Stockbridge

Where Community Connects

STOCKBRIDGE CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Alphonso Thomas

Councilwoman LaKeisha Gantt

Councilman Elton Alexander

Councilwoman Yolanda Barber

Councilman John Blount

CITY MANAGER

Randy Knighton

CITY CLERK

Vanessa Holiday

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

Council Meeting Agenda
March 9, 2020 6:00 PM

Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

Fax: 770-389-7912

Stockbridge

Where Community Connects

AGENDA
COUNCIL MEETING
CITY OF STOCKBRIDGE

MONDAY, MARCH 9, 2020 6:00 PM

Mayor & City Council
Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas

Councilwoman LaKeisha Gantt
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount

Administration
Randy Knighton, City Manager
Camilla Moore, Asst. City Mgr./Community Dev. Director
Vanessa Holiday, City Clerk
Michael Williams, City Attorney
Randi Rainey, Deputy City Clerk

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

ADOPTION OF THE MINUTES FOR THE FOLLOWING MEETING: 1/28/2020

1 Draft Minutes of 1/28/2020

PUBLIC COMMENTS

CEREMONIAL

OLD BUSINESS

2 Council Consideration to approve Change Order #1 for the Public Works Facility for additional excavation and sub-grade stabilization in the amount of $155,343.90
Funding Source: SPLOST - Presented by: Decius Aaron

NEW BUSINESS

3 Council Consideration to approve the Annual Back-to-School Initiative to a City Event in the amount of $10,000.00
Funding Source: Contingency - Presented by: Randy Knighton

MAYOR'S COMMENTS (Mayor Anthony Ford)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

Stockbridge

Where Community Connects

SUMMARY MINUTES
WORK SESSION MEETING

TUESDAY, JANUARY 28, 2020 6:00 P.M.

Mayor & City Council	**Administration**
Mayor Anthony S. Ford	Randy Knighton, City Manager
Councilman Elton Alexander	Camilla Moore Asst. City Mgr./ Community Dev. Director
Councilwoman Yolanda Barber	Vanessa Holiday, City Clerk
Councilman John Blount	Randi Rainey, Deputy City Clerk
Councilwoman LaKeisha Gantt	Michael Williams, City Attorney
Mayor Pro Tem Alphonso Thomas	

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.

The meeting was called to order by Mayor Ford.

Invocation by Principal Eric Watson, Stockbridge High School.

Pledge of Allegiance was recited in unison.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present.

Councilwoman Gantt motioned to amend the Agenda to establish a Consent Agenda to include Item #7, 10, 11, 14, 16 and 17; and to remove Item # 15, 19, 20 and 21; and to remove Council Comments; Second by Councilman Blount.

Mayor Ford noted he is not in favor of moving forward with a Consent Agenda not having had a thorough discussion of the items.

Mayor Pro Tem Thomas noted he is in favor of removal of Items #15 and 19 and prefers the proper procedure as it relates to the Consent Agenda.

Councilman Blount stated the items have been funded and were going to be approved.

The motion passed 4-0-1 (Barber abstained).

Review of the Minutes for the following meetings:

1. 1/13/2020 (SCM) 2. 1/13/2020

The Minutes will be presented at the February 10, 2020 meeting for adoption.

PUBLIC COMMENTS

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

There were no public comments.

PRESENTATIONS

3. Henry County Schools Update

   Presented by Dr. Elizabeth Davis – Superintendent of Henry County Board of Education

   Dr. Davis introduced School Board members Annette Edwards and Sophe Pope, Principals Varney, Travis, Benjamin, Ausmore, Bell and Assistant Principal Young, and Leadership Team Members Nicole Shaw, and CFO Christy Willis, along with teachers and supporting staff who were in attendance. Dr. Davis noted the HCBOE was recognized as one of two Boards of Education in the state for a Leading-Edge Award, noting teachers and leaders created the great results that we all see. Dr. Davis thanked the City of Stockbridge for the Proclamation Celebrating Learning in Henry County noting Henry County Schools are the fastest-improving schools in Metro Atlanta and are performing above the state average; noted Stockbridge Middle and Stockbridge Elementary were designated Reward Schools which were among the greatest-improving five percent of Title I School-wide schools and Title I Targeted Assistance schools noting the schools are only as strong as the community; noted 42 of the 50 schools have shown significant growth highlighting improvements of Stockbridge area schools; noted the State gave every teacher a $3,000 raise and Henry County also issued an additional 3% raise; referenced the Performing Arts Center (PAC) scheduled to be completed in the spring; and noted the County is currently in SPLOST IV with a budget of $371 million. No Action Taken.

   Mayor Ford noted he is both proud and pleased with the outstanding results.

   Councilman Alexander concurred, and asked that Flippen Elementary, Eagle's Landing Middle and High School be recognized for their outstanding efforts and asked where individuals could go to see the Board's future plans for new schools.

   Dr. Davis noted the Classroom Realization Study, which is a 10-year projection is currently awaiting comprehensive review.

   Mayor Pro Tem Thomas noted the results of the school improvements are a reflection of the leadership and frontline soldiers noting today's reports is outstanding and a great testament of the growth; and noted the Reward Schools would be recognized at the 9th Annual African American Heritage Celebration on February 1st.

Councilman Blount referenced the PBI program at the Pilot School (Fairview Elementary) that is addressing the 22% Latin/Hispanic language barriers; noted today's report was outstanding news.

Councilwoman Gantt thanked Dr. Davis for the concrete data; noted the City is approving the Partners in Education tonight, noting the importance of the partnership of the schools and the community; sees the growth and the personal touch; commended Dr. Davis and the team.

OLD BUSINESS

4. Council Consideration to Revisit/Earmark certain line items of the FY2020 Operating Budget.
   Presented by Mayor Pro Tem Thomas
   Mayor Pro Tem Thomas called on Council to take decisive action noting the Zoning Ordinance and stated that as of today, there is no re-write; referenced the outdated codes that should reflect the City's current standards, the Sign Ordinance and Historic Preservation. Mayor Pro Tem Thomas noted the revision should position the City for growth and development, which the current Ordinance does not. Mayor Pro Tem Thomas also noted there was a moratorium put in place due to the current Ordinance not having adequate control to prevent over saturation of certain types of businesses and was in place far too long causing the Council to vote to allow approval of two businesses, a tattoo shop and events center to come to the City. Mayor Pro Tem Thomas expressed he asked for the status of the re-write while discussing the Short-Term Work Project over a month ago and was led to believe an RFP was out for bid, and in fact it was not and feels he was misled. Mayor Pro Tem Thomas noted the Council has approved the budget $100,000 allocated for professional fees to hire a consultant to help with the zoning re-write, which did not happen. Mayor Pro Tem Thomas noted on March 11, 2019 Council voted to authorize an RFP to hire a consultant; which must become priority. Mayor Pro Tem Thomas expressed in 2017 $134,000 was allocated, in 2018 $50,000 was allocated for the Sign Permit update in 2019 and 2020 $100,000 was allocated for professional fees along with funds for Historic Preservation and asked that those funds be earmarked.

   Ms. Moore responded and cautioned Council not to get ahead of Georgia Urban Development Law noting the first thing to establish is a Comprehensive Land Use Plan, once that is submitted to the state, which was submitted in August 2019, the next step is to create an Overlay of the Zoning Ordinance. Ms. Moore noted staff is creating a Unified Development Code instead of a Zoning Ordinance which includes Zoning, Subdivision Reads, Design Standards, Overlay District, Historic District and Comprehensive Elements that concern the City. Ms. Moore also noted the money allocated for such has not be spent noting unused funds roll over back to the General Fund until staff is ready to use it.

Ms. Moore stated every major ordinance should be routinely be reviewed and updated every 5-6 years and the Sign Ordinance should be updated every 3-5 years as things change; and noted that when Council was asked which one staff should focus one, Council directed staff to work on the Comprehensive Plan.

Councilman Alexander noted the Council issued a directive to former City Manager Michael Harris to move forward with the Comprehensive Plan in 2016, who then directed Ms. Moore in 2017 to move forward with the City's Comprehensive noting it was highlighted in the City's newsletter and discussed at the Retreat; noted the re-write is taking an extended amount of time, and agrees with the directive to staff to get the re-write done with no more stop gap measures; wants to remove any loopholes and having to grandfather in less desirables and to tighten up the codes as the directive was issued in 2017 and it's 2020.

Mr. Knighton noted the Unified Development Code RFP would be placed in the Henry Herald paper tomorrow and will run for a week before it is open for bid.

Ms. Moore noted the County fought the City's desire to move forward with its own Comprehensive Plan and noted the completion is an 18 to 24-month process; referenced the comments and modifications from ARC and DCA and re-submittal following the Council's directions.

Councilman Blount noted his displeasure with discussing personnel items publicly, and not reaching out to staff to discuss these matters behind closed doors with questions and/or concerns; does not want any surprises on the dais.

Councilman Alexander also made a request for the Sign Ordinance to be re-done noting it was last updated in 2013.

Councilwoman Gantt agreed Councilman Alexander on the need for the Sign Ordinance update and asked what was the reason for the delay in the Zoning re-write from 2018 to now and questioned whether this was a I gotcha moment.

Ms. Moore noted she would need to pull the file for specifics.

Councilwoman Gantt asked the Clerk to state the motion on the floor and then noted that with the RFP going to the paper tomorrow, this would be a moot point.

Ms. Moore also stated the priorities that had been directed by the Council was to move forward with the building of the Amphitheater, and that much time has been dedicated to this project with an anticipated completion of December 31, 2020.

Mayor Pro Tem Thomas stated the Zoning Re-Write has been discussed at the Retreat, during the Moratorium discussions, during discussions on the Short-Term Work Plan, there was a Resolution drafted in 2019 and asked how many discussions need to be had noting it's nothing personal, staff was hired to do a job. Mayor Pro Tem Thomas stated he takes the time to read and study everything, and always reaches out to the City Manager and staff with any questions or concerns prior to meetings and stated he was told in a meeting with the City Manager and Community Development Director that this action of the RFP for the Zoning Re-write had already taken place and asked the City Manager to confirm the meeting. Mr. Knighton confirmed they had met. Mr. Thomas noted funds were approved in the budget in 2017 and 2018 for the Sign Ordinance update and asked about the City's Project Manager who is charged with covering the City's Projects and commended Ms. Moore for all that she does, and stated that she can't do it all; can't carry all the weight, and it may take some stepping on toes.

Ms. Moore noted the #1 priority was getting the Amphitheater done, and as the Project Manager of that project, admittedly, some things may have been dropped.

Councilman Blount stated he won't chastise staff as everyone works hard across the board everyday doing the best they can.

Councilman Alexander noted he does not belittle staff; noted the public elected this governing body to get things done, set timelines and task staff; and requested a timeline.

Mr. Knighton noted there were factors that needed to be considered and was unable to give a timeline at this moment.

Mayor Pro Tem Thomas reiterated that he calls or meets with staff prior to the meetings, and Mr. Knighton has confirmed their meeting.

Mayor Pro Tem Thomas motioned for a Resolution directing staff to issue an RFP for the Zoning Re-Write, Update the Sign Ordinance, moving forward with Historic Preservation and Earmarking the designated funds; Second by Councilman Alexander. The motion passed 3-1-1 (Councilwoman Gantt Opposed – Councilman Blount Abstained).

NEW BUSINESS

5. Council Consideration to approve the Wastewater Treatment Plant Aerator Replacement Project in the amount of $210,877.29 Funding Source – Wastewater Fund Balance (Sole Source).
   Presented by Decius Aaron Public Works Director and Brad Holtsinger Wastewater Superintendent
   Mr. Aaron deferred to Mr. Holtsinger to make the presentation. Mr. Holtsinger noted the City has been using the original aerators for 27 years and is asking for approval to replace the aerators with new ones. Mr. Holtsinger explained the aerators supply oxygen to the biological system at the treatment plant which keeps everything alive and runs about 27,000 hours per year.

   Councilman Blount motioned to approve the Wastewater Treatment Plant Aerator Replacement Project in the amount of $210,877.29; Second by Councilwoman Gantt. The motion passed 5-0

6. Council Consideration to approve the Burke St. Sanitary Sewer Main Evaluation by Carter & Sloope in the amount of $ 29,300.00. Funding Source: Wastewater Dept. – General Fund
   Presented by Decius Aaron Public Works Director and Brad Holtsinger Wastewater Superintendent
   Mr. Aaron deferred to Mr. Holtsinger to make the presentation. Mr. Holtsinger noted the funds will be spent to evaluate the 50-year-old pipes running from Bridgeview Country Cooking to Clark Park and to hire a company to complete the evaluation.

   Councilwoman Gantt motioned to approve the Burke St. Sanitary Sewer Main Evaluation by Carter & Sloope in the amount of $ 29,300.00; Second by Councilman Blount. The motion passed 5-0.

7. Council Consideration to approve the FY2020 LMIG (Local Maintenance & Improvements Grant) list.
   Presented by Decius Aaron Public Works Director
   Item Moved to the Consent Agenda

8. Council Consideration to approve the City's Worker's Compensation Policy with Key Risk in the amount of $126,903.00. Funding Source – General Fund
   Presented Renee Wheeler – HR Manager
   Ms. Wheeler noted this is the annual renewal for the Worker's Compensation policy; staff is asking for approval in the amount of $126,903.00 to fund Worker's Compensation.

   Councilman Alexander asked if this was an automatic renewal.

   Attorney Williams stated that is can be but is not required.

   Mayor Pro Tem Thomas motioned to approve the City's Worker's Compensation Policy with Key Risk in the amount of $126,903.00; Second by Councilwoman Gantt. The motion passed (Councilman Alexander Opposed).

9. Council Consideration to approve the City's Health & Wellness agreement with Corporate Health Partners in the amount of $33,000.00. Funding Source – General Fund
   Presented Renee Wheeler – HR Manager noted the new broker recommended using Corporate Health Partners for the City's Health and Wellness program. Ms. Wheeler noted the former broker used Atlanta Health Systems to help reduce claims cost.
   Renee Wheeler – HR Manager

   Councilman Alexander asked about the selection of this vendor.

   Mr. Knighton noted the City's approved Broker puts it out for bid and returns the recommendation.

   Councilwoman Barber asked for last year's cost.

   Ms. Wheeler noted it was $35,000.

   Councilwoman Gantt motioned to approve the City's Health & Wellness agreement with Corporate Health Partners in the amount of $33,000.00; Second by Mayor Pro Tem Thomas. The motion passed 4-0-1 (Councilman Alexander Abstained).

10. Council Consideration to approve the City's Personnel Handbook updates: 1. Information Technology 2. Cell Phone Usage Policy.
    Presented Renee Wheeler – HR Manager
    Item Moved to the Consent Agenda

11. Council Consideration to appoint members to the Pension Committee consisting of the City Clerk, City Manager, HR Manager, City Treasurer and Mayor.
    Presented Renee Wheeler – HR Manager
    Item Moved to the Consent Agenda

12. Council Consideration to ratify the Georgia Power Lighting Agreement for the Amphitheater in the amount of $108,837.00.
    Presented Randy Knighton – City Manager
    Mr. Knighton noted certain things were communicated with Council to move certain things forward dealing with the Amphitheater project and asked for Council's permission to move forward in December and come back to ratify the lighting agreement in January. Mr. Knighton further noted Georgia Power will provide lighting for the Amphitheater campus and would need a 3-4-month window to order the lights.

    Councilman Alexander motioned to approve to ratify the Georgia Power Lighting Agreement for the Amphitheater in the amount of $108,837.00; Second by Councilwoman Gantt. The motion passed 4-0-1 (Councilwoman Barber Abstained).

13. Council Consideration to ratify the Piedmont Geotechnical Consultants Agreement for Services pertaining to the Amphitheater in the amount of $25,620.00.
    Presented Randy Knighton – City Manager
    Mr. Knighton noted due to the slight movement in the Detention Pond, Piedmont Geotechnical Consultants will provide a sub-surface analysis and borings on the property site; noted it has already been reviewed by the City Attorney and the Procurement Department, and goes beyond the City Manager's authority to approve purchases beyond $25,000.

    Councilwoman Gantt motioned to approve to ratify the Piedmont Geotechnical Consultants Agreement for Services pertaining to the Amphitheater in the amount of $25,620.00; Second by Councilman Alexander. The motion passed 4-0-1 (Councilwoman Barber Abstained).

14. Council Consideration to approve City of Stockbridge Surplus list.
    Presented Lindell Miller Procurement Supervisor and John Wiggins Treasurer
    Item Moved to the Consent Agenda

15. Council Consideration to approve the City's Contract Renewal or Extension for Printing Marketing Services with Curtis 1000 through January 19, 2021 in the amount of $50,000. Funding Source: General Fund
    Presented Lindell Miller Procurement Supervisor and John Wiggins Treasurer
    Item Removed

16. Council Consideration to approve the City's Contract Renewal or Extension for Citywide Furniture with Hon Company, LLC through December 31, 2020 in the amount of $30,000. Funding Source: General Fund
    Presented Lindell Miller Procurement Supervisor and John Wiggins Treasurer
    Item Moved to the Consent Agenda

17. Council Consideration to approve the City's Contract Renewal or Extension for Tank Maintenance with American Tank Maintenance LLC through December 31, 2020 in the amount of $61,419.00. Funding Source: General Fund
    Presented Lindell Miller Procurement Supervisor and John Wiggins Treasurer
    Item Moved to the Consent Agenda

18. Council Consideration to approve Resolution for Henry County Partners in Education and the City of Stockbridge.
    Presented by Councilwoman LaKeisha Gantt
    Councilwoman Gantt asked for support and approval for a partnership with Henry County Partners in Education with all schools that feeds into the City limits.

    Councilwoman Gantt motioned to approve a Resolution for Henry County Partners in Education and the City of Stockbridge; Second by Councilman Alexander. The motion passed 5-0.

19. Council Consideration to approve use of the Ted Strickland Community Center for a Scouts activity.
    Presented by Mayor Pro Tem Thomas
    Item Removed

20. Council Consideration to appoint members to Youth Council Advisory Committee.
Presented by Vanessa Holiday – City Clerk
Item Removed

DISCUSSION

21. Towing & Wrecker Services and On-Street Parking Ordinance
Presented by Camilla Moore – Asst. City Mgr./Community Dev. Director
Item Removed

CONSENT AGENDA Councilwoman Gannt motioned to approve the Consent Agenda; Second by Councilman Alexander. The motion passed 4-1 (Councilwoman Barber Opposed).

Council Consideration to approve the FY2020 LMIG (Local Maintenance & Improvements Grant) list.

Council Consideration to approve the City's Personnel Handbook updates: 1. Information Technology 2. Cell Phone Usage Policy.

Council Consideration to appoint members to the Pension Committee consisting of the City Clerk, City Manager, HR Manager, City Treasurer and Mayor.

Council Consideration to approve City of Stockbridge Surplus list.

Council Consideration to approve the City's Contract Renewal or Extension for Citywide Furniture with Hon Company, LLC through December 31, 2020 in the amount of $30,000. Funding Source: General Fund

Council Consideration to approve the City's Contract Renewal or Extension for Tank Maintenance with American Tank Maintenance LLC through December 31, 2020 in the amount of $61,419.00. Funding Source: General Fund

COMMENTS FROM THE CITY COUNCIL
Item Removed

COMMENTS FROM THE MAYOR
Mayor Ford referenced the 2020 Kickoff for the City's 100 year Centennial celebration that took place earlier, and referenced the Stockbridge Elementary School kindergarten chorus who sang songs in two different languages; thanked the Council for their comments during the celebration; thanked the citizens who came out to participate in the festivities; noted the City has many residents who have relocated to Stockbridge from the northern part of the country and wants to do all that we can to retain those citizens; noted the Council needs to follow the process for the Consent Agenda; asked everyone to keep the faith, love on your family, and noted we will continue to do all that we can to move the City forward.

The Mayor read the following upcoming meetings and events:

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.

- Council Meeting Monday, February 10, 2020 at 6:00 p.m. at City Hall in the Council Chamber

- Main Street Advisory Board Meeting Friday, February 14, 2020 at 9:00 a.m. at City Hall in the Levi Meeting Room

- Council Retreat, February 17, 2020 1pm – 5pm; February 17, 2020 8am – 5pm; February 19, 2020 8am – 4pm at 130 Clairemont Rd. Decatur, GA 30030.

- Youth Council Advisory Committee Meeting, Tuesday, February 18, 2020, 2019 at 6:30 p.m. - Patrick Henry Meeting Room

- Downtown Development Authority Meeting, Tuesday, February 18, 2019 at 6:00 p.m. in the Levi Meeting Room.

- Youth Council Meeting, Wednesday, February 19, 2020 at 5:30 p.m. – Levi Meeting Room

- Work Session Meeting Tuesday, February 25, 2020 at 6:00 p.m. at City Hall in the Council Chamber

- Planning Commission Meeting Thursday, February 27, 2020 at 6:30 p.m. at City Hall in the Council Chamber

UPCOMING EVENT(S) & ANNOUNCEMENTS

- Monthly Bingo Bash Wednesday, January 29, 2020 from 10:00 a.m. – noon at the Merle Manders Conference Center – spearheaded by Councilman Blount

- Annual African American Heritage Celebration – Saturday, February 1, 2020 from 4 -6 p.m. at the Merle Manders Conference Center – spearheaded by Mayor Pro Tem Thomas

- Let's Paint Social at the Ted Strickland Community Center – Thursday, February 13, 2020 at 6:30 p.m. – spearheaded by Councilwoman Gantt along with the Stockbridge Youth Council.

- Annual African American Exhibit – Saturday, February 15, 2020 at the Cochran Library– spearheaded by Mayor Pro Tem Thomas in partnership with the Henry County Library System.

- Economic Development Business Breakfast Meet & Greet – Wednesday, February 26, 2020 from 7a.m. – 10a.m. at the Merle Manders Conference Center. Free to City of Stockbridge Business Owners and/or Operators. Contact James Touchton jtouchton@cityofstodkbridge-ga.gov Phone: 678-978-0648

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 Mayor Pro Tem Thomas. Contact: LaQuinda Jackson @ 678-833-3348 for more information.

- Monthly Bingo Bash from 10:00 a.m. – noon at the Merle Manders Center spearheaded by Councilman 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 Homeowners and Neighborhood Association RoundTable – spearheaded by Councilman Blount. Contact LaQuinda Jackson @ 678-833-3348 for more information.

Councilwoman Gantt motioned to adjourn the meeting; Second by Mayor Pro Tem Thomas. The motion passed 5-0.

CENTENNIAL CELEBRATION
1920 100 2020
Stockbridge
Where Community Connects

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC

Anthony S. Ford, Mayor

City of Stockbridge

Staff Recommendation Form For Council Approval/Review

Meeting Date

March 9, 2020

- [x] **Action requested by City Council**
- [ ] **For informational purposes only**
- [ ] **Discussion Item**
- [ ] **Budget Amendment Required**
- [ ] **Presentation**

FUNDING SOURCE

- [ ] GENERAL FUND
- [ ] FUND BALANCE
- [x] SPLOST
- [ ] CDBG
- [ ] GRANT FUNDING
- [ ] COUNCIL INITIATIVE
- [ ] SPONSORSHIP
- [ ] DEPT. FUND BALANCE

FROM ACCOUNT:

TO ACCOUNT:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT: Change Order #1 for Public Works Building

DESCRIPTION:

Change Order #1 for additional excavation and subgrade stabilization using GAB, stone and Geogrid due to poor and saturated soil conditions under the foundation of the building and parking lot.

Chapter 3.30—Procurement

3.30.223 - Change orders and contract modifications.

A. General Provisions. Except as hereinafter provided, any change order or other modification of a contract term shall be approved by the city council.

B. City Manager Authority. The city manager shall have authority to approve all change orders to purchase orders and contracts up to an absolute value of twenty (20) percent of the original contract, provided the total change order amount is twenty-five thousand dollars ($25,000.00) or less.

APPROVED BY:

FINANCE John Wiggins

CITY MANAGER ________________

CITY ATTORNEY ________________

PROCUREMENT (WHEN NECESSARY) ________________

AMOUNT

$155,343.90

ATTACHMENTS: [ ]

AIA® Document G701™ – 2017

Change Order

PROJECT: *(Name and address)* Stockbridge Public Works Facility 321 Taylor Road, Stockbridge, GA	**CONTRACT INFORMATION:** Contract For: Pellicano Construction Date: 01/08/2020	**CHANGE ORDER INFORMATION:** Change Order Number: 1 Date: 02/19/2020
OWNER: *(Name and address)* City of Stockbridge 4640 North Henry Drive Stockbridge, GA 30281	**ARCHITECT:** *(Name and address)* Pond & Company 3500 Parkway Lane, Suite 500 Peachtree Corners, GA 30092	**CONTRACTOR:** *(Name and address)* Pellicano Construction 415 Pine Avenue, Suite 20o Albany, GA 31701

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Additional excavation and subgrade stabilization using GAB, stone and Geogrid due to poor and saturated soild conditions under the foundation of the building and parking lot.

The original Contract Sum was	$	2,120,000
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	2,120,000.00
The Contract Sum will be increased by this Change Order in the amount of	$	155,343.90
The new Contract Sum including this Change Order will be	$	2,275,343.90

The Contract Time will be increased by 9 (9) days.
The new date of Substantial Completion will be 8/18/2020

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Pond & Company **ARCHITECT** *(Firm name)*	Pellicano Construction **CONTRACTOR** *(Firm name)*	City of Stockbridge **OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**	**SIGNATURE**
Robert P Williams SVP **PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**	**PRINTED NAME AND TITLE**
2·21·2020 **DATE**	**DATE**	**DATE**

PELLICANO
CONSTRUCTION

CHANGE ORDER REQUEST (Revised)
January 24, 2020
<u>CITY OF STOCKBRIDGE PUBLIC WORKS</u>

<u>CHANGE ORDER REQUEST #1</u>

Site Contractor:
This Change Order Request is for the Recommendations made by Nova. They Recommended putting 12 inches or less of GAB on the Building Pad in order to get it Passed. This does NOT include footer or the Rest of the site
400 ton of GAB @$35.00 a ton= $14,000.00

Building Pad 2 Days of excavating, grading, and packing
2 days of excavating, grading and compaction @$5,000.00 a day= $10,000.00

Baby Surge Stone per Nova $850.00

Nova has recommended placing 57 stone under all utilities = $5,900.00
Total: $30,750.00

General Contractor:
General Conditions@ 6%=$1,845.00
Profit @6%=$1,845.00
<u>Grand Total: $34,440.00</u>

Requested by:
Jimmy West
Project Manager
(478)-293-9750

PELLICANO
CONSTRUCTION

February 24, 2020

Pond
3500 Parkway Lane
Peachtree Corners, GA. 30092

Attn: BJ Martin

Re: City of Stockbridge Public Works
Stockbridge, GA

CHANGE ORDER REQUEST #2

Mr. Martin,

I have attached our breakdown for Change Order Request #2 for the undercutting and backfilling for unsuitable soils discovered in the Building Slab area and the Parking Lot area for the City of Stockbridge Public Works Project. Our Proposed Scope of Work consist of the following:

Building Pad: (Estimate 4 days for completion)
Under cut the slab **3ft**, install Geogrid and backfill with GAB. Unsuitable Soils will be hauled and dumped behind the Public Works Shop.

1. GAB: 628 Tons x $35 per Ton =	$21,980.00
2. Labor and Equipment $5,000 per day x 4 Days= (This includes Bulldozer, Excavator, Packer And 2 dump Trucks on site)	$20,000.00
3. Geogrid: 700 sy x $3.53sy=	$ 2,471.00
Subtotal:	**$44,451.00**

Parking Lot: (Estimate 6 days for completion)
Under cut 18" below subgrade and backfill with 6" of #4 Stone, Geo Grid and 12" of GAB. Unsuitable Soils will be hauled and dumped behind the Public Works Shop.

4. Rock: 430 Tons of #4 x $40 Per Ton=	$17,200.00
5. GAB: 546 Tons x $35 Per Ton=	$19,110.00
6. Geogrid: 2,078 sy x $3.53sy=	$ 7,335.34
7. Labor and Material $5,000.00 per day x 3 Days= (This includes Bulldozer, Excavator, Packer And 2 dump Trucks on site)	$15,000.00
Subtotal:	**$58,645.34**

Building Pad Cost:	$ 44,451.00
Parking Lot Cost:	$ 58,645.34
Subtotal:	$103,096.34
GC Overhead (6%)	$ 6,185.78
GC Profit (6%)	$ 6,185.78
General Conditions for time 9 days x $604 per day	$ 5,436.00
Total Change Order Request:	**$120,903.90**

This Change Order will add 9 days to total schedule
2 days for previous C.O #1 work and 7 days for work above

Sincerely,

Jimmy West
Project Manager
Pellicano Construction
478-293-9750

3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

T: 678.336.7740 | F: 678.336.7744
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February 26, 2020

Attendees:

Randy Knighton, City Manager
Decius Aaron, Public Works Director
BJ Martin, Pond & Company
Steve Mauro, CPS
Jalen Johnson, CPS
Clifford Daniel, Pond & Company

Re: City of Stockbridge Public Works Facility
Meeting Summary

On Tuesday, February 25, 2020, at 4pm, a meeting was held to discuss the current site issues which have triggered a contractor change order for subgrade remediation. The location for the Public Works building is located on the site away from the current flood plain and at an elevation several feet above the documented flood elevation.

Geotechnical studies were performed by Geo-Hydro Engineers during the design phase which prompted the engineering in the design phase to incorporate some subgrade stabilization below the foundations and slab of the building. When the contractor, per the design plans, attempted to stabilize the ground in order to begin pouring slab, they were unable to achieve required compaction. It was believed that the excess amount of rain exacerbated the site conditions and that addition subgrade stabilization was going to be required. Nova Engineering was hired as the on-site special inspection firm and recommendations were provided to increase the stabilization measures under the slab by additional excavation of soil replace by Graded Aggregate Base.

Per this instruction, the contractor proceeded with the additional subgrade stabilization measures, but still was unable to achieve proper compaction for the building slab. Additional test holes were performed on the site in the areas where compaction was not achieved, and waste debris including broken asphalt, concrete, tires and organics (tree trunks, limbs) were uncovered. This debris was not uncovered early in construction demolition or by borings performed during the design phase. It is believed that this debris may have been buried with the construction of Taylor Road.

An on-site meeting was held to review on January 31, 2020 to review the current conditions where additional recommendations were provided by Nova Engineering. The recommendations by Nova Engineering were to over excavate an additional 2.5 feet below the original design recommendation with the addition of geogrid under the slab. There were no recommendations for additional subgrade remediation under the building foundations. Based on the current conditions, recommendations for additional subgrade stabilization was also recommended for the paved areas (parking lot and access roads). This recommendation was fully reviewed by the design team for approval.

Structurally, nothing will change. There is no proposed mitigation below the footings of the building.

We have reviewed the change order as presented by the Contractor and adjusted pricing to make sure that the proper amount of material, effort and additional construction days were in line with the recommendations. The recommendation for the additional subgrade remediation is not too much for the contractor handle and we anticipate four days for this effort to be completed.

As a cost saving measure, we are instructing the contractor to use the excess soil excavated to be used to grade the surrounding areas to ensure positive surface runoff to the existing creek and detention pond.

There are no other site issues foreseen at this time.

Some possible future concerns which will be addressed through RFIs and construction coordination may be concerning the entrance to the building. This does not necessarily constitute additional cost to the City for construction. Furniture is the only item that is not currently included in the cost of construction for this project.

In conclusion, the site and current location for the Public Works Facility is viable. The excess rain and unknown conditions underground are items that would be confronted no matter the location. The investment by the City has been made in design and the start of construction, and any changes to location would only exacerbate costs and increase unknowns in future construction.

We recommend approval of Change Order #1 in the amount of $155,343.90 to allow remediation of the subgrade and continuation of construction for the Public Works Facility as designed.

Thank you,

BJ Martin, PE
Pond & Company

Council Consideration to approve the Annual Back-to-School Initiative to a City Event in the amount of $10,000.00 Funding Source: Contingency.
Presented by Randy Knighton – City Manager