



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
August 29, 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, AUGUST 29, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE DRAFT MINUTES

- 1 Review of the Council Meeting Minutes 7/10/2023
- 2 Review of the Public Hearing Draft Minutes 7/18/2023 9AM
- 3 Review of the Public Hearing Draft Minutes 7/18/2023 6PM
- 4 Review of the Work Session Draft Minutes 7/25/2023
- 5 Review of the Public Hearing Draft Minutes 7/27/2023 9AM

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.

PRESENTATIONS

- 6 Parks Master Plan Update - Presented by: Decius Aaron, TSW

CONSENT AGENDA

- 7 Council Consideration to approve a Resolution appointing Steaven Misher as the City Poet Laureate - Presented by: Mayor Ford, Quinton Washington
- 8 Council consideration to allow the Economic Development Dept. to use the Merle Manders Conference Center (Rooms #1-4) on Saturday, October 7, 2023 from 9 am to 3 pm to host a Homeownership Seminar. - Presented by: Kim Allonce

NEW BUSINESS

- 9 Council consideration to approve Davis Road/Shields Road/Sentry Oaks intersection improvement plan options prepared by Falcon Design, LLC. Option 1 cost estimated at \$26,730.00 and Option 2 cost estimated at \$35,090.00. Funding Source is from SPLOST V.

- Presented by: Decius Aaron
- 10 Council consideration to approve Task Order No. 2023.14 with Falcon Design – MLK Sr. Heritage Trail Community Stormwater and Pedestrian Improvements in the amount of \$360,000.00. The funding source is from TSPLOST. - Presented by: Jeremy Goodwin
- 11 Council consideration of an amendment to the Emergency Building, Permitting & Inspection Services Agreement by and between Bureau Veritas North America, Inc. and the City of Stockbridge not to exceed 6 months. - Presented by: Ryan Anderson
- 12 Council consideration of Text Amendment Case #TX-2023-01 to approve and adopt new regulations for smoking establishments. - Presented by: Ryan Anderson
- 13 Council consideration to approve an Ordinance revising the job description for the Deputy City Clerk to align with the current organization of the city and a hired employee opposed to appointed. - Presented by: Renee Wheeler

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber, meeting dates and times are subject to change. Please visit the city's website www.stockbridgega.org or the city's Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Stockbridge Citizen-Police Advisory Council Meeting, 1st Thursday of each month - Police Precinct 4545 N. Henry Blvd. Community Meeting Room 6:00 p.m. (Sep 7)**
- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Sep 8)**
- **City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Sep 11)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Sep 11)**
- **Citywide Development Authority Meeting, 2nd Tuesday of each month 6:00 p.m. - City Hall Levi Meeting Room (Sep 12)**
- **Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Sep 19)**

- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 19)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Sep 26)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Sep 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join us for this year's last **Food Truck Tuesday** today 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. The last Food Truck Tuesday Event for the 2023 Season is August 29th.
- Please join Councilman Alexander for a Community Clean Up on Saturday, September 9th from 9 a.m. to 11 a.m. Parking at Walmart 1400 Hudson Bridge Rd. Please contact Rosalynd Rawls for details: rrawls@cityofstockbridge-ga.gov or 678-833-3348.
- Please join the City of Stockbridge for its **Annual 9/11 Remembrance**. This annual remembrance will be held on Monday, September 11th, 2023, from 8:00 A.M. to 11 A.M. on the Stockbridge City Hall steps located at 4640 North Henry Boulevard, Stockbridge.
- Join Councilman Blount for **Bingo Bash**, Wednesday, September 20th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Please join Councilman Alphonso Thomas for the Annual First Appreciation Drive-Thru Luncheon recognizing the dedication and sacrifice of Henry County's First Responders. The event will take place Thursday, September 21st from 11am -2pm at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly **Meet the Mayor** on Monday, September 25th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- 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
- **SAVE THE DATE** - September 30th is the Annual BridgeFest Festival. More information to follow.

- Please 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, JULY 10, 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 at 6:07pm.

Invocation by Mr. Pike.

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.

Councilwoman Gantt motioned to amend the Agenda to defer Item#11 to the July 25, 2023 meeting: Second by Councilman Alexander. The motion passed unanimously.

Mayor Pro Tem Barber motioned to adopt the Agenda: Second by Councilwoman Gantt. The motion passed unanimously.

Councilman Alexander motioned for the adoption of the Minutes of 5/8/23, 5/18/23 and 5/30/23: Second by Councilman Thomas. The motion passed 4-0-1. In Favor:

Alexander/Barber/Blount/Thomas

Abstained: Gantt (Noting her absence from the meeting).

1. Adoption of the May 8, 2023 Council Meeting Minutes
2. Adoption of the May 18, 2023 Special Called Meeting Minutes
3. Adoption of the May 30, 2023 Work Session 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.

CEREMONIAL REVIEW

4. Mayor Ford reviewed the Swearing In Ceremony for: Youth Council Advisory Board Member - Mary Saadiq, Planning Commission Member - Anthony Mitten; and Council on Aging Representative - Mary "Bonni" Washington

CONSENT AGENDA

5. Council consideration to approve the continuation of the City of Stockbridge's participation in the Henry County Community Development Block Grant (CDBG) program as a sub-recipient for FY 2024-2026
6. Council consideration to approve the 2023 Election Calendar
7. Council Consideration to approve the use of the Amphitheater Green Room August 30, 2023 from 4pm - 8pm to host the Henry County CVB (Convention Visitors Bureau) Hospitality Mixer.

Councilman Thomas motioned to approve the Consent Agenda: Second by Councilman Alexander. The motion passed unanimously.

PUBLIC HEARING

8. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2022-04. COUNCIL DISTRICT: 2 and 3. Vista previously requested 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
Mr. Anderson presented an overview of the case and site plan noting the applicant has requested a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use to assign the future land use designation of "High Density Residential" to allow for the development of a mixed-use residential development,

which will include both commercial and office space. The mixed-use development will have a total of 1,347 units with 645 units in Pod A (Phase I and Phase II), 182 senior-living units in Pod B, 189 townhome units in Pod C, and 338 single-family units in Pod D. The Future Land Use Designation Map designates the subject property as Medium- Density Vertical Mixed Use. However, the current Future Land Use is incompatible with the requested rezoning to PUD (Planned Unit Development) district. Therefore, the applicant is seeking a Comprehensive Plan Amendment to change the Future Land Use Designation from Medium- Density Vertical Mixed Use and to assign the future land use designation of “High Density Residential.” Staff recommends approval.

Councilman Thomas noted he had met with the developers on more than one occasion for an exhaustive question and answer session.

Applicant: Dennis Webb, Jr., Chase Beasley, Michael Neyhart of Vista Residential Partners & Daniel Hawker, Planner & Engineers Collaborative made themselves available for questions.

Councilman Alexander noted the property was originally approved by the County and included approval of a DRI Traffic Study; noted the original development included 1600 units and if approved by the city, the number of units would be reduced; and noted that if not approved by the City, there could potentially be 1600 unites and warehousing.

Mayor Pro Tem Barber asked for more information on the Impact Fees related to this project.

Mr. Anderson noted he would provide that information with the next Agenda Item.

Councilman Blount noted the original site plans included a larger commercial piece, hotel and much more when presented to the County.

Councilman Thomas noted Councilman Blount was correct and that was one of his original concerns.

Councilman Blount noted the original site plan would provide revenue to the city which would offset services that would be provided and noted that as a concern of his.

Councilwoman Gantt inquired if the county’s zoning ordinance prohibited industrial on the property and the reason for the decrease.

Mr. Anderson confirmed, noting the zoning ordinance is not being currently proposed; noted the commercial property is 88 acres north of the property and would be zones as commercial; noted the current developers inquired about purchasing the property, but the original developers decided not to sell.

Councilwoman Gantt asked what the requirements were for multi-family and commercial pieces.

Mr. Anderson noted the developers qualifies for a PUD which has several types of housing or land uses; noted the commercial has over 40,000 sq. ft of commercial.

Applicant: Dennis Webb, Jr. noted having a commercial piece when it was presented to the County and was divided with commercial being on the north side but was always residential; noted there is 5,000 sq. ft of proposed retail, 40,000 sq. ft of inside development and 45,000 sq. ft of non-residential space that also includes senior living; noted the property was annexed into the city in 2003 and the county approved the plan in 2019, with 88 acres not a part of the application. Mr. Webb noted that the plan is similar to the county, but less intense with a bigger emphasis on green space and noted having over 71.23 acres of green space. Mr. Webb noted the expansion of Reeves Creek Trail with the hopes of building a pedestrian bridge; noted county approved 1,650 units and proposing 1,347 mixed units for city. Mr. Webb noted the idea includes adding single-family detached next to single-family detached on the north side, provide a buffer on the east side of the highway, senior living on the south side, with retail tying into Reeves Creek Trail. Mr. Webb noted there will be phase developments with Pod A being a part of phase I which will include the northern part of detached homes, followed by Pods C and D and Pod E as a floating phase as well as an added driveway on the northside by Drive Time for industrial drivers.

Councilman Alexander noted if approved, the commercial aspect would not change.

Councilman Blount noted having 33 acres of unbuildable wetlands and in order for that are to be buildable, the city would have to go through Corp. of Engineers.

Mr. Hawker, Civil Engineer noted 12 acres would be buildable and the rest remain wetlands.

Mr. Webb noted the area could be wetlands or a buffer or put a road in that area and they are dedicating 33 acres to the City and adding 10'

sidewalks to Flippen Rd., noted there will be a Senior Housing component, which is important for any community; noted there is already a PUD and they already have the zoning for the Comp Plan Amendment, noted they have been working with staff and agrees with the Conditions, and the city's Planning Commission has recommended approval for the development, and what is proposed is better than what was proposed in 2019 with the addition of the expansion of Reeves Creek Trail and the access road.

Mr. Webb noted having three access points on Flippen Rd., noting the south would be signalized and a left-hand turn lane to get into the property; noted all access points will have right turn lanes.

Mr. Webb stated they would add a 10 ft. sidewalk and thinks the senior housing is important and would be a benefit.

Mayor Pro Tem Barber inquired on the number of senior housing units and possible access point on Old Atlanta Rd. or North Henry Blvd; noted being concerned with all the access points on Flippen Rd. Mr. Webb noted there will be 182 units and no way to have access points on Old Atlanta Rd. or North Henry Blvd.

Councilman Thomas spoke to the issue of egress and ingress, which lends itself to the potential when development spurs future commercial stub out and asked the developer to speak to phases and timeline.

Mr. Webb noted Pod A will begin the first phase with the northern part of Pod D, phase 2 will be Pod C and Pod B and Pod E will be a floater phase.

Public Hearing Opened
No Speakers In Favor or Opposed
Public Hearing Closed

Councilman Thomas motioned to approve the Comprehensive Plan Amendment case #CP-2022-04. Council District: 2 and 3: Second by Councilman Alexander. The motion passed 3-1-1. In Favor: Thomas/Alexander/Gantt. Opposed: Blount. Abstained: Barber.

9. 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

Applicant: Dennis Webb, Jr., Chase Beasley, Michael Neyhart of Vista Residential Partners & Daniel Hawker, Planner & Engineers Collaborative

Mr. Anderson noted being approved by the new regulatory plan; noted property was annexed into the city on November 11, 2022, by referendum and became a part of the city on January 1, 2023; noted the property was evaluated as a Development of Regional Impact (“DRI”) #3799 and completed by the Atlanta Regional Commission (ARC) on March 29, 2023, and the Georgia Regional Transportation Authority approved the project on December 5, 2022; noted the site is currently zoned as PUD formerly county zoning of Residential-Agricultural (RA) and is requesting a rezoning to Planned Unit Development (PUD) and the developers donating 33 acres to the city for civic or commercial use; noted the northern part of the site is currently zoned C-2. Staff recommends approval with (13) thirteen conditions.

Councilman Thomas thanked staff and the developers for reaching out to members of Council on their attempts to answer any questions or concerns relating to the development, noting everyone was given an opportunity to address their concerns.

Councilman Alexander noted this project would be completed over time and not all at once; noted seeing it as a second Jodeco Rd. project; noted it is good to see that the development includes the access point on the northern end; noted it would be a mistake to commercial on Flippen Rd., and noted the 88 acres are not for sale, and noted there is a residential development between this proposed development and Old Atlanta Rd. that would not allow for an access point in that area.

Mayor Pro Tem Barber asked for the breakdown of units in each Pod and to describe impact fees.

Mr. Anderson noted Pod A- multi-family would have 645 units, Pod B- Senior housing will have 182 units, Pod C- Townhomes would have 189 units and would be developed all around and Pod D will have 331 units; noted impact fees are associated with the cost to develop and will share

the Impact Fee Schedule with the Council to review, noting those fees are in place to mitigate the impact to the city.

Councilman Alexander noted the density is 4.83 recommended adding conditions of a gated community for the multi-family homes and a 10 ft. multi-use path throughout the community.

Councilman Blount noted his concerns of not sticking to the Agenda item.

The applicant, Dennis Webb, Jr. agreed with the conditions for a gated community around the multi-family homes and a 10' multi-use path throughout the community, noting the density is 4.84 acre per unit and making sure to include on condition #9 that 33 acres will be gifted to the city in parenthesis.

Councilman Alexander asked the developer where they have similar developments.

Mr. Neyhart noted there are similar developments in Atlanta, North Carolina, Florida, Marietta, Douglasville, Kennesaw, and McDonough; and presented renderings of various developments.

Mayor Pro Tem Barber asked if the development includes a request for a 25' setback variance.

Mr. Neyhart responded no, it does not.

Mayor Pro Tem Barber inquired on increasing the number senior units and decreasing multi-family units, and asked what the proposed price point is for the units.

Mr. Webb noted the project is being presented with hard numbers.

Mr. Chase Beasley noted the market rate is driven by the current market and anticipates a range from \$250,000-\$450,000, noting the prices have not been nailed down.

Mayor Pro Tem Barber asked if the townhome units will be owner-occupied.

Mr. Beasley noted that is the intent.

Councilman Alexander recommended a Condition to add a 10% Rental Cap on the Single-Family homes and Townhomes.

Public Hearing Opened
No Speakers In Favor or Opposed
Public Hearing Closed

Councilman Thomas motioned to approve Rezoning Case #RZ-2022-05. Council District: 2 and 3 with (16) sixteen Conditions to include the (3) conditions as recommended made by: Second by Councilman Alexander. The motion passed 3-0-2. In Favor: Thomas/Alexander/Gantt. Abstained: Barber/Blount (Blount noted his abstention was due to his opposition of Item #8 – The Comprehensive Plan Amendment).

1. The project will be conditioned on the Site plan titled Flippen Rd 2 Walt Stephens Rd “A Master Planned Residential Development,” dated July 7, 2023, by PEC (Planners & Engineers Collaborative).
2. The developer will implement the conditions listed in the GRTA Notice of Decision (“NOD”), dated March 27, 2023 in Attachment A, Attachment B and Section 1 of Attachment C. A copy of the NOD is attached hereto as Exhibit “A.”
3. The Developer will make the traffic improvements from the Traffic Impact Study identified in Exhibit “B,” attached hereto.
4. The project will be developed in conformance with the City of Stockbridge Unified Development Code and all other City Code sections regarding site development standards and requirements.
5. All homes shall consist of all sides brick, stone, stucco, or any combination of two (2) or more of the following materials on all sides (brick, stone, stucco, or cement fiberboard). Vinyl based products are only permitted in soffits, eaves, and fascia.
6. The developer will subdivide the subject property and donate +/- 33 acres to the City of Stockbridge for future commercial and/or civic use.
7. Regarding the Property’s Future Land Use Designation -- The approval of Case #CP-2022-04 to change the property’s future land use designation from Medium Density Residential to High-Density Residential shall occur simultaneously with the approval of Case #RZ-2022-05 for the rezoning of the property.
8. Reduction in the number of proposed parking spaces from 3,671 to 3,000 or 20 percent, whichever is greater.
9. The maximum density rate for the project will be 4.84 units per acre.
10. Add a minimum of 30 EV charging stations throughout the development.
11. Regarding the Parcels Comprising the Development Site – The rezoning shall not be finalized until the parcels are combined and simultaneously; this shall not be finalized until a new plat is officially recorded by the Henry County Super Court (Real Estate Records Division).
12. Regarding Environmental Matters – The applicant shall comply with the following: Take appropriate steps for the environmental protection of Reeves Creek, the floodplain areas, and other sensitive site areas.
13. Submit an acceptable landscape plan to the Community Development Department. Regarding the Issuance of Land Disturbance and Building Permits – No land disturbance or building permit shall be issued for the subject property until the applicant has had the new recombination plat officially recorded and has submitted a copy of the recorded plat

- to the Community Development Department.
14. The developer will install 10-foot multi use trails throughout the development up to the stub-out along Flippen Road on the northern tip.
 15. Multi-family development will be gated.
 16. There will be a 10% rental cap on fee simple single-family detached and townhomes.

NEW BUSINESS

10. Council consideration to approve the award of Request For Proposal (RFP) Number 2023-0007, City-Wide Economic Development Strategic Plan, to Bleakly Advisory Group, Inc. for the development of a unified economic development vision plan to advance the interests of businesses and fuel community and economic growth in the City for the estimated amount of \$60,000. The funding source is ARPA. Presented by: Kim Allonce, Economic Development Director

Mr. Allonce noted the city calls on the Economic Development Department to develop a unified economic development vision plan to advance the interests of businesses and fuel economic and community growth; noted the department issued a Request for Proposal (RFP) in April 2023, and in the month of May the RFP Selection Committee selected KB Advisory Group as the number one firm in the amount of \$60,000 with the funding source being ARPA.

Councilman Blount noted the city already has plans in place and noted his concerns of spending \$60,00 for a new plan, noting the RSVP Plan, the Strategic Plan, the Downtown Plan and asked what the city is currently doing with those plans.

Mr. Allonce stated that the RFP that was released had a stipulation that part of what would be done would also look at all the plans the city has included and will be considered of the effort; and noted looking at the RSVP plan developed over 5 years as well as the demographics that have changed with the goal of creating a unified vision for the city.

Councilman Blount noted the RSVP plan was a template and is still viable; noted the Alleyway needs to be completed and the city needs to implement the plans that we currently have instead of spending thousands of dollars on multiple plans.

Mr. Allonce noted the RSVP plan is strictly for the downtown area and the citywide Economic Development Strategic Plan would be for the entire city; noted the Comprehensive Plan has an economic development component, however this plan is more detailed.

Councilman Blount asked what this plan is going to tell us that the Economic Development Director cannot tell us.

Mr. Gardiner noted the Comprehensive Plan is a 10-year overarching document and is not very detailed; and noted the time that it would take to develop a plan, and that it would be more advantageous for experts to come in and develop the plan.

Councilwoman Gantt inquired on what the plan would look like and asked if the plan will include recruiting for specific retail developments, and in what areas.

Mr. Geoff Koski of KB Advisory noted the plan would consist of attracting new jobs and keeping the jobs in the city and looking into economic data that would highlight what the city's strengths are; and the plan is to hold extensive stakeholder meetings; and will get the research, data and tax parcel data and measure that against feedback from the Council and stakeholders.

Councilwoman Gantt asked for prior success stories.

Mr. Koski referenced the City of Tucker, noting they did not have a TAD (Tax Allocation District), noting their Economic Development Plan helped their city to develop and they are continuing to attract activity; and referenced the Atlanta Housing Authority as another success story; and noted there are plans to work with Invest Atlanta; noted they were involved with the success of Columbus, but cannot promise the same success, noting the City of Stockbridge, and can help the city figure out and plan a strategy.

Councilman Alexander asked if the other city boards and authorities knew about the plan, and asked if this plan what is needed for economic development.

Mr. Allonce noted he has shared the project information with the other boards, and noted they will be involved with helping develop the unified economic development vision.

Mr. Gardiner noted this is one of the tools for the economic development toolbox and will need the plan which will help consolidate the downtown area to see what needs to be done citywide; noted the city needs the plan and is not thriving like its sister cities.

Councilman Blount noted he is not seeing the need for another plan, noting the template of the RSVP Plan already in place; referenced the city of Madison, the DDA, Mainstreet and redevelopment that is already approved and in place and just needs to be implemented.

Mr. Gardiner noted everyone is looking to develop strategically and currently, the city's downtown is dead, and not competitive like downtown Jonesboro or McDonough.

Councilman Blount noted the city's downtown is growing with new businesses coming online and the city needs to continue to implement the current plans.

Mr. Gardiner referenced the 80-acre development approved earlier in the meeting, there are no plans currently that are commercially zoned.

Councilman Blount stated the Alleyway Project needs to be completed, the Quiet Zone Crossing needs to be completed, and noted the city has sufficient staff to do what we need to do.

Councilwoman Gantt noted the proposed economic plan will target the entire city and will include the downtown district; and noted the newly annexed areas are not currently included in any of the city's plans.

Councilman Alexander motioned to approve made by: Second by Councilwoman Gantt. The motion passed 4-1. In Favor: Alexander/Barber/Gantt/Thomas. Opposed: Blount

11. Council consideration to approve the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Downtown Development Authority.
Presented by: Kim Allonce, Economic Development Director and Quinton Washington, City Attorney
Item Removed from the Agenda.
12. Council Consideration and approval of an agreement with the Henry County Development Authority, 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.
Presented by: Frederick Gardiner, City Manager
Mr. Gardiner noted this began around 2020-2021; noted the city was still under the Henry County Development Authority and had a goal of allowing a firm that would help the county and cities recruit for businesses coming into the city; and also noted it would help the economic development department, the county and sister cities; noted the sales tax is shared, and staff is recommending approval.

Mayor Ford noted attending a meeting with the City Manager and other authorities and thinks it would be a good idea to approve economic development in Stockbridge and Henry County.

Councilman Blount asked what the downfall would be if the City opted not to participate.

Mr. Gardiner noted there is no downfall unless the city chooses to act alone, noting this proposal includes cost sharing and if the city did it on its own through its own Downtown Development Authority or City-wide Development Authority, the city would pay 100% of the cost; and noted 45% of the cost is being shared by the Development Authority and spread amongst the other three cities in the county.

Councilwoman Gantt noted seeing the city would pay \$10,000 for the first year and an equal proportion for the 2nd year and inquired on the total amount; inquired on how the agreement would work with the newly approved economic development strategic plan; also noted in clause 2, it states having exclusive control and asked how would the collaborate with the citywide development authority chair.

Mr. Fenn noted the contract under proposal is for the first year; noted if the Henry County Development Authority (HCDA), County, and the three cities agree after the first year, there would be a price reduction and the second-year contribution would decrease; noted one aspect will give you more on the retail side, the other would not do retail recruiting, but would understand the zoning areas that complement and help promote more target areas for the city; noted the clause is to make sure they are the entity that holds retail strategies accountable for their performance and guidance on what investors are looking for; noted the city manager will distribute proper communication.

Councilwoman Gantt noted her concerns on marketing and representing the city; noted issues with the Henry County Development Authority (HCDA) and current Citywide Development Authority (CDA) working collaborative and wants to remove the exclusive control from the agreement and wants the Henry Development Authority to support the City of Stockbridge in a positive way.

Councilman Alexander noted having trust issues; discussed density attractions within cities; stated concerns with members being removed politically and inquired on the role of the City's Citywide Development Authority (CDA) and also wants to Development Authority to support the City of Stockbridge; noting there were opportunities that were diverted from Stockbridge.

Mr. Fenn noted the proposal brings in the firm that would work and identify a target with the jurisdictions and would go out and recruit collectively; and noted the Henry County Development Authority has supported the City of Stockbridge and referenced the Hegla Corporation; noted this agreement is an opportunity to work together, putting all differences aside.

Mr. Culpepper, Public Facilities Authority Chair, noted the Board is committed to treating everyone fairly and working collaboratively.

Councilman Alexander inquired if each city would have a representative and asked who the representative for the city would be.

Mr. Gardiner noted he or Mr. Allonce, the city's Economic Development Director, would represent on behalf of the city.

Mr. Fenn noted the primary role is to make sure the agreement is enforced, and the city is satisfied.

Councilman Thomas suggested deferring this item to allow everyone to get a better understanding of the agreement as it is clear there are still questions and concerns that need to be addressed.

Councilman Blount noted seeing the benefits to the city, and personal feelings should be set aside.

Councilman Alexander agreed the item should be tabled, and noted every deal needs to include the Citywide Development Authority (CDA).

Mr. Gardiner noted what is utilized will be shared with the Downtown Development Authority or the Citywide Development Authority.

Councilman Alexander suggested that a member from the city's DDA and DDA should be in the room and at the table, noting not one development has come to the City of Stockbridge since 2015/2016.

Councilwoman Gantt noted she supports the idea, just has concerns.

Councilman Thomas noted he has had a great relationship with Mr. Fenn, knows Mr. Culpepper and Mr. Marshall and has a good relationship with them as well and wants to allow everyone an opportunity to sit down and iron out any differences and/or concerns.

Councilman Alexander agrees, and wants no ambiguity, put the issues to bed and to put the roles of the entities in writing.

Councilman Blount motioned to Approve: Second by Mayor Pro Tem Barber. The motion failed 2-0-3. In Favor: Blount/Barber. Abstained: Alexander/Gantt/Thomas.

Councilman Alexander motioned to Table to the July 25, 2023 meeting: Second by Councilwoman Gantt. The motion passed 4-0. In Favor: Alexander/Barber/Gantt/Thomas. (Councilman Blount exited the meeting and was not present for the vote).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber. Meeting dates and times are subject to change. Please visit the city's website www.stockbridgega.org or contact City Hall offices at 770-389-7900 for updates.

- 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)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Jul 25)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Jul 27)
- 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)

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. 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 Thomas on Thursday, July 13th at 7:00 p.m. for a District 2 *Town Hall* to discuss the installation of Curb, Gutters, and Sidewalks in the Tye Street Community. Location: Trinity United Methodist Church 112 Wilson Avenue, Stockbridge, GA
- Join Mayor Pro Tem Barber for *Kick4kids*, Saturday, July 15th from 11 a.m.-1 p.m. at Stockbridge First United Methodist Church
- Join Councilman Blount for *Bingo Bash*, Wednesday, July 19th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Attention Stockbridge parents and students: The City of Stockbridge in partnership with the Stockbridge Youth Council will distribute FREE Back-to-School bookbags and supplies on Saturday, July 22nd from 11am – 1pm in the Stockbridge Amphitheater parking lot.

- Join Mayor Ford for *Meet the Mayor* on Monday, July 24th 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.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel Matters made by Mayor Pro Tem Barber; there was no second. Mayor Pro Tem Barber withdrew the motion.

Mayor Ford called for a motion to convene Executive Session for Personnel Matters, Real Estate and Litigation. There was no motion made.

ADJOURNMENT

Mayor Ford called for a motion to adjourn the meeting. Motion to adjourn made by Mayor Pro Tem Barber; Second by Councilman Alexander. The Motion Passed 3-0. (Councilwoman Gantt was not present for the vote). The meeting ended at 9:45 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



Where Community Connects

SPECIAL CALLED MEETING SUMMARY MINUTES

TUESDAY, JULY 18, 2023 9:00 A.M.

Mayor & City Council

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

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Samantha Embry, 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 Councilman Blount.

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.

Motion to adopt the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner introduced Michael Harris, Henry County Tax Commissioner.

Mr. Harris noted this is the first of three required public hearings; noted staff from the Tax Commissioner's office is present to field any questions, and gave an overview of the process of setting a millage; noted the Board of Education assesses 60% of the taxes; the County assesses 37% of the taxes, the Water Authority assesses 2% of the taxes with the remaining 1% from cities; and reviewed the Exemptions and the associated requirements; noted once the millage rate is set for the city, his office will work with the city to make certain the millage is implemented in accordance with the state, noting once approved, the information is sent to the state, and his office will begin to generate bills, noting this is a two-week process; noted Henry County has a 97-98% collection rate and the County continues to grow; noted his office is mindful of citizen concerns, especially on the subject of taxes, and goes to great lengths to educate and advise seniors, particularly seniors, about the various exemptions and deadlines; and noted his office does not get involved in the budget or funding recommendations for municipalities.

Councilman Alexander noted the County's collection rate is exceptional, and noted the

County has been collecting a 1.904% mil rate on behalf of the city residents for police services and is already included in any proposed millage rate; noted the County has collected the tax for police services for the past years and noted the City of Stockbridge has requested to receive a rollback from the County.

Mr. Harris noted a millage rate was incorporated to provide fire and police services at 1.904 mils within the Service Delivery Strategies (SDS) Agreement.

Councilman Blount noted his concerns dating back to the February 8, 2021, that based on the comments from the City's Financial Advisor, Ed Wall, the city would need to cut back on expenses, and that there would likely be a city tax implemented.

Councilman Alexander called for a point of order.

Mayor Ford addressed the point of order.

Councilman Alexander noted Councilman Blount is addressing his comments to Mr. Harris and should instead direct his comments to the City Manager, Fred Gardiner.

Mayor Ford inquired with the City Attorney on the point of order process.

Attorney Washington noted under the city charter section 2.04.110 "The presiding officer shall decide all questions of order, but any member dissatisfied with any of his decisions shall have the right to appeal to council."

Councilman Thomas asked members of Council to be civil with each other and not dwell on past decisions, and to get away looking backwards instead of moving forward.

Mayor Pro Tem Barber inquired on the due dates to implement the millage rate.

Mr. Harris noted a minimum of 60 days prior to the due date of November 16th.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City and the impact of services to Public Works, the Police Department, the FY2024 Budget and presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 within the next 5 years; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904, 3.77, 4, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax Analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public Works.

Mayor Pro Tem Barber noted she has requested mid-year budget reviews to see where the city's financials are prior to the adoption of a millage rate.

Councilman Alexander noted certain roads previously in the county were given to the city in bad condition and needs to be fixed.

Mayor Pro Tem Barber inquired about Flippen Rd., Valley Hill Rd. and newly annexed into the city roads being assessed.

Councilman Thomas urged the Council to stay on point and to focus on the Public Hearing.

Mr. Gardiner noted the City of Griffin has a 6.2 mil rate and is offset by utilities, City of Duluth has a 6.5 mil rate, City of Dalton has an 8 mil rate, City of Douglasville has a 7.2 mil rate and City of Chamblee has a 6.2 mil rate; noted the City of Stockbridge has 62 police officers with 10 officers being grant funded with a payment to be made in 3 years to cover the full cost of those 10 officers.

Mr. Gardiner noted having six (6) mil options for the proposed FY2024 \$27 million budget. Option 1: 0 mils for a total of \$19.9 with a \$6.8 million dollar difference from expenses to revenues; Option 2: 1.904 mils; Option 3-3.77 mils; Option 4- 4 mils with \$7.2 million to offset with a positive of \$500,000; Option 5- 4.2 mils with \$7.6 million to offset with a positive \$800,000 and Option 6- 6 mils with \$10.8 million to offset with a positive \$4.08 million. Mr. Wall added in 2019 there was a reserve of \$18 million and ended the year with \$19 million with 26 months of reserves; 2020 fund balance ending was \$17 million with 22 months of reserves; 2021 fund balance was \$16 million with 18 months of reserves and 2022 \$12 million with 8 months of reserves and recommended not going under 6 months of reserves.

Councilman Alexander noted Georgia Municipal Association recommends 30% of reserves in fund balance.

Councilman Blount noted citizens were unaware that the city was going to bring police services in-house and did not know the cost.

Mr. Wall noted properties are assessed at 40% fair market value; noted city pays 2 mils or 5% to the Henry County Water Authority, (recommended) 4.2 mils or 11.5% for the city, 1.5 mil or 26% to the county and 23.62 mils or 59% to the board of education.

Mayor Pro Tem Barber noted for the record note being duly elected in 2019 and sworn in January 1, 2020, and that there were decisions made prior to her tenure; noted again that she has requested the full disclosure of the financials.

Mr. Wall noted the Amphitheater would be paid off in 2025.

Councilwoman Gantt joined the meeting at 10:15 a.m.

Councilman Blount inquired on the interest rate and amount being paid on the \$14 million bond for the Cultural Arts Center.

Mr. Wall noted 2.53% and \$376,000/year.

Councilwoman Gantt expressed the meeting is not being a budget meeting, but a meeting to propose and implement a tax.

PUBLIC HEARING

Proposed Millage Rate - Property Tax Increase

Mayor Ford opened the Public Hearing

Speakers in Favor: No Speakers

Speakers Opposed:

Ms. Amanda Roberts; Ms. Darlene Jackson and Ms. Mindy Mayers

Public Hearing Closed

The next Public Hearing for the Millage Rate will take place at Stockbridge City Hall on July 18, 2023 at 6:00 p.m. in the Council Chamber, 2nd floor.

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Motion to convene Executive Session for Personnel, Litigation and Real Estate matters made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0-1 (Councilwoman Barber Abstained and did not attend the Executive Session meeting).

Motion to adjourn Executive Session and approve the Executive Session Affidavit made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

Motion to reconvene the meeting made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

Motion to confirm Demetrius Ivey for the position of Information Technology Director made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously.

Mr. Ivey thanked the Mayor & Council for their support and confirming his appointment.

ADJOURN

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously. The meeting ended at 10:52 a.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



Where Community Connects

SPECIAL CALLED MEETING SUMMARY MINUTES

TUESDAY, JULY 18, 2023 6:00 P.M.

Mayor & City Council

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

Administration

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

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford.

Invocation by Councilman Blount.

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.

Motion to adopt the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City and the impact of services to Public Works, the Police Department, the FY2024 Budget and presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 within the next 5 years; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904, 3.77, 4.00, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public Works.

Mr. Gardiner noted having six (6) mil options for the proposed FY2024 \$27 million budget. Option 1: 0 mils for a total of \$19.9 with a \$6.8 million dollar difference from expenses to revenues; Option 2: 1.904 mils; Option 3-3.77 mils; Option 4- 4 mils with \$7.2 million to offset with a positive of \$500,000; Option 5- 4.2 mils with \$7.6 million to offset with a positive \$800,000 and Option 6- 6 mils with \$10.8 million to offset with a positive \$4.08 million.

Mr. Wall noted that in 2019 there reserve funds of \$18 million and ended the year with \$19 million with 26 months of reserves; 2020 fund balance ending was \$17 million with 22 months of reserves; 2021 fund balance was \$16 million with 18 months of reserves and 2022 \$12 million with 8 months of reserves and recommended not going under 6 months of reserves; noted properties are assessed at 40% fair market value; noting noted the city pays 2 mils or 5% to the water authority, (recommended) 4.2 mils or 11.5% for the city, 1.5 mil or 26% to the county and 23.62 mils or 59% to the Board of Education.

Councilman Alexander noted the County has been collecting a 1.904% mil rate on behalf of the city for police services for past years; noted seeing the 1.8% taken away from the proposed millage rates.

Mayor Pro Tem Barber inquired on roadways, units approved, and cities that have their own fire and utilities, noting not needing 6 mils but the recommended 4.2 mils and asked what the additional tax would be used for.

Mr. Gardiner noted Police Department and Public Works will be the most impacted because of the Annexation and there would be other departmental increases as well; noted a mid-year budget would be presented at the upcoming Council Retreat; and noted the budget could be reduced and/or items canceled along with other adjustments.

Councilwoman Gantt joined the meeting at 6:30 p.m.

Mayor Pro Tem Barber noted continued requests for a mid-year budget review before voting on a millage rate; noted requesting monthly statements be sent to Council; noted Council should be able to look at all finances to decide what items should be amended, and asked if the Budget Retreat could take place sooner, prior to the final vote on the millage.

Mr. Gardiner noted the goal is to present the half-year budget at the Budget Retreat in August; noted financial data s sent to Council and is predicated on the current year's budget; noted the budget is on a calendar year staring January 1, 2023, through December 31, 2023; noted it is staff's responsibility to present current data.

Councilwoman Gantt called for a point of order.

Mayor Ford addressed the point of order.

Councilwoman Gantt noted the meeting is a Public Hearing on possible tax implementation and not the budget retreat.

Councilman Blount noted bonding \$25 million which included \$7 million for the Amphitheater, \$14 million for the Cultural Arts Center, \$3 million for the start-up of the Police Department and \$1 million for Trails that has not been built but the city is paying \$750,000 in interest and noted financial advisor advised the budget would double.

Councilman Thomas noted winning a civility award; noted staying on point and moving the city forward without personal issues.

Councilman Alexander applauded staff for their hard work; noted standing on decision made to implement the police department and how crime has gone down 24%.

Mayor Pro Tem Barber noted staying transparent: noted being sworn in January 1, 2020, with decisions made prior to her tenure.

Mr. Harris noted this is the second of three required public hearings; and gave an overview of the process of setting a millage, noted the Board of Education assesses 60% of the taxes; the County assesses 37% of the taxes, the Water Authority assesses 2% of the taxes with the remaining 1% from cities; and reviewed the Exemptions and the associated requirements; noted a minimum of 60 days prior to the due date of November 16th; noted the perfect digest includes a listing of assessments, exemptions, real and personal property, mobile homes, motor vehicles, heavy duty equipment and public utilities.

Councilman Alexander noted the senior exemption starting at age 62-70 and applying for homestead exemptions.

Mr. Harris noted homestead exemptions are for primary homeowners who can file for standard L1 homestead exemptions and could see a \$15,000 reduction in assessed value; noted age reduction starts at 62 with school taxes and stops paying school taxes at 70 years of age; noted a special one-time exemption offered by the governor who authorized a tax relief grant program which would be applied to this year's tax bill with an additional \$18,000 assessment reduction; noted having to be eligible with a homestead already in place; and noted the frozen provision that allows to freeze county taxes at the value of the 1st year of filing for homestead exemptions.

Councilman Blount inquired if the freeze was annually or a one-time option.

Mr. Harris noted it being one time with a deadline of April 1st; noted at age 62, citizens will need to re-apply for age exemption.

PUBLIC HEARING

Proposed Millage Rate - Property Tax Increase

The Public Hearing was opened.

Speakers in Favor: No Speakers

Speakers Opposed:

Mr. Nicky Ford, Mr. Maestro Evans, Ms. Mindy Mayers, Ms. Sunny Randazzo, Mr. Eric Knowles, Mr. Charles McEwen, Ms. Kim Dillon Harville, Ms. Marion D. Calhoun, Ms. Cynthia Strong, Ms. Evelyn Strong, Ms. Armenta M. Jones, Ms. Jocelyn Williams, Mr. Bruce Smith, Sr., Mr. Stewart Ebaugh, Ms. Jane Lee, Ms. Keisha Foster, and Mr. Clitel Pittman.

The Public Hearing was closed.

Mr. Gardiner addressed citizen concerns and will follow up on other issues raised.

The final Public Hearing for the Millage Rate will take place at Stockbridge City Hall on July 27, 2023, at 9:00 a.m. in the Council Chamber, 2nd floor.

ADJOURN

Motion to adjourn made by Councilman Blount; seconded by Councilwoman Barber. The motion passed 3-0 (Councilman Alexander and Councilwoman Gantt were not present for the vote). The meeting ended at 8:49 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, JULY 25, 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. Charles Marshall.

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.

Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilwoman Barber. The motion passed unanimously.

Review of the Minutes – No Action

1. Review of the June 12, 2023 Minutes
2. Review of the June 20, 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. None

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.

Presented by: Frederick Gardiner

Mr. Gardiner noted the cities of Locust Grove, McDonough, Stockbridge, and the County want to enter into an agreement 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 county; presented a flow chart of for the program and process; noted if a development comes to the city or county, the city of Stockbridge would receive 14% of sales tax due to the new population increase.

Councilman Alexander noted adding a non-disparaging agreement and making sure positive comments are reflected towards the city.

Mayor Ford agreed the city would have to sign a non-disparaging agreement.

Attorney Washington noted non-disparaging agreements are two party agreements and both parties would have to sign.

Councilwoman Gantt noted concerns of having interference if a retailer comes directly to the city and the Henry County Development Authority having exclusivity and working together with the city's Development Authority.

Councilman Thomas noted the initial vote was delayed giving all parties and opportunity to work through the agreement and iron out the differences; however, based on the conversation tonight, that has not happened and should not have been placed on the Agenda.

Mayor Ford noted he supports the process and inquired if the attorney would be able to inquire on the request and move forward.

Councilwoman Gantt agreed with Councilman Thomas and noted she has addressed the board with her concerns and there has been no action.

Councilman Alexander noted he reached out to Mr. Marshall to get the ball rolling and noted conversations have continued; noted he wants the Retailer to be able to work independently without interference and that the HCDA would not have exclusivity should be included in the language.

Councilman Blount noted the amount of the agreement is \$10,000 and everyone needs to look at the positive this collaboration would bring, and not harp on the negative, noting it could be a great benefit to the city.

Mr. Charles Marshall of the Henry County Development Authority spoke about the accomplishments of Chair Harrell.

Mr. Blount called for a point of order.

Mayor Ford addressed the point of order.

Mr. Marshall noted he was attempting to give context of how Retail Strategies came to this point, noting he has contacted councilmember, the Mayor and the City Manager, and that officials of the city represents 36,000 constituents; noted he has express concerns raised by the Council to Mr. Culpepper and asked that the board have a discussion with Mr. Fenn, and ultimately stay on track with Retail Strategies.

Councilwoman Gantt noted she wants to make sure the interest of the City of Stockbridge is protected in the agreement, and that this is not about \$10,000, but rather the result could be millions in retail with Stockbridge being overlooked.

Councilman Alexander agreed.

Councilman Blount agreed with Councilman Thomas' previous statement noting all these issues could have and should have been ironed out before bringing this item to the Agenda.

Attorney Washington noted he would add language on page 3 "The HCDA shall serve as a 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. This agreement and all contracts as contemplated still allows for businesses and retailers to work directly with the City."

Councilman Alexande made a motion to approve this Agreement with amendments to page 3, No.2 to include the amended language: The HCDA shall serve as a 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. This agreement and all contracts as contemplated still allows for businesses and retailers to work directly with the City; seconded by Councilwoman Gantt. The motion passed unanimously.

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

Mr. Aaron noted he is seeking approval for Vulcan Materials and their team at Vibra Tech and Aimone-Martin Associates to conduct seismic activity and monitoring the city's 1-million-gallon water tank; noted they are currently having seismic instrumentation located within the ground around the water tank to see what the effect of the quarry has on the water tanks and noted data would be provided.

Motion to approve made by Councilwoman Gantt; seconded by Mayor Pro Tem Barber. The motion passed 4-0 (Thomas was not present).

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

Mr. Aaron noted prior to the meeting, he found out there is another option available which is the Reeves Creek Trail extension; noted funding from the project could be used by the developer who will be extending the trail; noted that since the city has become the custodian of both roads, there has been a few complaints from citizens; noted the city has fixed 67 potholes on Walt Stevens Rd. since January 1, 2023, and 47 potholes on Mount Zion Pkwy since April 7, 2023; and noted under the Service Delivery Strategy, the roads were maintained by the county, but seeing they have been annexed into the city, the roads and maintenance are now the responsibility of the city.

Councilwoman Gantt inquired on the estimated cost to permanently complete both roads.

Mr. Aaron noted \$2.2 million.

Councilman Thomas asked Mr. Aaron if funding was still in place to complete the sidewalks along Davidson Parkway and Old Atlanta Rd.

Mr. Aaron confirmed, noting the recently approved Flippen Road Development will install sidewalks along Flippen Rd.

Councilman Alexander noted that he has spoken Interim District II Commissioner Robinson about meeting with the City Manager to discuss funding for the repair and maintenance of the former county roads that were recently annexed into the city, noting there are several roads and are very costly.

Motion to approve made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

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

Mr. Aaron noted Falcon Design Consultants, LLC. is one of the city's On-Call engineers who currently oversees 30 projects and manages TSPLOST projects.,

Motion to approve made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

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

Mr. Allonce noted the agreement outlines the relationship with the Downtown Development Authority (DDA), funding provided to the DDA and revitalizing the downtown area; noted clauses in the agreement are already being fulfilled.

Councilman Alexander noted the DDA Board has had constant conversations about being the conduit to move transactions through in the downtown.

Councilwoman Gantt recommended revising the agreement by changing the “shall” to “may” as it relates to the city providing funding.

Councilman Blount inquired on the DDA’s budget; noted the city has given the DDA startup funding and the needs to become self-sufficient.

Mr. Allonce noted the budget is \$45,000 with \$20,000 for operations and \$25,000 for Façade Grants.

Mr. Gardiner noted Mr. Allonce serves as the Staff Liaison on the board to assist and guide the DDA; and noted the DDA is going to be in a good position, referencing the TAD and parking deck; and noted the upcoming budget is looking at the same level of funding as in past years; and noted with the sale of properties, the DDA will split a percentage of the proceeds with the city.

Councilwoman Gantt noted the DDA has not issued many Façade Grants.

Councilman Alexander noted the DDA Board has revised and revamped the program to include more opportunities for business owners, and noted the DDA is doing more now than they have ever done before as a board and does not want the city to starve them at this point and time.

Motion to approve made by Councilman Alexander with the amended language to change “shall give the DDA funding” to “may give the DDA funding;” seconded by Councilwoman Gantt. The motion passed unanimously.

8. Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Stockbridge Business Partnership Board.

Presented by: Kim Allonce

Mr. Allonce noted the Stockbridge Business Partnership Board was an item approved as a part of the BRICS initiative that was approved in June by Council; noted hosting a small business meet and greet in May and wants to create the board to provide opportunities for businesses to nurture relationships.

Motion to approve made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0 (Councilman Alexander was not present for the vote).

9. Council consideration to amend the City of Stockbridge Code of Ordinances to provide for a Keep Stockbridge Beautiful Board.

Presented by: Kim Allonce

Mr. Allonce noted the Economic Development Department was tasked to research opportunities for the city to consolidate and find affiliations with Keep Georgia Beautiful and Keep America Beautiful; noted the board would be the first steps.

Councilwoman Gantt noted the city is already a part of Welcoming America; referenced the Keep Stockbridge Beautiful and Don't Trash Stockbridge initiatives and asked the purpose for creating the board.

Mr. Allonce noted being tasked with finding ways to consolidate; noted to use the "Keep Stockbridge Beautiful," the city must be affiliated with Keep America Beautiful foundation and must be a community wide effort; Noted creating a 501C3 or 501c3 city board.

Councilwoman Gantt noted making sure all boards have representation from each district.

Councilman Blount inquired about staggering of members.

Councilwoman Gantt noted to add to the next agenda an across-the-board way board members are appointed; noted creating a policy.

Mayor Pro Tem Barber requested to have two members on the board for District 4 due to the land mass.

Motion to approve to amend the City of Stockbridge Code of Ordinances to provide for a Keep Stockbridge Beautiful Board made by Councilman Alexander; seconded by Councilman Thomas. The motion passed 4-0-1 (Mayor Pro Tem Barber Abstained).

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: Frederick Gardiner

Mayor Ford noted normally taking appointments into Executive Session.

Frederick Gardiner noted having one applicant that would like to serve on the board.

Ms. Holiday stated for the record Mr. Williams is currently an intern with the city with his last day being July 12th; noted not being in conflict during the swearing-in as a board member.

Motion to appoint Jayden Williams made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously.

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

Mr. Allonce noted the applicant is the owner of Frozen Smokes located in the downtown district.

Motion to appoint Warren Washington made by Councilman Alexander; 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.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for 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. Greek Night tonight!
- 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. August 5th will feature the O'Jays, the Whispers and Johnny Gill; August 12th will feature Patti LaBelle and Envogue; and August 19th will feature Tower of Power and the Ohio Players; and This past weekend was a fantastic show featuring The City, Zapp and Cameo; and the Sunday show featured Brownstone and Boyz II Men.

MAYOR'S COMMENTS

Mayor Ford noted we are still in COVID-19 and reminded everyone to get vaccinations and boosters to stay healthy; noted the Back-to-School event in partnership with the Youth Council was a success supplying bookbags and supplies to students; and noted July 29th the Henry County Schools will be praying for all schools at 9:00 a.m.

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander; The motion passed unanimously.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



SPECIAL CALLED MEETING SUMMARY MINUTES

THURSDAY, JULY 27, 2023 9:00 A.M.

Mayor & City Council

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

Administration

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

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Ford.

Invocation by Councilman Alexander.

The Pledge of Allegiance was recited by all in attendance.

All members were present except Councilman Blount.

Councilwoman Gantt made a motion to approve the Agenda; seconded by Councilman Alexander. The motion passed unanimously.

Mr. Gardiner gave an overview presentation of the City's Financials and the Setting of a Millage Rate Proposal; noted the growth of the City from the Census in 2021 and the increase in population and the major impact of services to Public Works, the Police Department, and the FY2024 Budget; noted the startup of the police department in 2022 was with 52 officers based on the city's population at the time of 29,000, and the additional 10 officers added via a grant would be transferred to the city's budget after 3 years; presented Millage Rate options; noted the annexed 6,700 new residents, 91 miles of new roadways to service, and over 1900 units approved for development that are under construction with an estimated population of 41,000 by 2030; noted the projected 29% increase of public safety call, presented a comparison of similar sized populations with police departments including the millage rates and annual budgets, and number of officers; gave a preliminary FY2024 General Fund Budget at a glance with 6 options of proposed millage rates of 0.00, 1.904, 3.77, 4, 4.215 and 6 (noting the 1.904 is already included); reviewed the 4-year Fund Balance Review; presented a Stockbridge Property tax Analysis referencing average homes at their assessed values and incorporating the proposed 6 millage rates options; reviewed how the current Henry County Millage Rate is distributed; reviewed the proposed funding for the City of Stockbridge with General Government at 32% of the Budget; 16% Debt Service; 32% Public Safety and 21% Public

Works; noted there would be a shortfall if the millage is approved at 3.77 or 4.0, and recommended 4.215, noting that while 6 mils was advertised, that is not staff's recommendation.

Mr. Wall, the city's Financial Advisor, referenced the city's fund balance for 2018, 2019, 2020, 2021 and 2022 noting a drop for each of the years, and having eight months of reserve, and stated the city cannot continue to spend fund balance and recommends setting the millage at 4.215; noted 1.904 is already levied for everyone in the county for police services; noted the city's Tax Digest is \$1.8 billion dollars; and noted the advertisement of 6mils means the City cannot levy a tax higher than that number, but can levy anything under that number.; compared the mils of Hampton at 4.5 mils, McDonough at 3.033 Mils and Henry County at 10.511 mils; noted the School Board is levying 60% of the taxes on the property tax bill and the County is levying 37% and the Water Authority is levying 2%; gave an example of the monthly tax to be assessed on a \$100,000 home in the City of Stockbridge based on 4.215 mils to be \$14/per month; referenced the presentation of the Tax Distribution by Entity and Tax Funding by City Function.

Mr. Harris, Henry County Tax Commissioner, noted today's Public Hearing is the 3rd of the required three public hearings; noted the Board of Commissioners will finalize the county's millage rate at their meeting on Tuesday and then submit to the State; reviewed the process on how the millage is calculated: Fair Market Value (FMV) completed by the Tax Assessors Office, the Assessed Value which equals 40%, less Exemptions, times the adopted millage rate; noted Henry County has a special exemption for the County portion where the taxes are calculated on the rate when the homeowner purchased the home and is frozen at the rate as long as there is a Homestead Exemption in place, noting it does not apply to renters or corporations; and noted the savings to homeowners is approximately \$32 million dollars; and reviewed the exemptions that can be applied as the homeowner ages at age 62, 65, 68 and 70 for the School Board portion; noted the County is still considering what its millage rate will be and that the McDonough and Hampton have adopted their millage, noting Locust Grove did not; referenced the timeline to get information from the cities and county to submit to the State and generate the bills to homeowners by September 1, noting the City's property tax, if levied, will appear on the property tax bill as City Tax; noted there is good news to report as well, noting the State of Georgia had a financial windfall and as a result, the Governor has signed a bill for Homestead Tax Relief Grant whereas homeowners will receive a minimum of \$500 credit on the tax bill, noting it is only for those homeowners who currently have a homestead exemption for their property.

Mr. Wall noted the City must adopt a millage rate today for the Tax Commissioner's Office to meet their deadlines.

Mr. Harris noted that if a millage is not adopted today, there would not be enough time to advertise and meet the requirements to be placed on the Property Tax Statement.

PUBLIC HEARING

Proposed Millage Rate - Property Tax Increase
Mayor Ford opened the Public Hearing

Speakers in Favor: No Speakers

Speakers Opposed:

Ms. Lisa Green; Ms. Pamela Burrell and Ms. Sunny Randazzo

Public Hearing Closed

Councilman Alexander noted he attended the County's last meeting noting the School Board assess 60% of the taxes that is on your Property Tax Statement, and they are proposing a \$44 million dollar increase; and noted senior citizens are exempt from the school board taxes if they are age 70 on January 1.

Mayor Pro Tem Barber asked if City of Stockbridge residents would have a Homestead Exemption?

Mr. Harris noted the City would have to decide which Exemptions to put in place.

Mr. Wall noted the City would need to go to the State Legislature Representative, Senator Jones, and have the Exemption Referendum placed on the 2024 Ballot to go into effect January 1, 2025; noting the City of Hampton made the request for their Exemption to match the Frozen Exemption that the County has in place.

Mayor Pro Tem Barber requested the City move forward with the Exemptions for homeowners on septic, senior citizen exemptions, and other exemptions currently being allowed in the County, and asked what the millage tax would be used for, if approved.

Mr. Gardiner noted the City has inherited 91 miles of road, and 34 miles of sidewalks that were neglected by the County and now the City of Stockbridge must maintain, 6,700 annexed residents, plus several developments of more than 2,300 units that will come online in the next year or so; noted the wear and tear of the roads is happening more frequently as a result of GPS service that directs traffic from the interstate to the city's surface streets such as Speer Rd., Walt Stephens and Flippen; and noted additional annexations are coming to the city as well in addition to providing city services from every department as the city continues to grow.

Mr. Wall noted the city's 2021 budget was \$10.5 million and \$18 million in 2022; and that all the millage tax would go into the city's general fund bucket; and recommends the Council adopt a millage and not have to use fund balance.

Mayor Pro Tem Barber noted as a reference, the Police Department was initially approved based on the population at the time, which was 29,000 residents, and asked that the additional millage tax, if approved, be used appropriately for services throughout all city departments, noting the requests made for a mid-year budget review, and asked if all new developments that have been referenced in the 1,900 number includes all new development projects for the city.

Mr. Gardiner noted the 1,900 does not include the 1,300 approved residential development on Flippen Road, and proposed annexations, which would add to the city's population and services even more and are not included; noting the city will bring forward the 5-year Capital Improvement Plan (CIP) to address long-range projects.

Councilman Thomas asked about the Tax Relief Grant from the State, and whether or not citizens would need to apply for the credit.

Mr. Harris noted the Tax Credit will be automatic, as long as the resident currently has a homestead exemption on file, noting the amount would be based on the imposed millage and the assessed value of the home, and the state would submit payment to the County, who would then submit payment to the City.

Councilman Thomas agreed with Mayor Pro Tem Barber that the budget discussion should have taken place prior to the Millage Rate Hearings, noting he has a history of reviewing the operating budget line by line in its entirety; noted the Council needs to do its due diligence as it relates to the budget, noting he is not favorable to coming back with a new millage rate over the next couple of years.

Mr. Wall noted the City renegotiated L.O.S.T. (Local Option Sales Tax) and those number will be reflected in the city's budget, which currently, the city relies on heavily; noted the City Council has worked hard to try to balance Quality of Life events for its citizens; and noted the city of Stockbridge has not levied a property tax since 1977 and that almost all of the 535 cities in Georgia levy a property tax.

Councilman Thomas noted he has always been an advocate for a lean budget and would rather see cuts to the budget rather than assess a tax to the citizens.

Councilwoman Gantt agreed with Councilman Thomas, noting she does not want to come back to the citizens for more taxes, and also does not want the city to be in the hole; and prefers to implement a tax based on the recommendation of Mr. Wall, the city's Financial Advisor, to carry us through.

Councilman Alexander stated that he will not approve a millage rate higher than 3.77, further noting he is not okay for staff advocating for a higher millage, and agreed with staff revisiting the budget to make cuts where you can; noted his support of economic development; and referenced Mr. Wall's comments regarding the L.O.S.T. (Local Option Sales Tax) numbers that were increasing each year; and referenced the new hotels coming on line which would increase the Hotel/Motel tax.

Mr. Gardiner agreed the Hotel/Motel tax will be a funding source with hotels currently under construction, and the Bestwestern Plus hotel is currently for sale.

Councilman Alexander noted growth is exponential and does not include the increase in sales tax; noted citizens want the City Council to take it slow and assess the minimum rate possible.

Councilman Thomas asked Mr. Wall to calculate the difference between Option 3 of 3.77 mills and Option 4 of 4.0 mills.

Mr. Wall responded \$418,000.00.

Councilman Thomas noted he was certain that amount could be cut from the FY2024 budget.

Mayor Ford noted he is in favor of the recommendation from staff and Mr. Wall of 4.215.

Motion to adopt a Millage Rate of 3.77, and to move forward with the Homestead Exemption, Frozen Exemption, Septic Exemption and Senior Exemptions for the City of Stockbridge residents made by Councilman Alexander; seconded by Mayor Pro Tem Barber. Mayor Ford stated his support of the 4.215 millage rate recommended by staff. Councilwoman Gantt stated her support of the 4.215 millage rate and agreed to move forward; Mayor Pro Tem Barber stated she has made requests for a mid-year budget review. The motion to adopt the 3.77 mills passed unanimously.

Motion to adjourn the meeting made by Councilman Alexander; seconded by Mayor Pro Tem Barber. The motion passed unanimously. The meeting adjourned at 10:40 a.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

August 29, 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: Bryan Bays and Peyton Peterson, TSW

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

Parks Master Plan Update.

BACKGROUND INFORMATION:

The Stockbridge Parks System Master Plan analyzes the parks, park facilities, and trails owned and maintained by the City of Stockbridge. This plan includes a 10 year outlook for park improvements, new conceptual designs for each of the City owned parks, operations and maintenance plans to ensure the improvements are sustainable, and conceptual designs for potential new parks. The document also identifies grant funding opportunities and availability.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

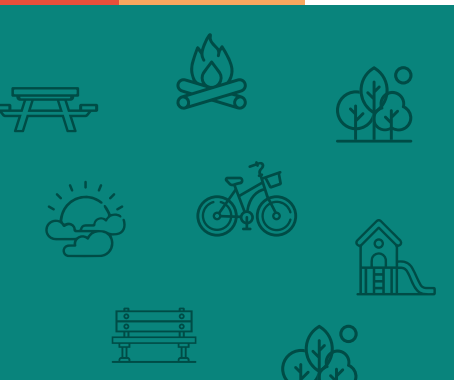
AMOUNT ____

ATTACHMENTS: ☒



Stockbridge Parks System Master Plan

City Council Work Session Presentation
August 29th, 2023



TSW Team



Bryan Bays, PLA

Principal-in-Charge &
Landscape Architect



Beverly Bell

Project Manager &
Landscape Designer



**Heather
Hubble, RA**

Lead Architect



**David Lintott,
LEED AP**

Landscape Designer

Subconsultants

- **Hayes James** (Surveys of existing parks)
- **Ballard*King & Associates** (Operations and maintenance plan; recreation programming)
- **KB Advisory Group** (Demographics analysis)
- **ETC Institute** (Statistically-valid survey)
- **RMPK Funding** (Funding opportunities)

Agenda

- 01 PROJECT BACKGROUND
- 02 COMMUNITY INPUT
- 03 FINAL CONCEPT PLANS
- 04 COST + PRIORITIZATION
- 05 Q+A
- 06 NEXT STEPS





01

Project Background

Timeline

Meeting Goals

Timeline



Goals For Today

GOALS

- Review the community input to date
- Review the final park plans and trail information
- Review and receive input on the draft Cost + Prioritization



02

Community Input Overview

Outreach Efforts

Overview of What We've Heard



Outreach Efforts

ENGAGEMENT TO DATE

- **Steering Committee Meeting #1** - March 30
- **Stakeholder Interviews** - March/April
- **Public Kick-Off Meeting** - April 14
- **Online Input Activity #1** - May 13 - 30
- **Steering Committee Meeting #2** - June 15
- **Tasty Tuesday Pop-Up** - July 13
- **Online Input Activity #2** - July 13- August 17
- **Statistically Valid Survey** - April/June/July
- **City Council Work Session** - August 30
- **City Council Work Session** - September 27
- **Steering Committee Meeting #3** - Oct. 18
- **Fall Festival Pop-Up** - Oct. 29
- **Online Input Activity #3** - Oct. 29 - Nov. 16
- **Steering Committee Meeting #4** - December 8



Overview of What We Heard

PUBLIC INPUT SUMMARY FROM FALL 2022:

Based on input from the pop-up event the Community's top phasing priorities for existing parks include:

Gardner Park



New Play Areas



Bridge Replacement



Sidewalk Connection to Clark Park

- | | |
|---|---|
| 1. New Play Areas (19%) | 7. ADA Improvements to Multiuse Trails (7%) |
| 2. Bridge Replacement (15%) | 8. Improved ADA Access at Parking Lot (7%) |
| 3. Sidewalk Connection to Clark Park (14%) | 9. Fencing Around Stream (7%) |
| 4. Stream Restoration and Stormwater Management (13%) | 10. Sidewalks Along East Atlanta Rd (5%) |
| 5. Sidewalk Connection to Cochran Park (8%) | 11. Enhanced Pedestrian Entrance (2%) |
| 6. New Parking Lot (7%) | |

Steering Committee Highlights:

- Majority felt restoring the streambanks and improving the bridges were high priority.
- Majority highly prioritized adding an additional playground that serves a wide range of age levels and abilities.
- Majority highly prioritized adding more accessible multiuse trails.

Clarke Community Park



Basketball Courts



Expanded Play Areas



New Restroom



Expanded Parking Lot

- | | |
|---|--|
| 1. Basketball Courts (15%) | 8. Tennis/Pickleball Courts (6%) |
| 2. Expanded Play Areas (11%) | 9. Streambank Stabilization/Restoration (6%) |
| 3. New Restroom (9%) | 10. Shaded Porch (6%) |
| 4. Expanded Parking Lot (9%) | 11. Fencing Around Stream (6%) |
| 5. Public Art (8%) | 12. Open Lawn (4%) |
| 6. Tunnel Connection to Gardner Park (8%) | 13. Medium Picnic Shelters (4%) |
| 7. Improved Lighting (7%) | |

Steering Committee Highlights:

- Majority voted to add multipurpose sports courts.
- Voted 50/50 split on basketball vs. tennis/pickleball.
- Majority felt restoring the streambanks and improving the bridges were high priority.
- Majority would utilize a 10 minute walking connection between Clark Park and Gardner Park.

Memorial Park



Splash Pad



Updated Basketball Courts



Trail Improvements
(Reeves Creek Trail extension into neighborhood/ MLK Sr. Heritage Trail)

- | | |
|--|--|
| 1. Splash Pad (17%) | 9. Shade Structures (4%) |
| 2. Community Garden (12%) | 10. Park Expansion and New Main Entrance off MLK Sr. Heritage Trail (4%) |
| 3. Updated Basketball Courts (12%) | 11. Expanded Existing |
| 4. Trail Improvements (11%)
<small>Reeves Creek Trail extension into neighborhood/ MLK Sr. Heritage Trail</small> | 12. Parking Lot (3%) |
| 5. New Restroom (9%) | 13. Flex Lawn (3%) |
| 6. Rain Garden (7%) | 14. Medium Picnic Shelters (3%) |
| 7. Public Art (7%) | 15. Enhanced Existing Park Entrance (1%) |
| 8. Improved Playgrounds (6%) | |

Steering Committee Highlights:

- Highest priorities were more parking/better vehicular access and adding public art.
- Majority preferred the park designs that reoriented the parking lot in the existing park area and added the new parkland.
- Voted 50/50 split on if Memorial Park is a good location for a splash pad.

03

Final Designs

Existing Parks

New Parkland

Proposed Trail Network



Final Park Concepts

MEMORIAL PARK

Key Elements:

- Upgrade and revitalize the existing park area.
- Expand park across to the East in City-owned area across Reeves Creek to create a new park entrance and new park elements.
- Create a trailhead at MLK Senior Heritage Trail and 2nd St.
- Demolish existing restroom and storage buildings in favor of a more centrally located storage and restroom facility.
- Remove (1) existing large pavilion and add medium picnic shelters to provide more rental flexibility.
- Update playground area with full range of age play components and add shade.
- Expand basketball area to two full size courts, and relocate to be accessible and visible from parking lot.
- Add interpretive/wayfinding signage, new shade trees along walking trails, and benches.
- Integrate public art into the park.
- Add a splashpad in new park area.

MEMORIAL PARK – MAP KEY

- A** TRAIL EXPANSION
- B** BASKETBALL COURTS
- C** IMPROVED TOT-LOT
- D** IMPROVED 5-12 PLAY AREA
- E** SPLASH PAD
- F** OPEN LAWN
- G** PUBLIC ART OPPORTUNITY/
WAYFINDING SIGNAGE (TYP.)
- H** MEDIUM PICNIC SHELTER
- I** LARGE PAVILION
- J** RESTROOM
- K** SMALL DOG PARK
- L** LARGE DOG PARK
- M** RAIN GARDEN
- N** FOOD TRUCK PARKING
- O** PARKING AREA
- P** NEW BRIDGE
- Q** PARK EXPANSION LIMITS
- R** NEW MAIN ENTRANCE TO PARK
- S** TRAILHEAD
- T** REEVES CREEK TRAIL
(EXISTING)
- U** BRIDGE (EXISTING)
- V** LARGE PICNIC SHELTER (EXISTING)



Final Park Concepts

CLARK PARK

Key Elements:

- Expand and reconfigure existing parking areas to accomodate more spaces.
- Stream Restoration (erosion control measures and new bridges).
- Add multi-use pickleball/tennis courts.
- Add new restrooms near activity areas.
- Remove large pavilions and cluster new medium picnic shelters to provide more rental flexibility.
- Relocate dog park to behind Merle Manders Conference Center.
- Add interpretive/wayfinding signage, new shade trees, and benches along existing walking trails.
- Expand and update existing playground areas. Add shade to play areas.
- Add community garden.
- Create multi-functional food truck / event space.
- Assess long-term tunnel connection to Gardner Park.
- Add short-term sidewalk connection to Gardner Park.
- Add a canopy ropes course and exercise stations.

CLARK PARK – MAP KEY

- A** TENNIS/PICKLEBALL COURTS
- B** OPEN LAWN
- C** SHADED PORCH
- D** NATURAL PLAY AREAS
- E** EXPANDED PLAY AREA
- F** CANOPY ROPES COURSE
- G** FITNESS STATIONS
- H** TUNNEL CONNECTION TO GARDNER PARK (LONG-TERM)
- I** PUBLIC ART OPPORTUNITY/ WAYFINDING SIGNAGE (TYP.)
- J** MEDIUM PICNIC SHELTER (TYP.)
- K** STREAMBANK STABILIZATION/ RESTORATION
- L** WOOD RAIL FENCE
- M** RELOCATED DOG PARK
- N** COMMUNITY GARDEN
- O** FOOD TRUCK PARKING
- P** RESTROOM
- Q** COMBINED RESTROOM + STORAGE
- R** PARKING AREA (RECONFIGURED)
- S** STONE WALL
- T** BRIDGE REPLACEMENT
- U** PARKING AREA (EXISTING)
- V** WOODLAND TRAIL (EXISTING)



Final Park Concepts

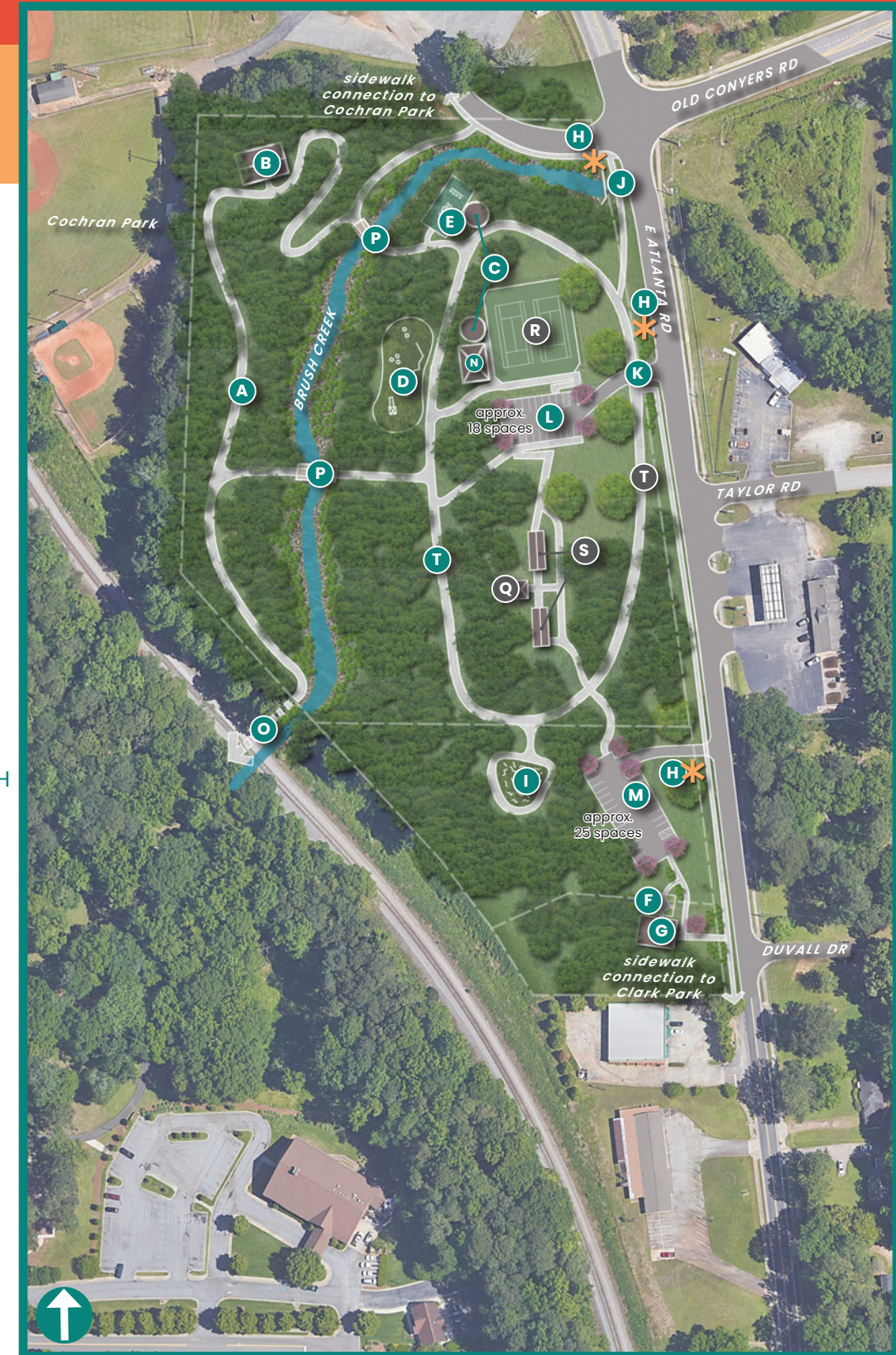
GARDNER PARK

Key Elements:

- Expand the park to the south and add a new park entry and parking lot that provides a better ADA connection.
- Renovate existing building in adjacent parcel to create a community center.
- Provide ADA access to pavilions, tennis courts and playgrounds.
- Stream Restoration (erosion control measures and new bridges).
- Add new restroom near activity areas.
- Expand and update playground areas. Add shade to play areas.
- Add interpretive/wayfinding signage, new shade trees, and benches along existing walking trails.
- Assess long-term tunnel connection to Clark Park.
- Add a short-term sidewalk connection to Clark Park.
- Provide a sidewalk connection to Cochran Park.

GARDNER PARK – MAP KEY

- A** ADA TRAIL EXPANSION
- B** LARGE PAVILION
- C** MEDIUM PICNIC SHELTER (TYP.)
- D** NATURAL PLAY AREA
- E** IMPROVED PLAY AREA
- F** PLAZA/EVENT SPACE
- G** COMMUNITY CENTER (EXISTING BUILDING RENOVATION)
- H** PUBLIC ART OPPORTUNITY/ WAYFINDING SIGNAGE
- I** ROCK OUTCROP
- J** NEW STREAM HEADWALL
- K** ENHANCED PEDESTRIAN ENTRANCE
- L** RECONFIGURED PARKING AREA WITH IMPROVED ADA ACCESS TO PLAY AREAS AND TENNIS COURTS
- M** NEW PARKING LOT
- N** NEW RESTROOM
- O** TUNNEL CONNECTION TO CLARK PARK (LONG-TERM)
- P** BRIDGE REPLACEMENT
- Q** RESTROOM (EXISTING)
- R** TENNIS COURTS (EXISTING)
- S** PAVILION (EXISTING)
- T** TRAIL (EXISTING)



Final Park Concepts

REEVES CREEK TRAILHEAD

Key Elements:

- Add new sidewalk connections to the parking area, fitness area, and proposed sidepath along Flippen Rd.
- Add a new restroom.
- Add shade at the fitness area.
- Add a trailhead information kiosk at the parking area and additional interpretive educational signage along the trail.
- Add bike parking station, benches, and dog waste stations.
- Integrate public art.

REEVES CREEK TRAILHEAD - MAP KEY

- A** TRAILHEAD INFORMATION KIOSK
- B** EXPANDED SIDEWALK CONNECTIONS
- C** SHADE STRUCTURE
- D** BIKE PARKING
- E** PUBLIC ART OPPORTUNITY/
WAYFINDING SIGNAGE
- F** RESTROOM
- G** BENCHES
(EVERY 1/2-MILE ALONG
REEVES CREEK TRAIL)
- H** DOG WASTE STATIONS
- I** INTERPRETIVE EDUCATIONAL
SIGNAGE
- J** TRAIL (EXISTING)
- K** EXERCISE EQUIPMENT
(EXISTING)
- L** PARKING AREA (EXISTING)



New Parkland Considerations

WHEN CONSIDERING BOTH CITY PARKLAND AND COUNTY PARKLAND, STOCKBRIDGE WILL NEED TO ADD* (CAN BE IN VARIOUS SIZES):

TODAY:

CURRENT POPULATION (28,973)

37 acres

ANNEXED POPULATION (35,650)

103 acres

NEW TRAILS

6.28 miles

IN 10 YEARS:

(POPULATION IN 10 YEARS 41,039)

156 acres★

^ 10-year projection includes annexed population, with an annual growth rate of 1.21%.



*Based on NRPA benchmarking

New Parkland Considerations

PROPOSED PARK CLASSIFICATIONS



REGIONAL PARK

50 to 250 acres

(Larger park that offers unique activities and attracts users from a wider driving distance 3+ mi.)



COMMUNITY PARK

20 to 75 acres

(Larger park that serves multiple neighborhoods and drawing from a broader area)



NEIGHBORHOOD PARK

5 to 20 acres

(Park that serves adjacent neighborhoods with more recreation options, like multipurpose lawns, picnic areas and pavilions, walking trails, larger playgrounds, restrooms, and sports courts.)



MINI-PARK / POCKET PARK

< 5 acres

(Small park with limited, passive activities, such as seating, a playground, landscaping, community gardens, or water features.)



NATURAL RESOURCE AREAS/PRESERVE

Varies by type

(Land with important natural, historic, or cultural resources)

New Parkland Advantages



5 NEW COMMUNITY PARKS

- +/- 30 acres.
- Larger parks that serve multiple neighborhoods and draw from a broader area.
- Each park to include a typical set of park elements (playground, open lawn, pavilions, walking paths, benches, restroom). Plus, additional elements specific to each park and community to be decided in a further planning stage.
- Allows for equitable distribution of parks throughout the community.
- Increases park access in areas currently with low access to existing parks to ensure all residents are within a 5 minute drive to a park and significantly increase amount of residents within a 20 minute walk.
- Best scenario for maintenance efficiency.

Recommended New Parkland Programs

COMMUNITY PARK #1

30

ACRES

SPORTS PARK

- (2) Baseball/softball fields
- (2) Playground: Tot Lot and 5-12 ages
- (2) Multi-purpose fields
- (6) Tennis courts
- (6) Pickleball courts
- Food vendor space
- 15% of acreage towards parking

COMMUNITY PARK #2

30

ACRES

MULTI-USE PARK

- Skate park
- Open Lawn
- (2) Multi-purpose fields
- Dog park
- (2) Playground: Tot Lot and 5-12 ages
- Public Art
- Outdoor Pool
- Trails
- 10-12% of acreage

COMMUNITY PARK #3

30

ACRES

NATURE PARK

- Events rental venue
- Open Lawn
- Nature trails
- (2) Playground: Tot Lot and 5-12 ages
- Community Garden
- Natural Resource Area
- Dog Park
- 10-12% of acreage towards parking

COMMUNITY PARK #4

30

ACRES

ADVENTURE PARK

- Nature trails
- Adventure Zone
- Rock Climbing Wall
- Dog Park
- Open Lawn
- (2) Playground: Tot Lot and 5-12 ages
- Natural Resource Area
- 10-12% of acreage towards parking

COMMUNITY PARK #5

30

ACRES

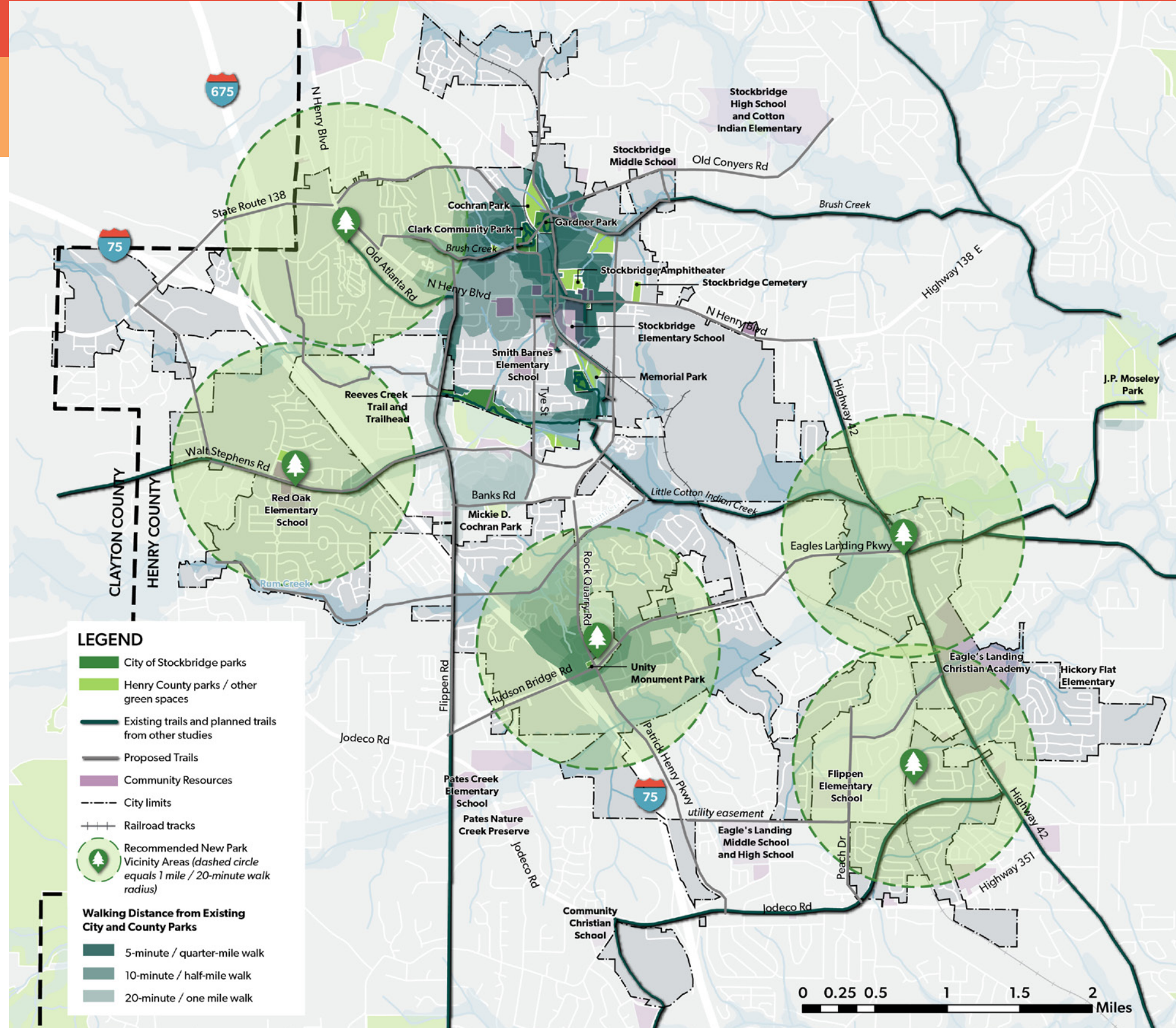
COMMUNITY PARK

- Open Lawn
- (1) Multi-purpose field
- Dog park
- (2) Playground: Tot Lot and 5-12 ages
- Public Art
- Trails
- 10-12% of acreage towards parking

New Parkland

PROPOSED CRITERIA FOR PARK SITE SELECTION

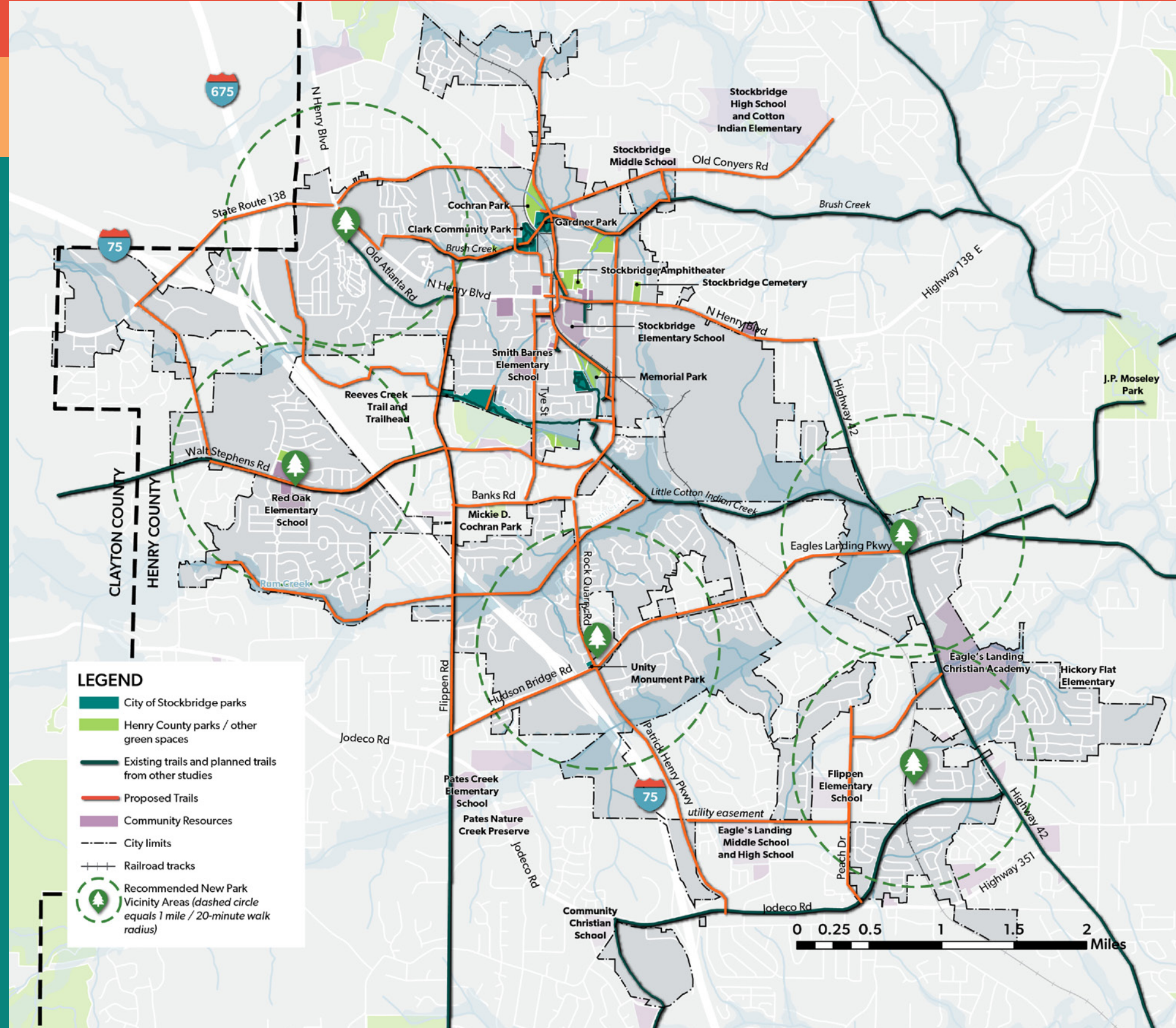
- Equitable distribution throughout the community
- Areas outside of existing 20-minute walkshed
- Areas with residential density
- Areas with high rates of population growth
- Areas with parcels susceptible to change
- Maximize connections to existing and proposed trails



New Trails

NEW TRAILS GOALS

- Connect existing parks to downtown and amphitheater
- Connect to schools, community resources, and public greenspaces.
- Connect to future park spaces.
- Connect to existing and proposed trail network.



04

Cost and Prioritization Overview



Short-Term Phases

OVERVIEW:

- Focus on distributing near term improvements across existing parks
- Provide North-South connectivity between downtown and Clark Park and east-west connectivity between Gardner / Clark Park to surrounding neighborhoods
- Land aquisition for new park

PHASE 1 SHORT TERM | 1-3 YEARS

#	Task	Type	ROM Budget	Funding
1.1	Memorial Park - Decommission Transfer Station	Existing Park	\$ 50,000	SPLOST V \$1,231,554
1.2	Gardner Park - South Parcels Land Acquisition	Existing Park	\$ 395,000	SPLOST V \$1,231,554
1.3	Clark Park Work Phase A - North Side Renovations	Existing Park	\$ 3,298,293	Not Funded
1.4	Memorial Park Work Phase A - West Side Renovations	Existing Park	\$ 3,432,378	Not Funded
1.5	Gardner Park Work Phase A - North Side Renovations	Existing Park	\$ 2,140,334	Not Funded
1.6	Reeves Creek Trailhead Work Phase A - Restroom	Existing Park	\$ 575,842	City Grant
1.7	New Trail - Clark Park to East Atlanta Rd and Downtown	Trails	\$ 1,037,837	TSPLOST \$3,500,000
TOTAL			\$ 10,929,683	\$ 1,482,837

PHASE 2 SHORT TERM | 2-5 YEARS

#	Task	Type	ROM Budget	Funding
2.1	MLK Trail - Extension to Downtown and Neighborhoods	Trails	\$ 1,902,701	TSPLOST \$1,905,000
2.2	Clark Park Work Phase B - South Side Renovations	Existing Park	\$ 2,802,946	Not Funded
2.3	Clark Park Work Phase C - Stream Restoration	Existing Park	\$ 789,385	Not Funded
2.4	Clark Park - Ropes Vendor Selection	Existing Park	\$ 11,500	SPLOST V \$1,231,554
2.5	New Park 1 - Eagle's Landing Area Park Land Acquisition	New Park	\$ 540,000	Not Funded
2.6	New Trail - N Henry Rd Pedestrian Bridge	Trails	\$ 1,415,232	TSPLOST \$800,000
2.7	New Trail - Brush Creek Trail Phase A (Old Conyers Rd to Clark Park including tunnel connector)	Trails	\$ 3,648,154	TSPLOST \$2,400,000
2.8	New Trail - Brush Creek Trail Phase B (Clark Park to N Henry Blvd)	Trails	\$ 1,383,782	Not Funded

Mid-Term Phases

OVERVIEW:

- Land aquisition, design, and construction for two new parks in the Walt Stevens Hwy Area and the Eagle's Landing Pkwy area.
- Final phases of the existing parks
- Trails that achieve additional existing park connections and focus on extending trails to the new parks

PHASE 3 MID TERM 4-7 YEARS				
#	Task	Type	ROM Budget	Funding
3.1	New Park 2 - Walt Stephens Hwy Area Park Land Acquisition	New Park	\$ 390,000	Not Funded
3.2	New Park 3 - Little Cotton Indian Creek Area Park Land Acquisition	New Park	\$ 390,000	Not Funded
3.3	New Trail - East Atlanta Rd Trail (includes Gardner Park to Cochran Park Connector)	Trails	\$ 2,940,538	SPLOST V \$1,231,554, Need more info
TOTAL			\$ 3,720,538	

PHASE 4 MID TERM 4-7 YEARS				
#	Task	Type	ROM Budget	Funding
4.1	Gardner Park Work Phase B - Stream Restoration	Existing Park	\$ 126,899	SPLOST V \$1,231,554
4.2	New Park 1 - Eagle's Landing Area Park	New Park	\$ 11,793,600	Not Funded
4.3	Clark Park Work Phase D - Woodland Area and Dog Park	Existing Park	\$ 1,034,535	Not Funded
4.4	Memorial Park Phase B - Eastside Renovations	Existing Park	\$ 4,509,440	Not Funded
4.5	Gardner Park Work Phase C - South and West Side Renovations	Existing Park	\$ 8,597,534	Not Funded
4.6	Reeves Creek Trailhead Work Phase B - Trailhead Improvements	Existing Park	\$ 294,997	TSPLOST \$2,800,000
4.7	Reeves Creek Trail - Extension to Davidson Pkwy + Neighborhood Connection	Trails	\$ 2,767,565	TSPLOST \$2,800,000
4.8	New Trail - Ward St from Love St to Nolan St/MLK Trail	Trails	\$ 518,918	Not Funded
4.9	New Trail - Hudson Bridge Rd from Flippen Rd to Hwy 42	Trails	\$ 6,054,048	Need more info
4.10	New Trail - Rock Quarry Rd from Banks Rd to Jodeco Rd	Trails	\$ 5,535,130	TSPLOST
TOTAL			\$ 41,232,666	\$ 2,926,899

PHASE 5 MID TERM 4-7 YEARS				
#	Task	Type	ROM Budget	Funding
5.1	New Park 2 - Walt Stephens Hwy Area Park	New Park	\$ 11,793,600	Not Funded
5.2	New Park 3 - Hwy 42/Eagle's Landing Pkwy Area Park Design/Construction	New Park	\$ 11,793,600	Not Funded
5.3	New Trail - Speer Rd from SR 138 to Walt Stephens Rd	Trails	\$ 1,386,927	Not Funded
5.4	New Trail - Old Conyers Rd from E Atlanta Rd to Stockbridge High School	Trails	\$ 2,542,700	Not Funded
5.5	New Trail - Tye St from Banks Rd to N Henry Rd	Trails	\$ 2,075,674	TSPLOST \$2,200,000
5.6	New Trail - Walt Stephens Rd/Red Oak Rd from Speer Rd to Rock Quarry Rd	Trails	\$ 4,843,238	Need more info
TOTAL			\$ 34,435,740	\$ 2,075,674

Long-Term Phases

OVERVIEW:

- Land aquisition, design, and construction for two new parks in the Walt Stevens Hwy Area and the Eagle's Landing Pkwy area.
- Final phases of the existing parks: Gardner Park, Clark Park, Memorial Park, and Reeves Creek Trailhead
- Trails that achieve additional existing park connections and focus on extending trails to the new parks

PHASE 6 LONG TERM | 5-7 YEARS

#	Task	Type	ROM Budget	Funding
6.1	New Park 4 - N Henry Blvd Area Park Land Acquisition	New Park	\$ 390,000	Not Funded
6.2	New Park 4 - N Henry Blvd Area Park Design/Construction	New Park	\$ 11,793,600	Not Funded
6.3	New Trail - SR 138 from Speer Rd to N Henry Rd	Trails	\$ 2,940,538	Not Funded
6.4	New Trail - N Henry Rd from SR 138 to Escalade Dr	Trails	\$ 691,891	Not Funded
6.5	New Trail - Davis Rd from N Henry Blvd to Burke St	Trails	\$ 2,767,565	Need more info
TOTAL			\$ 18,583,594	

PHASE 7 LONG TERM | 7-10 YEARS

#	Task	Type	ROM Budget	Funding
7.1	New Park 5 - Hwy 42/Jodeco Rd Area Land Acquisition	New Park	\$ 390,000	Not Funded
7.2	New Park 5 - Hwy 42/Jodeco Rd Area Park Design/Construction	New Park	\$ 11,793,600	Not Funded
7.3	New Trail - Utility Corridor from Patrick Henry Rd to Peach Dr	Trails	\$ 1,660,539	Not Funded
7.4	New Trail - Peach Dr from Campground Rd to City Limits	Trails	\$ 1,618,082	TSPLOST \$800,000
7.5	New Trail - Wolf Creek from Peach Dr to Eagle's Landing	Trails	\$ 1,107,026	Not Funded
7.6	New Trail - Banks Rd from Flippen Rd to Rock Quarry Rd	Trails	\$ 1,040,196	Not Funded
TOTAL			\$ 17,609,442	\$ 800,000

PHASE 8 LONG TERM | 10+ YEARS

#	Task	Type	ROM Budget	Funding
8.1	New Trail - Flippen Rd from Hudson Bridge Rd to Brush	Trails	\$ 3,929,628	Not Funded
8.2	New Trail - Rum Creek Trail	Trails	\$ 5,396,751	Not Funded
8.3	New Trail - Rock Quarry Rd/Utility Corridor from Banks Rd to Brush Creek (includes connection to Reeves Creek Trail)	Trails	\$ 2,311,546	TSPLOST
8.4	New Trail - N Henry Rd East of Downtown Stockbridge to Hwy 42	Trails	\$ 3,286,483	Not Funded
TOTAL			\$ 14,924,408	

City Council Input

DISCUSSION QUESTION

What is an actionable budget scenario for the next 10 years?

1. Approve the full funding of all phases of work for the next 10 years
2. Approve a partial funding for Phases 1 - 4 (+/- \$68,376,586 with ~\$10,000,000 already funded) for the next 10 years. Leave Phases 5 - 8 as future phases that will be funding driven. Update the Park System Master Plan in 5 years to reassess funding resources.

		TOTAL	AVAILABLE FUNDING
PHASE 1 SHORT TERM 1-3 YEARS	TOTAL	\$ 10,929,683	\$ 1,482,837
PHASE 2 SHORT TERM 2-5 YEARS	TOTAL	\$ 12,493,699	\$ 5,114,201
PHASE 3 MID TERM 4-7 YEARS	TOTAL	\$ 3,720,538	N/A
PHASE 4 MID TERM 4-7 YEARS	TOTAL	\$ 41,232,666	\$ 2,926,899
PHASE 5 MID TERM 4-7 YEARS	TOTAL	\$ 34,435,740	\$ 2,075,674
PHASE 6 LONG TERM 5-7 YEARS	TOTAL	\$ 18,583,594	N/A
PHASE 7 LONG TERM 7-10 YEARS	TOTAL	\$ 17,609,442	\$ 800,000
PHASE 8 LONG TERM 10+ YEARS	TOTAL	\$ 14,924,408	N/A
ALL PHASES	TOTAL	\$ 153,929,770	\$ 12,399,610
		FUNDING NEEDED	\$ 141,530,159

The background of the slide is a photograph of a sun-dappled forest path. A large teal rectangle is overlaid on the left side of the image. Within this teal area, on the far left, is a vertical red strip containing a series of white icons: a sun, a bicycle, a tree, a picnic table, a bench, a campfire, a house, and a plant. The number '05' is displayed in a large, white, outlined serif font in the upper center of the teal area.

05

Next Steps

Next Steps

- TSW will update the Cost and Prioritization section based on approved funding
- TSW's consultant RMPK will determine grant opportunities for the short-term projects (within 5 years)
- TSW will do a final presentation
- For follow-up questions, please email: bbell@tsw-design.com

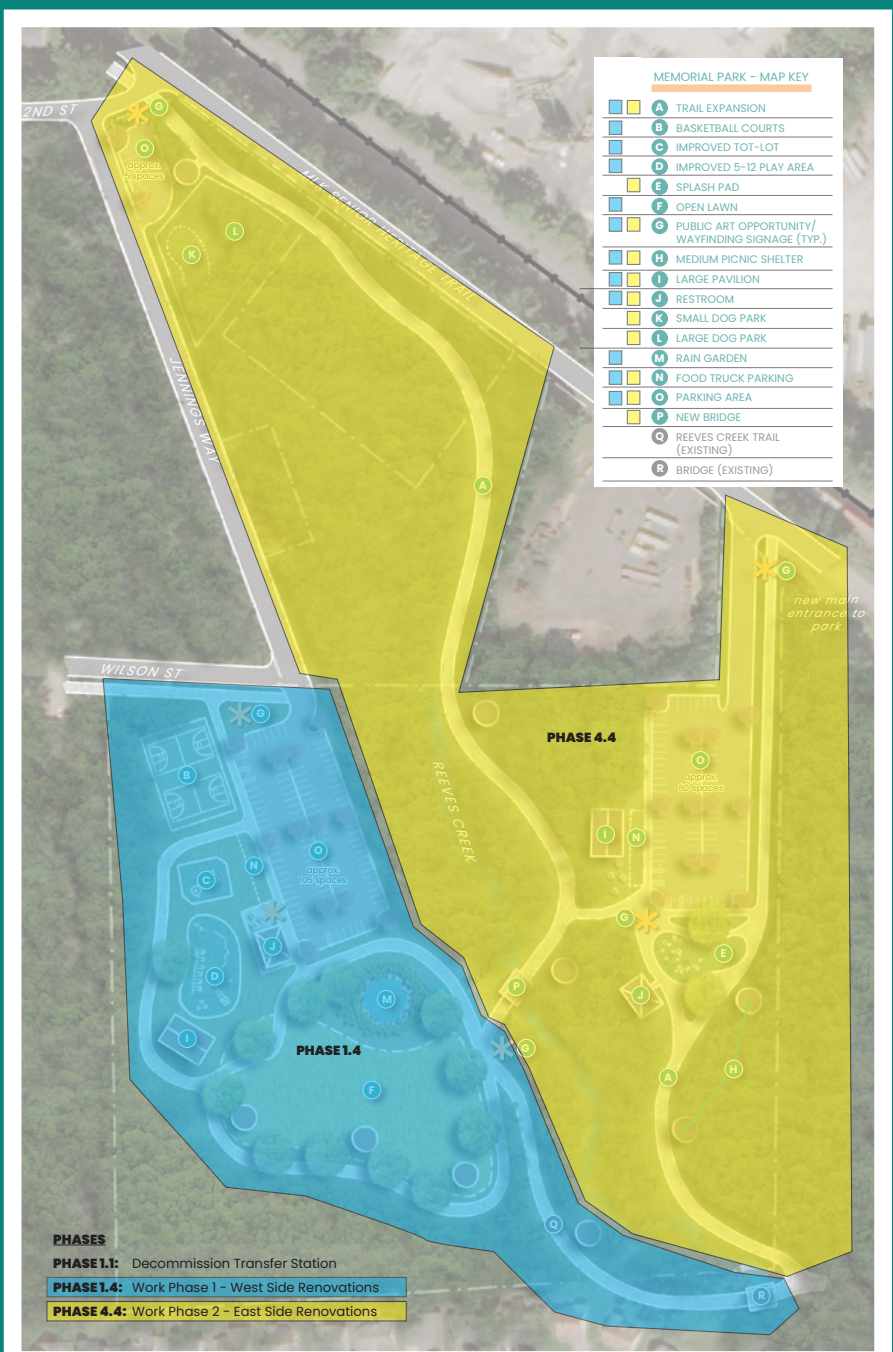
The background of the slide is a photograph of a sun-dappled forest path. A large teal rectangle is overlaid on the left side of the image. To the left of the teal rectangle is a narrow red vertical bar containing a repeating pattern of white icons: a sun, a bicycle, a tree, a picnic table, a bench, a house, and a campfire. The number '06' is written in a large, white, outlined font on the teal background.

06

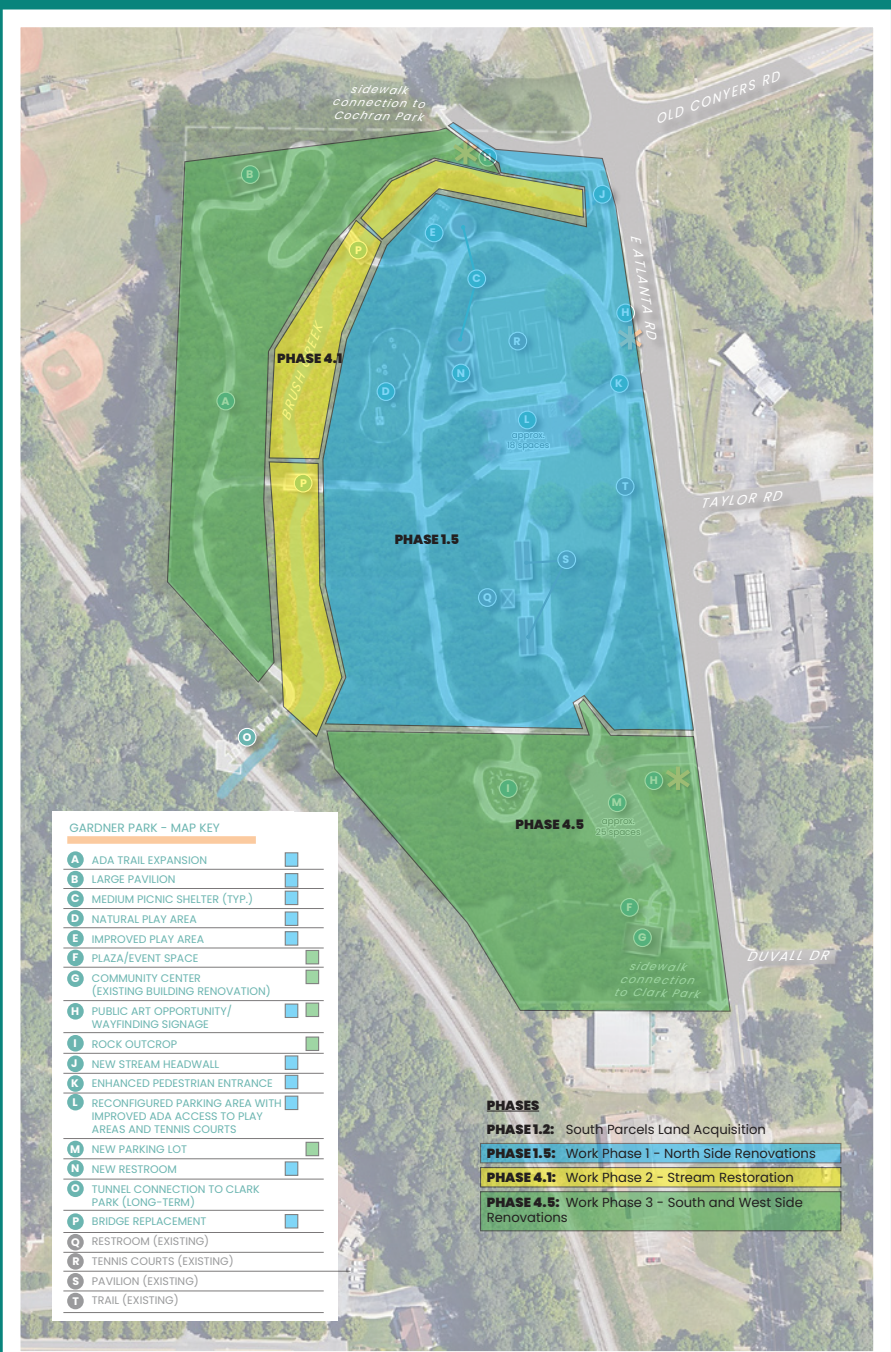
Additional Resources

Existing Park Phasing Diagrams

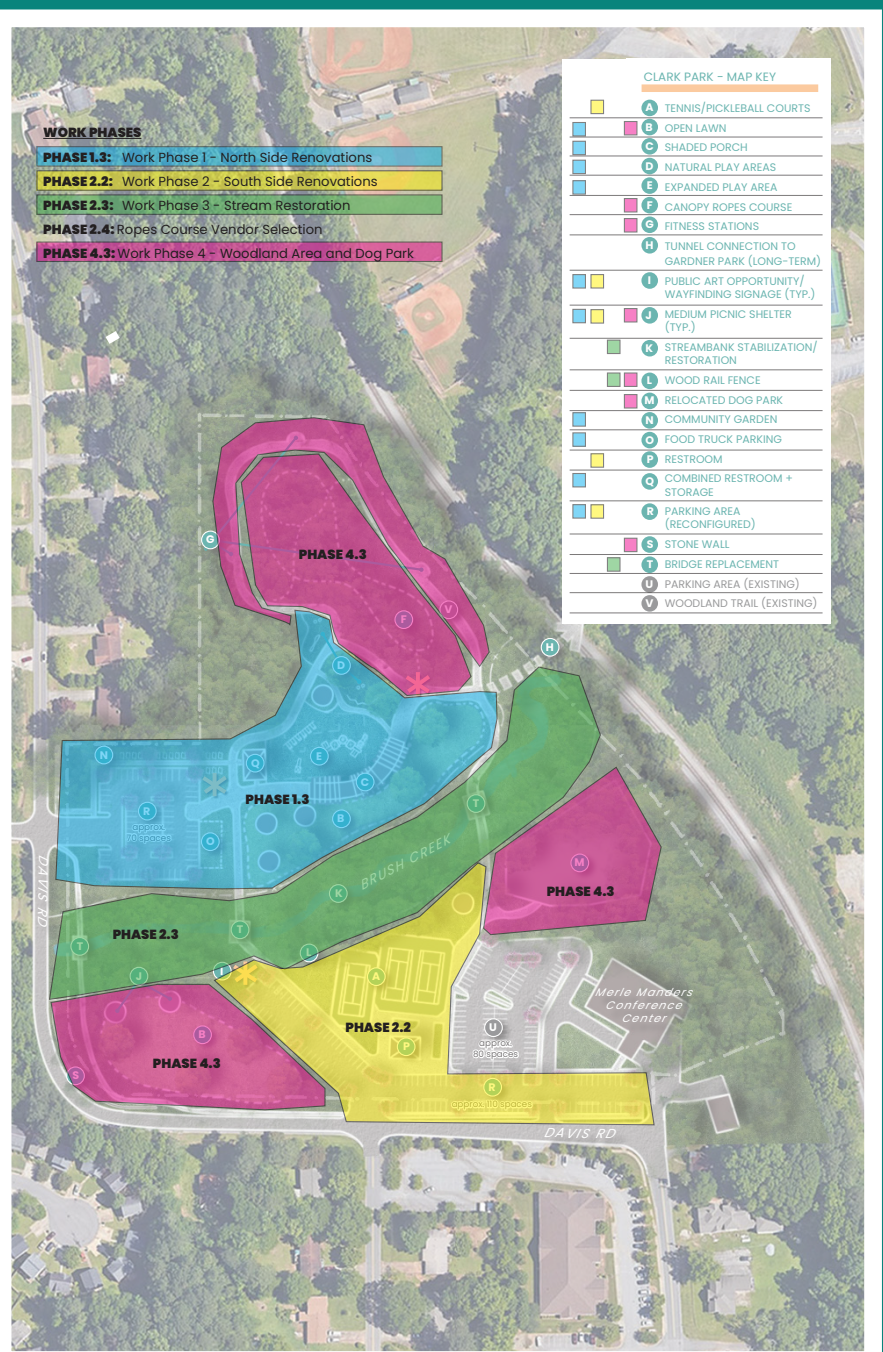
MEMORIAL PARK



GARDNER PARK

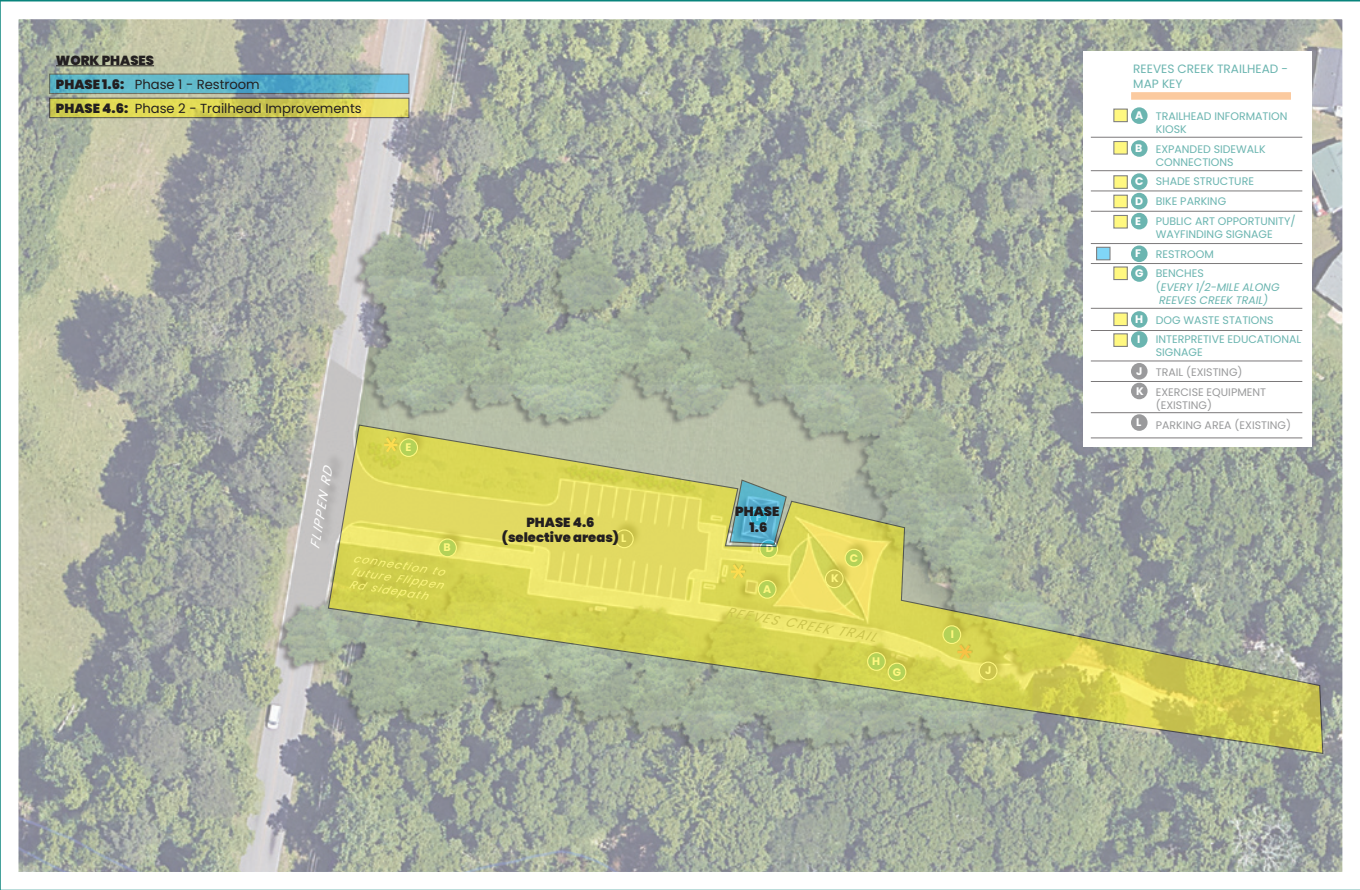


CLARK PARK



Existing Park Phasing Diagrams

REEVES CREEK TRAILHEAD

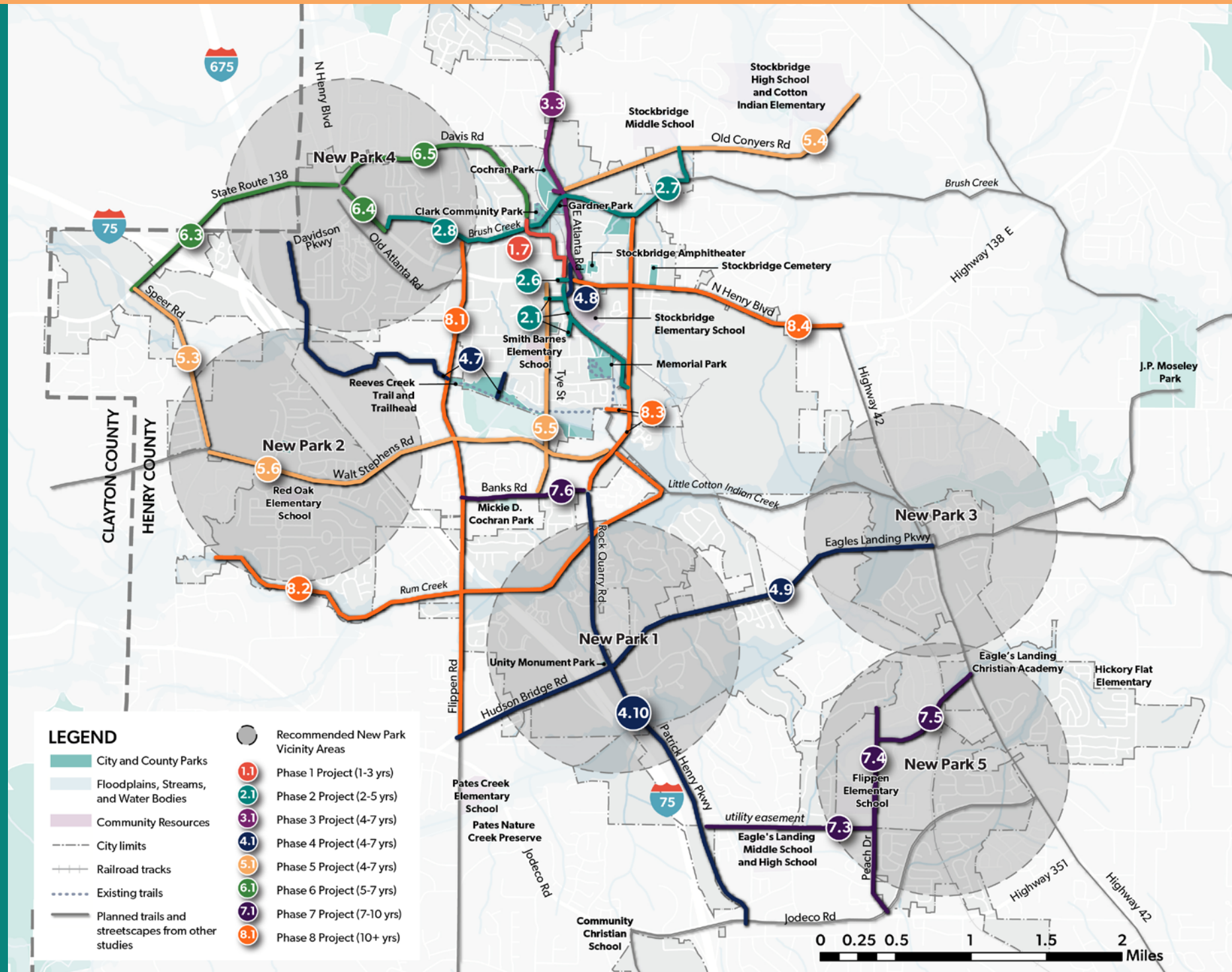


Trail System Phasing Diagram

TRAILS KEY

💰 Funded ⏳ Partially Funded ☐ Funding TBD

- 1.7 **New Trail** - Clark Park to East Atlanta Rd and Downtown 💰
- 2.1 **MLK Trail** - Extension to Downtown and Neighborhoods 💰
- 2.6 **New Trail** - N Henry Rd Pedestrian Bridge ⏳
- 2.7 **New Trail** - Brush Creek Trail Phase A (Old Conyers Rd to Clark Park including tunnel connector) ⏳
- 2.8 **New Trail** - Brush Creek Trail Phase B (Clark Park to N Henry Blvd) ☐
- 3.3 **New Trail** - East Atlanta Rd Trail (includes Gardner Park to Cochran Park Connector) 💰
- 4.7 **Reeves Creek Trail** - Extension to Davidson Pkwy + Neighborhood Connection
- 4.8 **New Trail** - Ward St from Love St to Nolan St/MLK Trail ☐
- 4.9 **New Trail** - Hudson Bridge Rd from Flippen Rd to Hwy 42 ☐
- 4.10 **New Trail** - Rock Quarry Rd from Banks Rd to Jodeco Rd ⏳
- 5.3 **New Trail** - Speer Rd from SR 138 to Walt Stevens Rd ☐
- 5.4 **New Trail** - Old Conyers Rd from E Atlanta Rd to Stockbridge High School ☐
- 5.5 **New Trail** - Tye St from Banks Rd to N Henry Rd 💰
- 5.6 **New Trail** - Walt Stevens Rd/Red Oak Rd from Speer Rd to Rock Quarry Rd ☐
- 6.3 **New Trail** - SR 138 from Speer Rd to N Henry Rd ☐
- 6.4 **New Trail** - N Henry Rd from SR 138 to Escalade Dr ☐
- 6.5 **New Trail** - Davis Rd from N Henry Blvd to Burke St ☐
- 7.3 **New Trail** - Utility Corridor from Patrick Henry Rd to Peach Dr ☐
- 7.4 **New Trail** - Peach Dr from Campground Rd to City Limits 💰
- 7.5 **New Trail** - Wolf Creek from Peach Dr to Eagle's Landing Academy ☐
- 7.6 **New Trail** - Banks Rd from Flippen Rd to Rock Quarry Rd ☐
- 8.1 **New Trail** - Flippen Rd from N Henry Blvd to Brush Creek ☐
- 8.2 **New Trail** - Rum Creek Trail ☐
- 8.3 **New Trail** - Rock Quarry Rd/Utility Corridor from Banks Rd to Brush Creek (includes connection to Reeves Creek Trail) 💰
- 8.4 **New Trail** - N Henry Rd east of downtown Stockbridge to Hwy 42 ☐





City of Stockbridge

AGENDA ITEM

MEETING DATE

08/29/2023

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Mayor Anthony S. Ford

DEPARTMENT:

Governing Body

ITEM/PROJECT/EVENT:

Recommendation to appoint Steaven Misher as the City Poet Laureate.

BACKGROUND INFORMATION:

See page 2

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

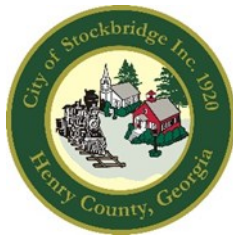
Recommendation to appoint Steaven Misher as the City Poet Laureate.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Steaven Misher is a man with a passion for poetry. He is a poet, a scholar, a family man, a veteran, but most important he is a man of God. He is CEO of The P.O.E.T. Foundation. P.O.E.T. stands for Poetic Outreach that Empowers & Transforms. He is also the cofounder of The Poets' Place, LLC. A former resident of Stockbridge, GA, Steaven won Inspirational Poet of the year and is an author 4 poetry books, his most recent book being " The ABCs Of Black Heroes" . He is a Morehouse Alumnus and has also earned 2 Masters' Degrees from Phoenix University and Clark Atlanta University. He has written and recited poems for all occasions such as anniversaries, graduations, funerals, birthdays, retirements, as well as for special events such the Gospel Choice Awards. Steaven has recited numerous original works for the events in the City of Stockbridge and for such notable dignitaries as Mayor Anthony Ford, City Councilman Alphonso Thomas, Congressman John Lewis, Senator Raphael Warnock and Congressman Hank Johnson, Stacey Abrams, Ambassador Andrew Young, and Dr. Christine King Farris. He is Husband of Dr. Lashonda Misher and proud father of 3 wonderful children. Steaven Misher' s only dream is some day for his poetry to be heard " around the world!"

Staff Signature_____



City of Stockbridge

AGENDA ITEM

MEETING DATE

08/29/2023

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

Homeownership Seminar at the Merle Manders Conference Center (October 7, 2023).

BACKGROUND INFORMATION:

Council consideration to allow the Economic Development Dept. to use the Merle Manders Conference Center (Rooms #1-4) on Saturday, October 7, 2023 from 9 am to 3 pm to host a Homeownership Seminar.

APPROVALS: CITY MANAGER Frederick Gardiner

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Economic Development Staff recommend approval of the request.

Staff Signature Kim Allonce Digitally signed by Kim Allonce
Date: 2023.08.14 15:11:50
-04'00'

Signature: 
Fred Gardiner (Aug 21, 2023 11:22 EDT)

Email: fgardiner@cityofstockbridge-ga.gov

Homeownership Event - Agenda Request Form

Final Audit Report

2023-08-21

Created:	2023-08-21
By:	Kim Allonce (kallonce@cityofstockbridge-ga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA01yGjzEq5md2hypqOXV_Jv0lg2ppEz_i

"Homeownership Event - Agenda Request Form" History

-  Document digitally presigned by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-08-14 - 7:11:50 PM GMT
-  Document created by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-08-21 - 1:49:52 PM GMT
-  Document emailed to fgardiner@cityofstockbridge-ga.gov for signature
2023-08-21 - 1:50:13 PM GMT
-  Email viewed by fgardiner@cityofstockbridge-ga.gov
2023-08-21 - 3:21:53 PM GMT
-  Signer fgardiner@cityofstockbridge-ga.gov entered name at signing as Fred Gardiner
2023-08-21 - 3:22:36 PM GMT
-  Document e-signed by Fred Gardiner (fgardiner@cityofstockbridge-ga.gov)
Signature Date: 2023-08-21 - 3:22:38 PM GMT - Time Source: server
-  Agreement completed.
2023-08-21 - 3:22:38 PM GMT





City of Stockbridge

AGENDA ITEM

MEETING DATE

August 29, 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.

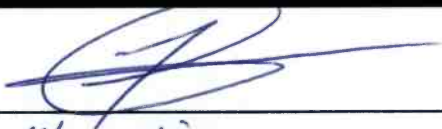
ITEM/PROJECT/EVENT:

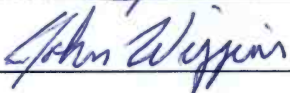
Request for Council's approval of the striping and signage plan prepared by Falcon Design, LLC for the Davis Road/Shield Road/Sentry Oaks intersection.

BACKGROUND INFORMATION:

Public Works staff was tasked with obtaining recommendations to improve the flow of traffic through the 4 way intersection of Davis Road, Shields Road and Sentry Oaks. Falcon Design, LLC prepared 2 options for review. Option I uses standard stop signs and Option II uses solar powered illuminated stop signs.

SIGNATURES:

CITY MANAGER 

CITY TREASURER 

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$26,730/\$ 35,090

ATTACHMENTS: 



CITY OF STOCKBRIDGE, GEORGIA

DAVIS ROAD - SHIELDS ROAD INTERSECTION STRIPING AND SIGNAGE

PRELIMINARY OPINION OF PROBABLE COST



DATE: JULY 14, 2023

BASE COST ESTIMATE					
ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL COST
1	TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE	LS	1.0	\$ 5,000.00	\$ 5,000.00
2	*GDOT "STOP" SIGN R1-1 (36" x 36") - "ALL WAY" SIGN (R1-4)	EA	4.0	\$ 600.00	\$ 2,400.00
3	*GDOT "STOP AHEAD SYMBOL" SIGN W3-1 (36" x 36")	EA	4.0	\$ 500.00	\$ 2,000.00
4	GDOT T-19 "THERMOPLASTIC RUMBLE STRIPS" - WHITE	EA	8.0	\$ 750.00	\$ 6,000.00
5	GDOT 24" WIDE THERMOPLASTIC STOP BARS - WHITE	LF	50.0	\$ 10.00	\$ 500.00
6	GDOT T-13A "STOP AHEAD" THERMOPLASTIC LETTERING - WHITE	EA	4.0	\$ 1,000.00	\$ 4,000.00
7	GDOT T-13A "STOP" THERMOPLASTIC LETTERING - WHITE	EA	4.0	\$ 500.00	\$ 2,000.00
8	GDOT 5" WIDE DOUBLE THERMOPLASTIC CENTERLINE STRIPING - YELLOW	LF	800.0	\$ 3.00	\$ 2,400.00
CONSTRUCTION ESTIMATE					\$ 24,300.00

CONTINGENCY ALLOWANCE @ 10% \$ 2,430.00
ESTIMATED CONSTRUCTION COST \$ 26,730.00

*NOTE: TYPICAL MAINTENANCE REQUIRED FOR SIGN REPLACEMENT EVERY 7-10 YEARS DUE TO REFLECTIVITY OF SIGN SURFACE.

ALTERNATE COST ESTIMATE WITH SOLAR SIGNAGE (STOP ONLY)					
ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL COST
1	TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE	LS	1.0	\$ 5,000.00	\$ 5,000.00
2	*GDOT "SOLAR POWERED STOP" SIGN R1-1 (36" x 36") UPGRADED 8W SOLAR PANEL AND 7.4V / 6600MAH LONG LIFE BATTERY - "ALL WAY" SIGN (R1-4)	EA	4.0	\$ 2,500.00	\$ 10,000.00
3	*GDOT "STOP AHEAD SYMBOL" SIGN W3-1 (36" x 36")	EA	4.0	\$ 500.00	\$ 2,000.00
4	GDOT T-19 "THERMOPLASTIC RUMBLE STRIPS" - WHITE	EA	8.0	\$ 750.00	\$ 6,000.00
5	GDOT 24" WIDE THERMOPLASTIC STOP BARS - WHITE	LF	50.0	\$ 10.00	\$ 500.00
6	GDOT T-13A "STOP AHEAD" THERMOPLASTIC LETTERING - WHITE	EA	4.0	\$ 1,000.00	\$ 4,000.00
7	GDOT T-13A "STOP" THERMOPLASTIC LETTERING - WHITE	EA	4.0	\$ 500.00	\$ 2,000.00
8	GDOT 5" WIDE DOUBLE THERMOPLASTIC CENTERLINE STRIPING - YELLOW	LF	800.0	\$ 3.00	\$ 2,400.00
CONSTRUCTION ESTIMATE					\$ 31,900.00

CONTINGENCY ALLOWANCE @ 10% \$ 3,190.00
ESTIMATED CONSTRUCTION COST \$ 35,090.00

*NOTE: TYPICAL MAINTENANCE REQUIRED FOR SOLAR POWER SIGNAGE INCLUDES RECOMMENDED BATTERY REPLACEMENT EVERY 2-4 YEARS AND COMPLETE SIGN REPLACEMENT EVERY 7-10 YEARS DUE TO LED LIFE EXPECTANCY AND REFLECTIVITY OF SIGN SURFACE.

"STOP AHEAD SYMBOL" W3-1 (36" x 36")
4 - LOCATIONS

GDOT T-13A ("STOP")
4 - LOCATIONS

"STOP" R1-1 (36" x 36")
"ALL WAY" SIGN (R1-4)
4 - LOCATIONS

PROPOSED 24" WIDE THERMOPLASTIC
"WHITE" STOP BAR
4 - LOCATIONS

GDOT T-13A ("STOP AHEAD")
4 - LOCATIONS

5" WIDE THERMOPLASTIC DOUBLE
"YELLOW" CENTER LANE CONTROL
LINE 200 L.F.
4 - LOCATIONS

GDOT T-19 (THERMOPLASTIC "RUMBLE STRIPS")
8 - LOCATIONS. INSTALL AT 100' AND 175' FROM
STOP BARS (TYPICAL)

DAVIS ROAD / SHIELDS ROAD INTERSECTION STRIPING PLAN STOCKBRIDGE, GEORGIA



City of Stockbridge

AGENDA ITEM

MEETING DATE

August 29, 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: Jeremy Goodwin and Skip Layton, Falcon Design, LLC.

DEPARTMENT: Public Works.

ITEM/PROJECT/EVENT:

MLK, Sr. Heritage Trail Community—Stormwater and Pedestrian Improvements

BACKGROUND INFORMATION:

Falcon Design Consultants, LLC will provide project plans and contract documents with technical specifications that includes the construction of stormwater improvements and pedestrian sidewalks within the historic community that is bordered by N Henry BLVD on the north, MLK, Sr. Heritage Trail on the east, Childs Street on the south and Tye Street on the west. Additionally, stormwater and sidewalk improvements will also be developed for Rosenwald Circle west of Tye Street. Due to limited right-of-way and proximity of existing homes to the roadways, sidewalks will be limited to specific roads and maintain a standard 5' width that abuts the new concrete curb and gutter.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ **FINANCIAL IMPACT** ☐ N/A

AMOUNT \$360,000.00

ATTACHMENTS: ☒

To: City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281

Date: July 31, 2023
From: Falcon Design Consultants, LLC

Attn: Mr. Frederick Gardiner, City Manager

Project: **MLK, Sr. Heritage Trail Community – Stormwater and Pedestrian Improvements**

TO No.: **FDC 2023.14**

PROJECT SCOPE: Falcon Design Consultants, LLC (FDC) is to provide project plans and contract documents with technical specifications that includes the construction of stormwater improvements and pedestrian sidewalks within the historic community that is bordered by North Henry Blvd on the north, MLK, SR. Heritage Trail on the east, Childs Street on the south, and Tye Street on the west. Additionally, stormwater and sidewalk improvements will also be developed for Rosenwald Circle that is west of Tye Street. Due to limited right-of-way and proximity of existing homes to the roadways, sidewalks will be limited to specific roads and maintain a standard 5' width that abuts the new concrete curb and gutters. All work within the public rights-of-way will be cleared of existing trees and shrubs that impact construction or vehicle line-of-site for safety. All pedestrian crossings will have GDOT standard striping. Areas behind the new curb and gutters will be backfilled and graded to drain. All disturbed areas will be restored with permanent grassing (sod and/or seed and straw). Utilities will be relocated or adjusted to grade as required by the completed design. Project also includes drainage improvements and upgrades required to cross Tye Street at two separate locations.

***FDC will provide any necessary property acquisition/easement exhibits and legal descriptions required for the construction of the designed project. These documents will be delivered to the City for distribution to the City Attorneys for processing and negotiations with the property owners impacted.**

Below is a list of the roads that are involved in this project and preliminary design requirements:

- **Nolan Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **1st Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Church Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666

CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100

NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

- **Wilson Avenue**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design (from Childs Street to 2nd Street)
- **South Berry Street**
 - New concrete curb and gutter on east side of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
- **MLK, Sr. Heritage Trail**
 - New concrete curb and gutter south side only existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (south side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **2nd Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Rosenwald Circle**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Carrie Mae Lane**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Welch Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Jennings Way**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - Ground penetrating radar utilized to determine limits of existing grave sites
 - New sidewalk extensions and/or stairs to existing access walkways as required by design

- **Wilson Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - Ground penetrating radar utilized to determine limits of existing grave sites
 - New 5' wide sidewalk (one side) with ADA ramps as required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Walker Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New sidewalk extensions and/or stairs to existing access walkways as required by design
- **Childs Street**
 - New concrete curb and gutter both sides of existing roadway
 - New concrete "Dust Pan" drive entrance with transition to existing driveway
 - New storm drainage culverts and basins as/if required by design
 - New 5' wide sidewalk (one side) with ADA ramps as required by design (from Tye Street to Wilson Avenue)
 - New sidewalk extensions and/or stairs to existing access walkways as required by design

REQUIRED TASKS: All work will be performed in accordance with following tasks:

Task – A. Underground Utility Locate:

- Underground utility performed by Utilisurvey, LLC. or approved alternate as a subconsultant to FDC
- Ground penetrating radar

Task – B. Topographic Survey:

- Work to include topographic survey using LIDAR Technology and/or field run survey approximately 60' wide along all roadways and centered upon the existing pavement
- Survey will locate all identified utilities, existing infrastructure, all related structures, and any existing property information related to boundaries and existing easements

Task – C. Right-of-Way and Property Resolution:

- FDC will resolve property boundaries related to existing right-of-way and property lines to generate any required easements and/or property acquisitions.
 - Property resolution involves **approximately 140 individually owned properties** to determine existing right-of-way and property limits.
 - Property acquisition/easements and legal descriptions shall be developed from the data collected and the completed engineering design
 - ***Actual exhibits for easements or property acquisition, with legal descriptions, will be generated as needed for a standard additional fee of \$500/per exhibit**

Task – D. Civil Plans:

- Develop a complete set of construction plans to be utilized for the bidding and construction of the project with all

STOCKBRIDGE OFFICE: 235 Corporate Center Dr., Suite 200, Stockbridge, GA 30281 / Phone: 770.389.8666

CUMMING OFFICE: 500 Pirkle Ferry Road, Suite C, Cumming, GA 30040 / Phone: 678.807.7100

NEWNAN OFFICE: 40 Greenway Circle, Suite A, Newnan, GA 30265 / Phone: 770.755.7978

necessary project related information and details

Task – E. Bid Documents:

- Develop complete Contract Documents and Technical Specifications for the construction and bidding of the project with the City's Procurement Department oversight and direction.

Task – F. Construction Administration:

- Construction phase services and coordination
- Construction observation, as needed
- Submittal reviews
- Process pay requests and change orders
- Construction meetings
- Develop end of project punch list / and closeout documents

FEE PROPOSAL: The budget below includes staff time and expenses necessary to perform the scope of work outlined above.

<u>Design Services:</u>	<u>Estimated Budget</u>
A. Underground Utility Locate and Ground Penetrating Radar:	\$25,000.00
B. Topographic Survey:	\$65,000.00
C. Right-of-Way Resolution:	\$45,000.00
D. Civil Plans:	\$220,000.00
E. Bid Documents:	\$5,000.00
Total:	<u>\$360,000.00</u>
F. Construction Administration: (2.5% of Total Base Bid)	

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner's Staff to complete the project. All additional services provided shall be billed at the hourly rates established by the current on-call engineering contract between the City of Stockbridge and Falcon Design Consultants, LLC.

Schedule:

upon written notice to proceed, FDC will commence the work required for this project within 15 calendar days and all work related to tasks A, B, C, D, and E will be completed within ten months from the start of the design process. This timeframe excludes all time associated with the acquisition of property and/or easements which are the responsibility of the City.



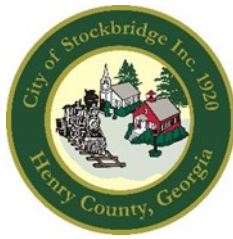
Task Order FDC 2023.14

Authorized:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

Authorized by: _____ Title: City Manager

Print Name: Mr. Frederick Gardiner Date: _____



City of Stockbridge

AGENDA ITEM

MEETING DATE

August 29, 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 IV
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER: Ryan Anderson, Chief Planner

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

This is an amendment of Emergency Building, Permitting & Inspection Services Agreement by and between Bureau Veritas and the City of Stockbridge, Georgia. The Parties entered into Emergency Building, Permitting, & Inspection Services Agreement (the "Agreement") on or about April 10, 2023. The compensation from the City of Stockbridge to Bureau Veritas for Emergency Building, Permitting & Inspection Services will change. The potential changes will save the City up to \$18,800 per month for the duration of the contract.

BACKGROUND INFORMATION:

After the initial one hundred and eighty (180) day period from the Parties' Agreement has concluded, the contract shall be extended for an addition period of one hundred and eighty (180) days. The Agreement shall not be extended or renewed thereafter for any reason. The City may terminate this Agreement, including the Amendment, at any time and for any reason, with or without cause, by providing Bureau Veritas thirty (30) days advance written notice.

SIGNATURES:

CITY ATTORNEY _____

CITY TREASURER N/A _____

CITY MANAGER _____

FINANCIAL IMPACT: N/A

AMOUNT: N/A

ATTACHMENTS: Yes

Task 1 –

Scope of Work:

A. Bidding Assistance:

☐ *Prepare Contract Documents and Technical Specifications for the project suitable for bidding by the City's Procurement Department.*

☐ *Assist the City's Procurement Department with conducting a Pre-Bid meeting for the project.*

☐ *Assist the City's Procurement Department with responses to written questions for the project.*

☐ *Assist the City's Procurement Department with developing project addendums as required.*

☐ *Assist the City's Procurement Department with bid opening.*

☐ *Develop a Bid Tabulation sheet for the project.*

☐ *Assist the City's Procurement Department*

**AMENDMENT OF EMERGENCY BUILDING, PERMITTING & INSPECTION
SERVICES AGREEMENT BY AND BETWEEN BUREAU VERITAS NORTH
AMERICA, INC. AND THE CITY OF STOCKBRIDGE, GEORGIA**

This Amendment (“Amendment”) is made and entered into this _____ day of August, 2023, by and between the City of Stockbridge, Georgia (hereinafter, “City”) and Bureau Veritas North America, Inc. (“Bureau Veritas”). Bureau Veritas and the City are sometimes referred to herein collectively as “Parties.”

WHEREAS, the Parties entered into Emergency Building, Permitting, & Inspection Services Agreement (the “Agreement”) on or about April 10, 2023; and

WHEREAS, the Parties want to amend their Agreement to the limited extent as stated herein.

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. Term of Contract. After the initial one hundred and eighty (180) day period from the Parties’ Agreement has concluded, the contract shall be extended for an additional period of one hundred and eighty (180) days. The Agreement shall not be extended or renewed thereafter for any reason. The City may terminate this Agreement, including the Amendment, at any time and for any reason, with or without cause, by providing Bureau Veritas thirty (30) days advance written notice.

2. Compensation. Section 3 of the Agreement is amended in its entirety and shall now read as follows:

- a. The City shall not pay either the \$10,8000 per month flat fee for in-person permitting or the \$8,000 per month flat fee for combination CBO Building Inspector/Plans Examiner; and
- b. The City and Bureau Veritas shall split evenly (50%/50%) all revenue collected for Bureau Veritas’ work pursuant to this Agreement and Amendment; and
- c. After-Hours Inspections shall be billed at a rate of \$110.00 per hour (2 hour minimum) and weekend/holiday inspections shall be billed at a rate of \$140.00 per hour (2 hour minimum).

3. Effect on Parties’ Emergency Building, Permitting, & Inspection Services Agreement. Other than Sections 1 and 2 herein, this Amendment shall in no way amend, modify, or have any effect on any other provisions of the Parties’ Emergency Building, Permitting, & Inspection Services Agreement and all such terms and provisions shall remain in full force and effect.

4. **Electronic Signature and Counterparts.** This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties agree that the electronic signature of any party to this Amendment shall be as valid as an original signature of such Party and shall be effective to bind such Party to this Amendment. The Parties may execute and electronically deliver copies of this Amendment and/or counterpart signature pages, which electronic copies shall be equally as effective as delivery of originally-executed counterparts.

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

By: _____

CITY OF STOCKBRIDGE, GEORGIA

Dated: _____

By: _____

BUREAU VERITAS NORTH AMERICA,
INC.

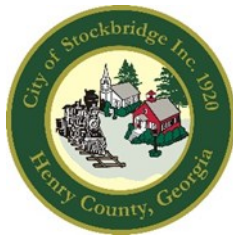
Dated: _____

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

August 29, 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 or TSPLOST
- ☐ ARPA
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Community Development Staff

DEPARTMENT:

Community Development

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2023-01. To consider a text amendment to Section 2.5.2(D)(12) and Section 2.5.3(F)(11) of the UDC to allow smoking establishments (hookah bars/lounges, cigar bars/lounges, and tobacco/vape shops) as ancillary uses to the primary use of a restaurant or lounge, and for other purposes. These uses would allow restaurants and lounges to expand their customer base and offer entertainment. On June 12, 2023, City Council deferred the item until Staff developed regulations governing the uses.

BACKGROUND INFORMATION:

The above uses are currently Prohibited Uses within the Parkway Mixed-Use (PMU) Overlay District and the Downtown Village (DV) Overlay District. Staff recommends approval of TX-2023-01 based on the adoption of the attached regulations governing smoking establishments. PC Action on 05/25/23--The Planning Commission voted to DENY this case. However, the Board had not seen the proposed regulations for smoking establishments, which were prepared after their meeting.

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

TEXT AMENDMENT CASE #TX-2023-01.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

APPROVAL.

Staff Signature_____

Exhibit A

City of Stockbridge Regulations of Smoking Establishments

A. General Definitions

1. Smoking establishment. An establishment in which tobacco products are sold for use or consumption on the premises to persons aged eighteen (18) and older as provided by state law. The term "smoking establishment" includes but is not limited to establishments referred to as smoking, hookah, cigar, or tobacco bars or lounges.
2. Cigar Bar or Lounge: An establishment that is open to the public where cigars are sold for consumption on and off the premises, and space and seating are provided for patrons to sit and smoke cigars.
3. Hookah/Vapor Bar or Lounge: An establishment that is open to the public where hookah, shisha, or vapor products are sold for consumption on and off the premises, and space and seating are provided for patrons to sit and smoke hookah, shisha, or vapor products. Also, the term "hookah" shall refer to any facility or location whose business operation, whether as its primary use or as an ancillary use, is devoted to the on-premises smoking of tobacco or other substances through one or more pipes (commonly known as a hookah, waterpipe, shisha or narghile) designed with a tube passing through an urn of water that cools the smoke as it is drawn through it, including but not limited to establishments known variously as hookah bars, hookah lounges or hookah cafes.
4. Retail tobacco store. A retail establishment that derives more than eighty (80) percent of its gross revenue from the sale of cigars, cigarettes, pipes, or other smoking devices for burning tobacco and related smoking accessories and in which the sale of other products is merely incidental. "Retail tobacco store" does not include a tobacco department, or section of a larger commercial establishment, or of any establishment with a liquor permit, or of any restaurant.

B. Smoking Establishments (Hookah Lounge/Cigar Bar/ Restaurants)

1. Purpose. The purpose of these regulations is to differentiate smoking establishments (hookah bars and cigar bars/lounges) and restaurants with smoking bars as ancillary use from retail tobacco stores, and general retail sales due to their inherent differences in nature, function, and effect; and to establish minimum standards for the operation of smoking establishments in order to minimize adverse effects on surrounding property and ensure the goals of the 2018 City of Stockbridge's Comprehensive Plan to maintain and enhance the community's image and economic vitality are met.

2. Applicability. These regulations shall apply to the defined term of smoking establishments and includes hookah bars, cigars, and restaurants with hookah as an ancillary use.
3. Location. A smoking establishment shall not be permitted to operate on property abutting any property containing a conforming single-family residence, nor within a thousand (1000) foot radius, as measured by a straight line from wall to wall, of any of the following:
 - a) Any other hookah bar or smoking establishment.
 - b) Any public or private school or day care facility.
 - c) Any public park or recreation facility.
 - d) Any religious institution.
 - e) Any sexually oriented business, tattoo or body piercing shop, gun shop, or pawn shop.
4. Hours of operation. A smoking establishment shall not be permitted to operate between the hours of 12 pm and midnight.
5. Minors prohibited. No person under eighteen (18) years of age shall be permitted to enter, work at, or patronize a smoking establishment.
6. Intoxicated persons prohibited. Any person obviously under the influence of any intoxicating drug or beverage shall not be permitted to enter or patronize a smoking establishment.
7. Outdoor activity prohibited. Outdoor activity related to a smoking establishment shall not be permitted.
8. Loitering prohibited. The owner or operator of a smoking establishment shall not permit loitering by persons outside the facility.
9. Ventilation system required. A smoking establishment shall provide adequate ventilation for smoke in accordance with all city, state, and federal laws. The ventilation shall also ensure that smoke from the smoking establishment is incapable of migrating into any other portion of the building hosting the smoking establishment, or into any other building in the vicinity of the hookah bar.
10. Lighting and visibility. No window coverings or window tinting shall be permitted, which prevents visibility of the interior of a smoking establishment from outside the premises during operating hours. The interior of a smoking establishment shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal visual acuity.

Commented [VR1]: What time are you proposing? Of course, midnight and 12 am are the same thing.

Commented [RA2R1]: 12 pm and midnight

C. Annual Permit

1. A person or entity seeking to own or operate a smoking establishment

within the city must receive a smoking establishment permit, to be issued and renewed annually by the City. The City shall review each application, conduct any additional investigation which is deemed reasonable in assessing each application, and maintain a record of any person or entity who has received such a license. This permit is different from a business/occupational tax license or regulatory fee.

2. Based on the findings of the investigation, the City may impose additional conditions upon the smoking establishment's operation which in the discretion of the City are necessary to ensure compatibility with other uses in the vicinity and to ensure the public health, safety, and welfare.
3. The City may deny an application for a smoking establishment for any of the following reasons: the applicant has been convicted of a felony; the applicant is under twenty-one (21) years of age; the applicant has made a false statement in the application for a license; the application on its face indicates that the proposed smoking establishment cannot be operated in accordance with the requirements of this section.
4. A smoking establishment permit may be revoked for any of the following reasons: the owner or operator of the hookah bar violates any requirement of this section; the owner or operator of the hookah bar is convicted of a felony; smoking establishment is not in compliance with one or more of the conditions of its license.
5. Notwithstanding this license requirement and any additional conditions imposed by the City Manager, a smoking establishment shall also obtain all other approvals and permits required by law.
6. Compliance with state and federal laws. A smoking establishment shall follow all state laws pertaining to smoking in a place of employment or in a public place, including as well as all state and federal laws pertaining to the sale or furnishing of tobacco products to minors.
7. A smoking establishment permit is valid from the date of issuance until December 31 of the year applied, unless otherwise suspended or revoked. A valid permit that is not suspended at the time of its expiration may be renewed for a consecutive 1-year period.

D. Occupational Tax Certificate (OTC)

1. Smoking establishment shall be considered regulated businesses as defined by the City of Stockbridge's Code Of Ordinances. The non-refundable annual fee for regulation is 1,500 dollars.

2. Applicants are required to file for a smoking establishment permit with the City of Stockbridge's Business License Division annually.
3. A person or entity seeking to own or operate a smoking establishment within the City must apply for and receive an OTC. The OTC must be issued and renewed annually by the City of Stockbridge's Business Services Division.
4. The City may impose additional conditions upon the smoking establishment's operation which, in the discretion of the City, are necessary to ensure compatibility with other uses in the vicinity and to ensure the public health, safety, and welfare.
5. A smoking establishment OTC may be revoked for any of the following reasons: the owner or operator of the smoking establishment violates any requirement of this section; the owner or operator of the hookah bar is convicted of a felony; the smoking establishment is not in compliance with one or more of the conditions of its license.
6. Notwithstanding this OTC requirement and any additional conditions imposed by the City, a smoking establishment shall also obtain all other approvals and permits required by Ordinances of the City of Stockbridge.
7. Smoking establishments must maintain an active Occupational Tax License from the City of Stockbridge.

E. ELIGIBILITY REQUIREMENTS FOR SMOKING ESTABLISHMENTS

1. Revenue from the sale of food, alcohol, or other beverages is incidental to the sale of tobacco products.
2. Prohibits any food or alcoholic beverage that is not sold directly by the business to be consumed on the premises.
3. Prohibits entry for any person under the age of 18 during business hours.
4. Maintains a valid permit for retail sale of tobacco products required to be issued by the appropriate authority in the city where the establishment is located.
5. Maintains a license (from State Department of Revenue) to sell tobacco.
6. Maintains a valid permit to operate a smoking bar issued by the Department of Revenue.

F. NUMBER OF SMOKING ESTABLISHMENTS PERMITTED

The city shall issue a maximum of six (6) permits for smoking establishments. No additional licenses shall be permitted unless the City of Stockbridge reaches forty thousand (40,000) residents, at which one additional license may be permitted for each six thousand (6,000) residents of the city over the forty thousand (40,000) initial threshold. Lottery format will determine the applicant(s).

G. PERMISSIBLE LOCATIONS

A smoking establishment may only operate in three of the following city zone districts and smoking establishments shall be prohibited in all other city zone districts: C-2, General Commercial; C-3 Heavy Commercial and DT, Downtown District.

H. PERMITTED HOURS OF OPERATION

A hookah parlor shall be permitted to operate seven days a week between the hours of 12:00 p.m. and midnight and shall be prohibited from operating at all other times.

Commented [VR3]: Same as previous comment. What is the correct timeframe?

I. MANDATORY OPERATIONS REQUIREMENTS

1. Minors prohibited.

Persons under the age of eighteen years shall be prohibited from entering, working at or patronizing hookah parlors and hookah parlor owners and operators shall be prohibited from personally soliciting persons under the age of eighteen years to patronize a hookah parlor.

2. Intoxicated persons prohibited

A hookah parlor owner or operator shall not permit any person obviously under the influence of any intoxicating drug or beverage to enter or patronize a hookah parlor.

3. Required Literature

All smoking establishments shall make literature relating to tobacco use easily available to hookah parlor customers at one or more visible locations in the hookah parlor.

4. Required Posting

All smoking establishments shall conspicuously post in at least one location visible from outside of the smoking establishments and one location visible within the smoking establishments signs approved by the City of Stockbridge's Community Development Department advising that products smoked at the smoking establishments are tobacco products and warning of the potential adverse health

consequences attributed to the smoking of the products offered at the smoking establishments.

5. Required ventilation system

Smoking establishments shall provide adequate ventilation and air filtration for the smoke and heating of coals in accordance with all requirements imposed by the building and fire departments, or as otherwise required by state or federal law as well as this code. At a minimum, the ventilation system shall also assure that smoke from the smoking establishment is incapable of migrating into any other portion of the building hosting the smoking establishments or into any other building in the vicinity of the smoking establishment. This is a mandatory requirement for restaurants hosting a hookah bar.

The recommended type of ventilation system is a smoke eater or a similar device that has a High-Efficiency Particulate Air (HEPA) filter technology that has a threshold of 99.97%, which can trap particulates 0.3 microns or larger. A smoke eater is any device that removes smoke and odors from the air. However, smoke eaters are more powerful and have a higher Cubic Feet per Minute (CFM) performance, which is perfect for removing gaseous carcinogens fast and Volatile Organic Compounds (VOC) that are dangerous byproducts of cigar smoke.

The air filtration system is required to have an activated charcoal filtration system. The system can be portable, ceiling mounted or concealed or tied into the building's ventilation system. Smoke eaters should be positioned in an area that allows enough air to tread per square footage, such as suspended solid ceilings or drop ceilings. This type of smart technology also requires adequate filter media to enhance further ambient air quality, such as HEPA filter and Activated Carbon filter. As mentioned, smoke eaters boast high CFM that is conducive to proper air circulation. This is achieved thanks to the type of filter that should be regularly cleaned and replaced to get your air filtration system always working efficiently. The City Marshall may randomly inspect the air filtration system to see if it is operating properly.

6. Compliance with state law

Smoking establishments shall follow all state laws pertaining to smoking in the workplace and places of public accommodation and pertaining to the sale or furnishing of tobacco products to minors.

7. Admission charges prohibited

No admittance fee, cover charge or requirement of any charge or minimum payment as a condition of entry to a Smoking establishment shall be permitted.

8. Indoor operation only

All business-related activities of the Smoking establishment shall be conducted wholly within the building hosting the Smoking establishment. Operation of outdoor barbeques or the lighting of coals outdoors shall not be permitted.

9. Occupancy limits – parking requirement

- i. The maximum occupancy level for a Smoking establishment shall be established by the Fire Marshall.
- ii. Parking shall be provided according to the standard of one parking space for every two hundred square feet of hookah parlor floor area.

10. Loitering prohibited

The hookah parlor owner or operator shall prohibit loitering by persons outside the hookah parlor either on the premises or within fifty (50) feet of the premises.

11. Permit to own or operate a smoking establishment

- i. The applicant for a smoking establishment must apply for an administrative planning/zoning review from the Department of Community Development prior to seeking a permit for a smoking establishment. The applicant must receive a favorable administrative review from the Community Development Department prior to applying for a permit.
- ii. A person or entity seeking to own or operate a smoking establishment must receive a permit from the city, to be issued and renewed yearly by the City of Stockbridge's Business Services Division. The Police shall review each application, conduct any additional investigation which is deemed reasonable by the chief of police in assessing each application, and maintain a record of any person or entity who has received such a permit.

J. DENIAL OF SMOKING ESTABLISHMENT APPLICATION

The City may deny an application for a business/occupational tax license permit for any of the following reasons:

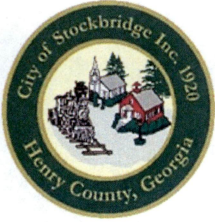
1. The applicant has been convicted of a felony.
2. The applicant is under the age of twenty-one years.
3. The applicant has made a false statement in the application for a permit.
4. The application on its face indicates that the proposed smoking establishment cannot be operated in accordance with the requirements of these regulations,

including but not limited to the requirement that only 6 smoking establishments shall be allowed to operate in the city.

K. REVOCATION OF SMOKING ESTABLISHMENT PERMIT

Smoking establishment permit may be revoked for any of the following reasons:

1. The owner or operator of the hookah parlor violates any requirement of this chapter.
2. The owner or operator of the hookah parlor is convicted of a felony.
3. The hookah parlor is not in compliance with one or more of the conditions of its hookah parlor permit.



City of Stockbridge

AGENDA ITEM

MEETING DATE

08/29/2023

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Renee Wheeler

DEPARTMENT:

Human Resources

ITEM/PROJECT/EVENT:

Council consideration to approve an Ordinance revising the job description for the Deputy City Clerk to align with the current organization of the city and to a hired employee opposed to appointed.

BACKGROUND INFORMATION:

Job Description Attached.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

GRANTS ADMIN.

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:

☐

Job Title: Deputy City Clerk

Job Summary: To perform a variety of highly responsible and complex clerical, secretarial, and routine administrative duties in the City Clerk's Office; prepare agendas and minutes, assume the administrative and statutory responsibilities of the City Clerk when that person is absent.

Class Characteristics: This is the full-performance classification level.

Major Duties:

- Perform a wide variety of complex, responsible, and confidential clerical, administrative, and statutory duties;
- Perform administrative projects for management personnel;
- Research and compile background data;
- Maintain records and files regarding department administrative activities;
- Assists the City Clerk with municipal elections, including issuance of qualification papers and serving as filing officer for required documentation;
- Prepare agendas, assemble meeting packets, attend meetings, take and transcribe minutes, and prepare follow-up correspondence;
- Assists the City Clerk in scheduling matters for consideration by City Council, preparing required public notices for meetings;
- Perform records management duties, including sorting, filing, indexing, purging, scanning, research, and retrieval of documents in paper and digital form;
- Assists the City Clerk in the recording of deeds, easements, rights of way, ordinances, and other legal documents as directed;
- Performs other duties as assigned.

Knowledge Required by the Position:

- Knowledge of or ability to understand and interpret municipal laws, policies, codes, and regulations;
- Knowledge of or ability to understand modern records management techniques;
- Knowledge of or ability to learn the legal requirements related to keeping and preserving council minutes and all official city records;
- Knowledge of or ability to learn the City's organizational structure, departmental functions and inter-relationships;
- Knowledge of or ability to learn risk management;

Job Title: Deputy City Clerk (continued)

- Skill in using a variety of computer programs for administrative functions;
- Ability to communicate clearly and effectively, orally and in writing;
- Ability to read, analyze and interpret complex documents;
- Ability to prepare clear and concise reports and maintain minutes and important records;
- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data;
- Ability to establish and maintain effective working relationships with elected officials, city officials, employees and the public.
- Quick learner and strong computer skills: advanced Microsoft Office skills, especially Microsoft Word and Excel;
- Knowledge of modern office procedures and equipment;
- Consistently demonstrate ability to respond to changing situations in a flexible manner in order to meet current needs, such as reprioritizing work as necessary;
- Ability to take the initiative to make decisions/choices without direct supervision;
- Excellent knowledge of or ability to learn City ordinances, policies and procedures;
- Ability to carry out oral and written instructions;
- Ability to maintain an organized office environment;
- Ability to exercise judgment to resolve constituent inquiries.

Supervisory Controls: The work of this position is performed under the general supervision of the City Clerk.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City ordinances, policies and procedures.

Complexity: Work requires analysis and judgment in accomplishing diverse duties. Work requires the exercise of independent thinking within the limits of guidelines, policies, standards and precedents.

Personal Contacts: Contacts typically occur with co-workers, vendors, city attorney, elected officials, City employees and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems and provide services.

Job Title: Deputy City Clerk (continued)

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Associate's degree or two (2) years of college or technical coursework required supplemented by three (3) years of experience performing administrative support and clerical duties for public officials; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; State of Georgia Municipal Clerk Certification preferred but not required; ability to accurately type a minimum of 45 words per minute; valid State of Georgia Driver's License; valid Notary Public.

Job Title: Deputy City Clerk

Job Summary: To perform a variety of highly responsible and complex clerical, secretarial, and routine administrative duties in the City Clerk's Office; prepare agendas and minutes, assume the administrative and statutory responsibilities of the City Clerk when that person is absent.

Class Characteristics: This is the full-performance classification level.

Major Duties:

- Perform a wide variety of complex, responsible, and confidential clerical, administrative, and statutory duties;
- Perform administrative projects for management personnel;
- Research and compile background data;
- Maintain records and files regarding department administrative activities;
- Assists the City Clerk with municipal elections, including issuance of qualification papers and serving as filing officer for required documentation;
- Prepare agendas, assemble meeting packets, attend meetings, take and transcribe minutes, and prepare follow-up correspondence;
- Assists the City Clerk in scheduling matters for consideration by City Council, preparing required public notices for meetings;
- Perform records management duties, including sorting, filing, indexing, purging, scanning, research, and retrieval of documents in paper and digital form;
- Assists the City Clerk in the recording of deeds, easements, rights of way, ordinances, and other legal documents as directed;
- Performs other duties as assigned.

Knowledge Required by the Position:

- Knowledge of or ability to understand and interpret municipal laws, policies, codes, and regulations;
- Knowledge of or ability to understand modern records management techniques;
- Knowledge of or ability to learn the legal requirements related to keeping and preserving council minutes and all official city records;
- Knowledge of or ability to learn the City's organizational structure, departmental functions and inter-relationships;
- Knowledge of or ability to learn risk management;

Job Title: Deputy City Clerk (continued)

- Skill in using a variety of computer programs for administrative functions;
- Ability to communicate clearly and effectively, orally and in writing;
- Ability to read, analyze and interpret complex documents;
- Ability to prepare clear and concise reports and maintain minutes and important records;
- Ability to maintain confidentiality and exercise considerable skill in handling sensitive information and data;
- Ability to establish and maintain effective working relationships with elected officials, city officials, employees and the public.
- Quick learner and strong computer skills: advanced Microsoft Office skills, especially Microsoft Word and Excel;
- Knowledge of modern office procedures and equipment;
- Consistently demonstrate ability to respond to changing situations in a flexible manner in order to meet current needs, such as reprioritizing work as necessary;
- Ability to take the initiative to make decisions/choices without direct supervision;
- Excellent knowledge of or ability to learn City ordinances, policies and procedures;
- Ability to carry out oral and written instructions;
- Ability to maintain an organized office environment;
- Ability to exercise judgment to resolve constituent inquiries.

Supervisory Controls: The work of this position is performed under the general supervision of the City Clerk.

Guidelines: Guidelines include state and federal laws and regulations governing municipal administration; City and departmental rules and regulations, and City ordinances, policies and procedures.

Complexity: Work requires analysis and judgment in accomplishing diverse duties. Work requires the exercise of independent thinking within the limits of guidelines, policies, standards and precedents.

Personal Contacts: Contacts typically occur with co-workers, vendors, city attorney, elected officials, City employees and the general public.

Purpose of Contacts: Contacts are typically to give and exchange information, resolve conflicts, solve problems and provide services.

Job Title: Deputy City Clerk (continued)

Physical Demands: This work is performed indoors in an office setting and involves occasional light lifting.

Work Environment: This work is performed indoors in an office setting.

Supervisory and Management Responsibility: None.

Minimum Qualifications: Associate's degree or two (2) years of college or technical coursework required supplemented by three (3) years of experience performing administrative support and clerical duties for public officials; or any equivalent combination of education, training, and experience which provides the requisite knowledge, skills, and abilities for this job; State of Georgia Municipal Clerk Certification preferred but not required; ability to accurately type a minimum of 45 words per minute; valid State of Georgia Driver's License; valid Notary Public.