



WORK SESSION MEETING ACTION MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

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

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy 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.

- I. **Call to Order – Mayor Ford**
- II. **Invocation – Mr. Brad Holtsinger**
- III. **Pledge of Allegiance – Recited by all in attendance**
- IV. **Roll Call – All members were present except Councilman Blount and Councilwoman Gantt**
- V. **Motion to amend the Agenda to add Item #13 Lost Negotiations Certificate Thomas/Alexander Passed 3-0.**
- VI. **Motion to adopt the Agenda: Thomas/Alexander Passed 3-0.**
- VII. **REVIEW OF THE MINUTES – No Action**
 1. Draft Minutes Special Called Meeting October 3, 2022
 2. Draft Minutes Council Meeting October 10, 2022
 3. Draft Minutes Work Session Meeting October 25, 2022

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

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line.

Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the constructions costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance.

Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County; noted the report has been completed and delivered to the city, noted there is one opportunity each year to present for a TAD which will expire on December 31st; noted this Plan presents the rationale, boundaries, fiscal data, and proposed projects which could result from the formation of the City of Stockbridge, Tax Allocation District #1– Downtown and North Henry Boulevard Corridor. 1 The City of Stockbridge has the authority to exercise all redevelopment and other powers authorized or granted municipalities pursuant to the Redevelopment Powers Law (Chapter 44 of Title 36 of the O.C.G.A.), as approved by Stockbridge voters by a referendum held in 2020. This Redevelopment Plan was prepared by KB Advisory Group, Inc. (KBA) for the City of Stockbridge in conformance with the provisions of the Georgia Redevelopment Powers Law. The general boundaries, goals, development opportunities and proposed public improvements, as well as the broad economic/market forces impacting the redevelopment area is addressed in this report. Previous City plans have also been relied upon in part to provide the economic justification, rationale, and related background data to designate this redevelopment Area and TAD. This Plan also identifies a list of redevelopment projects with nearer term potential and defines desired uses of TAD revenues that would result from implementing those projects. The Redevelopment Plan concludes with a “School District Impact Analysis,” which is a statutory requirement of the Redevelopment Powers Law. The City of Stockbridge 2005 Urban Redevelopment Plan, the 2012 Stockbridge Livable Centers Initiative (LCI) 10-Year Update, the 2018 Stockbridge Renaissance Strategic Vision

and Plan and the Shaping Stockbridge Together for 2038 Comprehensive Plan, also adopted in late 2018, have identified similar community and economic development objectives for various portions of the proposed Redevelopment Area. Over the past two decades Stockbridge has completed or planned more than \$100 million in public improvements within this same targeted area, including a new city hall, municipal court, amphitheater, conference center, community center, public parks, a new city police department on the site of the former Henry County, North Precinct 1 S36-44-8 (3) (C) requires that a resolution adopting the redevelopment plan “name the [tax allocation] district for identification purposes. The first district created shall be known as “Tax Allocation District Number 1, followed by the name of the political subdivision within whose area of operation the district is located.” This TAD is the first created by Stockbridge and is thus identified as “City of Stockbridge Tax Allocation District Number 1 – Downtown and North Henry Boulevard Corridor.” What is a Tax Allocation District? A tax allocation district is a financing mechanism that can be used to pay for public infrastructure or to reduce private development costs, to make an underutilized area attractive to private investment and development, at no additional cost to local taxpayers. Establishing a TAD does not create a tax increase for either the community or property owners within the District. Nor does a TAD reduce tax revenues to the community, below levels that existed at the time the District was certified. In many cases, TADs can increase general fund revenues—from new business personal property taxes, added county sales taxes, hotel/motel taxes, excise taxes, occupational/business license fees, and other revenues which are not pledged for redevelopment purposes and/or would not otherwise occur. City of Stockbridge Redevelopment Plan: Downtown and North Henry Blvd Corridor Executive Summary 2 facility, and a proposed cultural arts center. The area is also served by nearby County and School District facilities including elementary, middle, and high schools, County library, and nearby recreational amenities. The primary economic development objective of this concentrated public investment has been the creation of a new city center and community identity for Stockbridge, where cultural attractions, supportive public amenities, governmental and private institutions will attract privately financed residential, commercial, and mixed-use development on nearby sites. However, the new private development that was expected to follow these extensive public investments has not yet occurred. The purpose of this redevelopment plan is to provide the City with the added tool of tax increment financing to help achieve the community’s long-standing vision for Downtown Stockbridge, as well as accomplish the community’s economic development objectives that have been established for the area. The “vision and goal” of this plan is to attract more private investment to the redevelopment area, which has been prioritized in prior planning efforts and consistently supported by residents.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

The Final Reading and Adoption will take place on Monday, December 12, 2022

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.
Presented by: Vanessa Holiday
Motion to approve: Gantt/Barber Passed 4-0.
7. Council consideration to approve the 2023 Agenda Timeline.
Presented by: Vanessa Holiday
Motion to approve: Gantt/Thomas Passed 4-0.
8. Council consideration to approve the 2023 Holiday Calendar
Presented by: Renee Wheeler
Motion to approve: Gantt/Alexander Passed 4-0.
9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.
Presented by: Renee Wheeler
Motion to approve: Gantt/Thomas Passed 3-0-1 (Barber Abstained and requested a copy the current contract).
10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.
Presented by: Decius Aaron
Motion to approve: Gantt/Thomas Passed 4-0.
11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.
Presented by: Decius Aaron
Motion to approve: Gantt/Thomas Passed 4-0. Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.
12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet.
Presented by: Ericka Harvey
Motion to approve use of the Lower Level of the MMCC 12/9: Alexander/Gantt Passed 4-0 Ms. Harvey confirmed the Youth Council's attendance at the city's Volunteer Appreciation Event on Saturday, December 10, 2022.
13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.
Presented by: Frederick Gardiner
Motion to approve: Alexander/Gantt Passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations 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.

- Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Dec 12)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)
- Planning Commission Meeting, **Special Date** - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Work Session Meeting, **Special Date** - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans:* Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop with A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

None

ADJOURNMENT

Motion to adjourn: Alexander/Gantt Passed 4-0.