



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

CITY TREASURER

John Wiggins

DEPUTY CLERK

Randi Rainey

CITY ATTORNEY

Michael Williams

**Council Meeting
Agenda
January 11, 2021 6:00 PM**



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.cityofstockbridge.com

Phone: 770-389-7900

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AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, JANUARY 11, 2021 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
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Michael Williams, City Attorney

ZOOM MEETING INFORMATION: <https://us02web.zoom.us/j/82836070083?pwd=SGdLWTVoNWZQWNFbTgxakl4SUNaQT09> Passcode: 735164

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

**CEREMONIAL-Proclamation- Martin Luther King, Sr. "Daddy King" Birthday
Proclamation- Martin Luther King, Jr. Holiday DDA Service Awards**

ADOPTION OF THE MINUTES

- 1 November 9, 2020 City Council Draft Minutes
- 2 November 24, 2020 Work Session Draft Minutes

PUBLIC COMMENTS- All public comments must be submitted to the Clerk no later than one hour prior to the meeting. The Public Comment Form can be found on the City's webpage on the City Clerk's page at: <https://stockbridge.seamlessdocs.com/f/20pkdz4mo7xb> and the form must

include your name, phone, and email contact information. Comments are limited to (3) three minutes and will be read by the Clerk during the meeting, respecting all members of the elected body, officials, and staff. Comments including defamation, unruliness and/or swearing will not be accepted.

NEW BUSINESS

- 3 Appointment and Oath of Municipal Court Judge - Presented by:
- 4 Appointment and Oath of Municipal Court Solicitor - Presented by:
- 5 Appointment of the City Attorney - Presented by:
- 6 Appointment of the Mayor Pro Tem - Presented by:

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

ADJOURNMENT



**SUMMARY MINUTES
COUNCIL MEETING
MONDAY, NOVEMBER 9, 2020 6:00 P.M.**

Mayor & City Council

Mayor Anthony S. Ford
Mayor ProTem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Randy Knighton, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
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.

Zoom Meeting Information - <https://us02web.zoom.us/j/85802930045?>

The meeting was called to order by Mayor Ford.

Invocation by Councilman Blount

Pledge of Allegiance was recited all in unison

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

Councilman Blount motioned to amend the Agenda: To add Free Turkey Distribution & Food Drive Event at the MMCC on Nov. 21st from 10am - noon; second by Councilwoman Gantt. The motion passed 5-0.

Councilwoman Barber motioned to approve the Minutes for the following meetings: Second by Councilman Alexander. The motion passed 5-0.

1. 09/09/2020 2. 09/15/2020 3. 09/17/2020 4. 09/18/2020

PUBLIC COMMENTS must be submitted no later than one hour prior to the meeting. Please Visit the City's website under the Clerk's Page to complete the Public Comment Form. <https://stockbridge.seamlessdocs.com/f/20pkdz4mo7xb>

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.

PROJECT UPDATE

5. Amphitheater Construction Update

Presented by Randy Knighton – City Manager, Carl Trevathan - Keck & Wood - Project Manager, and Kirk Voelkel, H J Russell Construction Co. Project Manager

Mr. Voelkel presented a video of the Amphitheater progress and gave an overview with an estimated completion date on the Amphitheater structure of February 2021; and landscaping, roads, ponds, and interior finishes around May 2021; noting there were two scopes of work 1) the construction of the Amphitheater and 2) ponds (only two were included in the base scope of work), parking, and landscaping.

Councilman Blount inquired about the total number of restrooms, where Mr. Mr. Voelkel stated he was unsure and would get back with a response.

Mr. Knighton noted the Internal Road was under review by Falcon Design Consultants and should be going out for bid soon and noted the project remains on track.

Mayor Pro Tem Thomas referred to the 3rd pond not being included in the original scope of work and questioned the need for it.

Mr. Knighton noted the calculations yielded the necessity for the additional pond.

Councilwoman Barber asked when the bid would go out for the Amphitheater furnishings and equipment.

Mr. Knighton noted the kitchen in the Green Room and Concessions included equipment in the original scope, and to expect the bids to go out in December/January.

Councilman Blount asked what dynamics changed for the ponds.

Mr. Voelkel stated there was additional disturbed acreage for three roads, 500 parking spaces which created a larger volume of stormwater runoff.

Mr. Trevathan of Keck and Wood noted the ponds are not a deficiency in the design; and noted there are 48 total restrooms: 23 female restrooms, 17 male restrooms, 2 family restrooms and 6 artist restrooms located inside the Green Room.

PUBLIC HEARING

6. First Reading of the Proposed FY2021 Operating Budget
Presented by Randy Knighton – City Manager and John Wiggins -
City Treasurer

Mr. Knighton reviewed the City's Mission & Vision statements and presented the Proposed FY2021 Budget noting this was the First Reading with the 2nd Reading scheduled for November 24th and the Final Reading and Adoption scheduled for December 14th; noted the Budget reflects the City's Vision and Mission Statements; presented the budget at \$12.8 million dollars, noting the budget had been reduced by \$2 million dollars from what was presented at the Retreat with a proposed additional Code Enforcement Officer and placeholder positions for Building Inspections, Building Permit Clerk and Civil Engineer (P/T) should the City choose to go in the direction of bringing the positions in-house; added (6) Additional Public Works Technicians, and (2) Stormwater Technicians from Stormwater; proposed \$12,500 for the inaugural Juneteenth Holiday celebration; and noted there were more modifications and reductions to the FY2021 budget to come.

Mayor Pro Tem Thomas recommended the 3rd Code Enforcement Officer be a Supervisor Position for much needed oversight, and work in the field; Councilwoman Barber agreed. Mr. Knighton noted having a Supervisor in the field is not unusual; Mayor Ford agreed with the Supervisor position.

Councilman Alexander stated the charge each year is to present a balance budget and reiterated the budget should reflect the needs of the City and asked Mr. Knighton if he had everything he needed.

Mr. Knighton stated the budget has everything needed to operate the City and noted additional cuts will be made prior to the adoption on December 14th, noting the Budget was presented at Retreat at \$14 million and has been reduced to \$12.8 million dollars as his intention is to present a realistic balanced budget based on revenue projections.

Councilman Alexander asked about the overall cuts.

Mr. Knighton noted cuts were made across the board in anticipation the first quarter would not see much travel and all cost associated.

Mayor Pro Tem Thomas suggested trimming the budget more on hospitality, uniforms, and travel and training agreeing that there is likely not to be in-person gatherings or meetings, noting he scrutinizes the budget line by line every year.

Mr. Knighton noted the cost savings of the Summer Concerts where stage rentals will not be required with the Amphitheater.

Councilman Alexander agreed there should be no excess, asked for what you need, not what you want as this is part of the accountability.

Public Hearing Opened

Mr. Knighton read a comment from Facebook where a statement was made asking for more accountability regarding Code Enforcement.

No Speakers spoke in Favor or Opposed the proposed budget.

The Public Hearing was Closed.

Mayor Ford noted the next Public Hearing will take place on November 24th for the Second Reading.

NEW BUSINESS

7. Council Consideration to approve Capital Projects Bonding
Presented by Randy Knighton- City Manager, and
Ed Wall – Financial Advisor

Mr. Knighton noted there was extensive conversation at the Budget Retreat on projects such as the Amphitheater, Capital Improvement Projects, the Cultural Arts Center, the Youth and Senior Center, Trail Projects, etc. and asked for direction from the Council with regard to bonds for the completion of the Amphitheater and other projects, and noted the City is still carrying a \$1.2 million bond yearly for City Hall property and building; noted there had been conversations on bonding the Amphitheater for \$4.6 million, with \$6.2 million coming from SPLOST IV and \$5 million coming from Fund Balance and stated there needs to be a conclusion with the bonding the Amphitheater and other projects; and asked if Council wants to bond for the Amphitheater now and come back in the spring to bond other projects or look at bonding a larger amount to include other projects, noting from a City Manager's perspective, Council would have to consider it would also put a strain on the General Fund Budget.

Mr. Wall noted the General Fund from 2019 had \$11.5 million in revenues, \$8.8 million in expenditures, a transfer of \$2 million out with an excess revenue of \$503,000, and noted if there is a bond issuance for the Amphitheater for \$4.5 million, the annual payment would be \$400,000; with a balanced budget for 2020 in the amount of \$12.8 million does not include the \$400,000, and stated that adding more to the bond, the city would need to find money to pay for it; and noted in 2019 there was \$4.6 million in bonds, \$5 million came from the General Fund and \$6.3 from SPLOST IV with a cost for the Amphitheater totaling \$15.8 million, and noted the Council needs to make sure the correct amount is borrowed; and noted the current market is around 2.2% for a 15-year bond issuance with an annual payment of \$365,000.

Councilman Alexander noted the discussion was valuable to have tonight; asked the Council to lead and direct; and noted the City promised the residents and the voters approved \$20 million with SPLOST V; noted SPLOST collections were up; and recommends bonding and not touch the General Fund and complete the Cultural Arts Center and a portion of the Trail network simultaneously/ noting in 2016

Council voted to tear down the Cultural Arts Center and the lot remains vacant, and it is up to the Council to take the lead.

Councilwoman Gantt asked for a comparison between last year's rates vs. this year's rates.

Mr. Wall noted last year was at 2.4% and this year's rates are at 2.2% and are the lowest rates he has ever seen.

Councilman Blount noted there will not be enough SPLOST funds to carry the bond all the way through.

Mr. Wall noted there will be \$20.5 million SPLOST based on 2018-2019 actuals, and if \$18 million is borrowed, over a 4-year period, \$20 million will pay it off in full; noting if there is a recession and SPLOST collections go down, the General Fund will have to make up the difference.

Councilman Blount noted the Council should receive a cost of each of the projects, referencing the Amphitheater and noting when originally approved, it was not known that the cost did not include furnishings, and going forward would prefer the Council have an all-in total cost for each project, and agreed with Mr. Wall that a recession would hurt the City's fund balance.

Mayor Pro Tem Thomas agreed with the comments from Councilman Blount and getting the cost of the projects that are proposed and the completion of the Amphitheater; and agreed with Councilman Alexander with completing two projects at the same time; bonding to complete the Amphitheater and asked the Council to refer to the Management by Objective Project Tool and rank the projects; noted he is hopeful we have seen the worst of the pandemic and asked that Mr. Wall and Mr. Knighton continue to present the Council with facts to analyze to make decisions.

Councilwoman Gantt noted the Council should be smart about bonding and have a plan, be certain of the numbers and to listen to the advice of the City's Financial Advisor; and cited Worldbank.org article titled COVID-19 and stated COVID-19 is slated to plunge and the global economy into the worst recession since World War II noting some of the media outlets and financial networks urge caution and reminded the Council of the many retail stores that have closed during the pandemic.

Councilwoman Barber noted there are risk with every decision and agrees with bonding to complete the Amphitheater, noting it would be helpful if the amount to complete was known; and would like to bond the Cultural Arts Center and Master Trail Plan; and agrees with Councilwoman Gantt to be cautious due to the uncertainty of the economy; and noted with the Amphitheater being a revenue generator and SPLOST Revenues coming in, this will allow the Council to make a good decision.

Councilman Blount referenced the recent COVID spike across the country, and noted the City hired a Financial Advisory, and the Council should be making decisions from his recommendations and asked the Council to be careful and cautious.

Councilman Alexander stated the SPLOST option allows the bond to be paid off in four years, and this option had not been presented by the Financial Advisor; noted the Dow Jones was through the roof, and the Stock Market was at an all-time high, with the added news that Pfizer is on the brink of a 90% effective vaccine, and the rates are lower than they have ever been, and funds will start to come in to pay off the bond debt; and noted the statistics are in the City's favor.

Mr. Knighton noted an approximate amount of \$6 - \$6.5 million to complete the Amphitheater, \$16 - \$18 million for the Cultural Arts Center and includes Furniture & Fixtures, based on the scale discussed.

Mr. Wall stated that if the City bonded \$6.5 million for the completion of the Amphitheater, the annual payment at 2.2% would be \$513,000 over a fifteen (15) year term; and does not include SPLOST as that was allocated for roads, streets, bridges, Cultural Arts Center and Trails; noting SPLOST would start to be collected by the City in May or June of 2021 estimated to be around \$427,000 per month and recommends a Cash Flow Statement to see to the best options for bonding; and noted Keck and Wood and TSW need to provide an estimate for completion.

Mayor Pro Tem Thomas referenced the trails and noted the length of trails to be completed had not been determined, and the acquisition of properties would need to be factored into the timeline.

Councilman Alexander agreed that the entire Trail Plan cannot be bonded, but rather incrementally.

Mayor Ford asked Mr. Wall if the 1.5 % was based on borrowing from SPLOST and paying back in four years as opposed to bonding fifteen years, which Mr. Wall confirmed.

Councilwoman Gantt noted there is a list already allocated for SPLOST funding which has already been planned and noted they need to get the final cost for things.

Mayor Pro Tem Thomas noted he wants to make sure the City Manager has a directive on the next steps with concluding with an amount to bond.

Mr. Knighton noted SPLOST V has about 9 projects allocated and if a TSPLOST is passed, it can only be used for transportation; noted he has made a request to Keck and Wood and TSW to provide hard cost and by the next meeting, he will provide what will need to be bonded out with a cash flow analysis.

There was a consensus of the Council to bring the item back to the November 24th Work Session meeting with more information on the cost to complete the Amphitheater, the roads, ponds, landscaping, and fixtures to decide on bonding.

8. Council Consideration to approve Falcon Design Task Order No. 2020.11 the Smith-Barnes Sewer Main and Force Main Rehabilitation Project in the amount of \$62,500.00. Funding Source: Sewer Dept. Fund Balance.

Presented by Decius Aaron – Public Works Director

Mr. Aaron noted the City received CBDG funding to identify issues at the Smith-Barnes Sewer Main, which has been completed; and noted Falcon Design has prepared plans and specifications to make the repairs that were identified during Phase I by using the video looking into the sanitary sewer system.

Councilman Alexander inquired if the CBDG funds are available yearly and if the City needs to apply.

Mr. Aaron noted yes, and the City did apply and was approved for another \$100,000 this year.

Councilman Alexander motioned to approve the Smith-Barnes Sewer Main and Force Main Rehabilitation Project in the amount of \$62,500.00 Funding Source: Sewer Dept. Fund Balance: second by Councilwoman Barber. The motion passed 5-0.

9. Council Consideration to approve the request authorizing the use of \$120,000 from the Sanitation Division Fund Balance to cover Increased Landfill Disposal Costs. Funding Source: Sanitation Fund Balance Presented by Decius Aaron – Public Works Director

Mr. Aaron noted homeowners in the City are cleaning more during COVID which has increased tonnage and created the shortfall due to rates with the current vendor and is requesting to move funding to cover the remainder of the year for the cost of sanitation disposal.

Councilman Blount inquired what are the current rates the City is being charged compared to other Cities.

Mr. Aaron noted GFL was charging \$17.43/ cart; the City has weekly bulk pick-up for \$12 for three items and any additional bulk cost more.

Councilman Blount inquired if the cost could be renegotiated and suggested looking at different areas where there is a transfer station.

Councilwoman Barber inquired on the cost increase in a years' time.

Mr. Aaron noted due to COVID more people are at home and cleaning their homes out.

Councilman Alexander motioned to approve request authorizing the use of \$120,000 from the Sanitation Division Fund Balance to cover Increased Landfill Disposal Costs. Funding Source: Sanitation Fund Balance; second by Councilwoman Gantt. The motion passed 5-0.

10. Council Consideration to amend the Water, Sewer, Sanitation and Stormwater Fee Schedule. Effective November 9, 2020.

Presented by Decius Aaron – Public Works Director

Mr. Aaron noted the City needs to be competitive with fees and not lose any potential developer; and needs to be more aligned with the sister cities like the City of Hampton and the City of McDonough fees and decrease the City's fees.

Councilwoman Barber motioned to approve to amend the Water, Sewer, Sanitation and Stormwater Fee Schedule. Effective November 9, 2020; second by Councilman Alexander. The motion passed 5-0.

11. Council Consideration to approve RFP No. 2020-0007P for (14) Tractors and Mowers - State of Georgia Contract No. 99999-001-SPD0000102 in the amount of \$111,212.28. Funding Source: Public Works, Water and Sewer Department Budgets.

Presented by Decius Aaron – Public Works Director

Mr. Aaron noted item is to replace mowers that have reached the end of their life cycle.

Mayor Pro Tem Thomas inquired about the mowers being in line with the proposed budget.

Mr. Aaron noted this would be to replace equipment the City currently has, and any additional purchases would be made in 2021 once the budget is approved.

Mr. Aaron noted the Kubota mowers would be used to cut the right-of-way areas, parks, the Wastewater Plant, and lift stations and will be using zero turn and finishing mowers.

Councilman Blount inquired if the old equipment is being surplusd through the vendor.

Mr. Aaron noted the old equipment does get surplusd and the City receives a credit on some mowers that can be used for parts.

Councilman Alexander motioned to approve RFP No. 2020-0007P for (14) Tractors and Mowers - State of Georgia Contract No. 99999-001-SPD0000102 in the amount of \$111,212.28. Funding Source: Public Works, Water and Sewer Department Budgets; second by Councilwoman Gantt. The motion passed 5-0.

12. Council Consideration to approve the City's 2021 Holiday Calendar.
Presented by Renee Wheeler – Human Resources Manager
Ms. Wheeler noted the schedule presented includes the newly added, Juneteenth Holiday to include pay for staff.

Mayor Pro Tem Thomas motioned to approve the City's 2021 Holiday Calendar: second by Councilwoman Gantt. The motion passed 5-0.

13. Council Consideration to approve the Free Turkey Giveaway, Food Drive, Masks & Hand Sanitizer distribution and free Flu Shots to take place on Saturday, November 21, 2020 from 10am - noon.
Mayor Ford noted there will be a Turkey Giveaway at the Merle Manders Conference Center on November 21, 2020 from 10am-12pm outside; along with a food drive with cans collected by Alpha Phi Alpha Fraternity, and free flu shots and hand sanitizer distribution for citizens.

Councilman Blount motioned to approve the Free Turkey Giveaway, Food Drive, Masks & Hand Sanitizer distribution and free Flu Shots to take place on Saturday, November 21, 2020 from 10am – noon; second by Councilwoman Gantt. The motion passed 5-0.

DISCUSSION

14. Council Discussion of the PATH Foundation Master Agreement
Presented by Randy Knighton – City Manager
Mr. Knighton noted the proposed agreement would provide opportunities for a partnership with specific projects related to trails such as the Master Trail Plan; and would not commit Council to spend any funds currently; noting if the Council choose to partner, it would be brought before Council with details and the arrangement would be identified.

Attorney Williams noted it would be an agreement which the City would utilize the services of the PATH Foundation which would assist in design of Right-of-Ways, real estate related to trails and would have access to experts.

Councilman Alexander noted Henry County uses PATH Foundations and would help the City out with their expertise and creates linear parks.

Mayor Pro Tem Thomas motioned to approve the PATH Foundation Master Agreement; second by Councilwoman Barber The motion passed 5-0.

MAYOR'S COMMENTS

Mayor Ford noted COVID cases have increased in Georgia and asked that everyone be careful and mindful, especially during the upcoming holidays; noted Pfizer has a potential vaccine on the horizon and would be set to distribute to the sickest individuals first; noted the Department of Health Free COVID testing phone number 800-847-4262 and hours this week: Mon - Fri 9am -2pm and next week 10am - 3pm; wished Happy Veterans Day to all the veterans and asked everyone

to join the City's virtual celebration on November 11th; congratulated all the winners of the November 3rd election cycle, and offered special congratulations to President-Elect Joe Biden and Vice-President Elect Kamala Harris; noted the deadline to register for the Special Election in Georgia for two senate seats is December 7th; Early Voting will begin December 14th and the Special Election Day is January 5th for the Run-off election for two Senate seats here in Georgia.

UPCOMING MEETINGS & ANNOUNCEMENTS

Meeting will be held via Zoom until further notice. 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, November 13, 2020 at 9:00 a.m. Via Zoom
- Downtown Development Authority Meeting, Tuesday, November 17, 2020 at 6:00 p.m. Via Zoom
- Youth Council Advisory Meeting, Tuesday, November 17, 2020 at 6:30 p.m. Via Zoom
- Planning Commission Meeting, Thursday November 19, 2020 at 6:30 p.m. Via Zoom
- City Council Work Session Meeting, Tuesday, November 24, 2020 at 6:00 p.m. Via Zoom
- City Council Meeting – Monday, December 14, 2020 at 6:00 P.M. Via Zoom

Join Stockbridge Councilwoman Yolanda Barber on Saturday, November 14, 2020 from 10 am to 4 pm at the Ted Strickland Community Center for her Community Blood Drive. For more information, please call Zenovia Pearson at (404) 565-5109.

UPCOMING PUBLIC HEARINGS

- Public Hearing – Planning Commission Thursday, November 19, 2020 at 6:30 P.M. Via Zoom
- Public Hearing – Second Reading of the Proposed FY2021 Operating Budget Tuesday, November 24, 2020 at 6:00 P.M. Via Zoom
- Public Hearing – Adoption of Proposed FY2021 Operating Budget Monday, December 14, 2020 at 6:00 P.M. Via Zoom
- Public Hearing – Rezoning Case No. RZ2020-02 Monday, December 14, 2020 at 6:00 P.M. Via Zoom

All City Offices will be closed Thursday, November 26th and Friday, November 27th in observance of the Thanksgiving Holiday.

Mayor Pro Tem Thomas motioned to adjourn; second by Councilman Alexander. The motion passed 3-1-1 (Blount opposed, Gantt abstained).

Respectfully submitted by:



**SUMMARY MINUTES
WORK SESSION MEETING
TUESDAY, NOVEMBER 24, 2020 6:00 P.M.**

Mayor & City Council

Mayor Anthony S. Ford
Mayor ProTem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Randy Knighton, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
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.

The meeting was Call to Order by Mayor Ford.

Invocation by Mayor ProTem Thomas.

Pledge of Allegiance recited in unison.

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

Councilman Alexander motioned to amend the Agenda to add Discussion Item #16 CaresAct Funding, and Item #17 Censure Policy: second by Councilwoman Barber. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to amend the Agenda to Table Item#12 to be presented at the next Council Meeting: second by Councilman Alexander. The motion passed 4-0.

Review of the Minutes for the following meetings: No Action

1. 07/13/2020 2. 07/28/2020 3. 09/29/2020 4. 10/12/2020 5. 10/27/2020

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<https://stockbridge.seamlessdocs.com/f/20pkdz4mo7xb>

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

Mr. Coren Randazzo referenced SPLOST V, noting taxes have to go to the purpose for which they were intended with a binding list; and questioned the expansion of the DDA map and boundaries and asked why the Spanish Village neighborhood was included without notice or approval of the DDA board members.

Ms. Ariel Shaw of Southern Crescent Women in Business encouraged everyone to shop small and support local businesses for Shop Small Saturday, on November 28th.

OLD BUSINESS

6. Council Consideration to approve Capital Projects Bonding
Presented by Randy Knighton- City Manager, Ed Wall – Financial Advisor

Mr. Knighton referred to the previous meeting on November 9th where there was discussion of bonding for the Amphitheater and other projects and defining the costs for those projects; and noted there are a few things to consider with the Amphitheater and accoutrements that would go along with the Amphitheater actual structure cost such as: lighting, speaker systems and amplifiers; and noted some of the Green Room & Concession accessories have been included in the primary cost; noted there are associated items related to the Lee Street road construction and the East Atlanta Street road construction which are in a separate pot of money for those particular road projects and also included some parking along with that and are closer to being bid out, and a more accurate cost will not be available until the bids have been received; noting the thought here is to make sure that you, elected body has a good sense of what is required to complete the Amphitheater project and have an eye on additional projects in the future; and also discuss SPLOST V; and discern what your pleasure is as it relates to bonding; noting challenges that may lie ahead, and taking into consideration the impacts that may affect the General Fund Budget, or impact the construction of other projects, and keeping in mind the City does not operate with a property tax, while maintaining a high level of service to its residents and business community; and noting while the City takes on these Capitol Projects, the General Fund Budget is stretched, and other methods must be considered; noting the impotence of this discussion is to bring information forward to allow for decisions to be made.

Mr. Wall presented the Council with a bonding overview noting, the City was originally looking at bonding \$4.5 million, but he changed it to \$7.5 million, the General Fund stays at \$5 million, SLOST IV stay at \$6.3 million with the new total being \$18.8 million from the original \$15.8 million and noted the annual payments will be around \$597,000 yearly for fifteen (15) years at 2.4%.

Mr. Wall noted the SPLOST V that was approved by voters in exhibit F of the project list are: Civic Project and Buildings at \$9.8 million, Road Projects at \$4.5 million, Sewer/Water/Stormwater Infrastructure at \$4.5 million and Park Improvements at \$1.5 million, and also noted if Council wanted to pay back the debt in 5 years instead of 7, it would come from SPLOST and not the General Fund or could also go towards the Cultural Arts Center; noted if Council decided to do the SPLOST bond for \$15.8 million, that would leave \$4 million to pay as you go and would collect over \$20 million over a 5-year span with SPLOST with the County receiving the first years collections; noted the approved projects by voters stayed the same such as Road Projects, Sewer/Water and Stormwater Infrastructure and Park Improvements, and the Capitalized interest would be around \$58,619 with the first check coming in May 2021; noted that with the Debt Service, if Council went with five (5) years instead of the fifteen (15), the interest rate would be at 1.1% and would be tax exempt with the amphitheater being taxable; and also noted if there was a \$20.5 million SPLOST bond, the payments would equal \$16 million in payments and that would leave \$517,000 in interest to advance fund; just an option to think about; or you could take the \$7 million out of here to pay for the Amphitheater, and not worry about it coming out of the General Fund.

Mayor Ford stated with the low interest rate option seems to be the most logical route.

Mr. Knighton noted realistic construction for the Cultural Arts Center would not take place until at least one year from now, and the Council may want to visit other avenues to pay for it.

Councilman Alexander reiterated part of SPLOST can be used for projects and some cannot be and would like to pursue more than one project at a time, with tight fiscal constraints; and notes the historically low interest rates; and reminded the Council of the old Cultural Arts Center building being knocked down in 2015; the Master Trail Plan was approved in 2016; noting Main Street was pursuing Trails Grants; noting he would like to see \$14 million dollars toward the Cultural Arts Center, \$7 million dollars toward the completion of the Amphitheater and \$1 million dollars toward the Master Trail Plan totaling \$22 million and stated the request as a motion.

Councilman Blount asked that everyone be able to address questions and concerns to Mr. Wall prior to a motion being made; and needs a total amount that it would take to complete the Amphitheater project with furniture and asked if change orders were included.

Mr. Knighton noted he cannot give a definitive answer noting change orders that may come forward, and noted there had already been a Change Order completed for \$700,000 and noted the road estimation will not be available until it has been bid out and has included an additional \$500,000 if needed, the Green Room equipment estimation is \$100,000, enhanced landscape to create a pocket park around the

Amphitheater estimated at \$250,000 to complete the Amphitheater sound estimation is \$500,000, totaling over \$2 million.

Councilman Blount, noted regarding the Amphitheater, there remains many projects to be completed to include the completion of construction, roads, furnishings, the numbers are speculative; and noted when the Amphitheater Project was presented to the Council, they were told \$15 - \$16 million dollars, and those figures are off; likewise, for the Cultural Arts Center where the Council was given a cost of \$3 million and those costs are much more also.

Mr. Knighton noted the housing that is related to the Management Company will be discussed at another time; the Council made the commitment to bond a portion of the Amphitheater Project, and there must be a funding source to complete the project; and because the project is still under construction, and noting there may be some things that arise, an absolute figure cannot be given at this time with there being unknowns.

Councilman Blount emphasized an infrastructure plan to be in place and referenced the Rock Quarry Rd. Widening Project and funding a Police Department.

Councilwoman Barber asked what happens if you bond more than what was needed to complete the project, and any fees?

Mr. Wall reiterated it will go into the sinking fund and would pay the bonds back with it, with interest paid on issuance fees, approximately \$40,000.00; and referenced Councilman Alexander's questions about the additional \$2 million not included in the SPLOST V for the projects mentioned and needed to know if it would come from the General Fund. Councilman Alexander noted yes it would.

Mayor Pro Tem Thomas noted he is confident with moving forward with the project and thanked Mr. Wall for the information.

Councilman Alexander motioned to approve \$22 million dollars of bonding as follows: Second by Councilwoman Barber
\$14 million dollars toward the Cultural Arts Center
\$ 7 million dollars toward the completion of the Amphitheater
\$ 1 million dollars toward the Master Trail Plan

Councilman Blount reiterated the caution from the Financial Advisor.

Mayor Pro Tem noted with the idea that the City can reallocate bonds that have not been used satisfies his questions, noting there was good discussion from both Councilman Alexander and Councilman Blount.

Ms. Barber noted the Amphitheater proceeded her, but the City must complete the project; agrees with multiple projects at the same time; and supports the Cultural Arts Center and the Trail Plan.

Mayor Pro Tem Thomas referenced the cuts to be made in the budget to pay for these projects.

Attorney Williams noted based on the discussion, all the bases are being covered.

Councilwoman Barber inquired on the cost of the Cultural Arts Center.

Mr. Knighton noted the last rendition was between \$16-18 million dollars.

The motion passed 3-1 (Blount Opposed).

PUBLIC HEARING

7. Second Reading of the Proposed FY2021 Operating Budget
Presented by Randy Knighton – City Manager and John Wiggins -
City Treasurer

Mr. Knighton noted this to be the 2nd Reading of the proposed FY2021 with the 3rd/Final Reading and Adoption taking place on December 14th; and gave an overview of the City's vision and mission, revenue projects taking into account COVID-19, and additional consideration for the financing of capital projects, specifically the completion of the Amphitheater project; new positions, and the addition of the Juneteenth Holiday celebration, and noted the original version presented at the Budget Retreat had been reduced from \$15 million to \$12.8 million dollars.

Mr. Wiggins noted there were reductions made to the Hospitality and Travel budget line items due to COVID restrictions.

Mayor ProTem Thomas recommended the hospitality line item in Permitting in the amount of \$1800 be removed; noted the Planning Dept. had \$100,000 to complete the UDC (Unified Development Code) in the FY2020 and FY2021 Budget and questioned the duplication.

Mr. Knighton noted the UDC was scheduled to be completed in FY2020 and because it was not, those funds will go to the City's Fund Balance.

Mayor ProTem Thomas referenced his conversation with Mr. Knighton about the \$58,000 in FY2020 to re-write the City's Sign Ordinance, questioning why it was not included in the UDC body of work of the UDC.

Mr. Knighton noted that it has been customary in his experience to have the development code include sign codes as well and has discussed the Sign Ordinance re-write with consultant who is currently working on the City's Unified Development Code and noted the Unified Development Code will include the provisions for signage as part of the UDC, and recommends a reduced balance in the budget for Professional Services for specialized signage which will be reflected in the presentation on December 14th.

Mayor ProTem Thomas noted the Council recently approved \$111,000 for Public Works equipment, and there is \$200,000 for equipment proposed in the FY2021 Public Works budget and asked if there should be earmarking in place, while noting Public Works does a good job of utilizing allocated funds, and noted there was no vehicle for the Economic Development Director will likely need a vehicle to be shared with Main Street in their new facility.

Mr. Knighton noted the City's current fleet of vehicles should be sufficient and the existing vehicle pool should be able to accommodate all staff.

Mayor Pro Tem Thomas asked the Council to weigh in on the proposed budget and asked the City Manager and Treasurer to look at items that could be trimmed to help fund the City's projects.

Mr. Knighton noted his intention to present a solid and realistic budget while meeting the provisions to serve the citizens, noting the final version was pending the Council's decision on bonding. Mr. Knighton also noted the budget with adjustments will be presented to Mayor & Council prior to the meeting for feedback.

Councilwoman Barber asked about the request for Capital Equipment in the Public Works Department for equipment recently awarded at the last meeting and asked if there will be a request for more equipment in the 2021 budget.

Mr. Aaron noted the recent award of \$77,000 was to replace worn out equipment in the Public Works department that was beyond its useful life and the proposed \$200,000 for equipment in the FY2021 budget is to purchase equipment for the proposed new (8) staff member's use if approved by the Council.

Councilwoman Barber referenced establishing a Police Department and noted the Police Administration Department and line item currently in the budget and asked if there would need to be a separate line item to reflect the development of a City police department and asked if General Funds would be used.

Mr. Knighton noted he had some ideas for funding and will propose using a different account, noting the current line item reflects police services such as off-duty officers at city meetings, security and other functions and events, etc. and noted a new line item would be in order.

Mr. Wiggins noted a new area of the budget could be reflected for the establishment of a police department in accordance with the uniform code as mandated by the State for the chart of accounts.

Councilman Alexander thanked Mayor Pro Tem Thomas for his surgical precision of analyzing the budget; supports Councilwoman's Barber's comments on establishing a police department, noting there is a consensus of the Council to move forward; referenced Councilwoman

Barber taking the lead on beautification in the City.

Mr. Knighton suggested the Beautification Plan be a part of the City's Capital improvement Plan as this involves more than a one-time expense and would otherwise place constraints on the budget.

Councilwoman Barber asked that the Police Department line item be included in the 3rd Reading. Mr. Knighton confirmed that it would be.

Mayor Ford opened the Public Hearing: There were no speakers.

The Public Hearing was closed.

NEW BUSINESS

8. Council Consideration to approve the City's 2021 Meeting Dates.
Presented by Vanessa Holiday - City Clerk

Ms. Holiday noted the 2021 Meetings Calendar will be published in the City's legal organ the Henry Herald and includes meeting dates for: City Council Meetings, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Board, Public Facilities Authority, and the Urban Redevelopment Authority and noted each board has approved their meeting schedule except for the City Council meetings to this point.

Councilwoman Barber motioned to approve the City's 2021 Meeting Dates: second by Councilman Alexander. The motion passed 4-0.

9. Council Consideration to approve the City's 2021 Agenda Timeline.
Presented by Vanessa Holiday - City Clerk

Ms. Holiday noted the Agenda Timeline is the deadline for items and documents to be added and uploaded into the City's Agenda management tool.

Councilman Alexander expressed he believes it cuts off ideas and does not see why documents can still be added a few days out before the meeting.

Mayor Ford noted he likes the timeline presented and does not care for the consent changes during meetings.

Ms. Holiday noted Council approved a meeting schedule where staff is required to submit documents one week prior to the Council Meetings, and to have the information published for the public via a Resolution that was voted on, further noting the timeline allows staff enough time to gather and submit their information and have been times where additional items may need to be added to the Agenda after meeting with the City Manager.

Ms. Holiday noted amending the Agenda at meetings does not give staff time to allow publishing the information that should be available to the public.

Councilman Alexander expressed he believes it was a mistake then and still a mistake now to have a policy in place.

Ms. Holiday noted the past meetings, items that were brought to the Work Session meetings were discussed and then voted on at the Council Meetings with many items going under the Consent Agenda.

Councilwoman Barber noted Council wants the Agenda a week prior to the meeting and allow the City Manager and City Clerk to address any documents.

Ms. Holiday inquired if a week gives Council enough time to look over and ask any questions for staff.

Councilman Alexander suggested to table discussion.

Councilman Blount noted the powers remain with the Council noting the Agenda can still be amended at any time.

Mayor Pro Tem Thomas noted staff has been late giving information to the Clerk's Office and if information were turned in on time, Council would be able to ask questions before meetings.

Mr. Knighton noted staff must submit their items through Civic Clerk and there is a cut-off date items cannot be submitted.

Councilman Blount motioned to approve the City's 2021 Agenda Timeline: second by Councilwoman Barber. The motion passed 3-0-1 (Alexander abstained).

10. Council Consideration to approve the 2021 Council Initiatives Calendar. Presented by Zenovia Pearson - Administrative Asst./Mayor & Council. Ms. Pearson noted the calendar represents all the initiatives Council would like to do for the 2021 calendar year.

Councilwoman Barber motioned to approve the 2021 Council Initiatives Calendar: second by Councilman Alexander. The motion passed 4-0.

11. Council Consideration to approve annual Stormwater Model Ordinance. Presented by Decius Aaron - Public Works Director
Mr. Aaron noted the EPD and Metropolitan North Georgia Water Plant & District has revised their Stormwater Ordinance and suggest members to update their Ordinances as well before December 5, 2020.

Mayor Ford requested more details about the Ordinance.

Mr. Aaron noted the Ordinance improves post development planning requirements in Stormwater management after sites have been developed.

Councilman Alexander motioned to approve the annual Stormwater Model Ordinance: second by Councilwoman Barber. The motion passed 4-0.

12. Council Consideration to approve RFP No. 2020-0025P; State Contract No.99999-SPD-40199373 for the purchase of a Ford F-250 from Allan Vigil Ford in the amount of \$39,843.38. Funding Source: Events Department Budget.
Presented by Lindell Miller - Procurement Manager and CieCie McGhee Conference Center & Events Manager
Item Tabled – To be heard at the 12/14/2020 meeting.

13. Council Consideration to approve the contract extension for Charles Abbott & Associates for Building, Permitting and Inspections Services through March 31, 2021. Funding Source: Permitting Department Budget.
Presented by Randy Knighton – City Manager
Mr. Knighton noted the current contract with Charles Abbott & Associates runs through the end of the calendar year; staff is still discussing the Permitting services and recommends extending the current contract until March 31, 2021.

Mayor Pro Tem Thomas noted a cap is set to make sure funds are available for whoever comes after the contract is up.

Councilwoman Barber requested to have the recommendation to award at the March 8, 2021 Council Meeting.

Mayor Pro Tem Thomas motioned to approve the contract extension for Charles Abbott & Associates for Building, Permitting and Inspections services through March 31, 2021 using the line item 100-72000-5212020 not to exceed \$75,000 and line item 100-72000-521203 not to exceed \$25,000 and to proceed with issuing an RFP for Building, Permitting & Inspections services immediately and award bid at the March 8, 2021 meeting: second by Councilman Alexander. The motion passed 3-0-1 (Blount Abstained).

14. Council Consideration to approve RFP 201608-05 - Falcon Design Consultant for Engineering Services.
Presented by Randy Knighton - City Manager and Decius Aaron - Public Works Director
Mr. Knighton noted the current contract with Falcon Design ends January 31, 2021 and is proposing to extend the contract through December 31, 2021.

Councilwoman Barber inquired on how much has been spent with Falcon Design in 2020. Mr. Wiggins noted he would have to look in the system to see total cost.

Councilwoman Barber motioned to approve RFP 201608-05 - Falcon Design Consultant for Engineering Services; second by Councilman Blount. The motion passed 4-0.

15. Council Consideration to amend the City's Code of Ordinances to add the Economic Development Department.

Presented by Michael Williams – City Attorney

Attorney Williams stated the last time the City had an Economic Development Director, Council wanted to appoint the position; a nomination was made by the City Manager and confirmed by Council. Attorney Williams noted the Charter provides that Council only confirms Department Heads and currently there is not Economic Development Department; the Ordinance will add that to the list of Departments.

Councilwoman Barber motioned to approve to amend the City's Code of Ordinances to add the Economic Development Department; second by Mayor Pro Tem Thomas. The motion passed 4-0.

DISCUSSION

16. Council Discussion of CaresAct Funding.

Mr. Knighton noted City of Stockbridge businesses could apply for and receive up to \$10,000 if their business has been directly affected by COVID; Non-profits could also apply if their agency has been directly affected by COVID. Mr. Knighton also noted Joseph Henning with the Henry County Chamber has been in contact with Connecting Henry regarding Non-profits receiving CaresAct funds to assist residents with rent, mortgage, and utilities assistance; noting he would be following up with Mr. Henning on the results of his conversation with Connecting Henry and noted the City would be placing a complete a FAQ on the website to answer questions related to the CaresAct Funding.

Councilwoman Barber suggested the City partner with Connecting Henry to provide a location in the City to provide Human Services to its residents in a Stockbridge location with County support.

Councilman Alexander asked if the City could roll back the renewal license fees to help businesses who are trying to survive during this time and requested the difference between last year's fee and this year's fees be brought back to the Council for consideration to act.

Attorney Williams noted the Council sets the fees annually, and it would take a vote of the Council to amend the fee schedule.

17. Council Discussion of the City's Censure Policy.

Attorney Williams noted it has been proposed that the City adopt a formal process before issuing a Censure as the City does not currently have a formal procedure, noting the two mechanisms in place would be the provisions in the Charter to remove and the Ethics Board upon receipt of a complaint, potential investigation, and are empowered to recommend action to the Council.

Attorney Williams noted Censures can be perceived as political in nature, or self-serving and holding each other accountable and what the Council decides to do is in your purview.

Councilman Alexander referenced the process used to issue censures against him and motioned to move forward with a policy where the Council could only issue a Censure after an official has due process, a fact-finding investigation, and a hearing where the official has been proven to have violated the Charter and/or committed a crime of moral turpitude.

Councilman Blount called for a point of order noting this was a personal matter for Councilman Alexander who was attempting to adjudicate his censures and the discussion should remain on the policy and the censures can be placed on the Agenda to discuss as separate item.

Mayor Ford noted he is not in favor of the ordinance as presented; and stated that should it pass with a vote by less than four members of council, he would veto the ordinance, stating he prefers a policy be put in place rather than an ordinance.

Councilman Alexander restated the motion to approve a Resolution to move forward with a policy where the Ethics Board could only issue a Censure after an official has due process, a fact-finding investigation, and a hearing where the official has violated the Charter and/or committed a crime of moral turpitude; second by Councilwoman Barber. The motion passed 3-1 (Blount opposed).

Attorney Williams noted he would need to draft a Resolution for the approved action of the Council as the matter was brought to the Council for discussion purposes.

Councilman Alexander motioned to amend the Agenda to have the censures issued against him be read by the City Attorney; second by Councilwoman Barber.

Mayor Pro Tem Thomas noted such action would not be beneficial.

Councilwoman Barber withdrew her 2nd on the motion. Councilman Alexander withdrew his motion on the item.

MAYOR'S COMMENTS

Mayor Ford read the 2020 Shop Small Saturday Proclamation and encouraged everyone to support local small businesses on Saturday, November 28th; wear your masks and stay 6 feet apart; noted the upcoming Georgia Senate Runoff on January 5th, noting the last day to register to vote is December 7th, Early Voting begins December 14th – 30th at the Merle Manders Conference Center and other locations, and Election Day is January 5, 2021 for candidates Perdue and Ossoff and Loeffler and Warnock, and noted it is your constitutional right to vote; Mayor Ford noted we may be in this pandemic for several more months, noting Georgia is in the red zone; noted free COVID testing is taking place at the Heritage Senior Center in McDonough Monday through Friday from 10am to 3pm, and to call for an appointment 800-847-4262, noting the center will be closed on Thanksgiving Day; Mayor

Ford referenced the Free Drive Thru Turkey Giveaway that took place this past weekend at the Merle Manders Conference Center where in addition to turkeys, there were over 7,000 free canned goods distributed free flu shots administered by the Department of Health; Mayor Ford thanked the sponsors who donated to the event, Sylvain Funeral & Cremation Services, Hollis Harrell Insurance, Jacob Dingle, Feeding God's People Food Pantry, McDowell Investment Group and the members of Alpha Phi Alpha Fraternity, Inc., Rho Sigma Lambda Chapter of Henry County; Mayor Ford wished everyone a safe holiday, reminding everyone to continue to wear your mask and wash your hands often; noted there would be an upcoming town hall the first week in December to discuss the potential police department and would include topics of a Millage Rate, General Funds, Feasibility Study and noted the meeting would take place via Zoom.

UPCOMING MEETINGS & ANNOUNCEMENTS

Meeting will be held via Zoom until further notice. Meeting dates and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates and detailed information.

- Main Street Advisory Board Meeting, Friday, December 11, 2020 at 9:00 a.m. Via Zoom - 2nd Friday of each month
- City Council Meeting – Monday, December 14, 2020 at 6:00 P.M. Via Zoom
- Downtown Development Authority Meeting, Tuesday, December 15, 2020 at 6:00 p.m. Via Zoom - 3rd Tuesday of each month
- Youth Council Advisory Meeting, Tuesday, December 15, 2020 at 6:30 p.m. Via Zoom - 3rd Tuesday of each month
- Youth Council Meeting, Wednesday, December 16, 2020 at 6:30 p.m. Via Zoom - 3rd Tuesday of each month
- City Council Work Session Meeting, Tuesday, December 22, 2020 at 6:00 p.m. Via Zoom

UPCOMING PUBLIC HEARINGS

- Public Hearing – Adoption of Proposed FY2021 Operating Budget
Monday, December 14, 2020 at 6:00 P.M. Via Zoom
- Public Hearing – Rezoning Case No. RZ2020-02
Monday, December 14, 2020 at 6:00 P.M. Via Zoom

All City Offices will be closed Thursday, November 26th and Friday, November 27th in observance of the Thanksgiving Holiday.

Shop Small Business Saturday, November 28, 2020
Support Local Small Businesses in Stockbridge!

EXECUTIVE SESSION

Mayor Pro Tem Thomas motioned to convene Executive Session for Personnel, Real Estate and Litigation: Second by Councilwoman Barber. The motion passed 4-0.

Councilman Blount exited the meeting during Executive Session.

Councilman Alexander motioned to Adjourn Executive Session: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

Councilman Alexander motioned to Reconvene the Work Session Meeting: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

Councilman Alexander motioned to accept Attorney Williams statement based on a discussion in Executive Session, a motion would be to affirm the City Manager's decision and reject the appeal of Ms. Camilla Moore with respect to her termination from the City: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Barber. The motion passed 3-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk CMC MMC

Anthony S. Ford, Mayor