



ACTION MINUTES

COUNCIL MEETING

MONDAY, JULY 8, 2019 6:00 P.M.

Mayor & City Council

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

Administration

Randy Knighton, City Manager
Camilla Moore, Asst. City Manager
Vanessa Holiday, City Clerk
Randi Rainey, Deputy City Clerk
Michael Williams, City Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

- I. Call to Order – Mayor Ford**
- II. Invocation – Maggie Martinez**
- III. Pledge of Allegiance**
- IV. Roll Call – All members in attendance except Mayor Pro Tem Blount due to a pre-planned event.**
- V. Motion to approve the Agenda: Robinson/Gantt - Passed 4-0.**
- VI. Adoption of the Minutes for the following meetings:**
 - 1. 05/13/2019 2. 05/28/2019 Gantt/Alexander: Passed 4-0.**

PUBLIC COMMENTS

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

- Kathryn Gilbert: Stated she is not in favor of Police Services for the City of Stockbridge, contrary to a post she had seen from a city official who was advocating in favor, and**

noted her reasoning was this would result in the duplication of administrative costs for citizens, and rather asked that the City of Stockbridge work with Henry County for better services; noted the County Commission did not deny processing of the City's Code violations, noting the SDS (Strategy Delivery Services) Agreement was not in affect which included Code Enforcement Services, and again asked the City to negotiate with the County in good faith to allow codes to be covered by Henry County.

Mayor Ford noted the City is currently in negotiations regarding the SDS.

City Manager Randy Knighton referenced legal implications and noted comments were not appropriate at this time.

- Ms. Jewetttee McNeal stated she was representing the Holiday Inn Express on Hwy. 138 in Stockbridge near I-75 and is in support of the beautification efforts in the area noting the curb appeal would make a great first impression on those visiting the area and would be inclined to stop and spend *visiting dollars*.
- Kenneth Wilson of K-Piano thanked the City for their support and noted this summer's program produced the largest registration thus far with over 300+ kids; noted he changed the name of his program to *Stockbridge Music & Arts* due to the love that he has for the City and is a proud resident; noted his excitement about the upcoming Youth and Arts centers and asked that the City include the Arts center specifically in the upcoming SPLOST V list of projects; thanked the City for their ongoing support.

CEREMONIAL REVIEW

- Swearing In – Youth Council Advisory Committee Members
- Recognition of New City Businesses
- Recognition of participants in the First Economic Summit

PRESENTATION

3. 2019 Election Update – County SPLOST/Municipal Election
Presented by Tina Lunsford, Henry Council Elections /Superintendent
Ms. Lunsford gave an overview of the Municipal Elections schedule and State Codes; noted changes to polling locations beginning in 2019; noted the City's registered voters to be 28,000 (the highest in Henry County); referenced the City's (9) nine polling locations; noted the residents who vote early can vote in one location, and those who vote on election day must vote at the local polling location (Municipal Court) AND their regular polling location to vote on the SPLOST V Referendum; referenced the various entities being used to spread the word about the upcoming election and polling locations; and recommended creating additional precincts for the 2021 election cycle.

OLD BUSINESS

4. Update – Downtown Parking/Signage/Alleyway & Breezeway Projects
Presented by Camilla Moore – Community Development Director

Ms. Moore recommended staff do an evaluation related to parking issues on M. L. King, Sr. Heritage Trail; noted GRTA and the DOT did not claim ownership of the Park N Ride signage; stated that with the demolition of the old police precinct, the parking spaces should double; monitoring will be provided once towing is onboard; (7) signs for parking should be installed rather quickly and use of the gravel parking lot on the Norfolk Southern side of M L King, Sr. Heritage Trail; staff spoke with Norfolk Southern and noted they said it would be okay as long as no paving, striping or land disturbance takes place.

Attorney Williams stated that he prefers written authorization from Norfolk Southern.

Ms. Moore noted crush and run would be installed as a temporary measure as the area is expected to go vertical; cost of the crush and run will be presented at the July 30th meeting.

Mr. Knighton presented the estimated cost of the Alleyway project of around \$292,325, noting the Council authorized up to \$350,000; noted he is looking at funding sources and current SPLOST, and will begin in earnest to move the project forward.

Councilman Thomas expressed the importance of the City being proactive and these sentiments were echoed by the Council.

5. Update – On-Street Parking

Presented by Camilla Moore – Community Development Director

Ms. Moore note the RFQ deadline has closed for towing and wrecker services; referenced Falling Waters subdivision being able to regulate towing within their HOA guidelines.

6. Update – Pine Grove Property Maintenance Report

Presented by Camilla Moore – Community Development Director

Ms. Moore noted staff met with the contractors today at 4:45 p.m. and the repairs are 99% complete; staff is pulling permits for the deck which should take 1-2 days and should be complete by Monday; noted the City's Building Inspector had visited the site today; the report of the findings was mailed out today; and stated residents need to work towards getting the HOA in the hands of its homeowners as soon as possible; referenced the County's Health Department oversight of Health and Wellness of the facilities, and the City of Stockbridge's oversight is Building Inspections and Code.

Ms. Moore also noted a detention pond that was not included in the list of Pineview repairs; and state the Health Department has cleared the pool for use, and she would forward the documentation.

NEW BUSINESS

PUBLIC HEARING

7. Council Consideration of the following Annexation Request:
Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan Stahl, Judy Stahl - Request: 100% Method Annexation into the City of Stockbridge for the property located at Old Stagecoach Rd. Parcel ID: S15-01023000 Land Lot 92 of the 12th District. The property consists of a Lot and is zoned C-3.

The applicant *withdrew* the following Annexation Request:
Owner(s)/Applicant(s): Alecia K. Waters, Kevin O. Waters, R. Alan Stahl, Judy Stahl - Request: 100% Method Annexation into the City of Stockbridge for the property located at 58 Old Stagecoach Rd. Parcel ID: S15-01015000 Land Lot 92 of the 12th District. The property consists of a Lot and is zoned RA.

Presented by Camilla Moore – Community Development Director
Ms. Moore noted the annexation items were presented before the Henry County Board of Commissioners on June 4, 2019 and before the City's Planning Commission on June 27, 2019 and stated the request to withdraw parcel S15-01015000 was prevent the creation of an island.

Applicant Alecia K. Waters addressed the Council and stated the property is being used for storage of FEMA supplies with no anticipation of building anything on the property.

Councilman Alexander referenced the County Commissioner's meeting where he noted 5th District Commissioner Holmes' remarks of the property being used as a junkyard.

Ms. Moore noted no County staffer stated that had been presented as the use and suggested including in the motion conditions of use.

Ms. Waters noted she understood the concerns and stated she does not want to cause harm to the surrounding property owners or the City; and stated the property is for storage of disaster relief supplies, not further noted the empty lot would remain as such due to some drainage issues.

Councilman Alexander asked the application for the reason for the annexation request with the use remaining the same.

Ms Waters stated she spoke with Commissioner Holmes and he is not favoring to commercial properties in this area of his district. Councilwoman Gantt asked the City Attorney if it was appropriate for her to vote on this item due to her work with FEMA.

The applicant responded that she is not affiliated with FEMA.

Councilwoman Gantt asked Ms. Moore if there were any zoning issues.

Ms. Moore stated the property is zoned for storage.

Mayor Ford opened the Public Hearing.

No Speakers in Favor – No Speakers Opposed.

The Public Hearing was closed.

Motion to approve the annexation: Gantt/died for lack of a 2nd.

PUBLIC HEARING

8. Council Consideration regarding a text amendment to the Zoning Code of the City of Stockbridge, Georgia regulating Small Box Discount Stores.

Presented by Camilla Moore – Community Development Director
Ms. Moore referenced the request for an Ordinance relating to Small Box Stores due to over saturation of these types of stores and recommends a distance requirement of 3 for every 13 miles (to include neighboring jurisdictions) noting there were currently (7) seven stores as referenced on the map.

Councilwoman Robinson requested additional distance between the stores.

Councilman Alexander disputed the quantity of (7) seven, noting the Dollar Tree Stores and the Zero store that recently closed.

Ms. Moore stated she understood the Ordinance to be directed at stand-alone stores and not those within a strip plaza. Attorney Williams stated the focus of the ordinance had been placed on the stand-alone buildings, 12000 sq. ft. with the distance separation applying to Henry County and the City of Stockbridge and

one (1) mile apart.

Councilman Thomas asked Ms. Moore if the re-write of the Zoning Ordinance would address these issues.

Ms. Moore stated she would re-send the schedule of the Zoning re-write.

Councilman Alexander stated the Zoning re-write is expected to start later this year.

Mayor Ford opened the Public Hearing.

Speakers in Favor:

Kathryn Gilbert who noted this was an opportunity for Stockbridge to be a star of the southside; noting the future is in our hands and prevent Dollar General stores from appearing on every corner.

Jenetta Roberts stated the stores are in close proximity of each other; noted there is a new Dollar Tree in McDonough; and stated the stores don't offer quality jobs for a livable wage.

Gordon Gilbert stated he was not sure if he was speaking in favor or opposed because he was afraid that other businesses may be excluded.

No Speakers Opposed.

The Public Hearing was closed.

Motion to approve: Alexander/Gantt – Passed 4-0.

PUBLIC HEARING

9. Council Consideration regarding a text amendment to the Zoning Code of the City of Stockbridge, Georgia regulating Short-Term Rentals of residential properties.

Presented by Camilla Moore – Community Development Director

Ms. Moore noted there has been a tendency for property owners to list their homes as Air BnB's which has become a nuisance. Ms. Moore noted the Ordinance would make sure property owners wanting to rent their property will come into compliance and comply with the Tax Code and their requirements.

Councilman Alexander noted the parties are getting out of control and expressed no one wants a party house within their subdivision; and the City needs to be proactive.

Councilman Thomas inquired on speaking with enforcement. Ms. Moore noted the Fire Marshal is the only one who could shut down the parties due to the number of people occupying the homes.

Mayor Ford opened the Public Hearing.

Speakers in Favor:

Kenneth McFarland who noted as an HOA Board Member, they can maintain the property, but not what goes on inside and asked for the City's Help. Mr. McFarland also noted it's not the residents having the parties, it's the out of towners having parties which disrupts the community.

Kathryn Gilbert noted the home that is occupant is not owner occupied and is owned by an investment Company based out of Phoenix, AZ. Ms. Gilbert also noted parking was bad, the music was too loud and shuttles to and from the house coming from Benchwarmers.

No speakers opposed.

The Public Hearing was closed.

Motion to approve: Gantt/Thomas- Passed 4-0.

NEW BUSINESS

10. Council Consideration to approve Falcon Design Consultants Task Order FDC 2019.11: North Henry Blvd. and East Atlanta Rd. Intersection Improvements Design in the amount of \$39,500.00 and Task Order FDC 2019.12: Lee Street and East Atlanta Road Intersection Realignment Design in the amount of \$58,500.00 – Amphitheater Project – Funding Source: Fund Balance Presented by Camilla Moore – Community Development Director
Motion to approve: Alexander/ Robinson- Passed 3-0 (Thomas was not present on dais).

11. Council Consideration to approve 1-yr. State Contract for Hwy. 138 Landscaping July 2019 – December 2019 in the amount of \$33,610.94 and January 2020 – June 2020 in the amount of \$33,610.94 Total Contract \$67,221.88.
 Funding Source: Executive – Landscaping/Right-of-way Beautification Presented by Decius Aaron – Public Works Director

Motion to approve: Robinson/Alexander- Passed 4-0

12. Council Consideration to approve the installation of Speed Breakers on Shields Road. Funding Source: Public Works
Presented by Decius Aaron - Public Works Director

Motion to approve: Gantt/Thomas- Motion withdrawn by Gantt
Mayor Ford noted signage can be approved by the City Manager. No action taken.

13. Council Consideration to approve Allsouth Constructors, Inc. Change Order No. 1 in the amount of \$720,500.00 and Carter & Sloope Engineering Services in the amount of \$66,900.00 less Contingencies in the amount of \$461,539.10 for an overall amendment of \$318,661.90 and total project cost for the WWTP Improvements and Glynn Addy Pump Station Rehabilitation Carter & Sloope Project no. S9100.013 & .014 from \$5,328,692.00 to \$5,599,992.00.
Funding Source: Water & Sewer Fund Balance
Presented by Decius Aaron, Public Works Director

Motion to approve: Robinson/Gantt- Passed- 4-0

14. Council Consideration to approve Resolution to regulate and provide for the calling of an Election to determine whether the City Council of the City of Stockbridge shall be authorized to allow the consumption of alcohol on premises from 11:00 a.m. until 12:00 midnight on Sundays as authorized by Article 7 of Chapter 3 of Title 3 of the Official Code of Georgia Annotated – Brunch Bill
Presented by Michael Williams – City Attorney

Motion to approve: Alexander/Gantt- Passed-4-0

COMMENTS FROM THE CITY MANAGER

Mr. Knighton noted the demolition of the old Police Station started today and should be completed by the end of the week; also, with the demolishing of a nuisance home. Mr. Knighton mentioned in about 2-3 weeks another nuisance home would be demolished with more to come. Mr. Knighton stated the bathrooms have been updated at Garner Park and will renovate the other Park bathrooms; also, install larger bar-b-que grills and will be working towards install a cooling/misting station at the parks. Mr. Knighton mentioned he appreciates the

great work staff does around the City.

COMMENTS FROM THE CLERK'S OFFICE

Thanked the staff for the staff bar-b-que and the Clerk's Office team for doing an amazing job while away at training.

COMMENTS FROM THE CITY COUNCIL

Councilman Thomas thanked Mr. Knighton for the employee bar-b-que and shared with citizens great things are happening with the City and is trying to put the best products out for citizens. Councilman Thomas noted for citizens to look at all phases and to see how the City is moving forward and is proud of Council and staff members.

Councilwoman Gantt thanked citizens for their continued support and prayers and hopes everyone has a great July 4th; and thinks everyone wants what is best for the City and what's in the best interest in the City, which is the absolute best.

Councilman Alexander thanked everyone for tuning in and those who came and participated in the democratic process as well as the nominees who gave themselves to serve. Councilman Alexander noted there were volunteers who showed up today and noted it takes all of us; and applauded any citizen who wants to volunteer and help. Councilman Alexander mentioned K-Piano changing its program name to Stockbridge which should make everyone beam with joy and needs people to believe in the City and the direction it is taking. Councilman Alexander also thanked those who came out for the morning on the range and noted all ages from 2-85 years supported; and expressed how everyone had a great time with professionals out looking at all the potential. Councilman Alexander expressed to his colleagues they are halfway through the year and still will continue to move forward with projects throughout the City.

Councilwoman Robinson thanked everyone for coming out and congratulated the newest volunteers for the Youth Council Advisory Committee and the Team

Ambassadors who's 1st meeting was held tonight observing the City Council Meeting. Councilwoman Robinson noted they will be compiling a report Thursday at their retreat and will be able to give feedback to local officials on their observations of tonight's meeting. Councilwoman Robinson thanked colleagues for a very productive meeting; and to staff, they are sincere and knows they are doing an excellent job and it's a lot Council is pushing for and wants to get things done that was agreed upon in 2016. Councilwoman Robinson noted the City had Carl Vinson Institute of Government complete a feasibility study in 2016 and would like to get things done; and believes with a good heart they can get back to the 2016 vision. Councilwoman Robinson thanked everyone that volunteered with K-Pianos and the summer camps and wanted to make sure as a city, they are there being supportive to those who wants to be in the community; and, expressed as elected officials, they should have open arms and wishes everyone a blessed week.

COMMENTS FROM THE MAYOR

Mayor Ford noted he hopes everyone had a great 4th of July and will continue to have a fantastic week; and, mentioned school will be starting back within the next month. Mayor Ford wants everyone to keep the faith and noted everyone will continue to move forward together as a team which will take a lot of effort and consistency and would like citizens input and involvement. Mayor Ford reminded everyone of the new tag "Stockbridge, Where Community Connects".

Mayor Ford read the following announcements:

UPCOMING MEETINGS

Meeting will be held at City Hall unless otherwise noted. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com, Facebook page or contact City Hall offices at 770-389-7900 for updates and detailed information.

- Main Street Advisory Board meeting, Friday, July 12, 2019 at 9:00 a.m./Levi Room
- Downtown Development Authority meeting, Monday, July 15, 2019 at 6:00 p.m./Levi Rm.
- Youth Council Advisory Committee, Wednesday, July 17, 2019 at 6:30 p.m./Levi Room

- Planning Commission meeting, Thursday, July 25, 2019 at 7:00 p.m./Council Chamber
- Work Session meeting, Tuesday July 30, 2019 at 6:00 p.m. at City Hall in the Council Chamber.

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Food Truck Tuesday, Tuesday, July 9, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Welcoming Stockbridge RoundTable – Thursday, July 11, 2019 at 6:30 p.m. in the Levi Meeting Room - spearheaded by Councilwoman Gantt
- Free Main Street Movie, July 13, 2019 8:00 p.m. on the City Hall Lawn; bring your lawn chairs and blankets. Featured Movie “Spider-man Into the Spider Verse” and Costume Contest for all ages.
- Food Truck Tuesday, Tuesday, July 16, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- FREE Sounds of Summer Concert, Saturday, July 20, 2019 at 8:00 p.m. on the City Hall Lawn; bring your lawn chairs and blankets.
- Food Truck Tuesday, Tuesday, July 23, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Back to School Kickoff, Saturday, July 27, 2019 from 10:00 a.m. – 1:00 p.m. at the Merle Manders Conference Center – spearheaded by Mayor Pro Tem Blount
- FINAL Food Truck Tuesday of 2019, Tuesday, July 30, 2019 from 5:30 – 9:00 p.m. at Clark Park 111 Davis Rd. Stockbridge
- Monthly Bingo Bash Wednesday, July 31, 2019 from 10:00 a.m. – noon at the Ted Strickland Community Center – spearheaded by Mayor Pro Tem Blount

ONGOING INITIATIVES

- Meet & Greet the Mayor Mondays with Mayor Anthony S. Ford from 10:00 a.m. - noon **every fourth Monday** of the month (appointment required). Please contact LaQuinda Jackson @ 678-833-3348 for more information and scheduling.
- Don't Trash Stockbridge No Litter Campaign – Ongoing – spearheaded by Councilman Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.
- Monthly Bingo Bash from 10:00 a.m. – noon at the Ted Strickland Community Center spearheaded by Mayor Pro Tem Blount. Visit the City's website or Facebook page for dates and information.
- Quarterly Town Hall – Ongoing – spearheaded by Councilman Alexander. Visit the City's website or Facebook page for dates and information.
- Keep Stockbridge Beautiful – Ongoing – spearheaded by Councilman Alexander. Contact LaQuinda Jackson @ 678-833-3348 for more information.

- Quarterly Clergy RoundTable – spearheaded by Councilwoman Robinson. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Welcoming Stockbridge RoundTable every 2nd Thursday in July at 6:30 p.m. in the City Hall Levi Meeting Room – spearheaded by Councilwoman Gantt. Contact LaQuinda Jackson @ 678-833-3348 for more information.
- Quarterly Homeowners and Neighborhood Association RoundTable – spearheaded by Mayor Pro Tem Blount. Contact LaQuinda Jackson @ 678-833-3348 for more information.

ADJOURN

Motion to Adjourn: Gantt/Robinson-Passed 4-0.