



Where Community Connects

**STOCKBRIDGE
CITY COUNCIL**

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

**Work Session Meeting
Agenda
July 25, 2023 6:00 PM**



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

TUESDAY, JULY 25, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Review of Draft Minutes 6/12/2023
- 2 Review of Draft Minutes 6/20/2023

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

UNFINISHED BUSINESS

- 3 Council Consideration and approval of an agreement with the Henry County Development Authority, along with the County and the cities of Locust Grove, McDonough and Stockbridge to hire Retail Strategies Recruitment to work toward the solicitation, development and expansion of retail facilities in Henry County that will expand commerce, create employment, enhance tax revenue and improve the quality of life in each city and the entire county.

NEW BUSINESS

- 4 Council consideration to approve a request from Vulcan Materials for their team at Vibra Tech and Aimone-Martin Associates to study quarry blast induced structure response at the City of Stockbridge Elevated Water Tank. The study will be at no cost to the City. Presented by Matt Pilz with Vibra Tech.
- Presented by: Decius Aaron
- 5 Council consideration to approve the repurposing of \$2,242,160.00 from TSPLOST for resurfacing Walt Stephens Road and Mt. Zion Parkway
- Presented by: Decius Aaron
- 6 Council consideration to approve the renewal of Request For Proposal RFP) Number 2022-0006, On Call General Engineering Services, for the City of Stockbridge with Falcon Design Consultants, LLC. - Presented by: Decius Aaron
- 7 Council consideration to approve the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Downtown Development Authority.
- Presented by: Kim Allonce , Quinton Washington
- 8 Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Stockbridge Business Partnership Board. - Presented by: Kim Allonce
- 9 Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Keep Stockbridge Beautiful Board. - Presented by: Kim Allonce
- 10 Council consideration to fill a vacancy and appoint a member to the Planning Commission to fill an unexpired term through 12/31/2024. - Presented by: Ryan Anderson
- 11 Council consideration to fill a vacancy and appoint a member to the Downtown Development Authority Board to fill an unexpired term through 12/31/2023.
- Presented by: Kim Allonce

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

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.stockbridgega.org , the city's Facebook page or contact City Hall offices at 770-389-7900 for meeting updates.

- **Meeting of the Council for a Public Hearing for the Millage Rate at 9:00 a.m.- City Hall Council Chambers (July 27)**
- **Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)**
- **Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Aug 8)**
- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Aug 11)**

- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Aug 14)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Aug 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Aug 15)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 15)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Aug 24)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Aug 29)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- Join Councilman Thomas for the Don't Trash Stockbridge initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank and years of service to rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for Bingo Bash, Wednesday, August 16th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for Meet the Mayor on Monday, August 28th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com or in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, JUNE 12, 2023 6:00 P.M.

Mayor & City Council

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

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.

The meeting was called to order by Mayor Ford.

Invocation by Kim Allonce.

The Pledge of Allegiance was recited by all in attendance.

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

Councilman Blount motioned to amend the Agenda removing Item #6 and Item #7 from the Agenda at the Applicant's request, to be heard at the July 10th meeting: Seconded by Councilman Alexander. The motion passed unanimously.

Councilman Blount motioned to adopt the Agenda as amended: Seconded by Councilman Alexander. The motion passed unanimously.

Councilman Alexander motioned for the adoption of the Minutes: Seconded by Councilman Blount. The motion passed unanimously.

1. Adoption of the April 10, 2023 Meeting Minutes
2. Adoption of the April 25, 2023 Meeting Minutes

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. There were no public comments.

CERIMONIAL

3. Mayor Ford reviewed proclamations presented prior to the start of the meeting recognizing and celebrating Caribbean Heritage Month, National Pride Month, Juneteenth, and Father's Day.

PRESENTATION

4. First Quarter Henry County Transportation Advisory Group Update
Presented by: Eniel Gonzalez, Stockbridge Representative
Mr. Gonzalez gave a brief overview noting the Transportation Advisory Group (TAG) was adopted on August 4, 2020 with ten representatives appointed by city and county officials and hold two-year terms; noted the committee engages and receives input from citizens on the transportation planning process, makes recommendations on transportation projects, and assists in the implementation of the transportation plan; referenced three major transportation planning projects which include: the update to the Comprehensive Transportation Plan (CTP), the development of the Transit Master Plan, and the development of the Trails Plan; noted the Henry County Transportation Plan was updated in 2016 with long-term funding and implementation plans for the next 30 years and addresses the quality of life and congestion relief with emerging technology project recommendations; noted the Transit Plan is a 30-year plan that addresses existing and projected conditions, improves the quality of life, makes recommendations for short, mid, and long range, and includes rebranding; noted there are only 3 identified trails within the county and the Trails Plan would develop a mid and long term plan to establish locations and acquire funding from T-SPLOST and help with economic growth; noted the adoption of the Henry County Transportation Plan, Transit Master Plan, and the Trails Plan in 2022.

Mr. Gonzalez presented the City with the 2023 first quarter updates noting a 30-year list for implementation, county received a grant for a new local bus service with the purchase of a new bus, the launch of a micro-transit or on-demand transit service, major road projects such as the commercial vehicle lanes on I-75 from Macon to McDonough, developing a new interchange on I-75 at Bethlehem Rd., constructing a western parallel connector, and the Rock Quarry road widening.

Mayor Ford inquired about the city's Trail Plan and noted only seeing the county trails.

Councilman Alexander noted the City of Stockbridge passed a Trails Plan in 2017 with a \$22 million budget to build the city's own beltline from T-SLPOST.

Mr. Gonzalez noted the first quarter updates included countywide projects and that future presentations would include Stockbridge specific updates.

Councilman Blount asked Mr. Gonzalez what the greatest needs are at this time.

Mr. Gonzalez responded that the greatest needs are recommendations for grants and input on designs.

Mr. Gonzalez noted the county was the winner of the 2022 Georgia Smart Communities Challenge Grant which develops web-based tools to assess impact and potential new greenspace; noted receiving federal funding in the amount of \$7 million from the Atlanta Regional Commission (ARC); noted and upward trend in crashes the last 5-years.

Mr. Gonzalez referenced current SPLOST resurfacing projects, transit services, extended agreement with State Road & Tollway Authority (SRTA) to construct a park-and-ride facility on Jonesboro Rd near I-75, developing a city-county joint wayfinding plan in FY 2024, and county considering telework and alternate work schedules.

Councilman Thomas recommended citizens attend the Transportation Advisory Group (TAG) meetings to allow their voices to be heard with traffic concerns and looks forward to future updates.

PUBLIC HEARING

5. CITY OF STOCKBRIDGE – TEXT AMENDMENT CASE #TX-2023-01. **COUNCIL DISTRICT: Citywide.**

Consideration of a text amendment to the Stockbridge Unified Development Code (UDC) in Section 2.5.2(D)(12) and Section 2.5.3(F)(11) to allow hookah bars/lounges, cigar bars/lounges, and tobacco/vape shops as ancillary uses to the primary use of a restaurant / lounges. Currently, the above uses are Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District.

Presented by: Brecca Carter, Community Development Director
Ms. Carter noted currently, the proposed use for hookah bars/lounges, cigar bars/lounges and tobacco/vape shops are prohibited within areas which have an overlay district designation: Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District; noted the Parkway Mixed-Use (PMU) overlay district includes properties which abut major corridors and prominent intersections throughout the City limits, while the Downtown Village (DV) overlay district includes the entirety of downtown Stockbridge area; noted the Community Development Department has received several inquiries to allow the above-referenced uses as an ancillary/secondary use within a current restaurant/lounge business operation within the city; noted this amendment would allow businesses within the downtown area and along major corridors the ability to expand their client base and offer a variety of uses/entertainment within

a restaurant or lounge location; noted as an ancillary use, it is Community Development's recommendation that the sales revenue of the ancillary use meet the sales revenue requirement of 51% food, 49% hookah/cigar/tobacco/vape bar sales; noted this is the current food sales – to alcohol sales revenue model currently in place for restaurants.

Ms. Carter noted the Community Development staff requests that the Planning Commission & City Council approve for hookah bars/lounges, cigar bars/lounges and tobacco/vape shops to be allowed as an ancillary use within not to exceed more than 49% of sales revenue within all applicable restaurant or lounge. Mrs. Carter also noted the Planning Commission recommends denial.

Councilman Thomas noted he was not in favor nor against the idea and will remain neutral on the matter.

Councilwoman Gantt suggested having business owners present to the City Council with their specific situation, noting she does not support hookah/vaping within restaurants where families are trying to enjoy a meal, and that these types of businesses should be a stand-alone facility; and expressed a concern for over saturating the area, and suggested staff do more research.

Councilman Blount noted he also did not want to see one particular area saturated with hookah lounges and suggested putting in stipulations and regulations for air quality.

Councilman Alexander noted the requirement would be a separate room with adequate ventilation, noting there are restaurants operating in and around Stockbridge currently offering this service, and the restaurants in Stockbridge cannot economically compete.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed – Regina Ubadinira
Public Hearing Closed

Councilwoman Gantt motioned to Table to the July 10th meeting with the following tasks: Seconded by Mayor Pro Tem Barber. The motion passed unanimously.

- 1) Address all code items within Zoning and Business Licenses
 - One-mile radius requirements
 - Percentage allowance of revenue for cigar/hookah to be lower than 49%

- 2) Proper ventilation (Regulated by the Henry County Environmental Health Dept.)
- 3) Require a separate room for ventilation
- 4) Remove request for vape, tobacco shops altogether in the amendment
- 5) Remove restaurants — hookah & cigar bars within Sports Bar/lounges
- 6) Conduct research on what percentage of revenue to be allowed for local cities: Hampton, McDonough, Jonesboro, College Park, Hapeville
- 7) Number of these uses within the City of Stockbridge currently (Code Enforcement concerns)
- 8) Obtain business license for this ancillary use

6. **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04.**

COUNCIL DISTRICT: 2 and 3. Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits.

Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675; Parcel #030-01003001—Medium-sized parcel with 24.97 acres, located at 630 Flippen Road; Parcel #030-01004008 -- Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Ryan Anderson, Chief Planner

Item deferred to the July 10th meeting at the Applicant's request.

7. **REZONING CASE #RZ-2022-05.** **COUNCIL DISTRICT: 2 and 3.** Vista formally requests a 30-day deferral of both the rezoning and Comp Plan amendment applications.

Consideration of a request for rezoning to assign the 'PUD' (Planned Unit Development) district to certain property on Flippen Road, to allow for the construction of a mixed-use residential development, including commercial and office uses. The applicant is Vista Residential Partners (c/o Dennis J. Webb, Jr.). The property contains three parcels in Land Lot 38 of District 12, as are listed below, with 276.91+/- total acres within the Stockbridge City Limits. Parcel #030-01004000—Large parcel with 249.19 +/- acres, located between Flippen Road and Interstates 75 & 675; Parcel #030-01003001—Small parcel with 24.97 acres, located at 630 Flippen Road. Parcel #030-01004008---Small parcel with 2.75 acres, located at 384 Flippen Road.

Presented by: Ryan Anderson, Chief Planner

Item deferred to the July 10th meeting at the Applicant's request.

8. **CONDITIONAL USE PERMIT CASE #CU-2023-01.**

COUNCIL DISTRICT: 4.

Consideration of a request for a conditional use permit to allow for the development of a place of worship at 713 Valley Hill Road. The property is in Land Lot 103 of District 12, and it contains 4.000 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson gave an overview of the case noting the subject property at 713 Valley Hill Road is owned by the applicant, Victory Worship Center Church of God in Christ, Inc. The applicant also owns the adjacent property to the west, Parcel #029-01009001. Both properties have been owned by the applicant since 2005. Victory Worship Center is an existing church in the City of Stockbridge. It is located at 6043 North Henry Boulevard, within Council District 4. The church currently operates out of retail space in a commercial center, and it seeks to build a new church building on the property which it has owned since 2005 on Valley Hill Road. The subject property was annexed into the City from unincorporated Henry County due to the passage of the 2022 Annexation Referendum. —The applicant previously obtained approval in 2006 from Henry County for a Conditional Use Permit to use the property at 713 Valley Hill Road for a place of worship (church). However, since the property was annexed into the City, the conditional use permit which was issued by Henry County is not valid within the City of Stockbridge, and the City required the applicant to apply for a new conditional use permit. For tax assessment purposes, the Henry County Tax Assessors' Office maintains a list of churches within the City of Stockbridge. As of May 22, 2023, there were twenty-five (25) churches within the Stockbridge City Limits. Of those, the Planning and Zoning Staff has determined that fourteen (14) of them were located within Council District 4, including the applicant's existing church at 6043 North Henry Boulevard. The applicant has submitted a joint site plan showing both development proposals and the existing residence. The proposed sanctuary building for the place of worship would have 12,586 total square feet, of which 3,360 square feet would comprise the largest assembly area (60' X 56'). The townhome development would have 56 units and a density of 7.12 units per acre. All townhome units would have three or four bedrooms. The Church would have 112 parking spaces with an additional 9 parking spaces for a total of 121 and has two existing residences with two parking spaces.

Mr. Anderson noted the applicant seeks to construct a church building on property which it has owned since 2005. Although the applicant already obtained approval from Henry County in 2006 for a conditional use permit

to build a place of worship (church) on the subject property, that conditional use permit became void when the applicant's property was annexed into the City. The applicant therefore is seeking a new conditional use permit from the city. If the requested conditional use permit is approved, the applicant would relocate its existing church from its leased retail space at 6043 North Henry Boulevard to a new building to be constructed on the subject property at 713 Valley Hill Road. The applicant meets the required Standards for Places of Worship, as well as the required Standards for Granting Conditional Use Permits. In view of these facts, as well as the foregoing analyses, the Planning and Zoning Staff concludes that the applicant's request for a conditional use permit via CU-2023-01 to allow the use of the subject property for a place of worship (church) via would be acceptable and should be approved, with conditions such as: 1. Site Plan – The proposed townhome development shall be constructed according to a design which is very similar to the one which is shown on the applicant's submitted conceptual site plan, entitled "Proposed Victory Worship Center—Master Plan" (Sheet No. AS-1), prepared by Acme Group, Intl. LLC and dated February 20, 2023, which was received by the Planning and Zoning Office on May 16, 2023. 2. Additional Buildings, Uses, and Activities—If additional buildings, uses, or activities are proposed on the subject property, these shall meet the requirements of Subsection 3.2.24(E) of the Unified Development Code. In particular, for the establishment of a church parsonage, a "parsonage lot" shall be delineated on the property; and no day care centers shall operate on the property since it is residentially zoned. 3. Parking Provision—Sufficient parking shall be provided at all times to adequately accommodate the anticipated growth in church membership, as well as the holding of special events with significant numbers of guests. Such parking may include church bus or van parking, offsite parking within a specified distance via a shared parking agreement, or another acceptable provision, to be determined and approved by the Planning and Zoning Office.

Mayor Ford asked the applicant about the outcome of the the June 5th Zoom meeting with the community.

Pastor Nation noted over 130 letters were sent out to residents to join with only about 20 attending and 3 to 4 vocalizing their disapproval.

Councilman Alexander noted he was unaware the County approved the Conditional Use and asked when it was approved and how long the applicant has been at the site location.

Mr. Anderson noted the Conditional Use was approved in 2006 and Pastor Nation noted they have been meeting at the current location for 20 years.

Pastor Nation noted the requirement was to only notify residents adjacent to their property, however, noting the contention, they went beyond the requirement and notified 130 area residents.

Mayor Pro Tem Barber noted as the District Representative, she must listen to and address concerns from the area residents as they are the ones who will be directly impacted; noted she has previously spoken with Pastor Nation advising him of the concerns of the residents in the area and asked Pastor Nation if the Conditional Use is approved, will the church provide traffic assistance before and after church activities, noting this would be a Condition.

Pastor Nation confirmed traffic assistance would be included as a condition.

Councilman Alexander inquired on the timeline to build the church.

Mr. Fatemi noted the developer would first need to acquire the land disturbance permit which could be in three months followed by construction.

Councilwoman Gantt questioned the joint site and asked about ownership of the townhome.

Pastor Nation stated the church owns the land where the church will be built, and the developer owns the land where the townhomes will be built.

Councilwoman Gantt asked if the City needs the developer to approve any conditions related to the townhomes?

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor: Randall Eck; Raymond King

Speakers Opposed: Jennifer Eckridge; Anthony Mitten; Charles Cook

Public Hearing Closed

Mayor Pro Tem Barber motioned to approve per staff recommendation and traffic enforcement during church gatherings and activities: Second by Councilman Alexander. The motion passed 5-0.

9. **COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-01.**
COUNCIL DISTRICT: 4.

Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to Parcel #029-01009001 on Valley Hill Road, to allow for the construction of

a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting.

The applicant held that meeting on Monday, June 5th

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented an overview of the case. Mr. Anderson noted the applicants request to Consider a request for a Comprehensive Plan Amendment (Case #CP-2023-01) by Victory Worship Center (represented by Keith G. Nation) to assign the 'High-Density Residential) land use designation to Parcel #029-01009001 on Valley Hill Road to allow for the development of a townhome community with 56 +/- units. The applicant also simultaneously submitted two other applications to the City of Stockbridge for this property, as are listed below. A Rezoning Application (Case #RZ-2023-01) —The applicant requests that the subject property be assigned the 'MFR' (Multiple Family Residential) zoning district. A Variance Application (Case #VR-2023-01)—The applicant requests a variance to reduce the front yard setback from the required minimum of 50 feet to 25 feet. The applicant requests a Comprehensive Plan Amendment to the City of Stockbridge 2018-2023 Comprehensive Plan for the purpose of assigning the future land use designation of 'High-Density Residential' to the subject property to allow for a rezoning of the property to 'MFR' (Multiple Family Residential) and the construction of a townhome development at a density of 7.12 units per acre. For such purposes, the Planning and Zoning Staff identified three reasons why the applicant's proposal would be inconsistent with the property's current land use designation of 'Low-Density Residential', and why the applicant needed to request a Comprehensive Plan amendment. They are listed below and are discussed in the next section. Inconsistencies with the Comprehensive Plan: Type of Use-Townhomes (as well as other multifamily uses) are not a permissible use under the Low-Density Residential designation. Zoning District-The MFR district is not a permissible zoning district within the Low-Density Residential designation. Proposed Density-The proposed density of 7.12 units per acre would exceed the Low-Density Residential designation's allowable density range of 1.25 to 2.0 units per acre. Mr. Anderson noted that a joint site plan has been submitted which shows both development proposals and the existing residence. The proposed townhome development would have 56 units and a density of 7.12 units per acre. All townhome units would have three or four bedrooms. The sanctuary building for the proposed place of worship would have 12,586 total square feet, and the largest assembly area would have 3,350 square feet. The two developments would share a joint project entrance, which would expand into a looped internal street. The entrance and the interior

street would initially both be privately maintained, but they would be built to City standards. The Church would have 112 parking spaces with an additional 9 parking spaces for a total of 121 and has two existing residences with two parking spaces. The proposed townhomes would have 126 parking spaces. Mr. Anderson noted the Planning and Zoning Staff analyzed the applicant's request to assign the future land use designation of 'High-Density Residential' to the subject property according to the four factors (A, B, C, and D) that are discussed below.

A. Consistency with the Comprehensive Plan: The requested 'High-Density Residential' land use designation for the subject property would be consistent with the Comprehensive Plan for the following reasons:

1. Type of Use--The proposed townhome development would be a permissible use.
2. Zoning District--Page 45 of the Comprehensive Plan identifies multiple family zoning as being compatible with the High-Density Residential future land use designation. To allow for the proposed zoning, the applicant has requested the rezoning of the property to assign the MFR zoning district to allow the townhomes to be built. The rezoning will be heard concurrently with this case, along with the requested variance. But there is no need to change the property's land use designation unless the property is rezoned to MFR in contemplation of the proposed townhome development proposal. Therefore, any approval of the requested Comprehensive Plan Amendment via CP-2023-01 must be contingent upon the simultaneous approval of the requested rezoning of the property via RZ-2023-01.
3. Proposed Density-- The High-Density Residential designation allows 6 to 16 units per acre. The applicant's proposed density would be 7.12 units per acre, which falls within this range. Regarding surrounding densities, the adjacent Valley Hill Station subdivision to the west has an estimated 126 lots on an estimated 66.81 total acres, for a density of only 1.89 units per acre, as calculated by viewing the aerial photograph of the subdivision. However, the nearby property at 576 Davis Road to the south was just rezoned to 'MFR' (Multiple Family Residential) via Case #RZ-2022-07 by City Council on May 8, 2023 to allow for a townhome development with 165 units on 27.635 acres, for a density of 5.97 units per acre.

B. Promoting Established Housing Policies- Assigned the requested High-Density Residential designation to the subject property would also further the implementation of various housing policies that were identified by the Comprehensive Plan: Encourage the development of higher-density residential developments to provide for the growing need for a range of housing choices within the City of Stockbridge. Provide a mixture of housing options to attract young professionals, singles, and small families. Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

C. Suitability of the Subject Property's Location- Although there are no other properties in the vicinity

which have the requested High-Density Residential land use designation, the subject property is nevertheless suitable for this designation due to the following: 1. Its reasonable size, whereby the High-Density Residential designation would not represent a small, "spot" designation relative to the surrounding area. 2. Its location along a major collector road, making it suitable for high-density development. 3. Its proximity to another High-Density Residential property at 576 Davis Road, which was just approved for a Comprehensive Plan Amendment on May 8, 2023. D. Maintaining the Current Land Use Designation. Although the subject property could be used for low-density residential uses, few, if any, such uses have occurred in the Valley Hill Road corridor in several years. Further, it is unknown as to whether there exists any demand for such uses at this time. Mr. Anderson noted as a result of the foregoing analysis, the Planning and Zoning Staff concludes that the applicant's request to assign the 'High-Density Residential' future land use designation to Parcel #029-01009001 on Valley Hill Road via CP-2023-01 to allow for the proposed townhome development would be acceptable. In view of the aforementioned positive conclusion, the Planning and Zoning Staff recommends APPROVAL WITH A CONDITION for CP-2023-01, with the condition that the applicant's requested rezoning of the subject property to assign the 'MFR' (Multiple Family Residential) zoning district to the subject property via RZ-2023-01 is approved before, or simultaneously with, the approval of CP-2023-01.

Councilman Alexander inquired on the last project off Valley Hill Rd. Mr. Anderson noted there has not been any developments since he's been with the city.

Councilwoman Gantt inquired on the size of the townhomes and the number of garages. Mr. Fatemi noted the townhomes would be between 1,700-2,200 sq. ft with 2 car garages.

Councilman Alexander noted adding a pool. Pastor Nation noted the planners gave guidelines on what needed to be included; noted there were no restrictions or demands but suggestions. Pastor Nation also noted adding three things: 1. A park area with a gazebo, 2. Picnic area, and 3. Smaller Park area. Pastor Nation noted expanding the walkway from 5ft to 6 ft. to allow for a walking trail area.

Councilman Blount inquired about the setbacks. Pastor Nation noted the setback were 25 ft.

Mayor Pro Tem Barber noted the area seems better for single-family detached homes and not townhomes and noted safety concerns with the curve on Valley Hill Rd.

Councilwoman Gantt inquired about ownership of the property and a purchase agreement and noted the owner should agree to the 10% cap rate. Pastor Nation noted the church owns the property and due to the church being a 501-C3, they are not allowed to build on the property, thus having to divide the property into two parcels to build the townhomes on the larger parcel.

Councilman Alexander noted adding a pool to the conditions.

Mayor Pro Tem Barber noted her concerns for the residents and the high-density area, noting the townhome proposal is for 3–4-bedroom units and this would cram several units into an 8-acre space, and asked if developing single-family townhomes is off the table.

Mr. Fatemi responded that option would not be economical; and noted the units had been reduced to 56.

Mayor Pro Tem Barber referenced the curve on Valley Hill Rd., as a matter of safety, and noted she did not support the high-density project approved by the City Council on Davis Rd., and asked where the rendering for this project is from.

Pastor Nation noted the rendering is a development from Snellville; and noted is listening to the concerns from the residents, and noted there are parishioners who plan to purchase townhomes, and that the townhomes will be sold, not rented; noted it is most economical to move forward with the townhomes first and the church will take a separate path; noted a letter of approval has been received from Clayton County and the engineers have determined the location for the detention pond, an HOA will be in place and the church will have its own funding source.

Mayor Pro Tem Barber noted she has spoken with many of the residents in the area and they have no issues with the church, as that has always been the plan, but they are concerned that townhomes have now been added and are concerned that the blind curve on Valley Hill Rd. has not been addressed, and asked if approved by the Council, when will the construction of the church begin.

Pastor Nation noted the church cannot start its project until the site has been cleared.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.
Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Randall Eck; Raymond King; Jennifer Eckridge;
Glenda Miller; Burley Champion; Nancy McRae; Charles Cook; Joshua
Head; Anthony Mitten; Regina Ubadinira

Public Hearing Closed

Councilman Alexander that the development remains consistent with the city's standards of 10% rental cap be included and the units remain 90% owner-occupied and a HOA.

Pastor Nation agreed.

Councilman Alexander motioned to approve. Motion died for lack of a second.

Mayo Pro Tem Barber motioned to deny. Motion died for lack of a second.

Councilman Alexander motioned to approve: Seconded by Councilwoman Gantt. The motion passed 4-1 Alexander, Blount, Gantt, and Thomas voted in Favor; (Barber Opposed).

10. REZONING CASE #RZ-2023-01. COUNCIL DISTRICT: 4.

Consideration of a request for a rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The applicant is Victory Worship Center, represented by Keith G. Nation. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval of the Staff's conditions, and the condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th
Presented by: Brecca Carter, Community Development Director
Ms. Carter presented an overview of the case and noted staff recommends approval.

Councilman Alexander noted removing the requirements for the pool as mentioned in a previous item.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi.

Public Hearing Opened

Speakers in Favor - None

Speakers Opposed – Randall Eck; Raymond King; Jennifer Eckridge

Public Hearing Closed

Councilman Alexander motioned to approve with Conditions as recommended by staff and the following added Conditions: 10% Rental Cap and 90% owner-occupied units included in the covenant; 10' multi-use paths along the entire frontage of the church and the townhome development; and construct a clubhouse: Second by Councilwoman Gantt. The motion passed 4-1 Alexander, Blount, Gantt, and Thomas voted in Favor; (Barber Opposed).

11. VARIANCE CASE #VR-2023-01 COUNCIL DISTRICT: 4.

Consideration of a request for a variance for Parcel # 029-01009001 on Valley Hill Road, to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is in Land Lot 103 of District 12, and it contains 7.864 +/- acres within the Stockbridge City Limits. The Planning Commission recommended approval with the Staff's conditions, plus they added one condition--that the applicant hold a Community Meeting prior to the June 12th Council meeting. The applicant held that meeting on Monday, June 5th

Presented by: Brecca Carter, Community Development Director

Ms. Carter presented an overview of the case noting that the purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district, and noted staff recommends approval along with the Planning Commission.

Councilwoman Gantt noted the driveway is too short and will not approve and suggested going to a minimum of 37ft.

Councilman Thomas noted concerns with future developments and eliminating parking on the streets.

Mr. Fatemi noted being able to extend up to 27 ft. max.

Mayor Pro Tem Barber noted speaking with Pastor Nation who agreed to 30 ft. Pastor Nation noted understanding the developer wanting 20 ft and the architect wanting 30 ft., with a compromise of 25 ft. and noted she does not support a 25 ft. or 30 ft. Variance.

Applicant: Pastor Keith G. Nation, Mr. Oji Onwudegu, and Mr. Fatemi responded to questions from the Council.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed – Randall Eck
Public Hearing Closed

Mayor Pro Tem Barber motioned to deny failed due to the lack of a second.

Councilman Alexander motioned to approve Variance of 30 feet:
Seconded by Councilwoman Gantt. The motion passed 4-1 Alexander, Blount, Gantt and Thomas Approved; Barber Opposed.

NEW BUSINESS

12. Council consideration to approve the Economic Development BRICS (Building a Resilient, Innovative and Connected Stockbridge) Initiatives and Program Guidelines. Funding source ARPA.
Presented by: Kim Allonce, Economic Development Director
Mr. Allonce noted the vision for economic development is to be the most progressive business and family-oriented community in Metro Atlanta with a focus on enhanced Quality of Life initiatives which promote a sustainable “Live, Work, Play” environment; noted having meetings with the Citywide Development Authority, Downtown Development Authority and staff and will bring to mayor and council within the next 90 days a proposed marketing campaign that will include digital marketing and advertising; noted Creating a more vibrant and viable downtown and will be working on creating a downtown banner program with a purchase of more durable and weatherproof banners and will run a year-round banner program with evergreen content; noted that the number of businesses has increased within the last 60 days and wants to continue encouraging businesses by lowering the cost in the downtown area; noted proposing a Business Assistance Program that will promote development in retail and service businesses; noted eligible businesses will receive up to \$20,000 for purchase of capital equipment, interior improvements, marketing, rent abatement, and certain impact fees; noted launching a “We are Open” campaign and hosting an open house for businesses and community members; noted creating partnership opportunities by supporting organizations that can come to the city and create programs; noted creating Downtown Special Events Program that will Incentivize small events that attract visitors to downtown and promote the city as a destination; noted the program will provide up to \$2,500 to eligible organizations to support small-scale public events (parades, runs/walks, block parties, fairs/festivals, and arts exhibits); noted that under the program include marketing and promotion, equipment rental, city fees, and security details; noted proposing a city-wide façade program that will

Renovate and enhance the exterior appearance of existing properties within the City of Stockbridge; Commercial properties within city limits are eligible to receive funding (reimbursement only) for building improvements up to \$10,000 or 50% of the costs, whichever is less; and will be awarded to one (1) property owner or tenant per calendar year and building improvements shall be maintained for a minimum of two (2) years following the completion of the improvement; noted researching ways to create a more comprehensive approach to the way the city does beautification by promote environmentally conscious activities by engaging businesses and residents for community development and cleanliness with the Keep Stockbridge Beautiful campaign, which will be set up by the City of Stockbridge as a 501(c)3 organization. The Board will be made up of nine (9) members appointed by the City Council and will include community cleanups, shredding events, do not litter campaigns, recycling, and other beautification projects; noted the implementation of public arts projects that funds several projects called for in the RSVP plan. Projects include murals, utility box wraps, underpass art projects, and other creative placemaking initiatives; noted hosting in May the National Small Business Meet and Greet and proposing creating a Stockbridge Business Partnership that would Promote success and growth of business owners with tools to thrive in a competitive business environment; noted being a city-run, membership-based program governed by a 7- member advisory board which would provide benefits such as bi-monthly business mixers, quarterly luncheons, small business expos, awards and recognition, and marketing opportunities; noted creating a Stockbridge Entrepreneurship Program that would support existing businesses through education, training, and technical assistance and partnering with the Chamber of Commerce, the Small Business Development Center, Kauffman FastTrack, and other organizations to support the needs of small businesses and help entrepreneurs implement new business ideas through training and technical assistance; noted creating a Stockbridge Restaurant Week Awards that would partner with restaurants to launch and support a Stockbridge Restaurant Week and partner with BluDot Technologies to provide rewards to support the City's first Restaurant Week; noted working on the Stockbridge Wayfinding Plan that would Implement a Wayfinding Plan which would design, fabrication, and installation of Stockbridge wayfinding signs as approved by City Council and with Sky Designs; noted the UpSkill Stockbridge Program would be a partnership with Southern Crescent Technical College to offer training programs designed to upskill residents; noted eligible residents will receive up to \$1,000 stipend for successful completion of a certificate and would include Allied Health, Automotive Technology, Aviation, Computer Technology, Early Childhood Care & Education, Electrical Lineman Technology, Mechatronics Technology, and Movie Production.

Mayor Ford inquired if the Stockbridge Business Partnership had been advertised or would the Council recommend.

Mr. Allonce noted getting feedback from the council, once completed the goal is to create a communication plan by launching a business newsletter and hosting a virtual informational session.

Councilman Thomas noted concerns with sustaining and the funding available under the ARPA funds.

Mr. Allonce noted using ARPA funding as seed funding to help create the 501C3 and promotional materials.

Councilman Thomas motioned to approve the Economic Development BRICS (Building a Resilient, Innovative and Connected Stockbridge) Initiatives and Program Guidelines: Seconded by Councilman Blount. The motion passed 3-0. Barber, Blount, and Thomas voted in Favor. (Alexander and Gantt were not present for the vote).

13. Council consideration to approve the Mays Crossing Lift Station and Force Main Rehabilitation Project Change Order No.1 with Allsouth Construction, Inc. The change order is as follows: (1) replacement of the Old Conyers gravity sewer main (2) Mays Crossing lift station generator (3) installation of the air release valves on the Willow Springs force main and (4) installation of razor ribbon on the fence at the Mays Crossing lift station in the amount of \$342,667.80. Funding Source is SPLOST.

Presented by: Decius Aaron, Public Works Director and Brad Holtsinger, Wastewater Sewer Superintendent

Mr. Aaron noted the project is part of the Capital Improvement Program for the water, sewer, and stormwater infrastructure that began seven (7) years ago; and referenced an agreement with EPD in reference to sewer spills that has been addressed, and deferred to Mr. Holtsinger for further explanation about the project.

Mr. Holtsinger noted the placement of the gravity sewer line on Old Conyers serves the elementary, middle, and high school along as Lexington Park subdivision need to be replaced; noted 600 ft. of line is exposed and has deteriorated over the past 30 years; and noted replacement of the generator at Mays Crossing shopping center, installing air valves on the Willow Springs force main and installing razor ribbon on the fence at the Mays Crossing lift station.

Councilman Blount motioned to approve the Mays Crossing Lift Station and Force Main Rehabilitation Project Change Order No.1 with Allsouth Construction, Inc. The change order is as follows: (1) replacement of the Old Conyers gravity sewer main (2) Mays Crossing lift station generator (3) installation of the air release valves on the Willow Springs force main and (4) installation of razor ribbon on the fence at the Mays Crossing lift station in the amount of \$342,667.80: Seconded by Councilman

Alexander. The motion passed 3-0-1. Alexander, Blount, and Thomas voted in Favor. (Barber Abstained) (Gantt was not present for the vote).

14. Council consideration to approve Site Engineering to replace water main on Shortline Court in the amount of \$134,751.25. Funding source SPLOST V.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the project has been completed in sections and has issues with sub-standard materials used in the past; noted the leaking has been going on and will need to be repaired by Site Engineering, the on-call engineers.

Councilman Blount motioned to approve the Site Engineering to replace water main on Shortline Court in the amount of \$134,751.25. Seconded by Councilman Alexander. The motion passed 4-0. Alexander, Barber, Blount, and Thomas voted in Favor. (Gantt was not present for the vote).

15. Council Consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee

Presented by: Randi Rainey, Youth Council Liaison

Ms. Rainey noted the request is to seek approval to fill a vacancy and appoint a member to the Youth Council Advisory Committee to fill the term through December 31, 2024.

Councilman Blount inquired on the number of applications.

Ms. Rainey noted one applicant.

Councilman Blount motioned to fill the vacancy and appoint Mary Saadiq to Stockbridge Youth Council Advisory Committee to fill the term through December 31, 2024. Seconded by Councilman Alexander. The motion passed 4-0. Alexander, Barber, Blount, and Thomas voted in Favor. (Gantt was not present for the vote).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber, noting some Board/Committee meetings will continue to take place via Zoom. 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.

- Main Street Advisory Board Meeting *SPECIAL MEETING DATE* Annual Planning Retreat – Saturday, June 10th at 9am at the Merle Manders Conference Center, Lower Level, 111 Davis Rd. (Jun 10)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jun 12)

- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jun 12)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jun 13)
- City Council Work Session Meeting, *SPECIAL MEETING DATE* June 20th at 6:00 p.m. – City Hall Council (Jun 20)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jun 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 20)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jun 22)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck on Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park, 111 Davis Rd. Lots of great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- Join Councilman Thomas for the Don't Trash Stockbridge centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service to rrawls@cityofstockbridge-ga.gov
- The Main Street Staff will be hosting an informational session for Stockbridge Businesses to learn more about how they can participate in the Small Business BLITZ and Small Business Saturday. This meeting will be held on Tuesday, June 15 at 6:00 p.m. at the Stockbridge Welcome Center and Main Street Program Office.
- Join Mayor Ford for the State of the City Address on Thursday, June 15th at 6pm. Location: Stockbridge City Hall 4640 N. Henry Blvd. in the Council Chamber on the 2nd floor.
- Join the City of Stockbridge for the annual Juneteenth Celebration, Monday, June 19th at the Stockbridge Amphitheater. There will be food trucks, arts and craft vendors and a concert featuring jazz, blues, and soul artists. The activities begin at 3pm. This is a FREE event.
- Join Councilman Blount for *Bingo Bash*, Wednesday, June 21st from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for *Meet the Mayor* on Wednesday, June 28th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for the 2nd Qtr. District 4 Community Forum, Wednesday, June 28th from 6pm – 8pm at the Merle Manders Conference Center located at 111 Davis Rd.

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS

Mayor Ford wished all the father's a Happy Father's Day and referenced the proclamation ceremony honoring the fathers that took place prior to the start of the meeting; noted he has officially appointed Councilman Thomas to Chair the Community Relations Committee; noted COVID-19 is still with us and encouraged everyone to get vaccinated and boosted and to remain healthy and safe.

Councilman Blount motioned to adjourn: Seconded by Councilman Thomas. The motion passed unanimously.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, JUNE 20, 2023 6:00 P.M.

Mayor & City Council

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

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.

The meeting was called to order by Mayor Ford.

Invocation by Mr. Aaron.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with roll call. All members were in attendance except Councilman Alexander.

Councilwoman Gantt motioned for the adoption of The Agenda: Second by Councilman Blount. The motion passed unanimously.

Review of the Minutes: No Action

1. Review of the May 8, 2023 Minutes
2. Review of the May 18, 2023 Minutes
3. Review of the May 30, 2023 Minutes

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. There were no public comments.

OLD BUSINESS

4. The Public Works Department is requesting the Council's approval of the award of the janitorial services for the City's facilities to Building Maintenance Services (BMS) in the amount of \$141,432.00.
Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this item was Tabled at the previous meeting noting an agreement and contract had not been prepared and included in the Agenda packet for Council review; noted Attorney Berry has since prepared the contract between the City and Building Maintenance Services for the award of the janitorial services for the City's facilities to Building Maintenance Services (BMS) in the amount of \$141,432.00. Mr. Aaron noted an increase of \$6,852 over the previous contract with ICS.

Councilman Blount motioned to approve the award of the janitorial services for the City's facilities to Building Maintenance Services (BMS) in the amount of \$141,432.00: Seconded by Councilwoman Gantt. The motion passed unanimously.

Councilman Alexander joined the meeting.

NEW BUSINESS

5. Council consideration to fill a vacancy and appoint a member to the Henry County Council on Aging as the Stockbridge Representative.
Presented by: Dr. Paulette Bragg, Council on Aging Chairperson

Councilwoman Gantt motioned to appoint Mary Berniece Washington to fill a vacated position – Term ends 12/31/2024: Seconded by Councilman Blount. The motion passed unanimously.

Dr. Bragg thanked the Mayor & Council for appointing Ms. Washington and looks forward to her participation on the Board as the Stockbridge representative.

6. Council consideration to fill a vacancy and appoint a member to the Planning Commission.
Presented by: Ryan Anderson, Chief Planner
Mr. Anderson noted there are currently four (4) members serving on a six (6) member board; noted the appointment will be under District 4 and currently does not have any representation on the committee; and recommends appointing Mr. Anthony Mitten.

Mayor Pro Tem Barber motioned to appoint Anthony Mitten to fill a vacated position – Term ends 12/31/2026: Seconded by Councilwoman Gantt. The motion passed unanimously,

7. Council consideration to approve an Ordinance to amend voting and precinct changes.
Presented by: Vanessa Holiday, City Clerk
Ms. Holiday noted this item is a continuation from a previous meeting requesting Council to approve a Resolution to publish with the intent of adding seven (7) additional precincts for residents to vote; noted the city currently has Red Oak, Stockbridge East/West, and Stockbridge Central polling locations; noted staff and the attorneys have been working with the County election officials to have a total of ten (10) polling locations on

election day.; noted adding the locations will decrease the burden of voters having to vote at two different locations on election day to vote for county, state and federal at one location the municipal votes at a different location; and noted this will allow for the newly annexed residents to vote at these new polling locations on election day.

Mayor Pro Tem Barber inquired about early voting.

Ms. Holiday noted all normal polling locations will be available throughout the County for Early/Advance voting.

Councilwoman Gantt motioned to approve an Ordinance to amend voting and precinct changes: Second by Councilman Alexander. The motion passed unanimously.

8. Council Council consideration to amend the City of Stockbridge Citizens Police Advisory Council Policy
Presented by: Frederick Gardiner, City Manager and
Glenn Kalish, Assistant Police Chief
Assistant Chief Kalish noted the request before the Council is to approve amendments for the Citizens Police Advisory Council Policy as approved on Resolution R22-1497-.

Councilman Alexander inquired if members of Council would still be able to select appointed person.

Assistant Chief Kalish noted the policy does states that.

Councilwoman Gantt requested to strike out language on page 2 dealing with the background check and the Chief of Police appoint members to the board and add “upon completion of a background check”, noting it is her belief that process is already in place.

Ms. Holiday confirmed that Board/Committee are subject to background checks prior to present the appointees and when issues arise, the application is referred to Legal.

Councilwoman Gantt noted the section should read as “A Citizen-Police Advisory Council candidate must pass a limited background check through the Stockbridge Police Department. Although an offense in an individual’s past may not exclude him/her from becoming a member, and efforts to conceal information from the chief of police and/or his/her designee, will result in denial of the application for Citizen-Police Advisory Council membership.”

Councilwoman Gantt motioned to approve amendments of the City of Stockbridge Citizens Police Advisory Council Policy: Seconded by Councilman Blount. The motion passed unanimously.

9. **ANNEXATION CASE #AX-2023-02.**

The City of Stockbridge Mayor and City Council will hold a meeting on Tuesday June 20, 2023, at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the annexation of property at 802 Black Diamond Drive within the Eagles Landing Subdivision into the Stockbridge City

Limits. Applicants: Talbert & Delores McMorris. Property Owner: Delores Y. McMorris. The property is in Land Lot 32 of District 7, with 0.997 +/- acres, in unincorporated Henry County. If the annexation is approved, the property would automatically be assigned the zoning of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC), and it would be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson noted the applicant requests the annexation of the subject property at 802 Black Diamond Drive located within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City Limits; noted once the property is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC). It would also be assigned the appropriate land use designation of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023; noted he Community Development Staff recommends APPROVAL for the proposed annexation of the subject property at 802 Black Diamond Drive into the Stockbridge city limits.

Councilman Alexander motioned to approve the Annexation of 802 Black Diamond Drive within the Eagles Landing Subdivision into the Stockbridge city limits: Seconded by Councilwoman Gantt. The motion passed unanimously.

10. **ANNEXATION CASE #AX-2023-01.**

The City of Stockbridge Mayor and City Council will hold a meeting on Tuesday June 20, 2023, at 6:00 p.m., in the Stockbridge City Hall, located at 4640 North Henry Boulevard in Stockbridge, Georgia, to consider a request for the annexation of property at 140 Somerset Hills within the Eagles Landing Subdivision into the Stockbridge City Limits. The applicants are Charles E. Marshall and Muriel Y. Marshall, property owners. The property is located in Land Lot 18 of District 6, with 1.19 +/- acres, in unincorporated Henry County. If the annexation is approved, the property would automatically be assigned the zoning of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC), and it would be assigned the appropriate land use designation upon the adoption of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson noted the applicant requests the annexation of the subject property at 140 Somerset Hills located within the Eagles Landing Subdivision in unincorporated Henry County into the Stockbridge City

Limits. Once the property is approved by the City, the property would automatically be assigned the zoning district of 'PUD' (Planned Unit Development) per Section 9.8 of the Stockbridge Unified Development Code (UDC). It would also be assigned the appropriate land use designation of the new City of Stockbridge Comprehensive Plan, anticipated for late 2023. The Community Development Staff recommends APPROVAL for the proposed annexation of the subject property at 140 Somerset Hills into the Stockbridge city limits.

Mr. and Mrs. Charles Marshall commended the City for the forward progress and economic development efforts and thanked the City Council for supporting the annexation.

Councilman Blount referenced the progress of the City during the last 8 years, noting the Council continues to move the City forward.

Councilman Alexander motioned to approve 140 Somerset Hills within the Eagles Landing Subdivision into the Stockbridge City Limits: Seconded by Councilwoman Gantt. The motion passed unanimously.

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.stockbridgega.org for the meeting information or contact City Hall offices at 770-389-7900 for updates.

- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Jul 10)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Jul 10)
- Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Jul 11)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Jul 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jul 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Jul 18)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Jul 25)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for Food Truck Tuesday from 5:30 p.m. to 8:30 p.m. at Clark Community Park 111 Davis Rd. Lots and great food and activities for everyone.
- Join Mayor Pro Tem Barber for FREE Zumba every Saturday at 8:00 a.m. beginning May 6th at Gardner Community Park on E. Atlanta Rd.
- Join Councilman Thomas for the *Don't Trash Stockbridge* centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a *Continuous Salute* all year long. Please send your pictures of Veterans with their name, branch, rank and years of service to rrawls@cityofstockbridge-ga.gov
- Join Councilman Blount for Bingo Bash, Wednesday, June 21st from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for *Meet the Mayor* on Wednesday, June 28th from 10am – noon. Please contact Rosalynn Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Mayor Pro Tem Barber for the 2nd Qtr. District 4 Community Forum, Wednesday, June 28th from 6pm – 8pm at the Merle Manders Conference Center located at 111 Davis Rd.
- Join the City of Stockbridge for the July 4th Extravaganza at the Stockbridge Amphitheater. There will be musical entertainment and capping off the festivities with fireworks.

Get your tickets for the upcoming 2023 Stockbridge Concert Series by visiting stockbridgeamp.com or in person at the ticket office located at 4650 North Henry Blvd. Thursday – Saturday from 1pm – 5pm.

MAYOR'S COMMENTS

Mayor Ford acknowledged all fathers and hoped they had an outstanding Father's Day weekend; noted COVID-19 is still with us and encouraged everyone to get their boosters and vaccinations to help keep everyone safe; referenced the amazing Juneteenth Celebration that took place yesterday with a variety of artists, food trucks, and other activities, and noted State Representative Angela Moore presented a number of proclamations to the performers and the NAACP awarded a number of scholarships to local scholars.

EXECUTIVE SESSION

Councilwoman Gantt motioned to convene Executive Session for Personnel, Litigation and Real Estate: Second by Councilman Blount. The motion passed 5-0.

Councilman Blount motioned to adjourn Executive Session: Second by Councilman Thomas. The motion passed 5-0.

Councilman Blount motioned to reconvene the meeting: Second by Councilman Alexander. The motion passed 5-0.

Councilman Alexander motioned to extend the contract for the Amphitheater Consultant, Harold Young, for two years with a one-year option to renew: Seconded by Councilman Blount. The motion passed 4-0-1. Alexander/Blount/Gantt/Thomas approved; Barber Abstained.

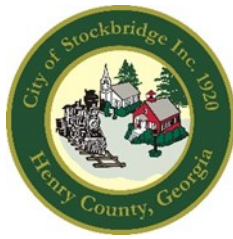
ADJOURNMENT

Councilwoman Gantt motioned to adjourn the meeting: Seconded by Councilman Blount. The motion passed unanimously.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE
CITY OF STOCKBRIDGE, GEORGIA**

WHEREAS, Under the Georgia Home Rule Act, the governing authority of a municipality has the power to take actions for which no provision is otherwise provided by general law and is not otherwise prohibited by the state constitution (OCGA Sect. 36-35-3). These powers specifically include the power to contract with other governmental agencies and subdivisions (OCGA Sect. 36-34-2); and

WHEREAS, Article IX, Section VI, Paragraph III of the Georgia Constitution declares the development of trade, commerce, industry and employment Opportunities to be a public purpose vital to the welfare of the people; and

WHEREAS, the Henry County Development Authority, along with the County and the cities of Locust Grove, McDonough and Stockbridge, have determined that the solicitation, development and expansion of retail facilities in Henry County will expand commerce, create employment, enhance tax revenue and improve the quality of life in each city and the entire county: and

WHEREAS, the County and each of the cities have, after consultation, agreed that a unified county-wide Retail Strategy effort (the Project) conducted and coordinated by the HCDA would be beneficial to each of the cities, and be a cost effective way to proceed, and

WHEREAS, the HCDA has solicited a written proposal from “retail strategies”, a national entity specializing in retail recruitment services (Consultants) a copy of which is attached as Exhibit A to the Resolution (the Proposal); and

, the Mayor and Council have been asked, along with the County and each of the other cities, to contribute \$10,625 toward the \$80,000 fee for the first year of county wide retail recruitment services pursuant to the Proposal;

NOW THEREFORE, IT IS RESOLVED THAT:

1. The City shall contribute the \$10,000 toward the \$80,000 fee for the first year of county wide retail recruitment services pursuant to the Proposal, contingent upon a similar contribution from the county and the other 3 cities in the county, and the contribution of \$30,000 by the HCDA.
2. The HCDA shall serve as the exclusive coordinator of the Project and shall provide the Mayor and Council periodic progress reports of the activities of the Consultants on at least a quarterly basis.
3. The City staff is directed to assist on a timely basis with requests for information and cooperation from the HCDA and/or the Consultants.

4. The parties acknowledge that the Proposal contemplates a 3-year commitment for the Project. Not later than March 31st, 2024, all of the cities and the county shall consult with the HCDA regarding the Consultant's interim progress with the Project. Unless the parties are not satisfied with the progress made on the Project, the parties agree to contribute toward the second year's fees in the same proportion as set forth herein for the first year's fees.

No later than March 31st, 2025, the same procedure shall be utilized for the third year's fees."

SO ADOPTED THIS ____ DAY OF JUNE, 2023.

Mayor

City Clerk

Proposed Cost Sharing for Retail Strategies Proposal Year 1 for Market Analysis and Marketing
(\$80,000)

<u>Government Entity</u>	<u>Contribution</u>
HCDA	\$30,000
Henry County	\$10,000
Hampton	\$10,000
Locust Grove	\$10,000
McDonough	\$10,000
Stockbridge	\$10,000
<i>Total</i>	<i>\$80,000</i>

RETAIL RECRUITMENT SERVICES

Henry County, Georgia

March 1, 2023

Valid for 60 days.

Prepared for:

Josh Fenn, Executive Director

Henry County Development Authority



HenryCOUNTY
DEVELOPMENT AUTHORITY

Mill Graves – Director of Business Development, Portfolio Director

[404] 719-9773 | mgraves@retailstrategies.com

2110 Powers Ferry Rd. SE, Suite 303, Atlanta, Georgia 30339

retailstrategies.com



retail strategies



About Us

Retail Strategies is the national expert and must trusted partner in recruiting businesses on behalf of communities.

Retail Strategies' mission is to provide real estate expertise, tools, and human effort that position deserving communities as alluring locations for recruiting and retaining businesses. With confidence, we pursue this mission by delivering unparalleled service as a unified team with unmatched real estate expertise.

Our expertise includes over 150 collective years of retail real estate experience and 30 licensed Commercial Real Estate professionals. We have a track record of success to aggressively execute a tailored strategy to attract retailers, restaurants and hotels for our Clients across the United States. We encourage you to contact our references for their feedback on our services.

Retail Strategies has been honored with "Best Places to Work", "Who's Who of Commercial Real Estate", "CEO of the Year", "Top 40 Under 40" and "Top 100 Influencers in Real Estate."

Our activities pay a return in sales taxes, add and save jobs, increase property taxes and add businesses that enhance the unique qualities of your community. Retail Strategies' network of decision maker contacts within the retail and real estate industry will be put to work for you.

Industry Leaders

- 150 years of retail real estate experience
- 30 licensed commercial real estate professionals
- Direct connections to retailers & developers
- Proactive, hands-on approach

Industry Involvement



Retail Strategies' core values are to be **Committed, Team-Oriented, Respected** and **Innovative**. It is our constant focus on these values that allow us to form strong, long-term relationships with our Clients and within the retail and real estate industries.

If we say we will do it, we will do it. We are respected as industry leaders because we do the right thing and are relentless in our pursuit of unique solutions.

We tell you this because if we partner with a community, we make sure we have the team and resources to help your economic development team and community thrive. With a **5:1 client ratio**, our team can successfully build relationships and manage our Clients' personalized needs.

Retail Strategies maintains a Smart Growth Strategy in which we limit the number of Clients we partner with in each state to maintain our client ratio, meet project schedules and exceed client expectations.



APPROACH & METHODOLOGY:

Retail and Restaurant Recruitment

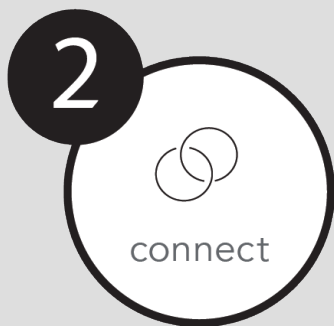
Our process is divided into three parts: **Discover. Connect. Advance.**



We are an investment for your community.

We believe that every community is unique, so we take time to engage our Client's to understand your story of opportunity to leverage your attributes towards expanding businesses.

Our activities pay a return in sales tax, added jobs, and businesses that enhance and add to the unique qualities of your community.



We make sure your community's story is heard.

As a conduit between communities and national retailers, we ensure that your stories of opportunity, culture, values and people are perfected to resonate with the right retail audiences.

Aggressively taking your communities story and information to expanding businesses, property owners, brokers, developers, and other industry players to create economic growth in your community.



We multiply and enhance your staff.

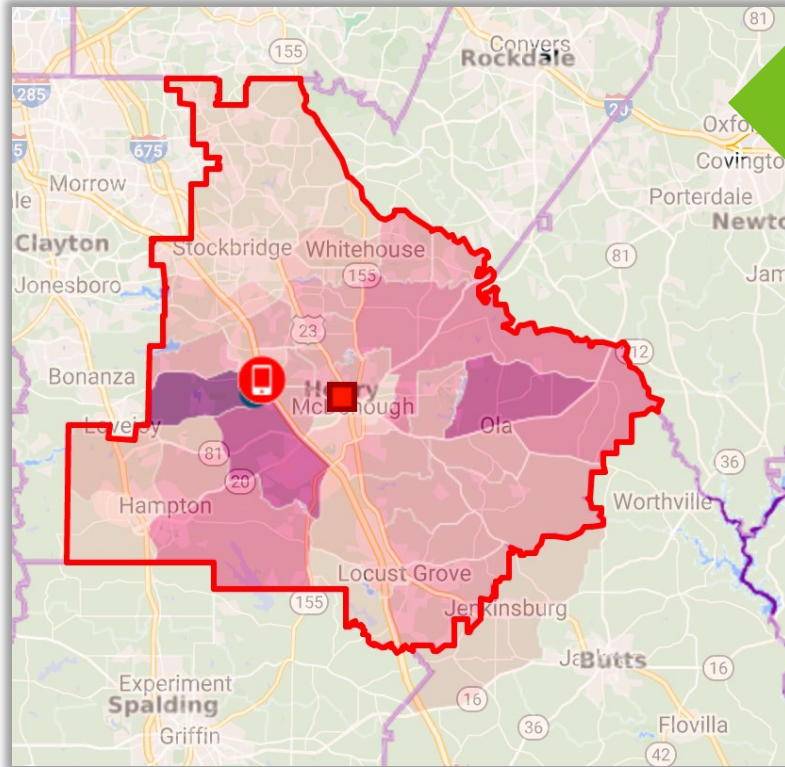
We work as an extension of your staff, adding specific expertise, and amplifying your efforts and visibility many times over.

Being your partner and consistently providing feedback, answering questions, and solving complex problems to position your market for growth.



Community Opportunity –

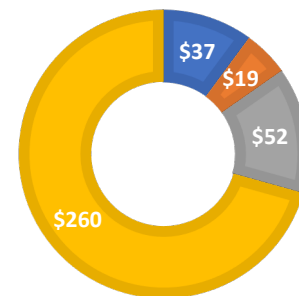
Henry County, Georgia



12.9 % growth next 5 years

RETAIL LEAKAGE (\$M+)

■ Restaurants ■ Sporting Goods / Hobby
■ Clothing & Accessories ■ Grocery



Henry County has an estimated population of **250K+** and is projected to grow **12.9%** in the next 5 years. Median HH Income is estimated at **\$72,338**. Using mobile data collection, RS will further evaluate the county and separate sub-markets (**Stockbridge, McDonough, Locust Grove, and Hampton**) to determine custom trade areas for each market and a targeted, customized approach for retail recruitment opportunities communitywide. In a recruitment partnership **Retail Strategies Georgia team will serve as Henry County's resource extension and commercial development advisor in 5 key areas:**

1. Leverage data and analytics to better define commercial corridors communitywide to existing and new retail businesses, restaurants, and hospitality groups
2. Build relationships with landowners, developers and brokers to analyze area's highest best use real estate opportunities for targeted prospecting.
3. Promote and advocate the community's vision, assets, and planning priorities for growth, revitalization, and redevelopment
4. Identify retailers and businesses that are not in the market that should be
5. Proactively connect with priority retailer prospects, developers and brokers on behalf of the community, and regularly report feedback, progress, and action items to our community stakeholders.



Approach & Methodology: Market Analysis



Discover: Research



The process begins with market analysis of primary and emerging commercial corridors community, and specific sub-markets (**Stockbridge, McDonough, Locust Grove, and Hampton**). We take the deep dive into data, advanced analytics, and proprietary tools we developed in-house to uncover and define the potential in your community.

Retail Strategies assembled data providers that are industry-trusted leaders and used by national pharmacy, grocery, and restaurant brands that are researching your community.

This data consistently delivers the highest level of accuracy and allows our team to analyze over 3,365 individual variables (per geography) to provide the deepest, most reliable, information possible to our Clients.

Real Estate Analysis

A real estate study that identifies opportunities for strategic focus properties, underutilized assets, development zones, and redevelopment zones.

Mobile Data Collection

An industry-leading report which utilizes cell phone data to identify the location of consumers that visit a defined shopping area within the community.

Trade Area Identification

By utilizing mobile data collection, analytics and real estate acumen, our team will identify consumer opportunity, demand, shopping patterns that will answer key questions for retailers.

Gap Analysis

Examining the market supply and market demand (leakage and surplus) within the trade area to uncover the categories of retail being desired by your community.

Retailer Void Analysis

Identifying businesses that have entered similar communities but have not yet entered your market. This provides an initial list of realistic prospects that should be considering your market.

Peer Community Analysis

Identification and comparison of similar communities to measure your retail base and identify opportunities from a categorical perspective.

Business Recruitment Categories

After reviewing key demographic information, we deliver a list of priority business categories for recruitment and/or expansion that will elevate your community.

Psychographic Analysis

Tapestry Lifestyles define the type of consumers by breaking down demographics, consumer preferences, expenditures, and cultural ideals through psychographic profiles.

Consumer Spending Patterns

Drilling down into each retail segment to identify and understand your consumers' spending patterns.



Approach & Methodology: Boots on the Ground



Discover: Real Estate Analysis

We bring our real estate professionals to your community for a Boots on the Ground analysis to view and inventory properties, sites and buildings. Our team uncovers your underutilized real estate assets and identifies sites and properties for development, redevelopment, highest and best use, or vacancies to be filled.



Discover: Real Estate Analysis

Your dedicated team will identify and conduct outreach to property owners, brokers, developers, retailers, restaurants, and all other industry players to connect the dots to your market.



Discover: Community Input

Each community is engaged in a meaningful dialogue to identify past efforts, interests and goals for retail.

Our process is built around creating a relationship with you and getting communication and information flowing. This is partnership. We know that no one knows your community better than you.

Your buy-in to our recruitment approach is vital to us being successful for you.





APPROACH & METHODOLOGY:

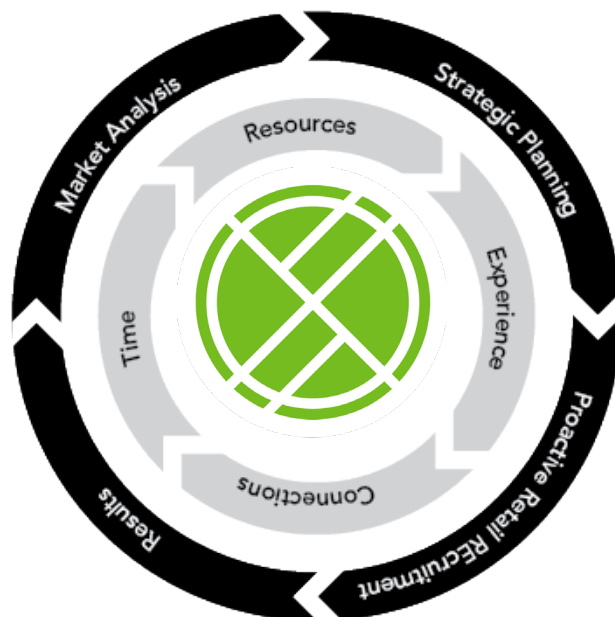
Retail Recruitment Plan Implementation



Connect: Retail Recruitment

Retail Recruitment is not an event, it is a process. While your team at Retail Strategies will provide a thorough analysis and Strategy within the first 100 days of our partnership, we will constantly be running new data sets, assessing the changing real estate environment within the community, researching new prospective businesses, assessing retailers changing expansion plans, and seeking regular feedback from our priority list of target retailers.

As your **community's extension**, Retail Strategies' Georgia team proactively and persistently works as your advocate and advisor in the retail expansion and site selection process. **We do not control real estate or retailer's decisions**, but we can collaboratively work with our partner communities and those involved in the process (landowners, brokers, etc.) to positively influence, plant seeds of opportunity, and facilitate site selection efforts to the benefit of our partner community.



Our Commitment to Success

Retail Strategies is constantly searching for new tools, hiring retail real estate professionals, and covering the Country with outreach to build the best network and service for our Clients. This relentless pursuit of success will position your community for growth today and in the future. This is not a study. This is implementation.



Approach & Methodology: Implementation



Connect: Retail Recruitment Strategy and Plan

At the end of our Discovery process - we combine your data, analytics, real estate, and your community vision and priorities to create a customized Retail Recruitment Plan and Strategy. This is an evolving strategic plan throughout our partnership as we receive feedback from targeted prospects and serve as your community representative and extension.

This 70+ page document highlights our research on the community, demographic information, retail analysis and our Boots on the Ground real estate analysis.

30 prospects are identified by our team of experts based on the community's input and our team's knowledge of currently expanding retailers. We perform targeted and persistent outreach to connect real estate and market opportunities to retailer decision makers.

Retail Strategies will present the Plan for approval before implementation. As your partner, your buy-in is vital to our efforts and our success. Once approved, we will send an electronic file and printed and bound copies of the Plan.



Connect: Community Marketing Guide

You will receive a customized Marketing Guide that showcases critical market intelligence, data, real estate information, and advanced analytics to illustrate the top facts to industry professionals that position you for economic growth. These flyers can be printed and/or uploaded to your website.





Approach & Methodology: Implementation



Advance: Retail Recruitment

Retail Strategies will be reaching out to property owners, brokers, developers, retailers, restaurants and industry players to connect the dots to your market. We continue to seek information throughout our partnership to define the opportunities in your community.

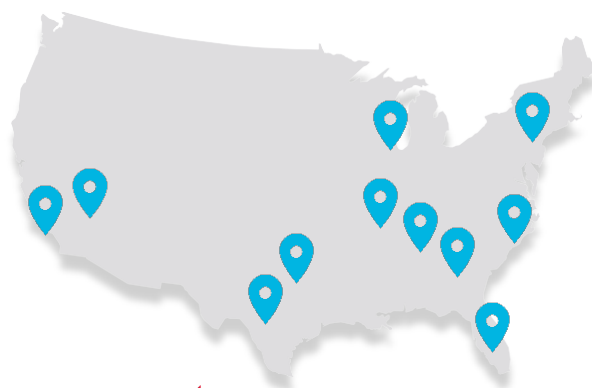


Marketing and Representation

Our team attends **more than a dozen** retail real estate conferences including ICSC, ICSC Recon and RetailLive! Retail Strategies attends these shows to meet with industry leaders and market your opportunities.

At conferences, we set up meetings with previously identified and targeted retailers, restaurants, brokers, and developers on your behalf.

Following the conference, you receive an update on who we met with, what was said, and what our next steps are for your community.





SCOPE OF SERVICES:

Retail/Restaurant Business Recruitment: Submarkets/Primary Commercial Corridors

A. Research

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. **Competition analysis of identified target zones trade area(s)**
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market's growth potential and trends in the retail industry
9. Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
10. Updates provided on retail industry trends
11. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Boots on the Ground Analysis

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and landowners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new and ongoing activity will be provided to Client's designated primary point of contact via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC and RetailLIVE! conference representation- updates provided according to the yearly conference schedule



Investment

We appreciate the opportunity to work with Henry County! By partnering with Retail Strategies, Henry County can intentionally and proactively pursue attainable and desirable retail and capitalize on growth momentum to advance generational retail investments.

Return on Investment

Our services will help reduce retail leakage, pay a return in increased taxes, add jobs, and add businesses that enhance the unique qualities of your community.

The addition of just one retail store/restaurant that brings in \$1 million in retail sales will bring in tens of thousands of tax collections to add back to your city's budget.

Services	Fees*
Year 1 Retail Recruitment	\$80,000
Year 2 Retail Recruitment	\$75,000
Year 3 Retail Recruitment	\$75,000

Pricing valid for 60 days

The total fee for completion of work is due upon execution of agreement. Project fees are due within 30 days of receipt of the invoice.

Should the Client request a special assignment, additional work, and/or additional travel needs not specifically referenced in the contract, we will prepare written authorization to be signed by the Client in advance of commencing any additional work. One trip to Client is included in pricing. Any additional travel will be approved by the Client (not to exceed \$1,000 per trip).

Retail Strategies' agreements are annual with defined prices for up to two additional years of service. The Client will have the option to extend or discontinue the agreement each year.



OUR SUCCESS- CASE STUDY

Johnson City, TN

Custom Trade Area: 430,529 (Tri-Cities)



Businesses Recruited



IN THE SOUTHEAST



Johnson City engaged with Retail Strategies in hopes to back fill a vacant Kmart building and ramp up their retail base. Since January of 2016 not only has the Kmart building been redeveloped, Retail Strategies has recruited 11 new businesses to the market and we haven't let off the gas since. In our initial evaluation we identified grocery and restaurants as two big opportunity gaps within the market.

Due to Retail Strategies outreach so far 7 restaurants have opened their doors in Johnson City. Publix opened in late 2019 and created 140 new jobs. The project produces **\$690,000** in annual sales tax. And lastly, the vacant Kmart building was redeveloped with 2 major tenants- At Home and Hobby Lobby. At ICSC in May '22, the KY/TN implementation team secured a purchase and sale agreement for another full-service restaurant and bar concept.



Sales: \$38,130,000
3% tax: \$1,143,900
Jobs: 78

Sales: \$4,120,500
3% tax: \$123,615
Jobs: 75

Sales: \$4,000,000
3% tax: \$120,000
Jobs: 12

Sales: \$1,070,000
3% tax: \$32,110
Jobs: 20

Sales: \$1,645,200
3% tax: \$49,356
Jobs: 30

EXAMPLE AVERAGE ANNUAL SALES VOLUMES PER BRAND



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 25, 2023

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
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Quarry Blast Induced Structure Response of an Elevated Water Tank .

BACKGROUND INFORMATION:

The team of Vibra-Tech and Aimone-Martin Associates proposes a study to evaluate the dynamic response of the City of Stockbridge Water Tank to blasting at the Vulcan Material Stockbridge Quarry. The study involves instrumentation of the upper and lower tank and ground motions at the tank foundation to record velocity and compute displacement time histories and calculate global shear strains over the height of the tank structure as a function of the ground motions driving structure response.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT _____

ATTACHMENTS:

Blasting-type seismograph geophones secured on the tank, foundation, and in the ground will record velocities and frequencies over time to calculate strains and determine lateral shear forces and blast-induced factors of safety as a function of driving ground velocities. The results will be provided in terms of recommended safe ground vibrations limits at the base of the tank.

Scope of Work

- Measure the in-situ ratio of differential displacements at the tank mid-height and ground motions at the base of the tank during quarry production blasting as a function of water levels in the tank and distance of blasting to the tank scaled with blast design charge weights.
- Determine dynamic response of the water tank during blasting operations in terms of 2-dimensional shear strains.
- Develop predictive models to determine tank global strains as a function of peak ground velocities under different tank water level heights for future production blasting to establish recommended PPV limits in the ground at the tank.

It is proposed to perform this study over 3-6 months or until a statically significant number of blasts are achieved at design scaled distances between 20 and 120.

Summary of Findings and Recommendations

A report of findings will be produced once a sufficient number of blast have been completed. Based on the findings, a recommended peak ground motion velocity will be provided to ensure the tank vibratory response will remain at an acceptable factor of safety.

PROPOSAL

Quarry Blast Induced Structure Response of an Elevated Water Tank, City of Stockbridge, Georgia

**Matthew Pilz, Vibra-Tech
Cathy Aimone-Martin, Aimone-Martin Associates, LLC**

The team of Vibra-Tech and Aimone-Martin Associates proposes a study to evaluate the dynamic response of the City of Stockbridge Water Tank to blasting at the Vulcan Material Stockbridge Quarry. The study involves instrumentation of the upper and lower tank and ground motions at the tank foundation to record velocity and compute displacement time histories and calculate global shear strains over the height of the tank structure as a function of the ground motions driving structure response. Blasting-type seismograph geophones secured on the tank, foundation, and in the ground will record velocities and frequencies over time to calculate strains and determine lateral shear forces and blast-induced factors of safety as a function of driving ground velocities. The results will be provided in terms of recommended safe ground vibrations limits at the base of the tank.

Scope of Work

- Measure the in-situ ratio of differential displacements at the tank mid-height and ground motions at the base of the tank during quarry production blasting as a function of water levels in the tank and distance of blasting to the tank scaled with blast design charge weights.
- Determine dynamic response of the water tank during blasting operations in terms of 2-dimensional shear strains.
- Develop predictive models to determine tank global strains as a function of peak ground velocities under different tank water level heights for future production blasting to establish recommended PPV limits in the ground at the tank.

It is proposed to perform this study over 3-6 months or until a statically significant number of blasts are achieved at design scaled distances between 20 and 120.

Equipment Placement and Test Blasting

Instrumentation Day 1:

Five (5) velocity geophones will be deployed on the elevated tank, top of concrete foundation, and in the ground at the closest tank support leg as shown in Figure 1 and 2. Five (5) seismographs will be placed in a weather-proof box along with a 12-V battery and communication modem to be safely located on the upper balcony. The seismograph connected to the in-ground geophone (number 1) at the tank foundation will serve as the triggering (master) unit while all other seismographs will be connected in series to start recording with the master unit. In this manner, all velocity time histories will be synced on the time base for analysis. One day will be required to secure the geophones, run all the cabling to the seismographs, and test the equipment.

Test Blasts Day 2:

It is proposed to conduct a signature hole test followed by a production blast on Day 2. The single-hole signature test will provide information on the site's fundamental frequency and structure response measurements at the fundamental frequency to analyze. Additional seismograph will be placed 100 ft from the single hole in two directions to evaluate possible delay timing to be used for production blasting to provide optimum ground motions frequencies.

Production blast Day 2:

A full-scale production blast will be conducted on Day 2 to collect water tank response measurements and perform initial strain calculations. This blast will ensure that all seismographs are operating and geophones are responding as expected.

Data Analysis

The following is an outline of the analyses and calculations that will be performed using velocity measurements for each blast:

- Compare time-correlated upper structure and ground motions to compute upper structure amplification or de-amplification factors.
- Integrate velocity time histories to obtain displacements and determine structure nature frequency and damping characteristics when possible.
- Compute global shear strains over the height of the tank in the direction of the incoming ground motions (longitudinal component in direction of tank geophone 3) and at right angles to this direction (transverse component in direction of tank geophone 4).
- Using assumed modulus and yield stress of the tank material, calculate blast-induced peak shear stresses in the two component directions and determine an approximate factor of safety against yield.

Summary of Findings and Recommendations

A report of findings will be produced once a sufficient number of blast have been completed. Based on the findings, a recommended peak ground motion velocity will be provided to ensure the tank vibratory response will remain at an acceptable factor of safety.

Requirements by Monitoring Team

It may be necessary to establish the fill level of the tank at the time of each blast. Pre-blast discussions with the City to determine availability of tank operating conditions will be necessary to ensure that the analysis described herein can be applied to all possible water levels that may impact the dynamic response of the tank.

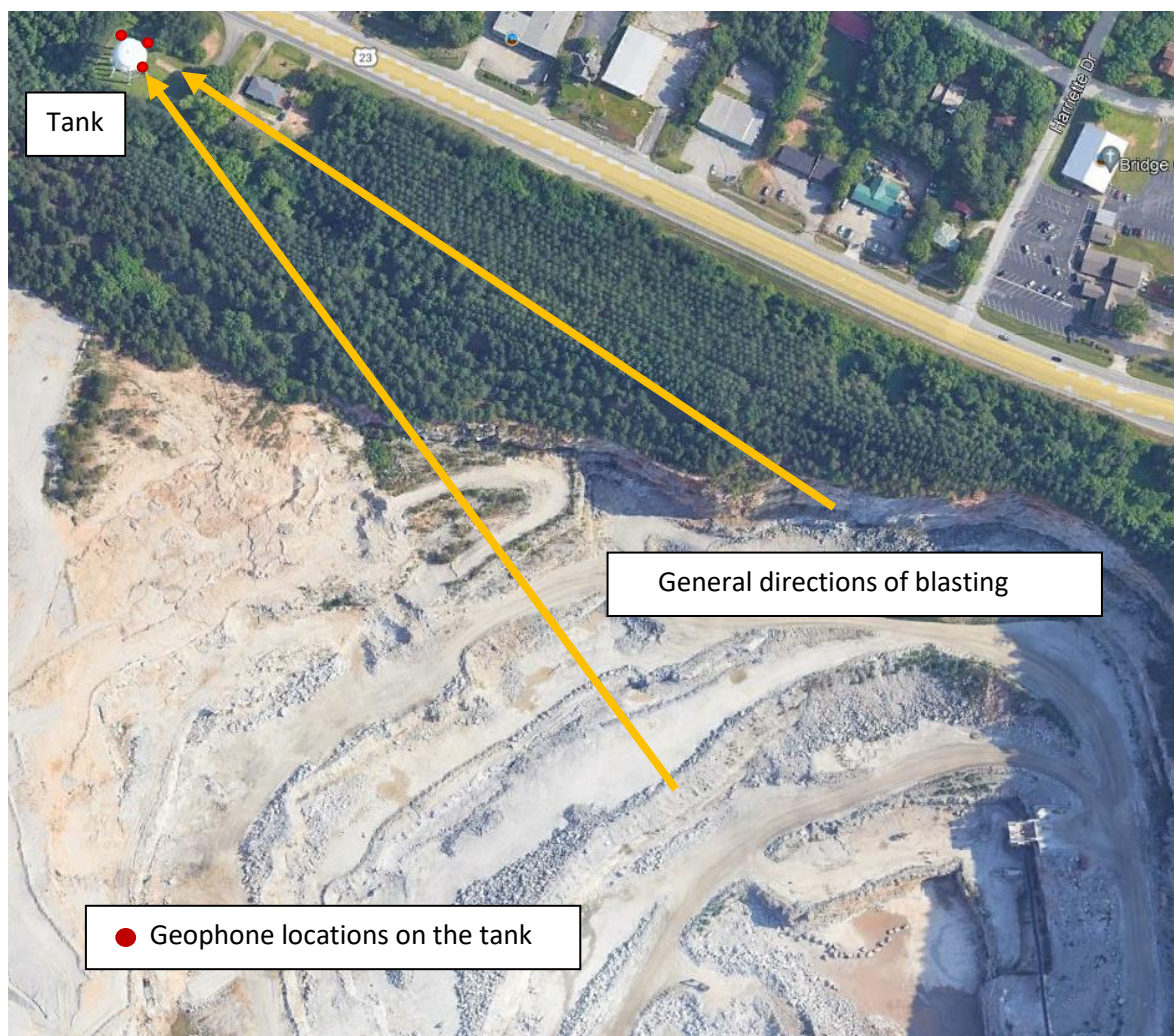
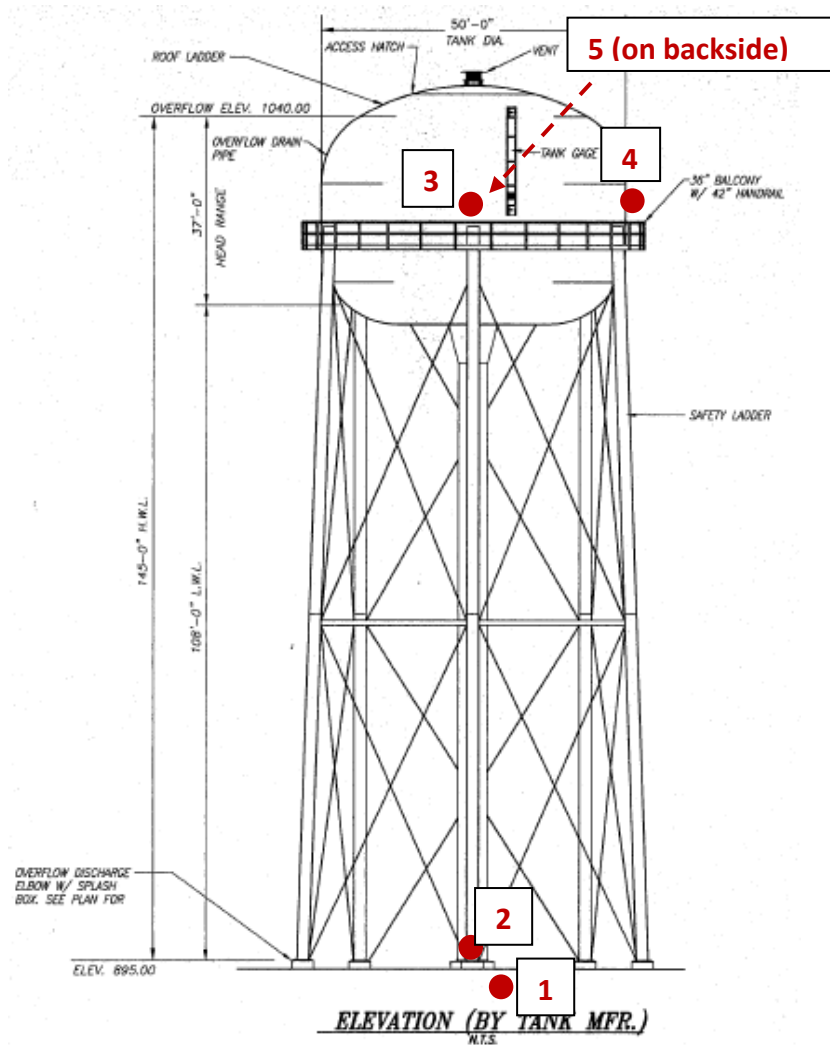
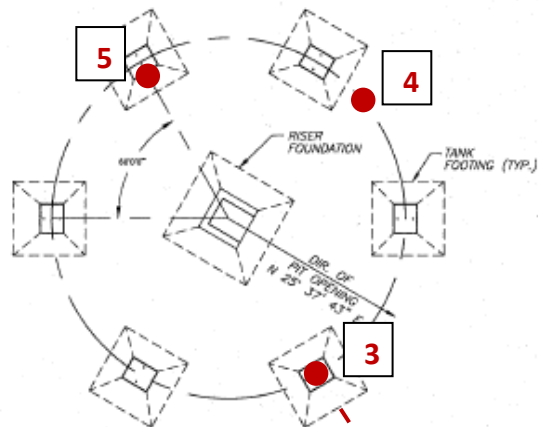


Figure 1 North boundary of quarry blasting in relation to tank location



ELEVATION (BY TANK MFR.)
N.T.S.



Plan view of tank top showing geophones mounted on tank

General direction of blasting

Figure 2 Tank side and top views showing placement of geophones (1-buried, 2 = on concrete footing, 3-5 = secured to side of tank at mid-height)



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 25, 2023

FUNDING SOURCE

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

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- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Change Order from East Coast Grading to resurface Walt Stephens Road and Mt Zion PKWY.

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to accept change order from East Coast Grading to resurface the following roads:

Walt Stephens Road	\$1,555,443.80
Mt Zion PKWY	\$686,716.20
Total	\$2,242,160.00

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$2,242,160.00

ATTACHMENTS: ☒



PRELIMINARY COST ESTIMATE
CITY OF STOCKBRIDGE, GEORGIA
2023 LMIG PROGRAM - ESTIMATED COST OF ADDITIONAL ROAD PAVING

					EAST COAST GRADING, INC. 1111 COMMERCE DRIVE MADISON, GA 30650		EAST COAST GRADING, INC. 1111 COMMERCE DRIVE MADISON, GA 30650	
					WALT STEPHENS ROAD		MT. ZION PARKWAY	
ITEM NO.:	Estimated Quantity	Estimated Quantity	UNITS	DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
1	1	1	L.S	MOBILIZATION, BONDS AND TRAFFIC CONTROL	\$ 352,800.00	\$ 352,800.00	\$ 151,200.00	\$ 151,200.00
2	26,750	7,000	L.F.	6" MIN. WIDTH EDGE MILLING, 2 1/2" DEPTH @ EDGE OF PAVEMENT, FEATHERED TO 0" (INCLUDES REMOVAL OF ANY PAVEMENT INSIDE THE GUTTER AT DRIVEWAYS)	\$ 3.25	\$ 86,937.50	\$ 3.25	\$ 22,750.00
3	50	50	TON	3"-4" RECYCLED ASPHALTIC CONC. PATCH -19.0 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	\$ 175.00	\$ 8,750.00	\$ 175.00	\$ 8,750.00
4	2,240	1,150	TON	ASPHALTIC CONCRETE OPEN GRADED CRACKED RELIEF INTERLAYER, GP BLEND, INCLUDING BITUMINOUS MATERIAL & H LIME (PERMAFLEX)1" RECYCLED ASPHALTIC CONC. OR EQUIVALENT	\$ 150.00	\$ 336,000.00	\$ 150.00	\$ 172,500.00
5	3,815	1,955	TON	1.5" RECYCLED ASPHALTIC CONC. - 12.5 MM SUPERPAVE INCL. BITUMINOUS MATERIAL & H LIME	\$ 135.00	\$ 515,025.00	\$ 135.00	\$ 263,925.00
6	25	25	TON	RECYCLED ASPHALTIC CONC. LEVELING INCL. BITUMINOUS MATERIAL & H LIME	\$ 135.00	\$ 3,375.00	\$ 135.00	\$ 3,375.00
7	2000	1000	GAL	BITUMINOUS TACK COAT @ 0.10 GAL/SQ.YD.	\$ 6.00	\$ 12,000.00	\$ 6.00	\$ 6,000.00
8	3	1	EA.	ADJUST MANHOLE FRAME AND COVER TO FINISHED GRADE W/ APPROVED ADJUSTABLE STEEL EXTENSION RING	\$ 400.00	\$ 1,200.00	\$ 400.00	\$ 400.00
9	2	1	EA.	ADJUST WATER/GAS VALVE BOX AND COVER TO FINISHED GRADE W/ APPROVED ADJUSTABLE STEEL EXTENSION RING	\$ 150.00	\$ 300.00	\$ 150.00	\$ 150.00
10	0	0	EA.	ADJUST STORMWATER CATCH BASIN AND DROP INLET GRATE AND COVER TO FINISHED GRADE W/ APPROVED STEEL EXTENSION FRAME	\$ 575.00	\$ -	\$ 575.00	\$ -
11	450		L.F.	GDOT THERMOPLASTIC STOP BAR, 24" WIDE; WHITE	\$ 9.90	\$ 4,455.00	\$ 9.90	\$ 9.90
12	24,000	7,000	L.F.	GDOT THERMOPLASTIC SOLID CENTERLINE 5" WIDE; YELLOW	\$ 1.67	\$ 40,080.00	\$ 1.67	\$ 11,690.00
13	24,000	7,500	L.F.	GDOT THERMOPLASTIC SOLID LANE EDGE (FOG) LINE 5" WIDE; WHITE	\$ 1.67	\$ 40,080.00	\$ 1.67	\$ 12,525.00
14	20	20	EA,	GDOT THERMOPLASTIC SOLID WHITE RIGHT TURN ARROW	\$ 183.00	\$ 3,660.00	\$ 183.00	\$ 3,660.00
15	20	20	EA.	GDOT THERMOPLASTIC SOLID WHITE "LEFT" TURN ARROW	\$ 183.00	\$ 3,660.00	\$ 183.00	\$ 3,660.00
16	5	5	EA.	GDOT THERMOPLASTIC SOLID WHITE "LEFT/STRAIGHT" ARROW	\$ 224.26	\$ 1,121.30	\$ 224.26	\$ 1,121.30
17	12,000	0	L.F.	GDOT COMPACTED BACKFILL AGAINST EDGE OF PAVEMENT 4' WIDE MINIMUM ON SHOULDER AND INSTALL PERMANENT GRASSING	\$ 8.00	\$ 96,000.00	\$ 8.00	\$ -
18	1	1	L.S.	PROJECT CONTINGENCY ALLOWANCE (FOR MISCELLANEOUS STRIPING AND OTHER)	\$ 50,000.00	\$ 50,000.00	\$ 25,000.00	\$ 25,000.00
					TOTAL	\$ 1,555,443.80	TOTAL	\$ 686,716.20

NOTE: WALT STEPHENS ROAD IS APPROXIMATELY 12,125 L.F. (2.3 MILES) AND THE PAVEMENT WIDTH VARIES FROM 2-LANES TO 5-LANES. TRAFFIC CONTROL TO INCLUDE POLICE, FLAGMEN, PILOT CAR AND ALL SIGNAGE

NOTE: MOUNT ZION PARKWAY IS APPROXIMATELY 3,310 L.F. (0.63 MILES) AND THE PAVEMENT WIDTH VARIES FROM 3-LANES TO 9-LANES. TRAFFIC CONTROL TO INCLUDE POLICE, FLAGMEN, PILOT CAR AND ALL SIGNAGE

WALT STEPHENS RD AND MT ZION PKWY POTHOLE REPAIRS

	A	B	C	D	E	F	G	H
1	Walt Stephens Road							
2								Potholes Repaired
3	Date							
4								3
5	1/9/2023							10
6	2/6/2023							3
7	2/14/2023							8
8	2/22/2023							12
9	3/8/2023							10
10	3/23/2023							4
11	4/11/2023							5
12	4/19/2023							6
13	5/17/2023							6
14	6/13/2023							
15								67
16	Total							
17								
18								
19	Mt Zion PKWY							
20								
21	Date							Potholes Repaired
22								
23	2/3/2023							3
24	2/6/2023							15
25	3/8/2023							3
26	4/11/2023							3
27	4/19/2023							11
28	5/17/2023							5
29	6/13/2023							5
30								
31	Total							45



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 25, 2023

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
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☒ DEPARTMENT BUDGET
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Decius T. Aaron

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

REQUEST FOR PROPOSAL NUMBER (RFP) NUMBER: 2022-0006, ANNUAL ON-CALL GENERAL ENGINEERING SERVICES – FALCON DESIGN GROUP, LLC

BACKGROUND INFORMATION:

The Public Works Department is requesting approval to renew the competitive solicited Contract pursuant to Request For Proposal (RFP) Number 2022-0006- Annual On-Call General Engineering Services with Falcon Design Group, LLC.

The vendor was approved by Council on October 10, 2022 and the contract was signed on November 4, 2022. The Agreement is for one (1) year, with the option to renew for four (4) one (1) year periods, with such options in the City's sole discretion.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT _____

ATTACHMENTS: ☒

STAFF RECOMMENDATION:

The Procurement Division is requesting Council's approval for renewal of Request For Proposal (RFP) Number 2022-0006, On-Call General Engineering Services, to Falcon Design Consultants, LLC, to provide On-Call General Municipal Engineering Services, on a per task order basis, related to but not limited to: general consulting; civil engineering; surveying; management of Capital Improvement Projects (CIPs); project design (water, sewer, stormwater, and roadway infrastructure); construction support and other civil engineering and/or community development projects deemed necessary by the City.

The Service Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods, with such options in the City's sole discretion. This is the first renewal.

The Annual On-Call General Engineering Services scope of services consist of but not limited to: general consulting; civil engineering; surveying; management of Capital Improvement Projects (CIPs); project design (water, sewer, stormwater, and roadway infrastructure); construction support and other civil engineering and/or community development projects deemed necessary by the City.

The Public Works Department has determined that Falcon Design Consultants, LLC., is performing all work in accordance with the contract requirements and is providing quality services to the City. The contract expires November 4, 2023 .

The Public Works Department is requesting a contract renewal through November 4, 2024.

Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the city council. Section 3.30.227 - Renewals and extensions; The city council shall approve all renewals or term contract extensions: (A) to afford the city a continuous supply of items or services in the event of the termination or near termination of the award/contract and (B) where cost is greater than fifty thousand dollars (\$50,000.00); and when the original contract was approved by the city council.

Exhibit I – Contract Agreement

Exhibit II – Request For Proposal



PROCUREMENT DIVISION

4640 North Henry Boulevard, Stockbridge, Georgia, 30281 | Phone: (770) 389-7900

CONTRACT RENEWAL EVALUATION FORM

Date: May 31, 2023

Department: Public Works Department

Contact: Decius Aaron/Public Works Director

Contract No.: RFP No. 2022-0006 Annual On-Call General Engineering Services – Falcon Design Consultants, LLC

The above referenced Agreement expires **November 4, 2023**. The Service Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods. Per the terms, this Agreement is eligible to be renewed for an **additional 12-month period**.

Please complete the Survey (Section 1, below) evaluating the Contractor's performance during the past Contract Term. If answering "No" to any question, please provide a brief explanation. Per Section 2, please indicate whether you wish to renew this contract.

Section 1: Contractor Evaluation

	YES	NO	N/A
1. Contractor performed all work in conformance with the Contract requirements?	<u>X</u>	—	—
2. Contractor was responsive and professional?	<u>X</u>	—	—
3. Are you satisfied with the quality of the work performed by Contractor?	<u>X</u>	—	—
4. Did Contractor anticipate your needs and provide value-added services beyond the scope/requirements of the Contract?	<u>X</u>	—	—

Comments: _____

Section 2: Renewal

☐ No, we wish not to renew. Please close Contract.

☒ Yes, we wish to renew

☐ This contract has no renewals left. I wish to rebid. Please see the attached verified scope of services.

a) Check the appropriate box below

☐ renew per the terms & requirements of original Contract

☐ renewal to include additional/modified terms & requirements, please contact me for details

Please sign and return this form to: Wanda J. Cooley, Procurement Specialist
Procurement Division

Questions regarding this form should be directed to: _____.

Submitted by:

Decius T. Aaron

(Department authorized signature)

Decius T. Aaron

(printed name)

Public Works Director

(title)

June 5, 2023

(date)

SERVICE AGREEMENT

BY AND BETWEEN
FALCON DESIGN GROUP, LLC
AND
THE CITY OF STOCKBRIDGE, GEORGIA

This Agreement ("Agreement") is made and entered into this 24th day of November, 2022, by and between Falcon Design Group, LLC. (hereinafter, "CONTRACTOR"), and the City of Stockbridge, Georgia (hereinafter, "City") (CONTRACTOR and City sometimes referred to herein as "Parties").

WHEREAS, City desires to engage the services of CONTRACTOR to perform for City services regarding annual on-call engineering services, as stated in City RFP No. 2022-0006 (the "Project"); and

NOW, THEREFORE, in consideration of the promises and mutual agreements herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. **Termination.** This Agreement shall expire after one (1) year, though the Agreement can be renewed for up to four (4), one (1) year periods. The provisions of Section 2(c) below shall specifically survive the termination or expiration of this Agreement. The City may terminate this Agreement at any time for any reason with thirty (30) days advance written notice.

2. **Services.**

(a) Subject to the terms and conditions set forth in this Agreement, City hereby retains CONTRACTOR to provide the services set forth on Exhibit A entitled "Scope of Work" and all responses to the RFP all attached hereto and incorporated herein by reference. The RFP No. 2022-0006 and all terms therein shall be incorporated completely herein by reference.

(b) The standard of care applicable to CONTRACTOR's services will be the degree of skill and diligence normally employed by professional contractors performing the same or similar services at the time said services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation. CONTRACTOR warrants that any services it conducts will be adequate and sufficient to accomplish the purposes for which they are performed, and no review or approval thereof by the City shall be deemed to diminish this warranty in any way.

(c) CONTRACTOR shall indemnify and hold harmless the City and its agents and employees (i) from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Project, provided that any such claim, damage, loss, expense or attorney's fees is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property including the loss of use resulting therefrom, and is caused in whole or in part by any negligent act or omission of the

CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not the negligent act is caused in part by a party indemnified hereunder and (ii) from the inadequacy of the Services performed by CONTRACTOR or anyone for whom CONTRACTOR is responsible. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this Clause. In any and all claims against the City or any of its agents or employees, by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation set forth in this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workman's compensation acts, disability benefit acts or other employee benefit acts.

3. Compensation. CONTRACTOR shall receive compensation from the City as set forth in the cost proposal attached hereto as Exhibit B.

4. Miscellaneous.

(a) This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia.

(b) CONTRACTOR may not assign this Agreement, in whole or in part, without the prior written consent of City. City may assign this Agreement, in whole or in part, without the prior consent of CONTRACTOR; however, City shall provide CONTRACTOR with prior written notice of any such assignment.

(c) This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

(d) The headings contained herein are for the convenience of the parties only and shall not be interpreted to limit or affect in any way the meaning of the language contained in this Agreement.

(e) This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same Agreement. Any signature page of any such counterpart, or any electronic facsimile thereof, may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement, and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

(f) If any provision of this Agreement shall be held void, voidable, invalid or inoperative, no other provision of this Agreement shall be affected as a result thereof, and accordingly, the remaining provisions of this Agreement shall remain in full force and effect as though such void, voidable, invalid or inoperative provision had not been contained herein. If any of the provisions of this Agreement shall be declared unenforceable as to certain parties, then the

performance of said provision shall be excused by the parties hereto and the remaining provisions of this Agreement shall remain in full force and effect.

(g) This Agreement, including all exhibits hereto (which are incorporated herein by this reference), contains the entire agreement and understanding concerning the subject matter hereof between the parties hereto. No waiver, termination or discharge of this Agreement, or any of the terms or provisions hereof, shall be binding upon either party hereto unless confirmed in writing. This Agreement may not be modified or amended, except by a writing executed by both parties hereto. No waiver by either party hereto of any term or provision of this Agreement or of any default hereunder shall affect such party's rights thereafter to enforce such term or provision or to exercise any right or remedy in the event of any other default, whether or not similar.

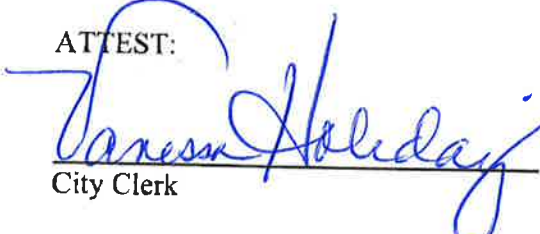
(h) CONTRACTOR shall at all times maintain sufficient liability insurance and payment and performance bonds to cover their services under this Agreement.

IN WITNESS WHEREOF, the Parties intending to be legally bound hereby, have executed this Agreement as of the date first above written.

By: 
MAYOR
CITY OF STOCKBRIDGE, GEORGIA

By: 
Falcon Design Group, LLC

ATTEST:


City Clerk

APPROVED AS TO FORM:

City Attorney

INTERGOVERNMENTAL AGREEMENT

Between

DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE

and

CITY OF STOCKBRIDGE, GEORGIA

Dated as of _____, 2023

TABLE OF CONTENTS

ARTICLE I		2
Section 1.01	Rules of Construction.	2
Section 1.02	Recitals Incorporated Herein.	3
ARTICLE II		3
Section 2.01	Representations, Warranties, and Agreements of the DDA.	3
Section 2.02	Representations, Warranties, and Agreements of the City.	3
ARTICLE III		4
Section 3.01	City's Provisions to the DDA.	4
Section 3.02	DDA's Services to the City.	5
ARTICLE IV		5
Section 4.01	Initiation of Projects.	5
Section 4.02	No Obligation to Initiate Projects.	5
Section 4.03	Public Purpose.	5
ARTICLE V		6
Section 5.01	Immunity of Members of DDA.	6
ARTICLE VI		6
Section 6.01	Term of this Agreement.	6
Section 6.02	Termination.	6
Section 6.03	Notices.	6
Section 6.04	Binding Effect; Third Party Beneficiaries.	7
Section 6.05	Severability.	7
Section 6.06	Amendments, Changes and Modifications.	7
Section 6.07	Execution Counterparts.	7
Section 6.08	Captions.	7
Section 6.09	Law Governing Construction of Agreement.	7
Section 6.10	References to "Person".	7
Section 6.11	Certification.	7

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “**Agreement**”), dated as of _____, 2023 (the “**Effective Date**”), made and entered into by and between the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STOCKBRIDGE** (the “**DDA**”), a public body corporate and politic, and the **CITY OF STOCKBRIDGE, GEORGIA** (the “**City**”), a municipal corporation of the State of Georgia (the “**State**”).

WITNESSETH:

WHEREAS, the DDA is a public body corporate and politic and was created pursuant to the provisions of Article IX, Section VI, Paragraph III of the Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, Official Code of Georgia Annotated, Title 36, Chapter 42, as amended (the “**Act**”), which defines its powers and purposes, and was activated pursuant to the Act by a resolution of the Mayor and Council of the City, as the City’s governing body; and

WHEREAS, the DDA has been created and activated pursuant to the Act, for the purpose of promoting trade, commerce, industry, and employment opportunities for the public good and general welfare and for the purpose of promoting the general welfare of the State and specifically to revitalize and redevelop the central business district of the City; and

WHEREAS, under the Act, the DDA has the power, among other things, to borrow money in furtherance of its public purposes and to use the proceeds thereof to undertake projects, including, without limitation, the acquisition, construction, installation, modification, renovation, or rehabilitation of land, interests in land, buildings, structures, facilities, or other improvements located or to be located within the central business district for any industrial, commercial, business, office, parking, public, or other use, provided that a majority of the members of the DDA determine by a duly adopted resolution that the project and the use thereof would further the public purposes described in the Act; and

WHEREAS, the City desires to provide administrative assistance to the DDA, including finance, planning, management and communications assistance, and certain other services as more specifically described herein (collectively, the “**Assistance**”) and the City also owns and operates certain facilities that are or may be used by the DDA to accomplish its purpose of revitalizing and redeveloping the central business district of the City; and

WHEREAS, Article IX, Section III, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any county, municipality or other political subdivision of the State to contract, for a period not exceeding fifty (50) years, with another county, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting parties are authorized by law to undertake or to provide; each undertaking regarding such activities, services or facilities hereinafter authorized by the City and the DDA to be performed by the DDA pursuant to this Agreement as provided herein is sometimes referred to herein individually as a “**Project**”; and

WHEREAS, a majority of the board members of the DDA (the “**DDA Board**”) have found and determined, and do hereby find and determine, that each of the Projects will develop and promote for the public good and general welfare, trade, commerce, industry, and employment opportunities and will promote the general welfare of the State, and will promote the revitalization and redevelopment of the central business district of the City; and

WHEREAS, the City desires to support the Projects and has identified currently available funds, and determined the availability of such funds in the future (the “**Funds**”), that may be provided to the DDA to further the important governmental purpose of revitalization and redevelopment of the City’s central business district, consistent with its Constitutional and statutory authority; and

WHEREAS, the City and the DDA have respectively found and determined, and do hereby find and determine, that, (a) as to each of them respectively, this Agreement deals with activities, services or facilities which such contracting party is authorized by law to undertake or provide, and that hence, this Agreement is authorized by the above-mentioned Constitutional provision, (b) that any Project undertaken pursuant hereto is Constitutionally authorized and will promote and develop the public purposes of trade, commerce, industry, and employment opportunities and revitalization and redevelopment of the City’s central business district, and (c) neither the City’s provisions of any funds or real property pursuant hereto constitute any gift or gratuity that is prohibited by the Georgia Constitution; and

WHEREAS, after careful study and investigation of the nature of the Projects within the scope of this Agreement, the DOA hereby finds and determines that: (a) each of the Projects as defined herein constitutes a “project” as defined in the Act, or will promote the objectives of the Act; and (b) each Project is sound, feasible and reasonable; and

WHEREAS, following study and investigation, the City and the DDA have determined that the Funds and the Assistance to be received by the DDA from the City pursuant to this Agreement will serve to confer the Public Benefit (as defined herein) upon each party, and it is in each of their best interests, respectively, to enter into this Agreement in furtherance of the purposes for which the DDA was created, and for the benefit of the City and its citizens.

NOW, THEREFORE, in consideration of the foregoing and the respective representations, covenants and agreements hereinafter set forth, the DDA and the City hereby agree as follows:

ARTICLE I

DEFINITIONS AND RULES OF CONSTRUCTION

Section 1.01 Rules of Construction. The definitions referred to in this Agreement shall be equally applicable to both the singular and the plural forms of the terms therein defined and shall cover all genders.

“Herein,” “hereby,” “hereunder,” “hereof,” “hereinbefore,” “hereinafter,” and other equivalent words refer to this Agreement and not solely to the particular portion thereof in which any such word is used.

All references herein to particular Articles or Sections are references to Articles or Sections of this Agreement unless otherwise specified.

Section 1.02 Recitals Incorporated Herein. The recitals set forth above are part of this Agreement and are hereby incorporated in this Agreement by this reference.

ARTICLE II

REPRESENTATIONS, WARRANTIES AND AGREEMENTS

Section 2.01 Representations, Warranties, and Agreements of the DDA. The DDA represents, warrants, and agrees that:

(a) Under the provisions of the Act, the DDA is authorized to enter into and carry out the transactions contemplated by this Agreement; and

(b) There is no litigation or proceeding pending, or to the knowledge of the DDA threatened, against the DDA which would have a material adverse effect on the right of the DDA to execute this Agreement or the ability of the DDA to comply with any of its obligations under this Agreement or any other documents contemplated to be executed by the DDA in connection with the Projects; and

(c) This Agreement, upon execution of the same, will constitute the legal, valid, and binding obligation of the DDA in accordance with its terms, and performance by the DDA of its obligations hereunder will not violate, or result in a breach of any of the provisions of, or constitute a default under, any agreement or instrument to which the DDA is a party or by which the DDA is bound.

Section 2.02 Representations, Warranties, and Agreements of the City. The City represents, warrants, and agrees as follows:

(a) The City is a municipal corporation of the State, having the power to enter into and execute, deliver and perform this Agreement, and, by proper action of its governing body, has authorized the execution and delivery of this Agreement and the taking of any and all such actions as may be required on its part to carry out, give effect to, and consummate the transactions contemplated by this Agreement, and no approval or other action by any governmental authority, agency or other person is required in connection with the delivery and performance of this Agreement; and

(b) There is no litigation or proceeding pending, or to the knowledge of the City threatened, against or affecting the City, nor to the best of the knowledge of the City is there any basis therefor, wherein an unfavorable decision, ruling or finding would materially adversely affect the transactions contemplated by this Agreement or which, in any way, would adversely affect the validity or enforceability of this Agreement or any other documents

contemplated to be executed in connection with the delivery of any funds contemplated by this Agreement to the DDA; and

(c) This Agreement, upon execution of the same, will constitute the legal, valid, and binding obligation of the City enforceable in accordance with its terms, and performance by the City of its obligations hereunder will not violate, or result in a breach of any of the provisions of, or constitute a default under, any agreement or instrument to which the City is a party or by which the City is bound.

ARTICLE III **FUNDS AND ASSISTANCE**

Section 3.01 City's Provisions to the DDA.

(a) Operating Budget. To support and further the purposes for which the DDA was created, and for the benefit of the City and its citizens, the City shall provide the Funds to the DDA for its operating budget in the amount of \$20,000 annually.

(b) Facade Grant. The City shall provide Funds in a total amount of \$25,000 to the DDA through its Facade Improvement Program, subject to the terms and conditions thereof, for any Project that is a facade grant and that meets the eligibility criteria for the DDA's Facade Improvement Program and is undertaken by the DDA pursuant to this Agreement.

(c) Assistance. Upon the Effective Date of this Agreement and for so long as it remains in effect, the City shall provide the Assistance to the DDA for the furtherance of the public purposes for which the DDA was created. The Assistance consists of, but is not limited to, the following:

- (i) administrative services, including, but not limited to office tools and programs, such as email, calendaring, and electronic storage;
- (ii) use of City facilities, including, but not limited to, conference rooms, audio visual equipment, file storage, and offices;
- (iii) marketing services, including, but not limited to, use of the City's website and Occupational Tax office business contact information;
- (iv) legal services as specifically requested or related to future projects collaboratively pursued by the DDA and City, including, but not limited to, shared use of the City Attorney, conditioned upon the DDA's usage of outside counsel for any matter that presents a conflict of interest between the DDA and the City;
- (v) clerical services, including, but not limited to, use of a portion of the time and effort of certain City staff and employees to perform tasks to support the DDA (the "**City Staff Services**"), as more specifically set forth in Schedule 3.01, attached hereto and incorporated herein by reference.

The DDA's use of the Assistance shall not unreasonably interfere with the City's operations.

Section 3.02 DDA's Services to the City. In consideration of the Assistance, the DDA will provide the following services (the "**Services**") to the City during the term of this Agreement:

(a) **Annual Financial Audit**. The DDA shall provide its financial records to the City as part of an annual audit.

(b) **Quarterly Report**. Within fifteen (15) days after the end of each fiscal quarterly period of each fiscal year of the DDA, commencing with the first fiscal quarter after the date of this Agreement, the DDA Chair shall prepare and submit to the Mayor and City Council a quarterly report, providing a status update on the DDA's operations, current and prospective Projects, other general business of the DDA, and any other reasonable information the City may request, insofar as such information reasonably relates to the City, within fifteen (15) days prior to the end of the applicable fiscal quarterly period.

(c) **Revitalization and Redevelopment**. The DDA will use commercially reasonable efforts to carry out the revitalization and redevelopment of the City's central business district, provided, that the means and manner of providing such Service shall be determined by the DDA.

ARTICLE IV **THE PROJECTS**

Section 4.01 Initiation of Projects. Each Project to be undertaken under this Agreement shall be authorized by resolution of the City and by resolution of the DDA.

Section 4.02 No Obligation to Initiate Projects. There shall be no obligation on the part of the City or the DDA to authorize any Project. Any Project must be acceptable to the DDA.

Section 4.03 Public Purpose. The public purposes to be served by this Agreement include: (i) placing any Project in service as a revitalization and redevelopment capital project in the City's central business district; (ii) the addition of value to the property and to adjacent and nearby property on the tax digest that would not otherwise be available; (iii) other public revenues such as sales and use taxes and business license fees that will be generated by such Projects that otherwise would not be received by the City; and (iv) the addition of economic stimulus in the City's central business district, all of which (as found and determined by the City and the DDA) will promote the development of trade, commerce and employment opportunities and the redevelopment and revitalization of the central business district of the City. The benefit to be received by the City, the DDA and the citizens of the City therefrom is sometimes referred to as the "Public Benefit."

ARTICLE V

EXCULPATION

Section 5.01 Immunity of Members of DDA. No recourse shall be had for the enforcement of any obligation, covenant, or agreement of the DDA contained in this Agreement for any claim based hereon or thereon against any member, director, officer, or employee of the DDA or of any successor thereto, in his individual capacity, either directly or through the DDA whether by virtue of any constitutional provision, statute or rule of law. This Agreement is a solely corporate obligation, and no personal liability shall attach to or be incurred by, any member, director, officer or employee of the DDA or of any successor thereto, either directly or by reason of the obligations, covenants or agreements entered into by and between the DDA and the City and all personal liability of any character against every such member, director, officer and employee is, by the execution of this Agreement, expressly waived and released. The immunity of members, directors, officers, and employees of the DDA under the provisions contained in this Section 5.01 shall survive the termination of this Agreement.

ARTICLE VI

TERM; MISCELLANEOUS

Section 6.01 Term of this Agreement. This Agreement shall remain in effect for a period beginning on the Effective Date, and expiring at 5:00 o'clock p.m., Stockbridge, Georgia time on _____, 2023 ("**IGA Term**"). A project may have a term that exceeds the IGA Term as provided therein, but in no event may this Agreement remain in effect longer than fifty (50) years from the Effective Date of this Agreement.

Section 6.02 Termination. If a dispute, disagreement, or dissatisfaction arises out of or relates to this Agreement, and if the matter is not settled through negotiation, then either party shall have the right to terminate this Agreement effective thirty (30) days upon giving written notice of termination to the other party.

Section 6.03 Notices. All communications provided for herein shall be in writing and shall be sufficiently given and served upon the DDA and the City, as applicable, if sent by electronic mail with the original to follow by United States registered mail, return receipt requested, postage prepaid (unless otherwise required by the specific provisions hereof in respect of any matter) and addressed as follows:

If to the DDA:

Downtown Development Authority of the City of Stockbridge
4640 North Henry Blvd
Stockbridge, Georgia 30281
Attention: Chairperson

and to:

Butler Snow LLP
577 Mulberry Street, Suite 1225
Macon, Georgia 31201
Attention: Blake C. Sharpton, Esq.
Email: blake.sharpton@butlersnow.com

If to the City: City of Stockbridge
4640 North Henry Blvd
Stockbridge, Georgia 30281
Attention: Randy Knighton, City Manager

and to the City Attorney: Bell & Washington LLP
270 Peachtree Street NW, Suite 1040
Atlanta, Georgia 30303
Attention: Quinton G. Washington, Esq.
Email: quinton@bellwashington.com

Any party, by notice given hereunder, may designate different addresses to which subsequent notices, certificates or other communications will be sent.

Section 6.04 Binding Effect; Third Party Beneficiaries. This Agreement shall inure to the benefit of and shall be binding upon the DDA and the City, and their respective successors and assigns. There shall be no third-party beneficiaries of this Agreement.

Section 6.05 Severability. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

Section 6.06 Amendments, Changes and Modifications. This Agreement may not be amended except in writing signed by both of the parties hereto.

Section 6.07 Execution Counterparts. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.08 Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit, or describe the scope or intent of any provisions of this Agreement.

Section 6.09 Law Governing Construction of Agreement. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Georgia.

Section 6.10 References to "Person". Whenever necessary to meet formal legal requirements, "person", as used herein in the title of any officer, may be officially stated as "man."

Section 6.11 Certification. Simultaneously with the City's execution of this Agreement, the Clerk of the City shall execute a certification in the form attached as Exhibit A hereto and incorporated herein by reference and provide it to the DDA, so that the DDA can file a copy of the same with the Secretary of State in compliance with the Downtown Development Authorities Law.

IN WITNESS WHEREOF, the DDA and the City have caused this Agreement to be executed in their respective names and their respective seals to be hereunto affixed and attested by their respective duly authorized officers, all as of the date first above written.

**DOWNTOWN DEVELOPMENT AUTHORITY OF
THE CITY OF STOCKBRIDGE**

By: _____
Frangela Merritt, Chairperson

Attest: _____
Bob Swygert, Secretary

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Anthony S. Ford, Mayor

Attest: _____
Vanessa Holiday, City Clerk

EXHIBIT A

CITY CLERK'S CERTIFICATE

I, _____, City Clerk of the City of Stockbridge, Georgia (the "**City**"), **DO HEREBY CERTIFY** that the City adopted a resolution on September 9, 2020 (the "**Resolution**"), which, in connection with approving other things, designated the name of its downtown development authority ("**DDA**") as the "Downtown Development Authority of the City of Stockbridge". The Resolution repealed prior resolutions to the extent of any inconsistency, including the prior designation of the DDA's name in its resolution adopted on April 8, 2013, which, together with its resolution adopted on December 9, 2013, otherwise remain in full force and effect. The September 9, 2020 resolution, the December 9, 2013 resolution, and the April 8, 2013 resolution collectively comprise the DDA's "**Activating Resolution**."

WITNESS my hand and seal of the City, this ____ day of _____, 2023.

City Clerk
City of Stockbridge, Georgia

(SEAL)

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CITY OF STOCKBRIDGE
CODE OF ORDINANCES TO PROVIDE FOR A
STOCKBRIDGE BUSINESS PARTNERSHIP BOARD; A
ORDINANCE AUTHORIZING AMENDING ALL
RESOLUTIONS; AUTHORIZING THE CITY CLERK TO
ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF
THE CITY, AS NECESSARY; REPEALING INCONSISTENT
ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE**

Be it ordained by the city council of the city of Stockbridge:

SECTION I: ESTABLISHMENT

1.1. That Stockbridge Business Partnership Board ("Board") is hereby created for the purpose of bringing together a community of business owners and professionals who share a common interest in promoting the success and growth of Stockbridge businesses.

SECTION II: COMPOSITION

2.1. The Board shall be composed of seven (7) members appointed by the City Council. The Board shall consist of Stockbridge business owners, property owners, and residents.

2.2. Four (4) members of the Board shall be initially appointed for a term of three (3) years, and three (3) members shall be initially appointed for a term of two (2) years.

2.3. Thereafter, the term of each Board member shall be two (2) years with

appointment times staggered such that the entire board cannot be reconstituted in one appointment. However, a Board member appointed to complete the term of another Board member shall be eligible for appointment for another full term.

2.4. One (1) seat on the Board shall always be filled by the city's Economic Development Director who shall serve as a voting member of the Board.

SECTION III: STAFF LIAISON

3.1. The Staff Liaison shall be responsible for maintaining all minutes and records of the Board and performing other duties as deemed necessary by the Board. These duties shall be consistent with the responsibilities of the Board and the Staff Liaison's obligations to the City of Stockbridge through the City Manager.

3.2. The Staff Liaison shall work under the supervision and control of the City Manager and report to the Economic Development Director to implement the provisions of this ordinance.

SECTION IV: MEETINGS AND PROCEDURES

4.1. Four (4) members of the Board shall constitute a quorum for the conduct of business.

4.2. Board members shall attend meetings regularly and shall serve without compensation, except for reimbursement of authorized expenses incurred while performing their duties.

4.3. The Board shall hold an organizational meeting in January of each year. At this meeting, the Board shall elect a Chair, Vice-Chair, Secretary, and Treasurer from among its members before proceeding with any other matters of business.

4.4. The Board shall meet regularly at a designated time and place.

4.5. The Board shall adopt its own rules of procedure, in accordance with this ordinance and the Charter of the City of Stockbridge.

4.6. Newly appointed members shall be installed at the first regular meeting

following their appointment.

SECTION V: EFFECTIVE DATE

5.1. This ordinance shall become effective upon its passage and adoption by the City Council.

5.2. All prior ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SO ORDAINED this 25th day of July 2023.

ANTHONY S. FORD, Mayor

ATTEST:

VANESSA HOLIDAY, City Clerk

(SEAL)

APPROVED AS TO FORM:



QUINTON G. WASHINGTON, City Attorney

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

ORDINANCE NO. _____

**AN ORDINANCE TO AMEND THE CITY OF STOCKBRIDGE
CODE OF ORDINANCES TO PROVIDE FOR A KEEP
STOCKBRIDGE BEAUTIFUL BOARD; A ORDINANCE
AUTHORIZING AMENDING ALL RESOLUTIONS;
AUTHORIZING THE CITY CLERK TO ATTEST
SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE
CITY, AS NECESSARY; REPEALING INCONSISTENT
ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE**

Be it ordained by the city council of the city of Stockbridge:

SECTION I: ESTABLISHMENT

1.1. That a Keep Stockbridge Beautiful Board ("Board") is hereby created for the purpose of assisting the City Council in establishing a citywide policy to prevent litter and encourage beautification of the City of Stockbridge.

SECTION II: COMPOSITION

2.1. The Board shall be composed of nine (9) members appointed by the City Council. The Board shall consist of city residents, representatives from the business sector, and community organizations.

2.2. Five (5) members of the Board shall be initially appointed for a term of three (3) years, and four (4) members shall be initially appointed for a term of two (2) years. The terms shall be staggered to match even and odd year appointments so that the entire board never gets appointed in one year.

2.3. Thereafter, the term of each Board member shall be two (2) years with appointment times staggered such that the entire board cannot be reconstituted in one appointment. However, a Board member appointed to complete the term of another Board member shall be eligible for appointment for another full term.

2.4. Two (2) places on the Board shall always be filled by two city employees who shall serve as non-voting ex-officio members of the Board.

SECTION III: EXECUTIVE DIRECTOR

3.1. The Executive Director of the Board shall be a non-voting member of the Board.

3.2. The Executive Director shall be responsible for maintaining all minutes and records of the Board and performing other duties as deemed necessary by the Board. These duties shall be consistent with the responsibilities of the Board and the Executive Director's obligations to the City of Stockbridge through the City Manager.

3.3. The Executive Director shall work under the supervision and control of the City Manager and report to the Economic Development Director to implement the provisions of this ordinance.

SECTION IV: MEETINGS AND PROCEDURES

4.1. Five (5) members of the Board shall constitute a quorum for the conduct of business.

4.2. Board members shall attend meetings regularly and shall serve without compensation, except for reimbursement of authorized expenses incurred while performing their duties.

4.3. The Board shall hold an organizational meeting in January of each year. At this meeting, the Board shall elect a Chair, Vice-Chair, Secretary, and Treasurer from among its members before proceeding with any other matters of business.

4.4. The Board shall meet regularly at a designated time and place.

4.5. The Board shall adopt its own rules of procedure, in accordance with this ordinance and the Charter of the City of Stockbridge.

4.6. Newly appointed members shall be installed at the first regular meeting following their appointment.

SECTION V: EFFECTIVE DATE

5.1. This ordinance shall become effective upon its passage and adoption by the City Council.

5.2. All prior ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION VI. CITY ATTORNEY AUTHORITY

The City Attorney by charter and City Council consent is authorized to edit all contracts, ordinances, resolutions, and documents as necessary to ensure compliance with the intent of the City Council and all laws and ordinances of the City.

IN WITNESS WHEREOF, the City Council of Stockbridge, Georgia, has caused this Resolution to be executed and attested by its duly authorized officers, this ____ day of July, 2023.

Mayor Anthony S. Ford,

City of Stockbridge

ATTEST:

Vanessa Holiday
City Clerk
City of Stockbridge

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to be "J. H. H.", is written over a horizontal line.

City Attorney,
City of Stockbridge



Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: jayden williams

Occupation: Student

Employer: Clark Atlanta University

Home Address: 151 Misty Ridge Trl

City: Stockbridge

Zip: 30281

Home Phone: ()

Home E-Mail: [REDACTED]

Work Phone: [REDACTED]

Work E-Mail: [REDACTED]

Cell Phone: [REDACTED]

Preferred E-Mail: ☐ Home

☒ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Planning Commission
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 18 Years 0 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☒ Yes ☐ No
If yes, please explain:
Summer Intern from May - August 2023

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I believe its important for the citizens of this city to review the change in our community. Whether that's based on ordinances or even land usage. This commission for planning always us to help mayor and council deliver and show progress in the city with our best recommendation

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
4640 North Henry Blvd.
Stockbridge, Georgia 30281

Fax: 770.389.7912
Email: cityclerk@cityofstockbridge-ga.gov



4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

- Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Committees. The members of the Boards and Committees make decisions and submit recommendations to the City of Stockbridge Mayor and Council. Applicants complete a questionnaire that will assist the Mayor and Council in the review process in determining applicant eligibility requirements and qualifications for Board or Committee membership.

Questions to consider before applying for membership on a Board or Commission:

- Do I fully understand what this Board, Committee or Commission expects from me?
- Am I committed to the goals and mission of this Board, Committee or Commission?
- Can I afford the demands on my time, resources and energy?
- Will I attend meetings regularly, making them a priority for the duration of my appointment?
- Am I willing to perform a reasonable amount of work outside of regularly scheduled Board, Committee or Commission meetings and prepare for each meeting?
- Can I work effectively with the other members of the Board, Committee or Commission?
- Am I willing to participate in necessary Board, Committee or Commission training, education and development activities that will improve my effectiveness in my position?
- Am I willing to complete a Criminal Background Check upon selection?

APPLICANT INFORMATION

Applicant Name: Warren Washington

Occupation: owner

Employer: Frozen Smoke

Home Address: 106 Golf Terrace

City: Stockbridge

Zip: 30281

Home Phone: ()

Home E-Mail:

Work Phone: ()

Work E-Mail:

Cell Phone:

Preferred E-Mail:

☐ Home

☒ Work

Name and address of the business entity you own/operate, located within the city limits of Stockbridge (if applicable)

Frozen Smoke Rest./Bar 118 MLK SR HERITAGE TRAIL STOCKBRIDGE, GA. 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? DDA
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 17 Years 0 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

- g) Do you or your employer, or your spouse, child, relative or their employers, do business with the City of Stockbridge
☐ Yes ☒ No If yes, please explain:

- h) Do you have any employment or contractual relationship with the City of Stockbridge that would create a continuing or frequently recurring conflict regarding your participation on a Board or Commission? ☐ Yes ☒ No
If yes, please explain:

BOARD, COMMITTEE OR COMMISSION APPLICATION

- i) Please briefly explain your reasons for wishing to serve on the Board or Commission you select:

I WISE TO BE APART OF THE CONSTRUCTIVE ORDER THAT MAKES THE DECISIONS THAT MOVES MY BUSINESS AND THE DIRECTION OF STOCKBRIDGE.

- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☒ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

IT DEPENDS ON THE ASKING AND TO POSITION.

- k) **Please attach a Resume of Qualifications for the Board position for which you are applying.**

APPLICANT STATEMENT

I understand that I am applying for appointment to a Board, Committee or Commission office of the City of Stockbridge that the appointing authority may require an interview prior to consideration for appointment; that I will be required to take an oath of office to uphold the City's charter and ordinances; that I may be removed from office for any reason permitted by law or City charter; and that my application will remain on file for consideration for a period of six (6) months, after which time, I will need to file a new application. I always agree to comply with all requirements of the office for which I am applying and to which I may be appointed. All statements and information provided in this application are true to the best of my knowledge. I understand a Criminal Background Check will be completed if I am considered to go before the Mayor & Council prior to being appointed. Members who qualify for elected office shall be removed from the Board/Commission of which they serve.

Signature

Printed Name

Date

Please return signed application to:

City Clerk
City of Stockbridge
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Stockbridge, Georgia 30281

Fax: 770.389.7912
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