subject property as Low-Density Residential (1.0-2.0 dwelling units per acre). The proposed subdivision will be considered a minor subdivision per Section 4.04.02(B): **Minor subdivisions are lot divisions that meet one (1) of the following situations: 1. the subdivision does not require the installation of streets, utilities, or other public improvements and infrastructure. 2. The subdivision is a replat, lot line adjustment, or rearrangement of lots in an existing subdivision without creating additional lots.** Due to the size and the scale of the proposed rezoning staff believes it would be a minimum change to the character of the area. About two day ago, staff was told by the neighboring properties and the previous owners of they subject property that there did exist some things that can hinder the development, specifically alleged civil war-era graves.

Staff does recommend approval with these (6) conditions.

Chairman Consiglio called for questions from the Board for staff. There were none.

Chairman Consiglio called the applicant forward. Royce Sprint he represent Papagayo Partners. The applicant had nothing else to add to the proposal. **Mr. Head** had a question for the applicant about the grave site and how would it affect the size of the lots. **Mr. Royce** isn't for sure but he know they will figure something out. **Ms. Consiglio** also had questions about how the buffer world work with the grave site on the lot.

Chairman Consiglio called for those wishing to speak in favor of the case. There were none.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Mr. Head made a motion to approve the case with staff recommendations. **Mr. Babb** seconded. Motion to approve carried (6-0).

RZ-16-08-S

Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to O-I (Office-Institutional) for the property located on Hwy 42 North near the intersection of Hwy 42 and Brannan

Road, in Land Lots 1 and 2 of the 7th District. The property consists of 10.0 +/- acres and the request is for a continuing care retirement community. **City of Stockbridge**

Daunte Gibbs called the case. **Stacey Jordan** presented the case.

Mr. Jordan states the property is located on Hwy 42 North near the intersection of Hwy 42 and Brannan Road, in Land Lots 1 and 2 of the 7th District. The subject area does have condition use for a church and Christian school. 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. Variance will go directly to the city council.

The staff does **approval** the request with **(9)** conditions.

Chairman Consiglio called for questions from the Board for staff. There were none.

Chairman Consiglio called the applicant forward. **James Taylor** gave the description of the company and what they are turning to accomplish. **Ms. Consiglio** called for question from the Board for the applicant. **Ms. Green** asked would this necessarily be a retire center and **Mr. Taylor** said no it is a continuous living. Her second question was about how would the shared parking work and **Mr. Taylor** insured her that the church and themselves have would out an agreement to give 40% of profits. **Ms. Consiglio** asked is there monitory on how many assistant living communities Stockbridge could have and **Mr. Taylor** said they are aware of what's around them.

Chairman Consiglio called for those wishing to speak in favor of the case. **Tim Dowey** speak about how Omega Communities is such a great partnership for the church.

Chairman Consiglio called for those wishing to speak in opposition of the case. There were none.

Chairman Consiglio ask staff to call the case.

Ms. Consiglio made a motion to **approve** the case with staff recommendations. **Mr. Babb** seconded. Motion to approve carried (6-0).

ADJOURNMENT

Meeting was adjourned at 9:13 pm.

Vikki Consiglio, Chairman

Daunte' Gibbs, Secretary

Gewel Richardson, Transcriber

Henry County

EXECUTIVE SUMMARY

ZONING ADVOSIRY BOARD MEETING

Meeting Date:

May 12, 2016

Applicant:

City of Stockbridge

Action Type:

☒

Recommendation requested by ZAB

☐

For informational purposes only

Attachments/Exhibits for Agenda Item:

1. Executive Summary
2. Legal Ad
3. Unified Development Code
(provided as a separate document)

Presenter:

Josephine Medina, Planner I

Agenda Item:

Unified Development Code of the City of Stockbridge (UDC)

Background/Summary:

The Unified Development Code (UDC) is a unified document with a workable structure that is used to carry out the goals, policies, and strategies of the Henry County Joint Comprehensive Plan. The following is the breakdown of the UDC Chapters provided by the City of Stockbridge for recommendation:

Chapter 1: General Provisions

Chapter 2: Zoning Districts

Chapter 4: Site Design Standards

Chapter 5: Landscaping, Buffers and Tree Protection

Chapter 6: Alternative Site Design Standards

Chapter 7: Standards for Accessory and Temporary Uses

Chapter 9: Activity Centers

Chapter 10: Boards and Agencies

Chapter 11: Variations

Chapter 12: Administrative Procedures

The adoption of the Unified Development Code (UDC) is a technical update to Chapter 8.36 of the City of Stockbridge Code of Ordinances, which includes the adoption of the zoning ordinance of Henry County, Georgia, adopted by the Henry County board of commissioners on June 3, 1986, as amended through June 20, 1995, which has been codified by Henry County in Chapter 3-7 of the Code of Henry County.

Recommendation:

Planning staff recommends approval of the adoption of the Unified Development Code of the City of Stockbridge. Staff review found Chapter 3: Protection of Natural Features and Resources & Chapter 8: Infrastructure Improvements were not provided as part of the Unified

Recommendation:

Development Code document. Staff recommends the addition of these Chapters to the UDC or keeping these chapters as reserved. Staff also recommends a Master Definition to be included to define words not defined in particular sections.

PUBLIC HEARING NOTICE
 Henry County Board of Commissioners
 Date: Thursday, May 10, 2016
 Location: Henry County Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Work Session: 6:00 P.M.
 Public Meeting: 7:30 P.M.
 Community Meeting Room

REZONING:
 RZ-16-07
 Southport Financial Real Estate, LLC of Tampa, FL requests a rezoning from C-2 (General Commercial) to RM (Multi-Family Residential) for the property located at 2120 Jonesboro Road, in Land Lot 109 of the 6th District. The property consists of 7.0 acres and the request is for a single-family residential development. District 2

RZ-16-08
 Halpern Enterprises, Inc. of Atlanta, GA requests a rezoning from RA (Residential Agricultural) to C-2 (General Commercial) for the property located at 88 East Lake Road, in Land Lot 27 of the 7th District. The property consists of 4.662 acres and the request is for a shopping center. District 3

RZ-16-10
 Henry County Board of Commissioners requests a rezoning from C-2 (General Commercial) to C-3 (Highway Commercial) for the property located at 6870 East Lake Parkway, in Land Lot 27 of the 7th District. The property consists of 0.95 acres and the request is for an automotive repair shop. District 3

CONDITIONAL USE:
 CU-16-01
 Shady Towers, LLC of Tampa, FL requests a conditional use for the property located at 701 Elliot Road, in Land Lot 67 of the 7th District. The property consists of 10.00 acres and the request is for a new wireless communications facility. District 3

VARIANCE:
 VV-16-05
 Halpern Enterprises, Inc. of Atlanta, GA requests a variance from development regulations for the property located at 88 East Lake Road, in Land Lot 27 of the 7th District. The property consists of 31.78 acres and the request is to allow the development of a shopping center. District 3

VV-16-04
 Brightwood Place, LLC of Atlanta, GA requests a variance from development regulations for the property located on Turner Church Road near the intersection of Atlanta Road, known as Brightwood on the Lake (formerly known as Brightwood Place), in Land Lots 68 and 107 of the 7th District. The property consists of 42.78 acres and the request is to allow the development of several single-family residences. District 3

COMPREHENSIVE PLAN AMENDMENT:
 COMP-16-01
 Southport Financial Real Estate, LLC of Tampa, FL requests a comprehensive plan amendment for the property located at 2120 Jonesboro Road, in Land Lot 109 of the 6th District. The property consists of 7.0 acres and the request is to amend the Future Land Use Map designation from Commercial to High-Density Residential. District 2
 828-413153, 4120

PUBLIC HEARING NOTICE
 Henry County Board of Commissioners
 Date: Thursday, May 12, 2016
 Location: Henry County Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Work Session: 6:00 P.M.
 Public Meeting: 7:30 P.M.
 Community Meeting Room

REZONING:
 RZ-16-09
 Pinagayo Partners, LLC of McDonough, GA requests a rezoning from RA (Residential Agricultural) to R-2 (Single-Family Residential) for the property located on Mount Bethel Road near the intersection of Mount Bethel Road and Stroud Road, at Land Lot 161 of the 6th District. The property consists of 4.026 acres and the request is for a single-family residential development. District 1

RZ-16-06-S
 Omega Communities of Birmingham, AL requests a rezoning from C-2 (General Commercial) to C-3 (Highway Commercial) for the property located on Hwy 42 North near the intersection of Hwy 42 and Blount Road, in Land Lots 1 and 2 of the 7th District. The property consists of 16.04 acres and the request is for a continuing care retirement community. City of Frankford

CONDITIONAL USE:
 CU-16-01
 Hakeyco, Moore of Atlanta, GA requests a conditional use for the property located at 40 Andrew Drive in Land Lot 44 of the 6th District. The property consists of 2.164 acres and the request is for a sports/recreation facility in the A-1 (Light Manufacturing) zoning District. District 2

VARIANCE:
 VV-16-02
 Shining Light Ministries of McDonough, GA requests a variance from development regulations for the property located at 772-782 Hecetuck Road, in Land Lot 166 of the 7th District. The property consists of 4.887 acres and the request is for a residential treatment facility for drug and alcohol dependency. District 1

COMPREHENSIVE PLAN AMENDMENT:
 COMP-16-02
 Shining Light Ministries of McDonough, GA requests a comprehensive plan amendment for the property located at 772-782 Hecetuck Road, in Land Lot 166 of the 7th District. The property consists of 4.887 acres and the request is to amend the Future Land Use Map designation from Medium-Density Residential to Office Institutional. District 1

CITY OF STOCKBRIDGE UNIFIED DEVELOPMENT CODE:
 UDCC
 Notice is hereby given that a public hearing will be held to make a recommendation

Regarding a proposed City of Stockbridge Unified Development Code (UDC) Code of draft documents will be made available at the Planning & Zoning Department, Henry County Administration Building, 140 Henry Parkway, McDonough, GA 30253.
 828-413146, 4120

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PUBLIC HEARING NOTICE
 Henry County Board of Commissioners
 Date: Tuesday, May 17, 2016
 Location: Henry County Administration Building
 140 Henry Parkway
 McDonough, Georgia 30253
 Public Meeting: 6:30 P.M.
 Community Meeting Room

MODIFICATION TO ZONING ORDINANCES:
 MC-16-02
 Brightwood Place, LLC of Atlanta, GA requests a modification to zoning ordinance for the property located on Turner Church Road near the intersection of Atlanta Road, known as Brightwood on the Lake (formerly known as Brightwood Place), in Land Lots 88 and 107 of the 7th District. The property consists of 42.78 acres and the requested modification is regarding development regulations. District 3
 828-413153, 4120

2015

Stockbridge Law Enforcement Options



Proposal for Services

CITY OF STOCKBRIDGE
LAW ENFORCEMENT ORGANIZATIONAL OPTIONS STUDY

May, 2015

A PROPOSAL TO IDENTIFY OPTIONS FOR ORGANIZING LAW ENFORCEMENT IN THE CITY OF STOCKBRIDGE

The Carl Vinson Institute of Government proposes to provide the City of Stockbridge with an analysis of the options for providing and organizing law enforcement in the City. This analysis will identify the advantages, disadvantages and potential costs and benefits, including transition costs of providing law enforcement services via a contractual arrangement or other option.

Background

Currently Henry County provides law enforcement services to a special services district comprised of the incorporated area of the City of Stockbridge. The services are provided through the operation of a county police department, Henry County Police Department (HCPD).

The residents of the City of Stockbridge support the cost of law enforcement services through their tax payments as citizens of the County (e.g., through their county property taxes). However, the City through an intergovernmental service delivery agreement also pays Henry County an additional fee for the provision of a higher level of police service. It is recognized that the creation of an independent, in-house City police department would result in the reopening of this Service Delivery Agreement and as well as a potential need to address tax equity between the City and the County.

The City is interested in identifying options that may result in a reduction in the cost of and/or an improvement in the delivering of law enforcement services. There is some expectation that if the City were to assume responsibility for its own law enforcement, its residents would receive some tax equity-related relief on their county taxes that would off-set the additional cost of the City's provision of law enforcement services.

Overall Goals

The Institute of Government's goals for this study will be to:

1. Analyze and describe to the degree possible the nature of the current service components, the current level of these service components (e.g., amount of service, responsiveness of service, professionalization, and service capacity), and associated costs of providing the services in their current configuration.
2. Assess the advantages and disadvantages of bringing law enforcement services into the City administration.
3. Provide a rough estimate of the transition costs of moving to alternative provision of law enforcement services.
4. Identify potential mechanisms by which the City may be able to obtain greater control and flexibility with regard to the current organizational arrangement for the provision of law enforcement service and, relatedly, identify the key elements of a model service contract for the provision of law enforcement services.

5. Describe the capabilities of the general City government to provide indirect support services (e.g., finance, accounting, purchasing, HR, IT, etc.) to a newly formed City police department.

The proposed study will not recommend a specific course of action with regard to changing the provision of police services. Decisions concerning how best to organize police services will be made by local officials. The Carl Vinson Institute of Government will, however, provide some organizational change and/or contracting options and related advantages/disadvantages of each option.

Depth and Scope

The proposed Institute of Government study is designed to provide decision makers with a broad assessment of the advantages and disadvantages of alternative service provision arrangement (e.g., default county provision versus in-house versus contractual provision) as well as an inventory and guide to effective and efficient provisioning of such services. The Institute of Government will rely in part on earlier studies of law enforcement efficiency, organization, and provision (e.g., Albany-Dougherty, Savannah, St. Mary's, Laurens County).

With regard to the proposed study, it should be recognized that Institute faculty will be dependent on the cooperation of the current service provider as well as any potential alternative service provider to be investigated (e.g., Henry County Police Department). In this regard, the Institute's ability to produce a timely and actionable study will require time and effort on the part of these organizations. Institute of Government faculty will coordinate with county officials to ensure the development of these relationships.

Data Gathering and other Project Activities

Institute faculty where appropriate will employ the following data gathering techniques:

1. An examination of HCPD budgets, program descriptions, staffing, and cost accounting documents. These documents should enable an accounting of the capital (land and facilities) and major equipment contributions to the cost of the law enforcement services and programs. It is also expected that these documents will enable the tracking of operational costs of these services.
2. Interviews with HCPD program managers, police chiefs in cities of a similar size as the City and those in organizations that could be potential alternative service providers.
3. Review of the literature and of earlier studies related to law enforcement service contracting.

Local Government Responsibilities

It is expected that the County will respond to data and interview requests in a timely manner (e.g., within 3-4 business days) and will facilitate data collection and interview scheduling with program managers in potential alternative service providing organizations.

If response times are not feasible because of higher priorities associated with the day to day operation of the local governments, the timetable for completion of the study may be changed.

Expected Time Frame

Contract Initiation: Once the scope of work has been approved, it typically takes two weeks on the University side to complete a legal and administrative review of the contract and to have the contract offer in the hands of local government officials.

Interviews and other Data Gathering: Completed 3 months from Contract Initiation.

Analysis and Report Writing: Completed in the fourth month from Contract Initiation.

Final Report and Presentation: Completed at the end of the fourth month from Contract Initiation.

Deliverables

The Institute of Government will:

1. Provide a .pdf file of a final report that can be downloaded from the Institute of Government web site and used to print additional copies of the report.
2. Institute of Government faculty will be available to provide consultation on the results of the study to City officials.

Project Budget

The Institute of Government will provide the services outlined in this proposal for a total fee, covering all personnel services, operating supplies, equipment, software, and expenses, computer time, travel, and indirect costs, of \$19,500.

Project Staff

The study group will include:

John. O'Looney

Senior Public Service Associate

Carl Vinson Institute of Government

Strategic Operations and Planning Assistance



706.542.6210

gio@uga.edu

John O'Looney is a local government specialist in such areas as fiscal analysis, information systems design and management, service delivery, program evaluation, organizational structure, and operational efficiency. He is a trained mediator and has published extensively in the areas of human services and information systems design, contracting, and conflict resolution. He has also contributed to numerous studies related to taxation and funding equity, governmental reorganization, departmental efficiency, public safety, growth impacts, consolidation and incorporation.

Education: B.A. Yale University, Ph.D., Ed.D. M.A., University of Georgia

Malik Watkins

Public Service Associate

Strategic Operations and Planning Assistance



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Malik Watkins provides assistance and research to state and local governments in the areas of program development and evaluation, organization and operations, and project management. He formerly served as director of the Survey Research Center at Savannah State University, where he applied survey research to citizen and client satisfaction studies for governmental agencies. He also served as a faculty member within a public administration/urban studies program, providing graduate-level instruction on strategies of systematic inquiry, quantitative analysis, geographic information systems, housing, and

community development. He regularly contributes to socioeconomic research on diverse populations.

Education: Ph.D., Ohio State University

Harry Hayes

Senior Public Service Associate

Strategic Operations and Planning Assistance



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Drawing on 20 years of management experience in Georgia local government, Mr. Hayes provides technical assistance and applied research on a wide range of operational and structural issues, including consolidation and issues related to intergovernmental service delivery arrangements such as those required under The Service Delivery Strategy Act (HB 489). He is a graduate of the Local Government Management Development Program and the Association County Commissioners of Georgia Leadership Academy and has conducted classes in the GMA and ACCG newly elected training programs.

Education: Master of City Planning (M.C.P.), Georgia Institute of Technology