



Where Community Connects

STOCKBRIDGE

CITY COUNCIL

Mayor

Anthony Ford

Mayor Pro Tem Elton Alexander

Councilwoman Yolanda Barber

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Randy Knighton

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

Jeremy T. Berry

**Council Meeting
Agenda
April 27, 2021 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



AGENDA COUNCIL MEETING CITY OF STOCKBRIDGE

TUESDAY, APRIL 27, 2021 6:00 PM

Mayor & City Council

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

Administration

Randy Knighton, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton G. Washington, City Attorney
Jeremy T. Berry, City Attorney

ZOOM INFORMATION-

<https://us02web.zoom.us/j/86559426207?pwd=NmNFbHVIVXpMWW9UOEEdSSGszVzhBdz09>
Passcode: 827392

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES FOR: 3/8/2021 and 3/30/2021

- 1 Draft Minutes of 3/8/2021
- 2 Draft Minutes of 3/30/2021

PUBLIC COMMENTS

INFORMATIONAL

- 3 2020 Hotel Motel Tax/Tourism Report - DCA - Presented by:

OLD BUSINESS

- 4 Council Consideration to approve the Henry County/City of Stockbridge Aquatic Center IGA (Intergovernmental Agreement)

NEW BUSINESS

- 5 Change Order Request in the amount of \$65,022. The amphitheater project is near completion for the vertical structures. In addition, substantial work is underway for Phase 2 parking, detention, park.
- Presented by: Randy Knighton

MAYOR'S COMMENTS (Mayor Anthony Ford)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS-CITY OFFICES ARE CLOSED DUE TO COVID-19 PRECAUTIONS As a COVID precaution, City offices are closed to the public until further notice. Staff is operating under telework protocol. Please contact the City's webpage cityofstockbridge.com to contact each department for service and information. **CITY OFFICES WILL BE CLOSED MONDAY, MAY 24TH IN OBSERVANCE OF MEMORIAL DAY. 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. • City Council Meeting at 6:00 p.m. Via Zoom – 2nd Monday of each month (May 10) • Main Street Advisory Board Meeting, at 9:00 a.m. Via Zoom - 2nd Friday of each month (May 14) • Downtown Development Authority Meeting, at 6:00 p.m. Via Zoom - 3rd Tuesday of each month (May 18) • Youth Council & Advisory Meeting, 6:30 p.m. Via Zoom - 3rd Tuesday of each month (May 18) • City Council Work Session at 6:00 p.m. Via Zoom – Last Tuesday of each month unless otherwise noted. (May 25) • Planning Commission Meeting, at 6:30 p.m. Via Zoom – 4th Thursday of each month (May 27) **CITY EVENTS** Please join the City of Stockbridge for a Virtual Memorial Day Musical Tribute and Remembrance - Monday, May 24, 2021 **COUNCIL INITIATIVES** Please join Councilman John Blount for the Virtual National Day of Prayer Thursday, May 7, 2021 at 6:30 pm. Watch it on Facebook Live at [@StockbridgeCityHall](https://www.facebook.com/StockbridgeCityHall)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



COUNCIL MEETING SUMMARY MINUTES

MONDAY, MARCH 8, 2021 6:00 P.M.

Mayor & City Council

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

Administration

Randy Knighton, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, 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 called to order by Mayor Ford.

Invocation by Councilwoman Gantt

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.

Councilwoman Gantt motioned to adopt the Agenda as printed: Second by Councilman Blount. The motion passed 5-0.

Mayor Pro Tem Alexander motioned to approve the Minutes for the following meetings: Second by Councilman Blount. The motion passed 5-0.

1. 1/11/2021
2. 1/15/2021
3. 1/26/2021

CEREMONIAL

Mayor Ford read the 2021 Proclamation for Women's History Month.

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. None

PUBLIC HEARING

4. Council Consideration to approve the Final Adoption of the 2020-2025 Short-Term Work Program & Capital Improvement Element (STWP/CIE).

Presented by Randy Knighton, City Manager

Mr. Knighton noted the Council approved the report in January with the Department of Community Affairs reviewing and approving noting one item that was transposed. Mr. Knighton further noted there was a project name that was not mentioned but funds where available, the DCA asked the City to make the changes and submit for approval.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilwoman Gantt motioned to approve the Final Adoption of the 2020-2025 Short-Term Work Program & Capital Improvement Element (STWP/CIE); Second by Councilwoman Barber. The motion passed 5-0.

5. Council Consideration to approve Rezoning Case #RZ-2020-02.

Applicant Neil Koelbl requests the rezoning of certain property from RA (Residential-Agricultural District) to R-3 (Single-Family Residential District) to allow for the development of a single-family residential subdivision. The property is located in Land Lot 29 of District 7 within the Stockbridge City Limits, along the southeast corner of Brannan Road and North Salem Drive. It contains 73.71 total acres, which previously consisted of five parcels. The Planning Commission approved the recombination of the five parcels to form just one parcel at its last meeting on December 17, 2020. This occurred via Recombination Plat Case #RC-2020-03, which had the same applicant as this rezoning case. For the record, the parcels were as follows:

- 732 Brannan Road—Parcel #088-02049000
- 664 Brannan Road—Parcel #088-02050000
- 618 Brannan Road—Parcel #088-02051000
- Large parcel on Brannan Road—Parcel #088-02049005
- Small parcel on North Salem Drive—Parcel #088-02045000

Presented by Linda Logan, Senior Planner

Ms. Logan presented the Staff Report noting the signs were properly posted and advertised, referenced two private community meetings held by the developer; and recommended approval for the proposed Liberty Communities 139-home development to be called the Reserve@ Hickory

Hills; noted the existing cell tower would remain and noted Planning Commission recommended denial.

Councilwoman Barber recommended sidewalks on both sides of the streets.

Attorney Michele Battle, who represents the applicant, referenced two community meetings that were held, noted the number of homes was reduced from 147 to 139, increased lot sizes, proposed 2000 sq. ft. homes with 20 feet between the homes; 41 lots will be 12,000 sq. ft., 20 lots will be 12,000 – 13,000 sq. ft., 28 lots will be 13,000 – 15,000 sq. ft. and 50 units will be 15,000 sq. ft. and above; and 15% of the homes have side entry garages; noted the amenities of two fire pits, pavilion and clubhouse space, and presented a picture of the proposed pool; noted the homes will be 4-sided brick, noted sidewalks along Brannan Rd. with a subdivision monument and plantings and made comparisons to the Clark Meadows subdivision (PTD R2/R3) approved by the City of Stockbridge and requested approval for the proposed Rezoning to R3.

Mayor Pro Tem Alexander recommended a condition to increase the house size to minimum 2500 sq. ft.

Attorney Battle suggested an average house size of 2500 sq. ft. and not a minimum to allow for homeowners to implement upgrades.

Mr. Marc Acampora, a 30-year Professional Traffic Engineer with an expertise in Traffic Studies presented a Traffic Impact Study noting proposed residential development studies are performed weekdays from 7am – 9am and 4pm – 6pm with 15-minute intervals; potential shopping center studies are performed on Saturday, and potential church studies are performed on Sunday. Mr. Acampora noted he included Henry County DOT data and adjusted his report taking into consideration the pandemic and considered the traffic patterns to be low to moderate.

Mayor Ford, Councilman Blount and Councilwoman Gantt expressed concerns that the survey did not include weekend traffic.

Councilwoman Gantt asked for clarification on the (Planned Town Development) PTD – R2/R3 development used for Clark Meadows.

Ms. Logan noted Clark Meadows was developed with the PTD designated and has been discontinued by the City.

Neil Koelbl noted the trend of development is to build outdoor meetings spaces with social distance in mind for gatherings.

Mayor Pro Tem Alexander recommended a condition to increase the clubhouse capacity.

Councilwoman Gantt asked for clarification for on the street parking concerns.

Mr. Steve Moore and Mr. Neil Koelbl confirmed the driveway and garage have room for up to eight (8) cars.

Councilwoman Gantt, Councilman Blount and Councilman Thomas agreed the City is open for business; noted the many concerns that were submitted by citizens and that the Council must reach a decision in the best interest of the City, collectively, and grow the City smartly.

Public Hearing was opened.

Speakers in Favor citing a lack of inventory of homes in Stockbridge, impressive amenities, lot sizes are larger than neighboring communities, development is aesthetically pleasing, welcomes new home and growth, county will see an increase in revenue via taxes.

Amber Whitaker
Angela Stitt
Randy Stitt
Jane Hammock
Caily Pike
Frank Flucas
Turkessa Taylor
Lurae Davis

Speakers Opposed citing increased density, lack of retail and restaurants, transportation issues, increased traffic, increased school population, lot sizes, wants to remain rural, lack of sidewalks along the shoulder, supports gradual growth and prefers R2.

Susan Cannon
Barbara Fleischman
Yolanda Allen
Wendy Kilpatrick
Verna Ferrie
Joanne Young
Elisa Lyons

Marc Jones (presentation) Attorney Battle noted the presentation referenced Henry County requirements and not the City of Stockbridge requirements.

Public Hearing was closed.

Attorney Battle addressed statements made from Mr. Jones' presentation and clarified that homes in the rear would not be smaller; noted 10' sidewalks would be installed along the entire length of the frontage on Brannan Rd. and noted the builder is obliged to govern in accordance with the City of Stockbridge Zoning Ordinances, Unified Development Code and Land Use requirements.

Councilwoman Gantt requested a Planning Commission member, preferably the Chair, be present for the meetings when planning item is presented, and noted her preference is R2 and quality affordable housing.

Attorney Battle noted they are consistent or have exceeded the City of Stockbridge requirements, and the lots are larger than what the City has already approved across the street.

Councilwoman Barber asked for a legal opinion of the City's counsel to assist to decide for approval or denial.

The Attorneys noted based on the City's Zoning Code determines that a denial would need to be very specific, noting there is no specific

Mr. Moore stated the distance from gutter to gutter was 26 feet.

Councilwoman Barber asked the builder if they would consider decreasing the density and increasing the lot size.

Attorney Battle's response was no, due to final plats that will have been issued, noted the financial concessions that have already been made and noted the HOA dues will be required to maintain the upkeep of subdivision which will also include walking trails, and when you lessen the number of homes, you increase the financial burden on the homeowners and are looking at a price point of \$330,000 to \$350,000 as a good entry point and should still be affordable and believes 139 units is the bottom line for the project.

Neil Koelbl stated he is committed to building a great development, not cutting corners and noted he is trying to invest in the City of Stockbridge and this development will include 20 acres of green space, is okay with adding sidewalks on both sides of the street; increasing the capacity of the clubhouse, noting these are all things that are typically found in a multi-hundred home development, whereas this is a 139-home development; and that he understands the City wants quality, and that is what he plans to build.

Councilwoman Gantt recommended mimicking the Clark Meadows R2/R3 postponing a decision for two weeks to include a list of the conditions as outlined and referenced the Pine Grove subdivision and does not want the same problem.

The Clerk noted the next Council meeting will be on March 30, 2021.

Mayor Pro Tem Alexander noted staff can put the conditions into the record and the Attorney include the conditions into the final record as stated in the motion.

Mayor Pro Tem Alexander noted the application was submitted in November 2020, and this application has been postponed several times, and noted the developer has agreed to several the City's conditions and motioned to approve the Rezoning to R3 with the following conditions in addition to the Staff Recommendation of conditions:

- 1) Sidewalks on both sides of the street.
- 2) Minimum house size 2500 sq. ft.
- 3) Clubhouse capacity 40.
- 4) Pool to be as shown in the rendering.
- 5) Clause to be included stating the development would be owner-occupied with 15% rental cap.

Councilman Blount called for a point of order.

Mayor Ford addressed the point of order noting the motion is made and the Council will vote to approve the motion or not following a 2nd to the motion.

Councilwoman Gantt recommended the conditions be drafted by the Attorney and brought back to the Council for a vote to get it right and does not want to rush the decision.

Attorney Battle noted Mayor Pro Tem Alexander has accurately reflected the method of recording the conditions, and prefers not to wait, but understands the Council's concerns and will conform to the request; however, going to R2 and 30,000 sq. ft. lot will kill the deal.

Mr. Knighton noted the meeting on the March 30th would be appropriate to present.

Councilman Blount noted the conditions have been heard and is okay with waiting two weeks and has staff to carry out the request, noting this is a collective effort, no need to rush the decision.

Mayor Pro Tem Alexander noted he has been listening to the community and the developer for the last 5 months, the applicant has been trying to get this approved for months and have complied with the community's concerns with larger homes, larger lots, sidewalks, addressed concerns for parking on the streets, the clubhouse concerns.

Councilman Thomas asked the Council to get away from the personal and agrees to have the document include all the modifications and conditions outlined to be voted on.

The motion was withdrawn by Mayor Pro Tem Alexander.

There will be noting the Public Hearing was held today.

Mayor Pro Tem Alexander motioned to revisit the item for a vote only on March 30, 2021 with the conditions as outlined; Second by Councilwoman Barber. The motion passed 5-0.

NEW BUSINESS

6. Council Consideration to approve the Main Street Program Mural Project. Presented by Kira Harris-Braggs, Main Street Program Manager Anika Potts, Main Street Advisory Board Chair and J. Christian, Mural Artist

Ms. Potts noted during the 2019 Main Street Advisory Board Strategic Planning Session the board members approved a mural as a Downtown Public Arts initiative.

Mrs. Harris-Braggs noted the first step to involve a mural program that was taken out of the RSVP downtown strategic plan which was a recommendation of the strategic planning process and introduced the Mural Artist, John Christian, who is affiliated with John Christian Studio and Mural & Fine Arts and is a part of the Georgia Council for the Arts Mural Artist Listing. Mrs. Harris-Braggs noted the first proposed mural site would be the wall along the corner of Harrell St. and N. Henry Blvd., located at Stockbridge Elementary School and directly across from City Hall.

Mrs. Harris-Braggs noted proposed future locations would be the breezeway area between Martin Luther King Sr. Heritage Trail and Burke St., the side of the Ted Strickland Community Center, and on buildings such as Fletchers & Sons and the Oglesby building. Mrs. Harris-Braggs noted the timeline for the mural design process ends on March 30th, April 2nd will begin the painting process on the panels in the studio, and painting will be completed June 30th noting the total cost is \$11,500 with the City receiving a grant from the Georgia Council on the Arts for a 50/50 match, matching \$5,750.

Mayor Ford inquired on payment due dates. Mrs. Harris-Braggs noted there has already been a down payment for getting the artist with a payment schedule starting on March 15th, and the final payment would be made once the art is completed with an estimated date of June 30th.

Councilman Thomas motioned to approve the Main Street Program Mural Project on Harrell Street Site; Second by Councilwoman Gantt. The motion passed 5-0.

7. Council Consideration to approve Georgia Power Lighting Agreement for the Amphitheater Project in the amount of \$5,219.87. Funding Source: General Fund and Fund Balance.

Presented by Randy Knighton, City Manager

Mr. Knighton noted this is related to the Georgia Power Lighting installation for the Amphitheater Project to install lighting poles, lamps, decorative poles, and 19 aluminum poles. Mr. Knighton noted there will be lighting and LED area fixtures throughout the Amphitheater complex. Mr. Knighton also noted Georgia Power will install all poles with a month-to-month standard agreement recommending the \$5,219.87/month option for the entirety of the agreement.

Councilwoman Barber inquired about the \$1 million dollar approval for Georgia Power Lighting for the Amphitheater Project.

Mr. Knighton responded that he did not believe the number to be quite that high.

Mayor Pro Tem Alexander motioned to approve the Georgia Power Lighting Agreement for Amphitheater Project; Second by Councilwoman Gantt. The motion passed 4-0-1 (Barber abstained).

8. Council Consideration to approve Bond Interest Rates, Fees and Distributions for the Amphitheater Project, Cultural Arts Center, Trails Project and Police Services.

Presented by Randy Knighton - City Manager, Ed Wall – Financial Advisor, Doug Selby – Bond Counsel, Quinton Washington – City Attorney

Mr. Knighton noted there is a slight change with the Series C bond financing that was approved a few weeks ago.

Mr. Wall noted Council approved three series of bonds with the first series being 7 million for the Amphitheater, \$2.8 million for the Cultural Arts Center, and \$9,910,000 with an interest rate at 1.32%; Series B had \$4,020,000 \$1,030,000 for a portion of the trail network with Series A & B being a 4-year bond issuance and paid for by SPLOST with an interest rate of 1.04% and tax exempt. Mr. Wall noted Series C was \$11 million for the remainder of the Cultural Arts Center, \$3 million for public safety equipment with a

15-year bond issuance and secured by the General Fund with an interest rate of 2.25%. Mr. Wall noted Truist Bank came back with an interest rate of 2.35%: Mr. Wall noted he asked for an option of repaying without pre-payment penalties after 5 years, if a new SPLOST is voted on with new project added, the bonds would be paid off without pre-payment penalty with a new interest rate of 2.53% and recommends going with that interest rate.

Councilman Blount inquired about the annual payments.

Mr. Wall noted it would be a 15-year fixed rate at 2.53% with the option after 5 years to pre-pay early without pre-payment penalty.

Councilman Blount inquired on how to pay back without decreasing the fund balance.

Mr. Wall noted expenses would need to be cut or levy a property tax.

Mayor Pro Tem Alexander expressed delaying has caused the interest rates to increase and delaying has cost money and should get on a streamline process.

Councilman Thomas reminded the Council of the presentation he made followed by a presentation by the City Manager that showed a surplus of revenue if Building & Permitting services were brought in-house.

Councilwoman Barber expressed her concerns with the attorneys being paid on the back end.

Councilman Thomas motioned to approve Bond Interest Rates, Fees and Distributions: Second by Mayor Pro Tem Thomas.
The motion passed 4- 1-0 (Blount opposed).

COMMENTS FROM THE MAYOR

Mayor Ford reminded everyone that it is your constitutional right to vote and noted the ESPLOST Referendum of \$325 million dollars and the project list can be found at HenryESPLOST.com where the funds would go towards upgrades for the Henry County School System Stem opportunities, technology upgrades and transportation upgrades and the District 90 State Rep. runoff underway with early voting taking place now including the Merle Manders Conference Center, and election day March 16th at your local polling location; noted vaccinations are the priority with 2nd doses being issued on March 16th at J P Moseley Recreation Center for those who previously received their first dose at the Merle Manders Conference Center; 2nd doses will be issued on March 23rd and March 30th at the Locust Grove Senior Center from 8:30am – 3:30pm and to call 762-888-8180 for reservations (Moderna vaccine); and beginning March 25th the County will conduct Pfizer vaccinations (based on availability) at the Atlanta Motor Speedway

from 8:30 am to 2:45 pm and are looking administer 1000 – 1500 vaccinations via drive-thru and will open up on Wed-Fri from 8am-5pm each day; noted Henry County Schools will have a vaccination pod for teachers and personnel who will be given the Johnson & Johnson single vaccination Wednesdays there will be 300 doses administered at the old Henry County Middle School location from 9am – 3pm and the following Wednesday, there will be 500-600 doses and are looking to administer 3400 doses scheduled for the Henry County School System; noted while vaccinations are the priority, testing is still taking place at the Heritage Senior Center in McDonough Mon – Thu 9am – 3pm and Sat 9am – noon and to call 800-847-4262 for testing; noted there are different variations of the Covid-19 virus and that the South African virus(B15131) was here in Georgia and more specifically here in Stockbridge (the only known case in GA); noted the virus is real, asked everyone to mask up, use hand sanitizer, wash your hands, stay away from crowds and get vaccinated when it is your time; prayers continue to go out to the Barham family; asked everyone to be safe.

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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.

- City Council Meeting at 6:00 p.m. Via Zoom – 2nd Monday of each month.
- Main Street Advisory Board Meeting, at 9:00 a.m. Via Zoom - 2nd Friday of each month
- Downtown Development Authority Meeting, at 6:00 p.m. Via Zoom - 3rd Tuesday of each month
- Youth Council & Advisory Meeting, 6:30 p.m. Via Zoom - 3rd Tuesday of each month
- Planning Commission Meeting, at 6:30 p.m. Via Zoom – 4th Thursday of each month
- City Council Work Session at 6:00 p.m. Via Zoom – Last Tuesday of each month unless otherwise noted.

EXECUTIVE SESSION

Councilman Blount motioned to convene Executive Session for Litigation; Second by Councilwoman Gantt. The motion passed 5-0.

Councilwoman Gantt motioned to end Executive Session; Second by Councilman Thomas. The motion passed 5-0.

Councilwoman Gantt motioned to reconvene the meeting; Second by Councilman Thomas. There was not vote.

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

Respectfully submitted by:

Vanessa Holiday, City Clerk MMC

Anthony S. Ford, Mayor



**COUNCIL MEETING
SUMMARY MINUTES
TUESDAY, MARCH 30, 2021 6:00 P.M.**

Mayor & City Council

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

Administration

Randy Knighton, City Manager
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Jerry T. Berry, 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 called to order by Mayor Ford.

Invocation by Councilwoman Gantt.

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.

Mayor Pro Tem Alexander motioned to amend the Agenda To add a new Item #5 – Main Street Mural Project; Remove #10 from the Agenda, extending the current contract for 30 days and present the Bid to Award at the April 12, 2021 Council meeting; add Discussion Item – Resolution for Opposing recently signed Voting bill: Second by Councilwoman Gantt. The motion passed 5-0.

Review of the Minutes for the following meetings: No Action

1. 02/08/2021
2. 02/23/2021

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. None

OLD BUSINESS

3. Council Consideration to approve Rezoning Case #RZ-2020-02.

Applicant Neil Koelbl requests the rezoning of certain property from RA (Residential-Agricultural District) to R-3 (Single-Family Residential District) to allow for the development of a single-family residential subdivision. The property is in Land Lot 29 of District 7 within the Stockbridge City Limits, along the southeast corner of Brannan Road and North Salem Drive. It contains 73.71 total acres, which previously consisted of five parcels. The Planning Commission approved the recombination of the five parcels to form just one parcel at its last meeting on December 17, 2020. This occurred via Recombination Plat Case #RC-2020-03, which had the same applicant as this rezoning case. For the record, the parcels were as follows:

- 732 Brannan Road—Parcel #088-02049000
- 664 Brannan Road—Parcel #088-02050000
- 618 Brannan Road—Parcel #088-02051000
- Large parcel on Brannan Road—Parcel #088-02049005
- Small parcel on North Salem Drive—Parcel #088-02045000

Such rezoning shall be conditioned on the following:

1. To the owner's agreement to abide by the following conditions discussed during March 8, 2021 City Council meeting:
 - a. The development shall have sidewalks on both sides of the streets within the interior of the proposed community.
 - b. The minimum house size shall be 2,500 square feet.
 - c. In lieu of the pavilion, a clubhouse shall be built in the amenity area with the pool and the clubhouse shall have a capacity for up to 40 people.
 - d. The pool will be a minimum of 2,000 sq. ft. and shall be built in in a style substantially similar to the visual attached hereto as Exhibit "A".
 - e. This development shall be an owner-occupied development with a rental capacity of no more than 15% rental of all homes (no more than 15% of all homes may be rented at any given time).
 - f. All other standards as conveyed by the staff, planning and zoning.
2. To the owner's agreement to abide by the following conditions from the City Planning and Zoning Staff as part of their recommended approval of the rezoning:
 - a. Regarding the site plan: The subdivision shall be developed in accordance with the submitted, revised site plan that was received by the City of Stockbridge Department of Community Development, entitled "Conceptual Site Plan /

Brannan Road Tract”, comprising Sheet #1.1, as was prepared by Moore Bass Consulting on December 4, 2020 and which comprises the second revision, which was prepared on February 17, 2021 (after the first revision was prepared on January 15, 2021). Said plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

b. Regarding subdivision design:

1. The developer shall construct an offsite sanitary sewer line extension to the property, at the developer’s expense, in cooperation with the Henry County Water and Sewer Authority. This may require that the developer acquire any needed easements, also at the developer’s expense.
2. The subdivision entrance from Brannan Road shall be located south of Sprayberry Drive. It shall be boulevard-style with monument signage located outside of the public right-of-way. Such signage shall incorporate a water feature in its design.
3. The developer shall construct acceleration/deceleration lanes off Brannan Road, at the entrance to the subdivision, in compliance with Henry County DOT specifications.
4. The developer shall comply with all requirements of the City’s Subdivision Ordinance.
5. A maximum of 139 lots and 139 single-family detached homes shall be constructed on the property.
6. All lots that are located adjacent to Brannan Road shall have at least 15,000 square feet.
7. A homeowner’s association shall be established, or a property management company shall be secured, for the purpose of maintaining all common areas of the site.

c. Regarding landscape design:

1. A fence (wooden or vinyl-coated chain link) shall be constructed along the northern boundary of the property.
2. A minimum of 20 percent (20%) of the site shall be preserved as open space. The existing floodplain area, pond, and other open space areas shall be preserved,

and they shall include walking paths that are constructed of pervious materials. This shall also include a ten (10) foot multi-use path along Brannan Road.

3. The subdivision shall contain both a community center amenity area near the center of the site and a pond amenity center which encompasses the existing pond.
4. The proposed community center amenity area shall include a minimum of the following amenities: a 2,000-square-foot swimming pool with a shade structure, a pavilion, an open lawn, a walking trail, a playground, and a fire pit; plus, a parking lot with 47 parking spaces.
5. The proposed pond amenity area shall include a minimum of the following amenities: a walking trail, a pavilion, bocce ball courts (or a similar type of active recreational facility), a fire pit, and a central mail kiosk with a vehicle pull-off area.
6. The proposed amenities shall be installed or constructed after 50 percent of the dwelling units have been constructed, and before any land disturbance permits are issued for the development of additional lots.
7. The developer shall provide a minimum 50-foot-wide buffer around the perimeter of the property boundary, with the exception of areas that are required for access or utility connections.
8. The developer shall provide a landscaping plan which shall comply with the requirements of the City's Landscaping, Buffers and Tree Protection Ordinance.
9. All disturbed areas of the residential lots shall be sodded, except for areas where landscaping is present or is installed.
- d. Regarding architectural design:
 1. All homes shall have a two-car garage, at a minimum.
 2. All homes shall have a minimum of 2,500 square feet of heated space.
 3. All homes shall have brick exteriors on all four sides.
 4. All homes shall have exteriors which further comply with the Architectural Standards of City Ordinance #OR18-452.
- e. Regarding procedural matters:
 1. An official subdivision plat shall be approved by the City and shall be recorded with the Henry County Superior Court before any land disturbance or building permits may be issued by the City to develop the subdivision.

2. In compliance with Section 12.12.003(A) of the City's Zoning Code ("Expiration of Approvals"), the zoning classification of the property may revert back to 'RA', or to some other zoning classification after a period of eighteen (18) months, if the Mayor and City Council chooses, if "substantial progress" has not been achieved in the construction of the subdivision, whereby the first inspection is carried out.

Where these conditions conflict with the stipulations and offerings that are Contained within the applicant's Letter of Intent, these conditions shall supersede unless specifically stipulated by the Mayor and Council.

Presented by Randy Knighton, City Manager and Brecca Johnson, Community Development Director

Mr. Knighton noted this item was discussed at the March 8, 2021 Council Meeting with a Public Hearing with Council requesting to have the item come back with all the conditions listed for discussion only. Attorney Berry reiterated it would be a discussion only and would not require a Public Hearing.

Mayor Pro Tem Alexander noted he did not see a condition including a "10-ft. Multi-Use Path along the front-side of Brannon Rd" and requested to include it with the conditions.

Mayor Pro Tem Alexander motioned to approve; Second by Councilwoman Barber. The motion passed 5-0.

NEW BUSINESS

4. Council Consideration to approve TSW Architectural and Design Concepts Project No. 17 for Interior Renovations of the Ted Strickland Community Center in the amount \$26,750 Funding Source: General Funds
Presented by Decius Aaron, Public Works Director and Kira Harris Braggs, Main Street Manager

Mr. Aaron noted Council approved Resolution R20-1213 to transition the Ted Strickland Center into a Welcome Center and offices for the Main Street Department and is asking to approve the Task Order for the Interior Design for Renovations of the Ted Strickland Community Center in the amount \$26,750 using General Funds as the Funding Source.

Councilwoman Barber inquired if there are design concepts and if Council will have the option to look and approve design concepts along with a timeline of completion.

Mrs. Harris-Braggs noted staff has been in direct contact with the architect who has been working on concepts and once staff receives design concepts, they will come before council for approval.

Mayor Pro Tem Alexander requested Mrs. Harris-Braggs to give a breakdown of the proposed use of the building.

Mrs. Harris-Braggs noted the building would be used as the Welcome Center for the Downtown District, a place to host meetings, recruitment center for new business owners and a gallery/ open space for artists, along with the Main Street and Economic Development offices.

Councilwoman Gantt motioned to approve Task Order for the design of the Interior Renovations of the Ted Strickland Community Center in the amount \$26,750 using General Funds as the Funding Source; Second by Councilman Thomas. The motion passed 5-0.

5. Council Consideration to amend the Mural Project contract changing the size from 10' x 20' to 10' x 24' and the height from 6' to 10' w/panels for greater visibility with grant funding from GA Council on the Arts.
Presented by Kira Harris Braggs, Main Street Manager
Mrs. Harris-Braggs noted the original contract was approved at a previous meeting which would place a 10' x 20' mural at the corner of Harrell St. and N. Henry Blvd. on the retaining wall at Stockbridge Elementary School, noting the mural will change to 10' x 24' and height from 6' to 10' w/panels for greater visibility grant funding from GA Council on the Arts in the amount \$5,750.00.

Councilman Thomas motioned to approve the Mural Project contract changing the size from 10' x 20' to 10' x 24' and the height from 6' to 10' w/panels for greater visibility; Second by Mayor Pro Tem Alexander. The motion passed 5-0.

6. Council Consideration to amend the FY2021 Operating Budget to approve the City's Organizational Chart, Pay & Classification and approve the Job Description for the Police Chief position.
Presented by Randy Knighton, City Manager and Renee Wheeler, HR Manager
Mr. Knighton noted Council approved a Police Department with staff taking steps in moving forward in seeking a Police Chief and would need to be formalized in the FY2021 budget with the placement on the City's Organizational Chart as well as being added to Pay and Classification and approval of the Job Description; further noting once the Police Chief has been hired staff would allow the Police Chief to move forward in hiring core Command staff and putting the Police Department together.

Councilman Blount inquired on the total cost to operate a Police Dept. and asked if the insurance increases are included in the cost.

Mr. Knighton noted according to the University of Georgia Carl Vinson Institute Feasibility Study, there is an anticipated annual cost of \$5.5 million with insurance increases included.

Councilman Blount inquired on the actual start-up cost; Mr. Knighton noted according to the University of Georgia Carl Vinson Institute study the start-up cost would be around \$3.5 million with an annual cost of \$5.5 million.

Councilman Blount inquired on the City's plan to fund the Police Department and the increase to the budget.

Mr. Knighton noted part of it would go into the FY2022 budget and the financial advisor has mentioned options on how to handle cost, however, it would be left up to Council to decide.

Mayor Pro Tem Alexander noted citizens have long been concerned with public safety in the City of Stockbridge and to start addressing those concerns, funding the Police Department was the first item bonded before Amphitheater or anything else. Mayor Pro Tem Alexander also referenced the American Rescue Plan where the City is expected to receive approximately \$9.4 million dollars from the stimulus plan where funds can be reimbursed for public safety. Mayor Pro Tem Alexander also noted the Police Chief should be the one to run the department and hire staff, not the City Manager.

Councilman Thomas noted the City must provide safety for the community and stated it is time to put the citizens first and to move forward with the implementation a police department.

Councilwoman Gantt inquired if the City would be able to use funds from the American Recovery Act.

Mr. Knighton noted there needs to be an understanding first on how funds can be utilized, and that he was seeking clarification on that information.

Councilwoman Gantt noted there have been conversations with the City imposing a property tax which was suggested by the financial advisor; and would also receive a rollback from the County.

Mayor Pro Tem Alexander inquired on the pay scale percentile and asked if the City was in line.

Mr. Knighton noted the pay scale is competitive for the area.

Mayor Ford inquired on the number of applications and closing date.

Mr. Knighton noted 12-14 applications has been submitted applications and resumes and the closing date is April 30th.

Mayor Pro Tem Alexander motioned to approve amending the FY2021 Operating Budget to approve the City's Organizational Chart, Pay & classification and approve the Job Description for the Police Chief position; second by Councilwoman Barber. The motion passed 5-0.

7. Council Consideration to approve a Resolution to authorize engaging certain consultants' entry upon private property for surveys, inspections, and appraisal purposes.

Presented by Quinton Washington, City Attorney

Attorney Washington noted this would authorize and allow the City to have access to complete appraisals on properties.

8. Mayor Pro Tem Alexander motioned to approve a Resolution to authorize engaging certain consultants' entry upon private property for surveys, inspections, and appraisal purposes; second by Councilman Thomas. The motion passed 5-0.

9. Council Consideration to approve RFP 2021-0002P for Citywide Demolition Services.

Presented by Lindell Miller, Procurement Manager and Decius Aaron, Public Works Director.

Ms. Miller noted The Public Works Department is requesting authorization to enter into City of Stockbridge contract number 2021-0002P, which will piggyback City of Atlanta contract number FC9974-A, for Citywide Demolition & Asbestos Abatement Services, which expires February 19, 2024. The City of Stockbridge contract will be for an estimated annual amount of \$50,000. The purpose of this contract is to provide the City with Demolition Services & Asbestos Abatement Services, for various City projects.

Councilman Blount motioned to approve RFP 2021-0002P for Citywide Demolition Services; second by Councilwoman Gantt. The motion passed 5-0.

10. Council Consideration to approve Rankings for RFP 2021-0026 for Annual On-Call Water and Sewer Emergency, Operational Repair, Maintenance and Construction Services.

Presented by Lindell Miller, Procurement Manager and Decius Aaron, Public Works Director.

Ms. Miller noted The Public Works Department is requesting Council approval of the ranking of the qualified firms for Request for Proposals (RFP) Number 2020-0026, Annual On-Call Water and Sewer Emergency, Operational Repair, Maintenance and Construction; the ranked firms are: 1 – Site Engineering, Inc; 2 – The Corbett Group, LLC; 3 – Civil Works, Inc; and authorize staff to proceed with negotiations. Ms. Miller also noted the procurement was solicited, in accordance with Council directives and approved Ordinance, to engage the services of a qualified Utility Contractor to provide routine utility construction, repair, maintenance services on an as-needed basis. The scope of services consists of, but is not limited to, repair and/or replacement of the following: wastewater collection system and related infrastructure, water distribution system and related infrastructure and storm water system and related infrastructure and any other repair activities to be determined by the City. Ms. Miller also noted The Evaluation Committee's ranking was posted on the website for the City's Procurement Division and the Georgia Procurement Registry on March 11th, 2021.

Mr. Aaron included these services would be on an as needed basis.

Councilwoman Barber noted the Council has not been provided any information to validate the rankings and stated the Council should only be awarding a contract; not authorizing the approval of committee rankings.

Attorney Berry noted if approved, the Procurement Department will proceed with contract negotiations and then come back for approval and award; noting pricing cannot be shared at this time due to the bid being in the Procurement phase.

Councilman Blount motioned to approve the Rankings for RFP 2021-0026 for Annual On-Call Water and Sewer Emergency, Operational Repair, Maintenance and Construction Services; second by Councilwoman Gantt. The motion passed 4-0-1 (Councilwoman Barber abstained).

11. Council Consideration to approve Rankings for RFP 2021-0025 for Janitorial Maintenance Services.

Presented by Lindell Miller, Procurement Manager and Decius Aaron, Public Works Director.

Ms. Miller noted The Public Works Department is requesting Council approval of the ranking of the qualified firms for Request For Proposals (RFP) Number 2020-0025, Janitorial Maintenance Services; the ranked

firms are: 1 – Intercontinental Commercial Services, Inc; 2 – A-Action Janitorial Service, Inc; 3 – Magann Facility Support Services, Inc; 4 – Building Maintenance Services, Inc; 5 – American Facility Service, Inc; 6 – Lamogo Services, LLLP; 7 – Clean Spaces Atlanta and Hattiesburg, LLC, and authorize staff to proceed with negotiations. Ms. Miller also noted procurement was solicited, in accordance with Council recommendations and approved Ordinance, to engage the services of qualified contractors with proven track record to maintain the City of Stockbridge facilities, based on the scope of services listed within the Request for Proposal and perform daily wipe downs and disinfecting services to combat COVID-19.

Councilman Blount motioned to approve Rankings for RFP 2021-0025 for Janitorial Maintenance Services; second by Councilwoman Gantt. The motion passed 3-0-2 (Councilwoman Barber and Councilman Thomas abstained).

12. Council Consideration to approve Rankings for RFP 2021-0027 for Professional Permitting and Building Inspection Services.
Presented by Lindell Miller, Procurement Manager and Decius Aaron, Public Works Director.
Item removed from the Agenda as an Action Item: Consensus of the Council to extend the contract of the current vendor for 30 days; and bring back to the Council to award the bid on 4/12/2021.

DISCUSSION

13. Council Consideration to approve Resolution opposing recent Voting Bills passed by the Georgia General Assembly.
Presented by Mayor Pro Tem Alexander.
Mayor Pro Tem Alexander noted there is an international outrage of the Georgia Legislature passing the voting bill which penalizes people for simple things such as handing out water to those waiting in line to vote. Mayor Pro Tem Alexander also noted he would like everyone to speak out on suppressing citizens voting rights.

Councilman Blount agrees with Mayor Pro Tem Alexander and believes if the system isn't broken, then there is nothing to be fixed.

Councilwoman Gantt noted she fully supports the Resolution.

Mayor Ford noted he always reminds citizens it is their constitutional right to vote. Mayor Ford Read the Resolution aloud.

Mayor Pro Tem Alexander motioned to approve the Resolution opposing recent Voting Bills passed by the Georgia General Assembly; second by Councilwoman Gantt. The motion passed 5-0.

COMMENTS FROM THE MAYOR

Mayor Ford reminded everyone we are still in a pandemic and have been for one year plus; noted tested is important and is available at the Heritage Senior Center in McDonough Mon – Thu from 9am – 3pm and Sat 9am – noon and to call for an appointment 800-847-4262; noted vaccinations are now the priority where in Georgia, citizens age 16+ can be vaccinated; noted volunteers are needed to assist the vaccination sites and you can visit to website servga.gov to sign up; noted the reservation phone number for vaccinations has changed, and the new number is 888-457-0186 and the website is Gta-vras.powerappsportal.us/ for online appointments; noting you must have a reservation to receive the vaccine; noted vaccines are being administered at the Atlanta Motor Speedway on Thursday from 8:30 am – 3:30 pm; the following Tuesday at the Atlanta Motor Speedway from 8:30 am – 3:30 pm; noted the information asked for scheduling an appointment includes demographics, medical history, Covid-19 history, and contact information; noted if you are a Henry County resident and need a ride to the vaccination site you can contact Henry County Transit at 770-288-7644 one week in advance for pick up and return and those under age 60 will pay \$4 each way, and those over age 60 will pay \$2 each way; and noted the Henry County Department of Health's new phone number is 470-661-0005.

CITY OFFICES ARE CLOSED DUE TO COVID-19 PRECAUTIONS

As a COVID precaution, City offices are closed to the public until further notice. Staff is operating under telework protocol. Please contact the City's webpage cityofstockbridge.com to contact each department for service and information.

HOLIDAY CLOSING

All City offices will be closed Friday, April 2, 2021 in observance of Good Friday.

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.

- City Council Meeting at 6:00 p.m. Via Zoom – 2nd Monday of each month.
- Main Street Advisory Board Meeting, at 9:00 a.m. Via Zoom - 2nd Friday of each month
- Downtown Development Authority Meeting, at 6:00 p.m. Via Zoom - 3rd Tuesday of each month
- Youth Council & Advisory Meeting, 6:30 p.m. Via Zoom - 3rd Tuesday of each month
- Planning Commission Meeting, at 6:30 p.m. Via Zoom – 4th Thursday of each month

- City Council Work Session at 6:00 p.m. Via Zoom – Last Tuesday of each month unless otherwise noted.

EXECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Personnel, Litigation and Real Estate; second by Councilman Blount. The motion passed 3-2 (Mayor Pro Tem Alexander and Councilman Thomas opposed).

Councilman Blount motioned to adjourn Executive Session; second by Councilwoman Gantt. The motion passed 5-0.

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

Councilman Blount motioned to Adjourn; second by Councilwoman Gantt. The motion failed 2-3-0 (Mayor Pro Tem Alexander/Barber and Councilman Thomas opposed).

Councilwoman Barber motioned to modify the meeting calling for all members to be present on screen during the virtual meetings; second by Mayor Pro Tem Alexander. The motion passed 3-2 (Councilman Blount and Councilwoman Gantt opposed).

Mayor Pro Tem Alexander motioned to adjourn; second by Councilwoman Gantt. The motion passed 5-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk MMC

Anthony S. Ford, Mayor

Henry County Chamber of Commerce/Convention & Visitors Bureau
Annual Hotel/Motel Tax Report for:
City of Stockbridge – FY20

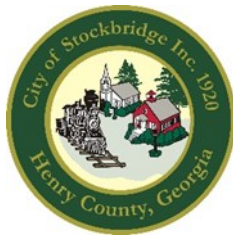
Contracted Entity	Project Name & Description	Expenditure Amount
Henry County Chamber/CVB	I-75 Billboard Campaign w/ three static billboards for 5 months promoting Henry County & attractions. Three digital billboards for 12 months promoting Henry County and Visitors Guide ad partners	15,107.91
Henry County Chamber/CVB	CVB Website/Online Marketing: • Website maintenance & SEO • Domain renewals • Website modifications, annual plug-in subscriptions and hosting	\$9,904.63
Henry County Chamber/CVB	<u>Advertising/Marketing/Promotion:</u> • Ad 2020 Georgia Travel Guide • Ad in the 2020 Spring/Summer issue of Southbound Magazine • Full page ad in the Atlanta Style Weddings: The Celebration Society magazine along with a featured website profile, directory listing, social media posts and inclusion in two (2) e-blast • Ad in CTM's "Discover Georgia" Metro Atlanta map that is distributed in all hotel brochure racks • Ad in the Georgia State Park Guide along with four months of digital ads on GeorgiaStateParks.org. • Sponsored content within AtlantaMagazine.com's travel section • Ads in one (1) Georgia Tourism e-newsletters • Video ads on YouTube (Regional drive markets and target out-of-state markets) • Video ads on Smart TVs, stream services and embedded in online content • Two (2) guest blogs for food/dining and activity/event related content and images • Traveler-presumptive search engine marketing ads (i.e. Restaurants around me) • Highly-targeted Search Engine Marketing ads leading through to CVB site • Search Engine Marketing ads for wedding venues and vendors • Social Media Ambassador Program • TheKnot.com featured storefront advertiser • Creation of all digital and print ads and marketing collateral • Photos of Henry County locations/events/activities to be used on CVB Website, in the Visitors Guide and other promotional material • Props for photo shoots • Brochure distribution service to ensure Henry County Visitors Guide placement in Georgia Visitors Information Centers, Regional Visitors Information Centers, large businesses' employee areas, credit unions,	\$49,882.54

	military bases, etc. • After-hours brochure display program at four (4) Georgia Visitors Information Centers • Contract with Laurie Rowe Communications, a travel media PR company to manage Henry County's Travel Media Press Room and write and send media pitches/blogs to travel writers • CrowdRiff subscription for identifying user-generated images for CVB use • Sprout Social subscription for social media scheduling and reporting and social listening • Promoted social media posts • Edits to existing videos to update branding and content • Adobe Suite subscription for creation and editing of photos and videos and desktop publishing • Design of new Visitors Guide template and associated graphics • Final development of new CVB brand and marketing campaign including the design of business collateral (letterhead, business cards, etc) • Licensing for green screen capture program/app	
Henry County Chamber/CVB	Purchase of monthly multi-segment and weekly STAR report (Hotel Occupancy/ Revenue data for Henry County hotels and those in comparable communities) as well as weekly trend reports for Henry County hotels; catering for the CVB's 2020 Annual Meeting for tourism partners and leaders (event was cancelled due to COVID – balance available for catering for future events)	\$2,302.71
Henry County Chamber/CVB	Atlanta Motor Speedway Race Weekend & Events; Tent with city-specific tables that promoted activities, restaurants and retailers in each city. • Tent & Tables for booth in FanZone (event was canceled, but tent and tables had already been delivered and set-up) • Booth staffing (event was cancelled due to COVID, but too late to avoid incurring some cancellation costs)	\$254.71
Henry County Chamber/CVB	<u>Stockbridge Events/Attraction Promotion:</u> • No event or attraction promotions were available, eligible or requested due to COVID-19	\$0
Henry County Chamber/CVB	<u>Tournaments</u> • Hotels rooms for umpires and tournament personnel	\$98.40
Henry County Chamber/CVB	<u>Conferences</u> • ESTO (Educational Seminar for Tourism Organizations) • Georgia Association of CVB Group Symposium Conference	\$253.32
Henry County Chamber/CVB	Association Memberships: Atlanta Metro Travel Association, Georgia Association of CVBs, Southeast Tourism Society	\$503.33
Henry County Chamber/CVB	Travel South Showcase was cancelled for 2021	\$0
Henry County Chamber/CVB	Travel expenses associated with trade shows, conferences, association meetings and mileage for partner visits/programs	\$572.13
Henry County Chamber/CVB	<u>Familiarization Tours</u> • No Media trips in 2020, but advanced bookings for scheduled 2021 trips	\$680.81

Henry County Chamber/CVB	<u>Professional development:</u> • Southeast Tourism Society Marketing College (Postponed)	\$356.79
Henry County Chamber/CVB	Lunch & Learns for hotel staff (education on local restaurants, attractions, retails, etc); Hospitality Mixer for tourism professionals, cross-promotional marketing programs between attractions and hotels, supplies for monthly customer service awards to industry partners	\$628.76
Henry County Chamber/CVB	Printing expenses for business and collateral material including; new business cards; race booth signage; table clothes, tent canopy, logo wear, window clings Annual Meeting invitations, Hospitality Mixer flyers; signage for hospitality food drive	\$359.63
Henry County Chamber/CVB	<u>Promotional Items:</u> Bags for Legislator gifts, tote bags, first aid kits, ink pens, and key chain flashlights (purchased for giveaways at the NASCAR race booth, family reunion gift bags, and other off-site activation events)	\$1,333.26
Henry County Chamber/CVB	Miscellaneous	\$465.06
Henry County Chamber/CVB	2020 Henry County Visitors Guide (30,000 printed and distributed - cost off-set by ad sales)	\$9,303.94
Henry County Chamber/CVB	Tourism Marketing Grants for tourism businesses to extend their advertising reach or develop/update marketing material and websites	\$567.86
Henry County Chamber/CVB	CVB Administration Costs including: management, full-time Director of Tourism and full-time Digital Content Manger (salary, benefits, etc.), full-time Partner Relations Manager (salary, benefits, etc.); support staff including receptionist & clerical support; responsible for program financials/accountants and audits; printing & postage costs; Class A office space that also serves as a state recognized regional Visitor Information Center with signage on I-75.	\$68,436.05

TOTAL \$161,011.84*

*Amount contributed by the City of Stockbridge FY 20 - \$167,817.90. The difference between contributions and expenditures equaled \$6,806.06. Hotel/Motel tax revenue sharply declined during the onset of the COVID-19 pandemic and the CVB's budget was modified and planned initiatives were paused or pulled based on the anticipated shortfall. Events the CVB usually promotes were also postponed or cancelled.



City of Stockbridge

AGENDA ITEM

MEETING DATE

April 27, 2021

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☒ CHANGE ORDER
- ☐ BUDGET AMENDMENT
- ☐ BUDGET TRANSFER
- ☐ PAYMENT APPROVAL
- ☐ OTHER

- ☐ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☒ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Randy Knighton City Manager

DEPARTMENT: Executive

ITEM/PROJECT/EVENT:

Change Order Request in the amount of \$65,022. The amphitheater project is near completion for the vertical structures. In addition, substantial work is underway for Phase 2 parking, detention, park.

BACKGROUND INFORMATION:

Steel Modifications to Header at Will Call, East and West Concession buildings. Ground Water Repair at Pond#3. The change order was anticipated as a part of the overall budget to complete the amphitheater. This was provided in an overall budget discussed at the session pertaining to bonding of projects. This was accounted for in the anticipated budget to complete the project.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

ATTACHMENTS: ☒

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

Change Order

Document G701

PROJECT:

SO 1928 City of Stockbridge Amphitheater
4640 N Henry Blvd
Stockbridge, Ga 30281

CHANGE ORDER NO: 16

DATE: 4/2/2021

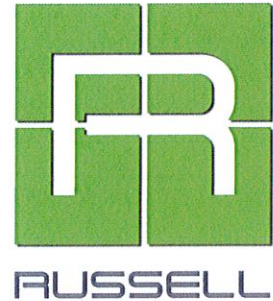
OWNERS PROJECT #:

CONTRACT DATE: November 26, 2019

CONTRACT FOR: GENERAL CONTRACTOR

OWNER	☒
ARCHITECT	☒
CONTRACTOR	☒
FIELD	☐
OTHER	☐

TO CONTRACTOR: H.J. Russell & Company
171 17th Street
Suite 1600
Atlanta, Ga 30363



THE CONTRACT IS CHANGED AS FOLLOWS:

See attached backup for details pertaining to this change order amount.

Not valid until signed by the Owner, Architect and Contractor.

The original (Contract Sum) (Guaranteed Maximum Price) was	\$	15,851,592.00
Net change by previously authorized Change Orders	\$	3,378,844.00
The (Contract Sum) (Guaranteed Maximum Price) prior to this Change Order was	\$	19,230,436.00
The (Contract Sum) (Guaranteed Maximum Price) will be (increased) (decreased) (unchanged)		
by this Change Order in the amount of	\$	65,022.00
The new (Contract Sum) (Guaranteed Maximum Price) including this Change Order will be	\$	19,295,458.00
The Contract Time will be unchanged		
The date of Substantial Completion as of the date of this Change Order therefore is June 15th 2021.		

H.J. Russell & Company

ARCHITECT

CONTRACTOR

OWNER

BY

BY

BY

DATE

DATE

DATE

March 11, 2021

CONTRACT CHANGE ORDER NO.16
ATTACHMENT "A"
PROJECT NAME: Stockbridge Amphitheater
CONTRACT DATE: November 26, 2019
CONTRACTOR - H. J . Russell & Company

CHANGES TO THE SCOPE OF WORK:

The Contract Sum is adjusted, as follows: *(see backup for details)*

COR #	Description	Schedule Increase			COR COST		
COR #36	Steel Modifications to Header at Will Call, East & West Concession		0		\$	33,682.00	
COR #49	Ground Water Repair at Pond #3 per RFI 136		0		\$	31,340.00	
	Schedule Duration Increases by		0	Days			
	Project Substantial Completion has been unchanged as additional days are concurrent with changes approved for the additional work in CO #11; therefore, the Substantial Completion Date date remains unchanged at June 15th, 2021.						
					Total Change Order Amount:		\$ 65,022.00
					END OF ATTACHMENT "A"		



Change Proposal Request

Stockbridge Amphitheater

Potential Change Item Request # : 036 Date 1/11/21

PROJECT INFORMATION: Stockbridge Amphitheater and Roadway Construction

Project Number: SO1928 Owners PM Camilla Moore

Project Title: The Stockbridge Amphitheater

Service Area _____ PCI # _____

DESCRIPTION OF THE PROPOSED CHANGE:

☒ Mandatory _____ ☐ Elective _____

Description: RFI # 93 and #109

Reference: **Canopy and Overhead Coiling Door Support at East / West Concessions and Will Call
Brick Lintle Support Angle Blocking at Will Call, East and West Concessions**

PRICING DETAILS:

Item No	Company Name	Short Description	Amount
001	Beck Steel	Brick Lintle Support Blocking Steel	\$8,702.00
002	Beck Steel	Canopy and Overhead Coiling Door Support at Concessions and Will Call	\$20,338.00
003			\$0.00
004			\$0.00
005			\$0.00
006	HJR Payment and Performance Bond		\$18.88
			\$0.00
011			\$0.00
		Sub Total	\$29,058.88
	H. J Russell & Company	General Conditions @ 7.5%	\$2,179.42
	H. J Russell & Company	Overhead @ 2%	\$581.18
	H. J Russell & Company	Bonds and Insurance @ 1.3%	\$377.77
	H. J Russell & Company	Procure Expenses @ 0.65%	\$188.88
	H. J Russell & Company	Fee @ 4%	\$1,295.44
		Total	\$33,681.56

Net Amount of this Proposed Change (select one):

☒ ADD ☐ DEDUCT ☐ NO CHANGE

\$33,682

Schedule Impact: ☒ TBD ☐ No ☐ Yes; # of Days _____

**** This Change Order Request is Valid until 1/20/2020, If not approved by said date, the COST of Work is subject to repricing upon Owners written Authorization to Proceed.**

The Date of Substantial Completion will be (Increased, Decreased, Unchanged) by TBD days as a result of this Change Order Request.

TSW

ARCHITECT

Heather Hubble
BY

03.17.2021

DATE

CONTRACTOR

H. J. Russell & Co
BY

DATE

OWNER

BY

DATE

Stockbridge Amphitheater PCO BACK-UP SHEET

[illegible]



January 11, 2021
~~January 7, 2021~~

H.J. Russell & Company
171 17th Street NW Suite 1600
Atlanta, GA 30363
(404) 787-4175

Attention: Kirk Voelkel

Reference: City of Stockbridge Amphitheater
Job # 1966 BCP# 4R1

Kirk,

Please find below our revised estimated cost associated with scope changes as a result of RFI #109; brick relief angles at East & West Concessions at OHCD opening.

The scope of the change is as follows:

Detailing	\$0
Engineering	\$0
On Site Project Management	\$0
Material	\$1,950
Joists	\$0
Deck	\$0
Other Buyouts	\$0
Fab Farmout	\$0
Freight	\$0
Tax on Material	\$137
Subtotal:	\$2,087
15% Mark Up:	\$313
Subtotal:	\$2,399
Total Field Cost per Attached:	\$6,002
5% OH&P	\$300
Total Change Order Request:	\$8,702

Requested Change in Subcontract Time due to this change (Work Days) 3

The requested extension to the Subcontract Schedule reflects 1 additional days for fabrication and 2 for installation.

Please note that the material pricing portion will only be valid for (15) days from the initial quotation on all Beck Change Proposals (BCPs). All quotations after this duration will be subject to review and adjusted pricing based on current market conditions.

We await written acceptance of pricing and notice to proceed. Do not hesitate to call with any questions you might have regarding this proposal.

Best Regards,

Curtis Bolton/ cf
Project Manager
(678) 346-8226



January 11, 2021
~~November 10, 2020~~

H.J. Russell & Company
171 17th Street NW Suite 1600
Atlanta, GA 30363
(404) 787-4175

Attention: Kirk Voelkel

Reference: City of Stockbridge Amphitheater
Job # 1966 BCP# 13R1

Kirk,
Please find below our revised estimated cost associated with scope changes as a result of RFI #93 for material and erection of canopy support blocking at east & west concessions.

The scope of the change is as follows:

Detailing	\$0
Engineering	\$0
On Site Project Management	\$0
Material	\$1,500
Joists	\$0
Deck	\$0
Other Buyouts	\$0
Fab Farmout	\$4,500
Freight	\$400
Tax on Material	\$420
Subtotal:	\$6,820
15% Mark Up:	\$1,023
Subtotal:	\$7,843
Total Field Cost per Attached:	\$11,900
5% OH&P	\$595
Total Change Order Request:	\$20,338

Requested Change in Subcontract Time due to this change (Work Days) 0

The requested extension to the Subcontract Schedule reflects additional days for fabrication and for installation.

Please note that the material pricing portion will only be valid for (15) days from the initial quotation on all Beck Change Proposals (BCPs). All quotations after this duration will be subject to review and adjusted pricing based on current market conditions.

We await written acceptance of pricing and notice to proceed. Do not hesitate to call with any questions you might have regarding this proposal.

Best Regards,

Curtis Bolton/ cf
Project Manager
(678) 346-8226



H. J. Russell & Company
171 17th Street NW
Suite 1600
Atlanta, Georgia 30363
Phone: (404) 330-1000

Project: SO 1928 - Stockbridge Amphitheatre
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Concessions Counter Header Detail Clarification at Concessions

TO:	Matthew Smith (Engineers & Consultants) Jared Christensen (TSW)	FROM:	Chirag Venkatesan (H. J. Russell & Company)
DATE INITIATED:	07/14/2020	STATUS:	Closed on 10/14/20
LOCATION:	Landscape Seating & Plaza Area	DUE DATE:	07/20/2020
PROJECT STAGE:	Course of Construction	COST CODE:	
COST IMPACT:	TBD	SCHEDULE IMPACT:	TBD
DRAWING NUMBER:	S-8.0, A6-1.1	SPEC SECTION:	107316 - METAL CANOPIES
LINKED DRAWINGS:	A4-1.1 , A4-1.2 , A4-3.1 , A5-1 , A6-1.1 , S-8.0	REFERENCE:	
RECEIVED FROM:	Chirag Venkatesan (H. J. Russell & Company)		
COPIES TO:	Jared Christensen (TSW), Heather Hubble (TSW), Peyton Peterson (TSW), Chirag Venkatesan (H. J. Russell & Company), Kirk Voelkel (H. J. Russell & Company)		

Question from Chirag Venkatesan (H. J. Russell & Company) at 03:18 PM on 07/14/2020

Jared,
See Detail 2 on Sheet S8.0, it shows the typical Wall section and shows the Metal Canopies attaching to the CMU Bond beam. However, at the East & West Concessions at the Counter the bond beam is replaced by a W24 Steel Beam. please provide connection details as to how the canopy is to attach to the steel beam and also provide the waterproofing details for this area.

Attachments:
[S-8.0: SECTIONS & DETAILS Rev.0.pdf](#) [A6-1.1: BUILDING DETAILS Rev.0.pdf](#)

Official Response: Jared Christensen (TSW) responded on Wednesday, August 26th, 2020 at 3:14PM EDT
Please see revised sketch from structural engineer for canopy and overhead door connection details, use architectural detail 2/A6-1.1 for waterproofing.

Attachments:
[RFI #93_Se response_sk-3 \(2020-08-26\).pdf](#)

All Replies:

Response from Jared Christensen (TSW) at 03:14 PM on 08/26/2020

Please see revised sketch from structural engineer for canopy and overhead door connection details, use architectural detail 2/A6-1.1 for waterproofing.

Attachments:
[RFI #93_Se response_sk-3 \(2020-08-26\).pdf](#)

Response from Matthew Smith (Engineers & Consultants) at 09:24 AM on 08/25/2020

See attached for updated detail sketch for anticipated canopy depth and inclusion of overhead door attachment to steel beam.

Attachments:
[RFI #93_Se response_sk-3 \(2020-08-24\).pdf](#)

Response from Jared Christensen (TSW) at 09:09 AM on 08/18/2020

Please see sketch from structural engineer, and use architectural detail 2/A6-1.1 for waterproofing.

Attachments:



H. J. Russell & Company
171 17th Street NW
Suite 1600
Atlanta, Georgia 30363
Phone: (404) 330-1000

Project: SO 1928 - Stockbridge Amphitheatre
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Brick Angle at Concessions Opening & Overhead door attachment Clarification

TO:	Jared Christensen (TSW) Matthew Smith (Engineers & Consultants)	FROM:	Chirag Venkatesan (H. J. Russell & Company)
DATE INITIATED:	08/10/2020	STATUS:	Closed on 10/13/20
LOCATION:	Landscape Seating & Plaza Area	DUE DATE:	08/18/2020
PROJECT STAGE:	Course of Construction	COST CODE:	
COST IMPACT:	TBD	SCHEDULE IMPACT:	TBD
DRAWING NUMBER:	A5-1, Structural Steel Approved Shop Drawings	SPEC SECTION:	
LINKED DRAWINGS:	A4-2.1 , A4-2.2 , A4-3.1 , A5-1	REFERENCE:	
RECEIVED FROM:	Kirk Voelkel (H. J. Russell & Company)		
COPIES TO:	Jared Christensen (TSW), Heather Hubble (TSW), Peyton Peterson (TSW), Chirag Venkatesan (H. J. Russell & Company), Kirk Voelkel (H. J. Russell & Company)		

Question from Chirag Venkatesan (H. J. Russell & Company) at 03:11 PM on 08/10/2020

Jared,
See attached marked-up document showing the Engineers comment from the approved Metal Shop Drawings and showing Detail 2, Sheet A5-1. Please provide details on the following:

1. Confirm if the brick relief angle is to be attached to the CMU block as noted in the Approved Metal Shop Drawings. This will leave a portion of the steel beam visible from the exterior.
2. If the brick relief angle is to attach to the CMU block above the steel beam, please provide waterproofing details at the canopy as this will create a space between the brick relief angle and metal canopy where water can enter.
3. Provide details on how the overhead coiling door is to attach to the steel beam.
4. Provide details on how the metal canopy is to be attached to the Steel Beam (Question also asked on RFI 93 and awaiting response)

Attachments:

[RFI 109 Attachment.pdf](#) 05 12 00, 05 21 00, 05 31 00-11 Shop Drawings_Se review (2020-03-19) - TSW Approved as Noted.pdf A5-1: WALL SECTIONS Rev.1.pdf

Official Response: Matthew Smith (Engineers & Consultants) responded on Friday, August 14th, 2020 at 3:33PM EDT

1. Lintel to attach to the steel beam per RFI #93 sketch.
2. n/a
3. Please provide product submittal for review.
4. Canopy attachments are by canopy manufacturer.

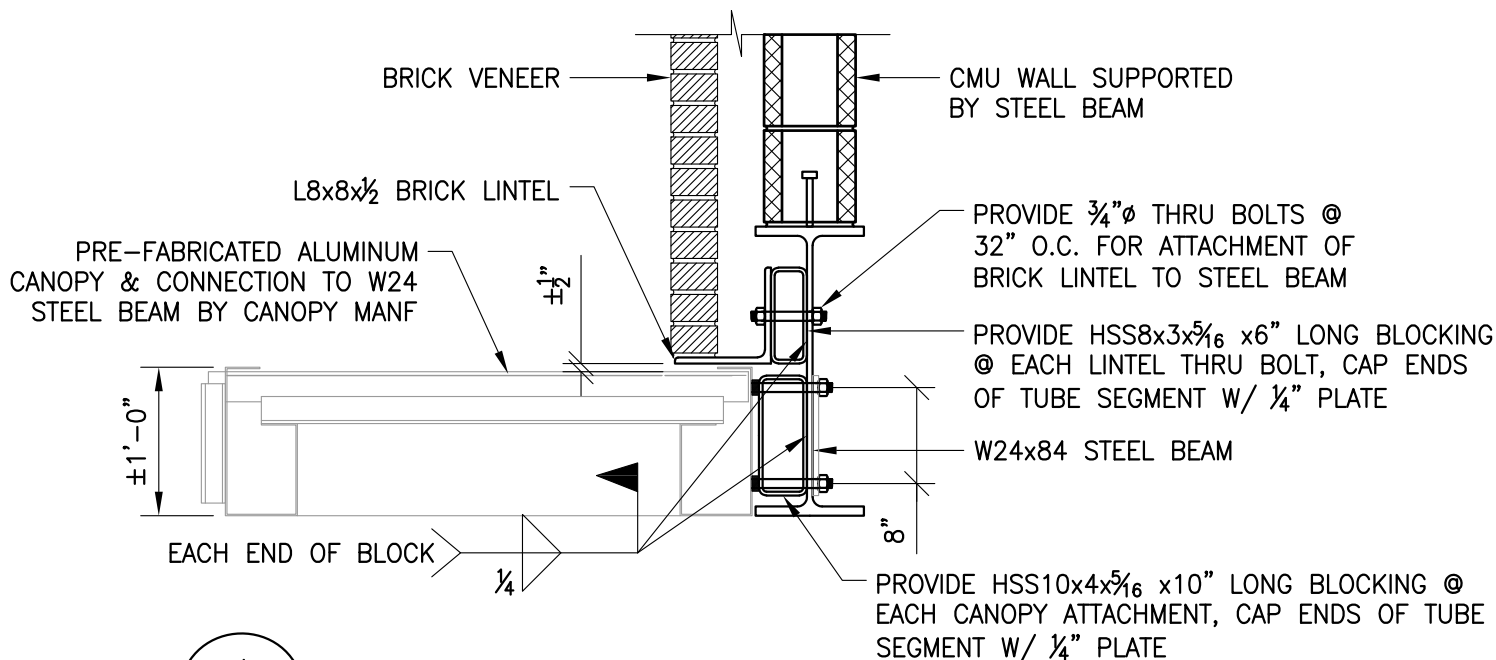
Attachments:

All Replies:

Response from Matthew Smith (Engineers & Consultants) at 03:33 PM on 08/14/2020

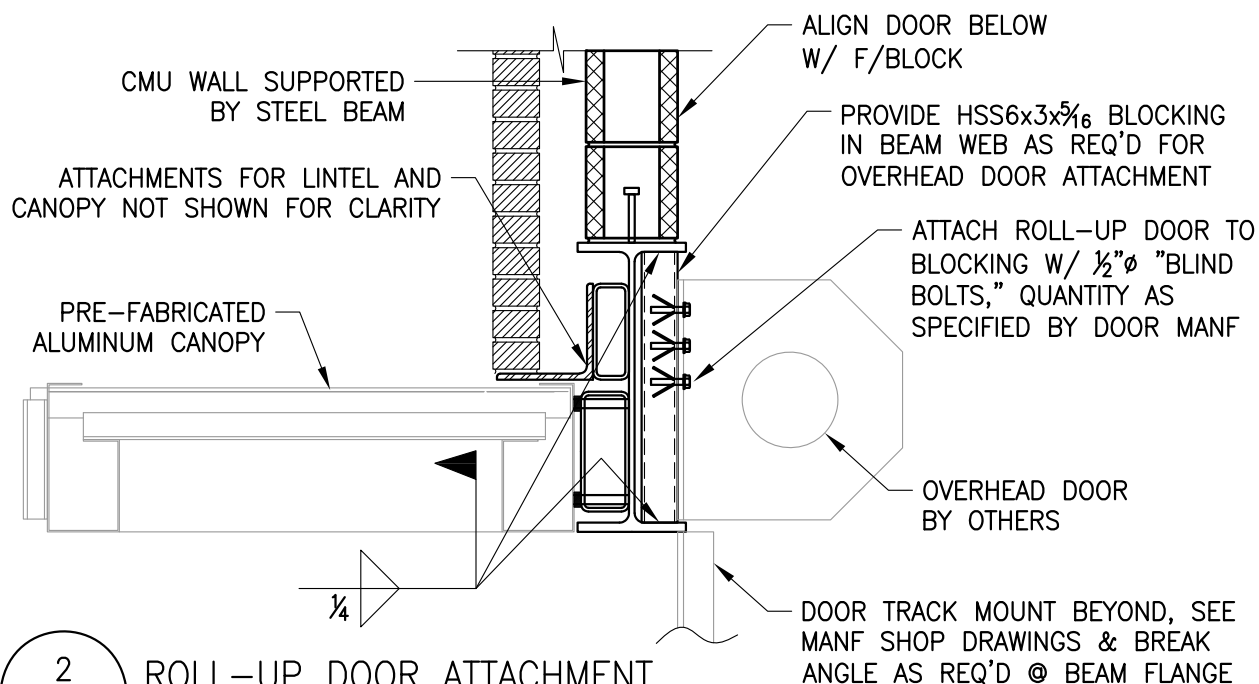
1. Lintel to attach to the steel beam per RFI #93 sketch.
2. n/a
3. Please provide product submittal for review.
4. Canopy attachments are by canopy manufacturer.

Attachments:



1
SK-3

CONCESSIONS STEEL HEADER
SCALE: NTS



2
SK-3

ROLL-UP DOOR ATTACHMENT
SCALE: NTS

*NOTE: FIELD VERIFY THAT OVERHEAD DOOR ATTACHMENTS DO NOT CONFLICT WITH CANOPY OR BRICK LINTEL ATTACHMENT

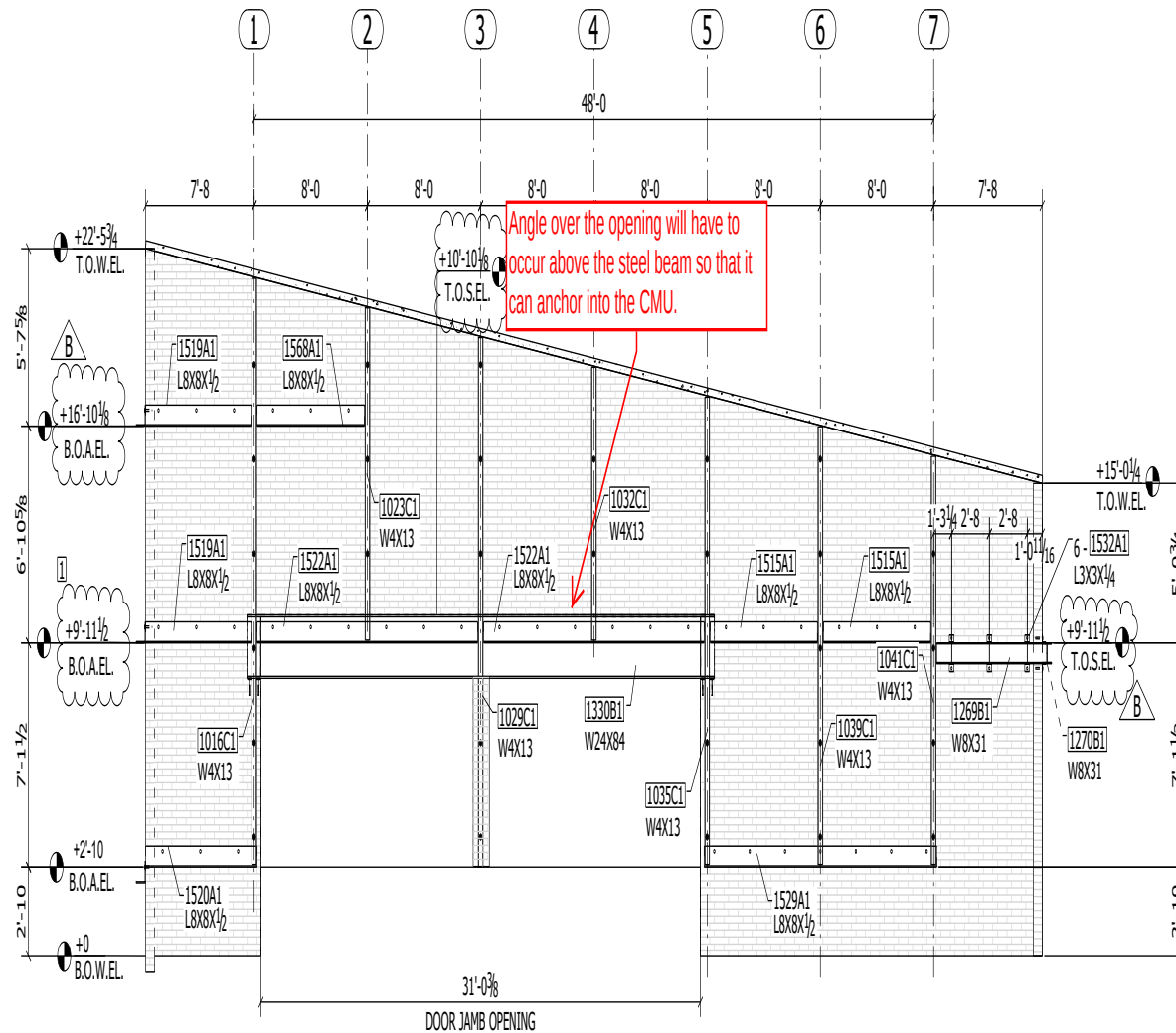
STOCKBRIDGE
AMPHITHEATER

S^e STABILITY
ENGINEERING

1376 Church St., STE 200, Decatur, GA 30030 Ph/Fax: 404-377-9316

RFI#93
CANOPY ATTACH.

SCALE: NOTED	DATE: 08/26/2020	DRWN BY: MJS
SHEET NUMBER: SK-3		
SHT OF		1 1
		REV 0

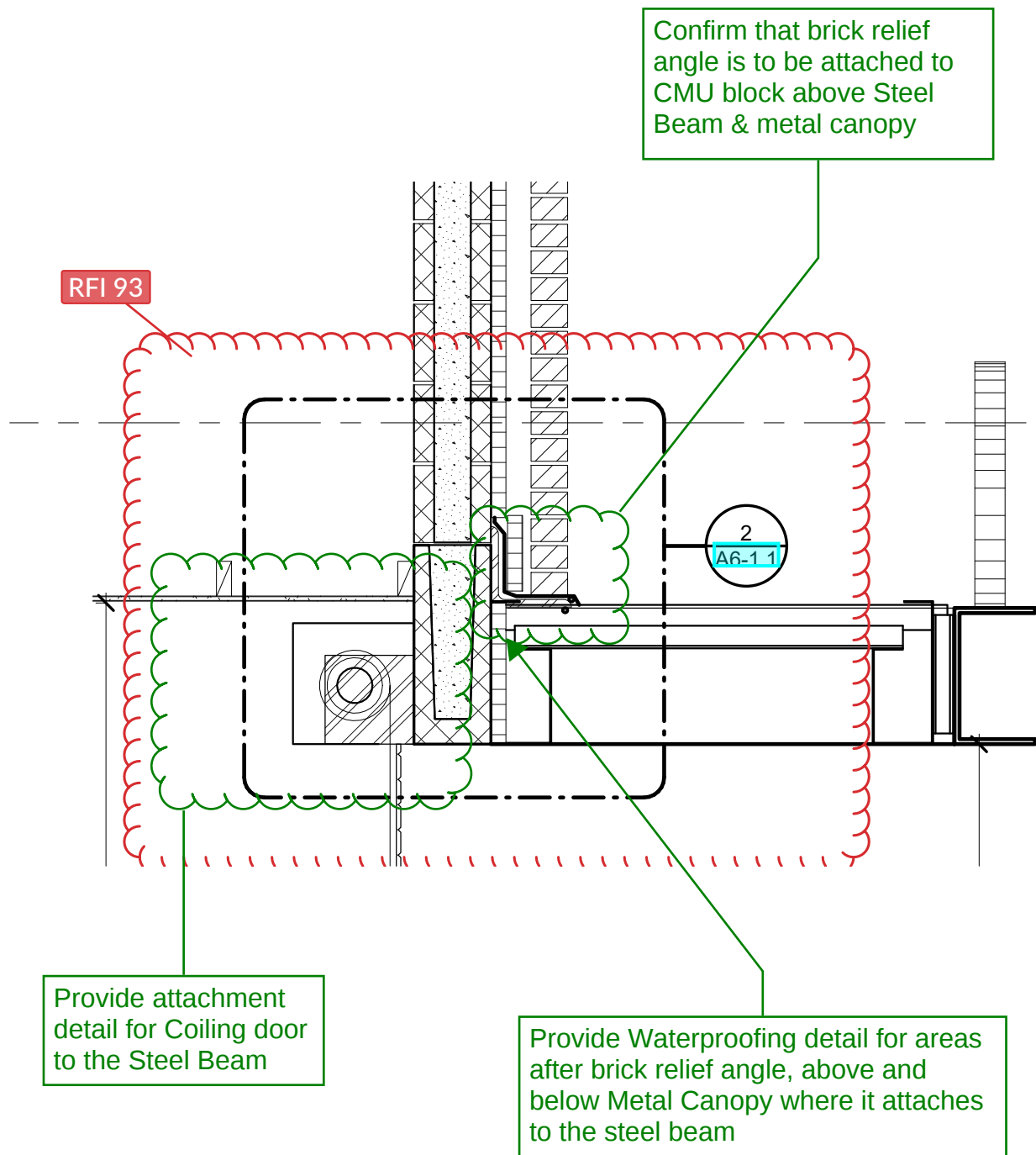


SECTION C - C
(REF: 1/A4-2.2) E29

1. Move angle above opening up so that it can anchor into block.

APPROVER NOTE:-

1. - VERIFY AND CONFIRM THE CLOUDED BOTTOM OF ANGLE ELEVATION.
(BRICK RELIEF ANGLES AT CANOPY AREA)





Change Proposal Request

Stockbridge Amphitheater

Potential Change Item Request # :

49

Date

1/25/21

PROJECT INFORMATION: Stockbridge Amphitheater and Roadway Construction

Project Number: SO1928

Owners PM

Randy Knighton

Project Title: The Stockbridge Amphitheater

Service Area

PCI #

DESCRIPTION OF THE PROPOSED CHANGE:

☒ Mandatory☐ Elective

Description

Pond # 3 Ground Water Repair Per RFI 136

Reference:

Design Changes by TSW / Owner

PRICING DETAILS:

Item No	Company Name	Short Description	Amount
001	Eagle Excavation	Pond # 3 Bank Stabilization due to ground water flowing thru the pond bank walls	\$6,025.00
002	Lawntech Landscaping Allowance of 6300 SF at 6" deep Coverage	Approx 2100 Sf of river slick stone covering the slope stabilization stone per TSW	\$20,344.10
003	Re-dress, regrass and stabilize banks at disturbed areas	Redress and stabilize disturbed area from construction traffic to repair the work as per RFI # 136	\$730.00
004	0		\$0.00
005	0		\$0.00
006	HJR Payment and Performance Bond		\$17.61
007			\$0.00
008			\$0.00
		Sub Total	\$27,116.71
	H. J Russell & Company	General Conditions @ 7.5%	\$2,033.75
	H. J Russell & Company	Overhead @ 2%	\$542.33
	H. J Russell & Company	Insurance @ 1.3%	\$352.52
	H. J Russell & Company	Procure Expenses @ 0.65%	\$176.26
	H. J Russell & Company	Fee @ 4%	\$1,208.86
		Total	\$31,430.44

Net Amount of this Proposed Change (select one):

☒ ADD☐ DEDUCT☐ NO CHANGE

\$31,430

Schedule Impact:

☒ TBD☐ No☐ Yes; # of Days 0

**** This Change Order Request is Valid until 2/8/2021 If not approved by said sdate, the COST of Work is subject to repricing upon Owners written Authorization to Proceed.**

The Date of Substantial Completion will be (Increased, Decreased, Unchanged) by TBD days as a result of this Change Order Request.

TSW

ARCHITECT

Heather Hubble

BY

03.03.2021

DATE

CONTRACTOR

H.J. Russell & Co

BY

1/24/2021

DATE

OWNER

BY

DATE

Stockbridge Amphitheater
PCO BACK-UP SHEET

CPR	49 Pond # 3 Ground Water Repair Per RFI 136										1/24/2021			
										Enter information in cells highlighted in yellow only				
Design Changes by TSW														
ITEM	Subcontractor/Contractor	QTY	TYPE	LAB U.P.	LABOR AMT	M/EQ. U.P.	M/EQ. AMT.	SUB. AMT.	TOTAL					
					-		-	-	-					
					-		-	-	-					
1	Eagle Excavation	1	LF	\$	-	0	-	6,025	\$6,025.00					
2	Lawntech Landscaping Allowance of 6300 SF at 6" deep Coverage	1	LS	\$	-	0	-	20,344	\$20,344.10					
3	Re-dress, regrass and stabilize banks at disturbed areas	1	LS	\$	-	0	-	730	\$730.00					
4		0	LS	\$	-	0	-		\$0.00					
5		0	LS	\$	-	0	-		\$0.00					
6	HJR Payment and Performance Bond	1	LS	\$	-	0	-		\$17.61					
					-		-		\$0.00					
	BASE SUBTOTAL				-		-		\$27,116.71					
	SALES TAX @ 8%								\$0.00					
								Incl. above	\$0.00					
	General Conditions @ 7.5%	7.50%							\$2,033.75					
	Overhead @ 2%	2%							\$542.33					
	Insurance @ 1.3%	1.30%							\$352.52					
	Procure @ .65%	0.650%							\$176.26					
	SUBTOTAL								\$30,221.58					
	Ovehead & Profit @ 4%	4%							\$1,208.86					
	GRAND TOTAL								\$31,430.44					
This change order potentially can delay the completion of the Detention Pond # 3 due to disturbing the already grassed areas River Slick Coverage to approx 6" deep over top of stone placement														

**Lawn Tech
Landscaping, Inc.**

**P.O. Box 463
Grantville, Georgia 30220**

770-583-3797

Estimate

Date	Estimate #
1/25/2021	11212

Name/ Address
Stockbridge Amphitheatre & Roadway 4640 N. Henry Blvd. Stockbridge, GA 30281

Thank you for the opportunity to quote the following items on the above referenced project.

[illegible]

This quote does not include any items not specifically listed on this quote sheet. This quote should not be construed to be strictly per plans and specifications.
This quote is valid for 30 days from date shown. Subgrade shall be provided at plus or minus 1/10th prior to starting our work. This quote is valid only if a mutually acceptable form of agreement in writing is offered. This quote does not include any weekend, night, holiday or off hours work unless specifically noted herein.

Total	\$20,344.10
--------------	-------------

Accepted by: _____



RUSSELL

H. J. Russell & Company
171 17th Street NW
Suite 1600
Atlanta, Georgia 30363
Phone: (404) 330-1000

RFI #136

Project: SO 1928 - Stockbridge Amphitheatre
4640 North Henry Boulevard
Stockbridge, Georgia 30281

Flowing Ground Water at Pond # 3

TO:	Peyton Peterson (TSW) Dominic Serra (Engineers & Consultants)	FROM:	Kirk Voelkel (H. J. Russell & Company)
DATE INITIATED:	11/10/2020	STATUS:	Open
LOCATION:	Detention Pond	DUE DATE:	11/16/2020
PROJECT STAGE:		COST CODE:	
COST IMPACT:	TBD	SCHEDULE IMPACT:	TBD
DRAWING NUMBER:		SPEC SECTION:	
LINKED DRAWINGS:	C4.0	REFERENCE:	
RECEIVED FROM:	George S (Eagle Excavation)		
COPIES TO:	Jared Christensen (TSW), Heather Hubble (TSW), Peyton Peterson (TSW), Chirag Venkatesan (H. J. Russell & Company), Kirk Voelkel (H. J. Russell & Company)		

Question from Kirk Voelkel (H. J. Russell & Company) at 04:46 PM on 11/10/2020

Please see the attached photograph of pond # 3 North Bank of the pond as were progressing with our excavation....ground water is flowing out of the bank at a rate that its damaging the subgrade. This photograph is approximately 5' above the bottom of the pond. How should this naturally occurring ground water flow be addressed? Please advise

Attachments:
[_0201109_073202.jpg](#)

Official Response: Dominic Serra (Engineers & Consultants) responded on Monday, November 16th, 2020 at 2:50PM EST

Please see attachment and Confirm pond, and location groundwater is occurring and affecting subgrade. We will need to know the general location in order to recommend a drainage provision. Geotech will also need to be consulted.

Attachments:
[RFI 136 Markup.pdf](#)

BY

DATE

COPIES TO

What subgrade is being damaged? Is it the parking lot? The road? please confirm the general location

GROUND WATER

Confirm This is the pond With Groundwater emerging

What subgrade is being damaged? Is it the parking lot? The road? please confirm the general location

TSW
FLANNERY
ARCHITECTS
LANDSCAPE ARCHITECTS

Five Simsbury Building
1447 Peachtree Street NE, Suite 800
Atlanta, Georgia 30309
Phone: 404.577.1873
www.flannerytsw.com



**STOCKBRIDGE
AMPHITHEATER**
4548 N. HENRY ROAD
LAND LOT 17th DISTRICT
STOCKBRIDGE, GA 30281

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REVISIONS
1. 01/10/10 - Initial Design
2. 02/10/10 - Final Design
3. 03/10/10 - Final Design
4. 04/10/10 - Final Design
5. 05/10/10 - Final Design

Project Title
City of Stockbridge
Amphitheater
Stockbridge, Georgia

Client
City of Stockbridge
4548 N. Henry Road
Stockbridge, Georgia 30281

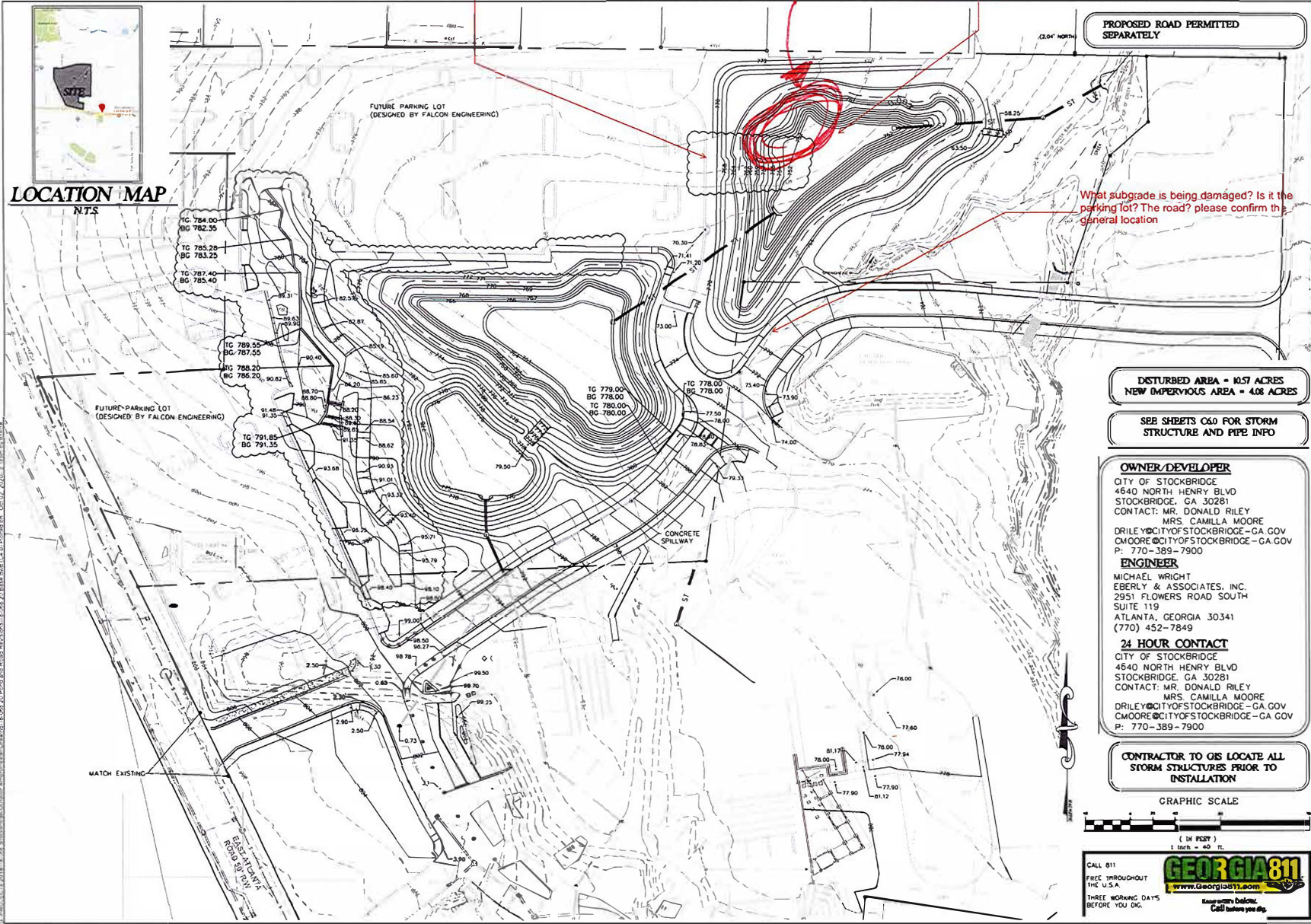
Drawing Information
Drawing Number: 10000-0001
Drawing Title: Grading Plan
Drawing Date: 01/10/10
Drawing Scale: 1" = 40'

Drawing Date
April 8, 2010

Sheet Title
Grading Plan

Scale
1" = 40'

Notes
1. All work to be done in accordance with the City of Stockbridge Grading Specifications.



**DISTURBED AREA = 10.57 ACRES
NEW IMPERVIOUS AREA = 4.08 ACRES**

**SEE SHEETS C&O FOR STORM
STRUCTURE AND PIPE INFO**

OWNER/DEVELOPER
CITY OF STOCKBRIDGE
4540 NORTH HENRY BLVD
STOCKBRIDGE, GA 30281
CONTACT: MR. DONALD RILEY
MRS. CAMILLA MOORE
DRILEY@CITYOFSTOCKBRIDGE-GA.GOV
CMOORE@CITYOFSTOCKBRIDGE-GA.GOV
P: 770-389-7900

ENGINEER
MICHAEL WRIGHT
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849

24 HOUR CONTACT
CITY OF STOCKBRIDGE
4540 NORTH HENRY BLVD
STOCKBRIDGE, GA 30281
CONTACT: MR. DONALD RILEY
MRS. CAMILLA MOORE
DRILEY@CITYOFSTOCKBRIDGE-GA.GOV
CMOORE@CITYOFSTOCKBRIDGE-GA.GOV
P: 770-389-7900

**CONTRACTOR TO GIS LOCATE ALL
STORM STRUCTURES PRIOR TO
INSTALLATION**

GRAPHIC SCALE
1" = 40'

GEORGIA811
www.Georgia811.com
Call before you dig.

01/10/10 - Initial Design
02/10/10 - Final Design
03/10/10 - Final Design
04/10/10 - Final Design
05/10/10 - Final Design

Kirk Voelkel

From: Michael Terry <mterry@eaglexinc.com>
Sent: Wednesday, January 6, 2021 8:45 AM
To: Kirk Voelkel
Subject: FW: Stockbridge Amphitheatre

From: Michael Terry
Sent: Friday, December 11, 2020 1:07 PM
To: Chirag Venkatesan <cvenkatesan@hjrussell.com>
Cc: Kirk Voelkel <kvoelkel@hjrussell.com>
Subject: Stockbridge Amphitheatre

Chirag,

I have priced the pond slope stabilization both ways. The way Contour recommended and the way we discussed earlier in the week. The pricing options are shown below. I still think the option we discussed earlier in the week would be a better long term route. Please let me know which way you would like to proceed and I will send over an official CR.

Recommendation Option

Surge Stone	72tn	\$32tn	\$ 2,304.00
Fabric	107sy	\$1sy	\$ 107.00
Haul off pond material	50cy	\$25cy	\$1,250.00
Labor	20hr	\$30hr	\$ 600.00
Backhoe	5hr	\$140hr	\$ 700.00
Dozer	2hr	\$100hr	\$ 200.00
		Total	\$5,161.00

Option Discussed Earlier In The Week

Type 1 Rip Rap	36tn	\$51th	\$1,836.00
Type 3 Rip Rap	18tn	\$42tn	\$ 756.00
Surge Stone	18tn	\$32tn	\$ 576.00
Fabric	107sy	\$1sy	\$ 107.00
Haul off pond material	50cy	\$25cy	\$1,250.00
Labor	20hr	\$30hr	\$ 600.00
Backhoe	5hr	\$140hr	\$ 700.00
Dozer	2hr	\$100hr	\$ 200.00
		Total	\$6,025.00

Thank you,

Michael Terry
Eagle Excavation
Office (678)244-8660 x109
Fax (678)244-8669
Cell (404)569-3411



Estimate

Date	Estimate #
1/25/2021	11212

Name/ Address
Stockbridge Amphitheatre & Roadway 4640 N. Henry Blvd. Stockbridge, GA 30281

Thank you for the opportunity to quote the following items on the above referenced project.

Description	Qty	Rate	Total
Change Order Request for Pond #3			
Installation of River Rock Slicks at 6" to cover Rip Rap at Pond #3: 2100 SF		33,128.00	33,128.00
Alternate) The following is not priced in the Total amount of job. If approved this amount will need to be added in lieu of River Rock installed at 6". Installation of River Rock Slicks at 3" = \$16,564.00		0.00	0.00
Pond		1,060.10	1,060.10

This quote does not include any items not specifically listed on this quote sheet. This quote should not be construed to be strictly per plans and specifications. This quote is valid for 30 days from date shown. Subgrade shall be provided at plus or minus 1/10th prior to starting our work. This quote is valid only if a mutually acceptable form of agreement in writing is offered. This quote does not include any weekend, night, holiday or off hours work unless specifically noted herein.

Total	\$34,188.10
--------------	--------------------

Accepted by: _____

Kirk Voelkel

From: Michael Terry <mterry@eaglexinc.com>
Sent: Monday, January 25, 2021 1:48 PM
To: Kirk Voelkel
Subject: RE: Restore Grassing at Pond # 3

Kirk,
If you want Hydroseeding the cost is \$1750.00. If seeding and matting will work then the cost will be \$730.00. Just let me know which way will work and that is how I will write the CR. The way I worded my email was a little confusing.

Michael Terry
Eagle Excavation
Office (678)244-8660 x109
Fax (678)244-8669
Cell (404)569-3411

WILL GO WITH FABRIC Matting/Seeding

From: Kirk Voelkel <kvoelkel@hjrussell.com>
Sent: Monday, January 25, 2021 1:40 PM
To: Michael Terry <mterry@eaglexinc.com>
Subject: RE: Restore Grassing at Pond # 3

Michael....do I add the two together or is it all included in the 1730?



Kirk Voelkel

Sr. Project Manager
H.J. Russell & Company
171 17th Street NW | Suite 1600 | Atlanta, GA 30363
Main: 404.330.1000 | Direct: 404.330.1022 | Cell: 404.787.4175
kvoelkel@hjrussell.com
www.hjrussell.com

From: Michael Terry <mterry@eaglexinc.com>
Sent: Monday, January 25, 2021 12:07 PM
To: Kirk Voelkel <kvoelkel@hjrussell.com>
Subject: RE: Restore Grassing at Pond # 3

Kirk,
The erosion company will charge an acre to Hydroseed and mat the slope on the pond. That cost will be \$1750.00. they will seed and mat for \$730.00. We typically seed and mat slopes on ponds unless Hydroseeding is called out for.
Thank you,

Michael Terry
Eagle Excavation
Office (678)244-8660 x109
Fax (678)244-8669
Cell (404)569-3411

