

STOCKBRIDGE CITY COUNCIL

Mayor – At Large
Anthony Ford

Mayor Pro Tem Yolanda Barber
Council District 4

Councilman Elton Alexander
Council District 5

Councilman John Blount
Council District 3

Councilwoman LaKeisha Gantt
Council District 1

Councilman Alphonso Thomas
Council District 2

CITY MANAGER
Frederick Gardiner
CITY CLERK

Vanessa Holiday
CITY TREASURER
Vacant

CITY ATTORNEY
Quinton G. Washington
Samantha Embry

Work Session Meeting Agenda October 30, 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

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.



AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

MONDAY, OCTOBER 30, 2023 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Review of the September 11, 2023 Council Meeting Draft Minutes
- 2 Review of the September 26, 2023 Work Session Draft 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. 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.

CONSENT AGENDA

- 3 Resolution in support of the award of the DD RLF Application by the Downtown Development Authority of Stockbridge for the downtown project located at 132 MLK Senior Heritage Trail, Stockbridge, GA 30281 on behalf of the NOLA Bistro and Daiquiri Bar LLC.

NEW BUSINESS

- 4 Council consideration to approve the Intergovernmental Agreement (IGA) between the City of Stockbridge and the Citywide Development Authority.

- 5 Council consideration to approve submission of a grant application for the Recreational Trail Program for restroom facilities at the west end of Reeves Creek Trail off Flippen Road. The City of Stockbridge will submit a grant application for the Recreation Trail Program with an estimated total project cost of \$450,000. The grant will require a minimum 20% (\$90,000.00) match. The City will commit to a 50% (\$225,000.00) match using SPLOST V funds which will be reimbursed by the grant. The grant application states that if a City commits to more than a 20% required match, the applicant will receive additional scoring points. So the City will commit to a 50% match. - Presented by: Jeremy Goodwin
- 6 Council consideration to approve request from Brentwood Parks HOA Board that the 51% approval of all homeowners to install speed humps be waived and speed humps installed at locations along Brentwood Pkwy and a designated lined crosswalk installed in the amenities area to enable pedestrians to safely cross the road. Homeowners in each individual subdivision along Brentwood Pkwy can still individually petition the city to install speed bumps with 51% homeowner approval per the City of Stockbridge regulations. - Presented by: Decius Aaron
- 7 Council consideration to approve request from The Winding Creek Subdivision HOA for the City to assume the responsibility of paying the monthly street light bill for the subdivision's street lights effective January 1, 2024. The cost is \$1,476.97 per month, \$17,723.64 annually. - Presented by: Decius Aaron
- 8 Council consideration to authorize the Mayor to sign the Transmittal for the update of 2028 City of Stockbridge Comprehensive Plan and submit to the Atlanta Regional Commission and the Georgia Department of Community Affairs for review. - Presented by: Ryan Anderson
- 9 Council consideration to adopt Sanitation Collection Senior Discount Program for qualified senior citizens. Qualifying seniors will receive a **75%** reduction in the annual sanitation fees for their place of residence. To qualify, seniors must: (1) Be age **70** or older; (2) Be the owner and a resident of a single-family dwelling where the discount is requested; (3) The annual household income for the applicant's residence from all sources does not exceed **\$57,200.00**. Income must be confirmed by the most recent tax return; and (4) submit income documentation to the City on or before May 15th. - Presented by: Decius Aaron

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 or contact City Hall offices at 770-389-7900 for updates.

- **Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Nov 2)**
- **Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Nov 10)**

- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Nov 13)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday each month - City Hall Levi Meeting Room (Nov 13)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 21) NOTE DATE CHANGE DUE TO THANKSGIVING HOLIDAY
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (TBA)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford in partnership with S.H.E. 4 Women Veterans Inc. for the S.H.E. Factor Women Veterans Expo & Summit, Saturday, November 4th from 11am - 4 pm at the Merle Manders Conference Center
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation. Please RSVP to: events@cityofstockbridge-ga.gov by Nov. 4
- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th 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

Early voting is underway at the Merle Manders Conference Center located at 111 Davis Rd. Stockbridge, GA from 7am - 7pm through November 3rd. Election Day is Tuesday, November 7th. Please be reminded that election day voting only takes place at your neighborhood polling precinct. Please check your election day voting location at MVP.SOS.GA.GOV

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, SEPTEMBER 11, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – City Treasurer
Quinton Washington – City Attorney

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

The meeting was called to order by Mayor Ford at 6:07 p.m.

Invocation by Mrs. Neeley

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 amend the Agenda to remove Public Hearing Items Regarding the Valley Hill Rd. Development Item # 12, Item #13 and #14 from the Agenda and defer to the November 13, 2023, meeting at the Developer's Request made by Councilman Alexander; seconded by Councilman Blount. The motion passed 4-0.

Motion to amend the Agenda to request use of the Merle Manders Conference Center Lower Level on Monday, October 2nd, for a Council Initiative - 'Breast Friends'-Breast Health Awareness Event and Monday, October 9th, for a Council Initiative - My 'Breast Friends' Mammogram Screening Event in partnership with Women's Imaging Specialists made by Councilwoman Barber; seconded by Councilman Blount. The motion passed unanimously 4-0.

Motion to approve the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 4-0.

Motion to approve the Minutes for the following meetings made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 4-0.

1. July 10, 2023 Council Meeting Minutes
2. July 18, 2023 at 9:00am Millage Rate Public Hearing Minutes
3. July 18, 2023 at 6:00pm Millage Rate Public Hearing Minutes
4. July 25, 2023 Work Session Minutes
5. July 27, 2023 Millage Rate Public Hearing 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

6. Mayor Ford reviewed the 9/11 Remembrance Ceremony, the Swearing In of (8) eight new Youth Council Members, the Constitution Week Proclamation, presented the Workforce Development Month and UpSkill Stockbridge proclamation to Dr. Clark of Southern Crescent Technical College, presented the Hispanic Heritage Month Proclamation to the owners of Rico's Mexican Restaurant, presented a proclamation in Recognition of City Poet Laureate, Steaven Misher and reviewed the swearing in of Citizen-Police Advisory Council Members and Elected Officers.

PRESENTATION

7. Presentation on a public safety camera initiative for high-crime areas and new developments, ordinance best practices, and insights from similar cities.
Presented by: Chief Trammer
Chief Trammer gave an overview presentation regarding surveillance cameras throughout the city.

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

Councilman Blount, Councilwoman Gantt, and Mayor Ford inquired about businesses who already have cameras, the timeline to come into compliance, FLOCK cameras and the associated costs for business owners and residents, especially those neighborhoods without a Homeowners Association and if the cameras would be required for new developments.

Councilman Alexander noted his support all new developments having cameras, and existing neighborhoods should add the cameras.

Chief Trammer noted his department would continue to research and explore and was tasked with preparing Ordinances addressing the inquiries and concerns and return the information to the City Council for consideration.

UNFINISHED BUSINESS

8. Council consideration to approve an Ordinance for the hiring or appointment of the Deputy City Clerk. Option 1 - Hired by the City Clerk. Option 2 - Appointed by the City Council.

Presented by: Vanessa Holiday and Quinton Washington

Ms. Holiday referenced information that had previously been submitted to the Mayor and members of Council where the 500+ cities throughout the State of Georgia had been polled and the responses received all noted the Deputy City Clerk is hired by the City Clerk; noted Georgia Municipal Association officials stated the appointment by Council is not best practice; and noted every Department in the city has the authority to hire staff, including those staff members who are appointed by the City Council, except for the City Clerk.

Councilman Blount called for a Point of Order noting the item was scheduled to be presented by Ms. Wheeler, the city's HR Manager (who was not present), and the City Attorney, and stated the matter should be heard in Executive Session.

Councilwoman Gantt referenced the City of College Park's Ordinance whereas the Council may appoint the Deputy Clerk should the Clerk become ill or have an extended absence, and noting the appointment of the Deputy City Clerk for the City of Stockbridge goes back to the 1930's.

Councilman Thomas referenced several cities who had responded to the polling where it was noted that City Clerk hires their staff in the department and noted every department in the City of Stockbridge has full authority to hire their team, and asked why this department was different.

Attorney Washington noted his research has shown that there is nothing in the Charter, nor is there an Ordinance or a Resolution stating how the Deputy City Clerk position is selected, however, the action would be at the City Council's discretion.

Councilman Alexander noted he also wanted the item to be discussed in Executive Session.

Attorney Washington noted that because there was no specific employee being discussed, the matter does not meet Executive Session rules.

Mayor Ford offered his opinion that the City Clerk should be able to hire staff in the Clerk's Office department.

Motion to approve Ordinance Option 1 authorizing the City Clerk to hire the Deputy City Clerk made by Councilman Thomas; seconded by Mayor Pro Tem Barber. The motion failed 2-3 (Alexander, Gantt and Blount Opposed).

Motion to revisit the item following Executive Session made by Councilman Alexander; seconded by Councilwoman Gantt. Councilman Alexander withdrew the motion.

Motion to approve Ordinance Option 2 authorizing the City Council to appoint the Deputy City Clerk made by Councilman Blount; seconded by Councilwoman Gantt. The motion failed 2-3 (Alexander, Barber and Thomas Opposed).

Motion to reconsider made by Councilman Alexander for Option 2 for the City Council to appoint; seconded by Councilwoman Gantt. There was no vote on the Motion to Reconsider.

Councilman Blount called for a point of order of the Clerk speaking; Mayor Ford overrode the point of order to allow the Clerk to speak.

Councilman Alexander called for an override of the Mayor's decision on the point of order; seconded by Councilman Blount; the vote passed 3-2 (Alexander, Blount, Gantt in Favor) and (Barber and Thomas Opposed).

Motion to approve Option 2 Ordinance for the Council to appoint the City Clerk made by Councilwoman Gantt; seconded by Councilman Blount.

Mayor Ford noted he would use his veto authority should the Ordinance pass.

Attorney Washington noted the Mayor has authority to veto an Ordinance and cannot veto a Resolution.

Councilwoman Gantt rescinded the motion.

Councilman Alexander reserved the right to discuss further, however, to move the process forward, asked the Mayor to call for the vote.

Motion to approve a Resolution authorizing the City Council to appoint the Deputy City Clerk made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 3-2 (Alexander, Blount, and Gantt in Favor) and (Barber and Thomas Opposed).

ITEM UNANIMOUSLY REMOVED FROM CONSENT AGENDA

9. Council Consideration to approve Yellowstone Landscape – Campground Road and Hudson Bridge Median Enhancement payment in the amount of \$70,158.96.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted the request is to approve the payment of the project.

Councilman Blount questioned how the project was completed without funding in place, noting the process is flawed.

Councilman Thomas agreed, noting the work should not have been completed without approval of the Council.

Councilman Alexander noted the project was approved, along with the Hudson Bridge project, however, the funding source needed to be identified, noting the request was to use Tourism dollars, and Mr. Aaron and the city's Treasurer needed to confirm that source.

Mr. Aaron noted he takes full responsibility as he did not bring the item back to the Council after meeting with Mr. Wiggins.

Councilman Blount asked Mr. Wiggins to confirm the amount of funding that could be used on other landscaping projects throughout the city, noting improvements to be done along Eagles Landing Parkway.

Councilman Thomas noted the funding should be divided and shared with each district.

Mayor Pro Tem Barber asked Mr. Gardiner to approve the process, noting the city cannot continue to function this way.

Motion to Approve the payment to Yellowstone made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0. Staff were tasked with reporting back to the Council with the total of the 3% amount in the Hotel/Motel Tourism account and determining what other projects can be completed citywide using this funding source.

CONSENT AGENDA

10. Council consideration to approve the Surplus List of Items from Information Technology and City Hall and place for advertisement on the GovDeals platform for sale as prescribed.
11. Council Consideration to approve UpSkill Stockbridge Memorandum of Understanding (MOU) between the City of Stockbridge and Southern Crescent Technical College for the 2023-2024 Academic Year.

Motion to approve the Consent Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 5-0.

PUBLIC HEARING

12. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02 (Council District 4) - Consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000 in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial.
ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.
13. REZONING CASE #RZ-2023-03 (Council District 4) - Consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc. The property is located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial.
ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.
14. VARIANCE CASE #VR-2023-02 (Council District 4) - Consider a request for a variance to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property is located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. Staff Recommends Approval. Planning Commission Recommended Denial.
ITEM DEFERRED BY THE DEVELOPER TO THE 11/13/2023 MEETING.

NEW BUSINESS

15. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of \$300,000.00. FY2024 Budget.
Presented by: Decius Aaron, Public Works Director
Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.
16. Council consideration to approve Change Order No.1 from Diversified Construction of Georgia for the WWTP Pole Barn Project in the amount of \$181,041.03 for the removal and replacement of unsuitable soils. Funding Source: SPLOST V.
Presented by: Decius Aaron, Public Works Director
Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

17. Council consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee through 12/31/2024.

Presented by: Vanessa Holiday, City Clerk

Ms. Holiday noted there is one vacancy and one applicant.

Motion to appoint Shawana Davis to the Stockbridge Youth Council Advisory Board to serve an unexpired term through 12/31/2024 made by Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

18. Council consideration approve use of the Merle Manders Conference Council consideration to approve use of the Lower Level on Monday, October 2nd, for a Council Initiative - 'Breast Friends'-Breast Health Awareness Event and Monday, October 9th, for a Council Initiative - My 'Breast Friends' Mammogram Screening Event in partnership with Women's Imaging.

Presented by Mayor Pro Tem Barber

Motion to approve made by Mayor Pro Tem Barber; seconded by Councilman Blount. The motion passed unanimously 5-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Sep 12) CANCELED
- 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)
- Stockbridge Citizens-Police Advisory Council Meeting, 1st Thursday of each month - Police Precinct 4545 N. Henry Blvd. Community Meeting Room 6:00 p.m. (Oct 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Oct 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Oct 9)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Oct 13)

ANNOUNCEMENTS OF UPCOMING EVENTS

- Join Mayor Pro Tem Barber for the next District 4 Community Forum on Thursday, September 14th from 6pm - 8pm at the Merle Manders Conference Center located at 111 Davis Rd.
- The Economic Development Strategic Plan Community Consensus Workshop will take place on Thursday, September 14th from 6pm - 8pm via Zoom. Visit our website www.stockbridgega.org to login information.
- Join Councilman Blount for *Bingo Bash*, Wednesday, September 20th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Councilman Alphonso Thomas for the *5th Annual First Responders Appreciation Drive-Thru Luncheon* recognizing the dedication and sacrifice of Henry County's First Responders. The event will take place on 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 the City of Stockbridge for the *Annual BridgeFest Festival* taking place Saturday, September 30th at the Stockbridge Amphitheater. This is a Free Event with Carnival Rides, Food Trucks, Vendors, and a Concert. The gates open at 3:00 pm. Contact the Events Team at 770-389-5982 for more information.
- Join Councilwoman Gantt in partnership with the Southern Crescent Pearls Foundation and AKA Sorority PSI Alpha Omega Chapter for the *Bizness Matters Entrepreneur and Black Business Expo*, Sunday, October 1st from 11am - 5pm at the Merle Manders Conference Center; contact via email: paoblack365@psialphaomega.org for additional information.
- 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

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. Babyface and Stokley on September 16th and Stephanie Mills, Jeffrey Osborne, and Michael Colyar on September 23rd. Be there!

MAYOR'S COMMENTS

Mayor Ford noted COVID-19 is still with us and noted a new vaccine and booster is scheduled to be available within the next few weeks and encouraged everyone to get the vaccinations and boosters to stay healthy, and congratulated Coco Gauff on her recent win of the U.S. Open, the youngest since Serena Williams.

Motion to convene Executive Session for Personnel made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 4-1 (Alexander, Barber, Blount, Gantt In Favor); (Councilman Thomas Opposed).

Motion to approve an Affidavit and reconvene the meeting without action made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Alexander, Barber, Gantt, Thomas) (Blount was not present for the vote.)

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed 4-0 (Alexander, Barber, Gantt, Thomas) (Blount was not present for the vote.) The meeting adjourned at 8:48 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, SEPTEMBER 26, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – City Treasurer
Quinton Washington – City Attorney

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

The meeting was called to order by Mayor Ford at 6:02 p.m.

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.

Motion to amend the Agenda to add item #8 for clarification regarding Reconsideration made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 4-0-1. Alexander, Barber, Blount, and Gantt approved; (Thomas abstained).

Motion to approve the Agenda made by Councilman Blount; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Review of the Minutes – No Action

1. Review of the Draft Retreat Minutes August 10, 2023
2. Review of the Draft Retreat Minutes August 11, 2023
3. Review of the Draft Council Meeting Minutes August 14, 2023
4. Review of the Draft Work Session Minutes August 29, 2023

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

5. Council consideration to approve Task Order No. 44 with Carter & Sloope for Watershed Monitoring and Reporting (2024 – 2026 Monitoring Years) in the amount of \$70,400.00. Funding Source: Sewer Department Budget. Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the EPD requires watershed monitoring and requested approval.

Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mr. Aaron requested a site visit with the Council to determine the trees to be trimmed/cut.

Mayor Pro Tem Barber made a Point of Order to request the Agenda be amended to add the discussion regarding tree trimming and maintenance.

Motion to amend the Agenda to add a discussion for Tree/Trimming and Maintenance around city hall made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Councilman Blount noted there needs to be a plan presented to the Council showing what is to be removed, and why.

Councilwoman Gantt agreed with a site visit to determine what trees need to be removed and/or cut back.

Councilman Alexander referenced pictures sent from 2018 where the area was clear, and not it is not common to have flag poles surrounded by trees.

Mayor Ford agreed, noting flags are generally placed in a cleared area.

Councilman Thomas agrees the area around city hall and along East Atlanta Road needs to be addressed and definitely pruned, noting the cypress trees are expensive, and would be okay with a site visit if necessary.

Motion to cut down the trees around the flagpole and trim the trees along East Atlanta Rd. made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

6. Council consideration to renew the contract with Amazon, which is a Piggyback contract with OMNIA Partners Public Sector, through Prince William County Public Schools in the amount of \$75,000.00 under R21-1386.

Presented by: John Wiggins, Treasurer

Mr. Wiggins noted the plan was reviewed and the amount of the contract is being reduced to \$75,000 based on the usage.

Councilman Blount asked what control mechanism is in place to prevent purchases exceeding \$75,000.

Mr. Wiggins noted a requisition cannot be entered that exceeds the \$75,000 allotted.

Motion to approve made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

7. Council consideration to amend the Downtown Special Events Program to increase the maximum funding amount from \$2,500 to \$5,000 and allowing for up to \$1,500 to be used towards City of Stockbridge fees related to special events such as staffing needs, street closures, security detail, cleaning, and City equipment.

Presented by: Kim Allonce, Economic Development Director

Mr. Allonce the new program is being implemented, and noted that upon review, the current funding will not be sufficient to effectively carry out the goals of the program and engaged the Council in discussion on how the program will be carried out along with the permitting process, noting final approval of each event is at the discretion of the City Manager.

Councilman Alexander suggests the city streamline the process to be more business-friendly and remove the red tape where possible.

Motion to approve with a cap of \$15,000 per year made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

8. Clarification of the Reconsideration of Selection of Deputy Clerk

Presented by Attorney Washington

Attorney Washington noted during the September 11, 2023 meeting, the Council voted 3-2 to move forward with a Resolution for the City Council to continue the process of appointing the Deputy City Clerk and noted during the meeting the Motion to Reconsider had not been voted on by the Council and needed to clarify; and referenced a legal opinion that he had distributed to the Mayor & Council.

Attorney Washington advised the Council of the options:

1. A Resolution for Council to appoint the Deputy City Clerk.
2. The Deputy City Clerk to be hired by the process under the HR and City Manager process.

Motion to issue the directive of the consensus of Council that the staff shall be prohibited from directly hiring anyone for the position of Deputy Clerk and to yield to the will of the City Council to appoint the candidate of our choice made by Councilman Alexander; seconded by Councilman Blount. The motion passed 3-2 Alexander, Blount and Gantt approved; Barber and Thomas opposed.

Mayor Pro Tem Barber asked if the action taken means the City Clerk is not authorized to hire the Deputy Clerk.

Attorney Washington confirmed that is the action; noting one Council cannot bind another Council.

Councilwoman Gantt asked Attorney Washington if the Council needed to vote on the original motion to reconsider from the September 11, 2023 meeting.

Attorney Washington stated the motion was taken up by the Chair, and the motion can either die or bring it back; and further stated there was no action taken by the Council and the intent was clearly expressed, and there are no pending motions.

Mayor Ford suggested moving on, noting the will of the Council.

Councilman Blount noted he wants the matter to be clean, cut, and dry, and asked Attorney Washington if there were any flaws in the process.

Attorney Washington noted there has been a final point of clarification made.

Councilman Blount stated that if the matter was legally clear, the item should not have been presented to the Council on the Agenda tonight and asked the City Clerk if there were any flaws in the process tonight.

Ms. Holiday's response was to defer to Legal Counsel, as she cannot overrule Legal.

Attorney Washington stated the Council does not need to vote on the Reconsideration motion made by Councilman Alexander at the September 11, 2023 meeting.

ANNOUNCEMENTS OF UPCOMING MEETINGS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change or contact City Hall offices at 770-389-7900 for updates.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. (Oct 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Oct 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Oct 9)
- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Oct 10)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Oct 13)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Oct 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month - Levi Meeting Room - City Hall (Oct 17)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber 4th Thursday of each month– (Oct 26)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Oct 31)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the *Annual BridgeFest Festival* taking place Saturday, September 30th at the Stockbridge Amphitheater. This is a Free Event with Carnival Rides, Food Trucks, Vendors, and a Concert. The gates open at 3:00 pm. Contact the Events Team at 770-389-5982 for more information.
- Join Councilwoman Gantt in partnership with the Southern Crescent Pearls Foundation and AKA Sorority PSI Alpha Omega Chapter for the *Bizness Matters Entrepreneur and Black Business Expo*, Sunday, October 1st from 11am - 5pm at the Merle Manders Conference Center; contact via email: paoblack365@psialphaomega.org for additional information.
- Join Mayor Pro Tem Barber for the 'Breast Friends' Breast Health Awareness event on Monday, October 2nd at the Merle Manders Conference Center Lower Level and again on October 9th for the 'My Breast Friend' mammogram screening event in partnership with Women's Imaging Specialist. There are 20 slots available for women who are uninsured.
- Join Councilman Alexander for the District 5 Jodeco Rd. Community Clean Up – Saturday, October 7th from 9am – 11am. Meet at Hardee's on Jodeco Rd.
- Join Councilman Blount for *Bingo Bash*, Wednesday, October 18th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, October 23rd from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Join Councilwoman Gantt for the 2023 Fall Festival on Saturday, October 28th at Clark Park from 12pm – 4pm. This is a Free Event with free candy, games and a costume contest, and Food Trucks will be on site.

- 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

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

MAYOR'S COMMENTS

Mayor Ford noted COVID-19 is still on the rise and encouraged everyone to get their vaccinations and boosters to stay healthy as the flu season approaches; noted Costco is having their grand opening at the Bridges of Jodeco on Thursday, November 16th; referenced the Candidate Forum taking place on Tuesday, October 10th with Stockbridge municipal candidates and will be hosted by an AJC journalist; and reminded everyone about the upcoming Free BridgeFest event and to get your ticket to secure seating.

Motion to convene Executive Session for Personnel made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed 3-2 Alexander, Blount and Gantt Approved; Barber and Thomas Opposed. Councilman Thomas exited the meeting during Executive Session.

Motion to adjourn Executive Session with an Affidavit and reconvene the meeting made by Councilman Blount; seconded by Councilwoman Gantt. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote.

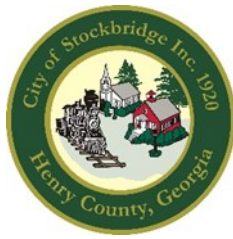
Motion to transfer properties: 108 First Street, 142 Wilson Avenue and 4498 North Henry Blvd. to the URA made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote.

Motion to adjourn made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed 3-0. Alexander, Blount and Gantt Approved; Barber and Thomas were not present for the vote. The meeting was adjourned at 9:00 p.m.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

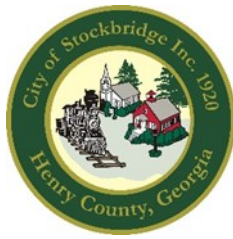
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ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



City of Stockbridge

AGENDA ITEM

MEETING DATE

10/31/2023

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
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- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Kim Allonce

DEPARTMENT:

Economic Development

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT \$

ATTACHMENTS:



ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature Kim Allonce Digitally signed by Kim Allonce
Date: 2023.10.09 10:40:11
-04'00'

Signature: 
Frederick Gardiner (Oct 19, 2023 08:20 EDT)

Email: fgardiner@cityofstockbridge-ga.gov

Signature: 
Samantha Embry (Oct 9, 2023 14:17 EDT)

Email: quinton@washingtondreyer.com

COS and CDA IGA Agenda Request Form

Final Audit Report

2023-10-19

Created:	2023-10-09
By:	Kim Allonce (kallonce@cityofstockbridge-ga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzipXp1fcG2kGltehNrkVXpGJuFagF9RA

"COS and CDA IGA Agenda Request Form" History

-  Document digitally presigned by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-10-09 - 2:40:11 PM GMT
-  Document created by Kim Allonce (kallonce@cityofstockbridge-ga.gov)
2023-10-09 - 2:41:05 PM GMT
-  Document emailed to fgardiner@cityofstockbridge-ga.gov for signature
2023-10-09 - 2:41:31 PM GMT
-  Document emailed to quinton@washingtondreyer.com for signature
2023-10-09 - 2:41:31 PM GMT
-  Email viewed by quinton@washingtondreyer.com
2023-10-09 - 6:16:42 PM GMT
-  Signer quinton@washingtondreyer.com entered name at signing as Samantha Embry
2023-10-09 - 6:17:09 PM GMT
-  Document e-signed by Samantha Embry (quinton@washingtondreyer.com)
Signature Date: 2023-10-09 - 6:17:11 PM GMT - Time Source: server
-  Email viewed by fgardiner@cityofstockbridge-ga.gov
2023-10-19 - 12:16:52 PM GMT
-  Signer fgardiner@cityofstockbridge-ga.gov entered name at signing as Frederick Gardiner
2023-10-19 - 12:20:38 PM GMT
-  Document e-signed by Frederick Gardiner (fgardiner@cityofstockbridge-ga.gov)
Signature Date: 2023-10-19 - 12:20:40 PM GMT - Time Source: server
-  Agreement completed.
2023-10-19 - 12:20:40 PM GMT



Adobe Acrobat Sign

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this "Agreement") is made and entered into on this ____ day of _____, 2023, by and between the CITY OF STOCKBRIDGE, GEORGIA (hereinafter referred to as the "City"), and CITY OF STOCKBRIDGE DEVELOPMENT AUTHORITY d/b/a Stockbridge Citywide Development Authority (hereinafter referred to as the "Authority"); collectively referred to as "the Parties."

WHEREAS, the City is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the Authority is a "public body, corporate and politic" instrumentality and political subdivision of the State of Georgia established pursuant to the Official Code of Georgia Annotated ("O.C.G.A."), §36-62-1, *et seq.*, (the "Development Authorities Law"), created for the purpose of developing and promoting, for the public good and general welfare, trade, commerce, industry, and employment opportunities, within the City of Stockbridge (collectively, "economic development"); and

WHEREAS, pursuant to Article IX, § IV, ¶ II of the Constitution of the State of Georgia of 1983, as amended, the City is authorized to expend funds to perform any public service or public function as authorized by the Constitution or by general law; and

WHEREAS, the Development Authorities Law authorizes the City to provide financial support to the Authority to enable the Authority to fulfill its public mission of fostering economic development within the City of Stockbridge; and

WHEREAS, the City and the Authority desire to memorialize an agreement by and between them as such relates to the City providing the Authority with (a) support services in the form of personnel and staffing; (b) office space and equipment or funding equivalent therefor; (c) funding for operational expenses related to maintaining an office space along with the necessary equipment to make such space appropriately functional; (d) funding for the development and implementation of the Authority's economic development strategy to include (i) economic development services and related activities, and (ii) support for such economic development services to include financial incentives, and such other ancillary and related activities, among other things; and

WHEREAS, pursuant to Article IX, § III, ¶ I (a) of the Constitution of the State of Georgia of 1983, as amended, the City is authorized to contract with any public authority for a period not exceeding fifty (50) years for joint services, for the provision of services, or for the joint or separate use of facilities or equipment, provided that such contract deals with activities, services or facilities which the contracting Parties are authorized by law to undertake or provide; and

WHEREAS, in consideration of the Authority providing ongoing promotion, marketing, advocacy, revitalization, and economic development services for the City and its citizens within the incorporated area, the City has agreed to provide certain funding to the Authority and, from

time to time, to convey City owned property to the Authority for such economic development purposes pursuant to the terms and conditions as authorized by the Development Authorities Law, the 1983 Georgia Constitution, as amended, and as may be agreed to by the Parties.

NOW, THEREFORE, for due and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the Authority agree as follows:

ARTICLE I: PURPOSE OF AGREEMENT

The purpose of this Agreement shall be to establish the parameters under which the Authority operates as it endeavors to facilitate the revitalization and development of underutilized and underdeveloped areas in the City, attract private investment, strengthen the City's economic base and tax digest, attract new industries, create jobs, and benefit the residents and citizens of the City.

ARTICLE I: ECONOMIC DEVELOPMENT SERVICES

Section 1.1 Appointment as Principal Economic Development Agency. The City hereby designates the Authority as the City's non-exclusive economic development agency. The Authority hereby covenants and agrees to promote and pursue, for and on behalf of the City, economic development and related activities as described herein and as otherwise allowed by applicable law and such other incentives and services may be modified, adjusted and enhanced from time to time in the furtherance of such objectives through coordination of the Authority with Mayor and Council.

Section 1.2 Economic Development Services and Related Activities. In consideration of the payments and appropriations made by the City under this Agreement, and the other promises and commitments made hereunder, the Authority agrees that it shall undertake the following activities:

A. The Authority shall serve as an economic development agent for the City exercising its powers under O.C.G.A. § 36-62-1 et seq. (the Development Authorities Law) and Article IX, § VI, ¶ III of the Constitution of the State of Georgia of 1983, as now exists and as may be amended in the future for the benefit of the City and the citizens thereof.

B. The Authority may assist in the creation of such tax allocation districts as may be deemed necessary or prudent or otherwise provide for tax abatement programs in furtherance of economic development in the City.

C. The Authority may enter into and execute any contracts, leases, mortgages, or other agreements, including agreements with bondholders or lenders, determined by the Authority to be necessary or convenient to foster economic development in the City. All

such contracts, leases, mortgages, or other agreements which impose upon the Authority any monetary obligation which cannot be satisfied without money from the City's budget or from income derived by the sale or lease of property held in the name of the Authority shall be approved by the City prior to being entered into by the Authority.

D. From time to time, the Authority may acquire property, real or personal, or interests therein, for redevelopment and development purposes, and use or dispose of such property or interests, either through the City or directly with private parties.

E. The Authority may conduct other planning and implementation activities as are deemed necessary and prudent, including planning and predevelopment activities such as site analysis, environmental analysis, development planning, market analysis, financial feasibility studies, preliminary design, zoning compliance, facilities inspections, and overall analysis of proposed redevelopment plans to ensure consistency with the City's overall goals and short term and long-range plans.

F. The Authority may negotiate and enter into public-private ventures, provide loans to private enterprises, and enter into intergovernmental and other agreements as needed.

G. The Authority shall perform such other related and incidental powers necessary to carry out the above functions.

ARTICLE II: FUNDING AND APPROPRIATIONS

In consideration of the services and commitments made by the Authority herein, the City shall appropriate funds to be used by the Authority, or on its behalf, in carrying out the development goals set forth in this Agreement and in carrying those functions and activities provided for the Agreement.

Section 2.1. Annual Budget Appropriations. The City hereby covenants and agrees to budget, appropriate and fund the operations of the Authority each fiscal year during the Term of this Agreement. The Initial Budget of \$45,000 as funded by the City may be amended from time to time. The amount for the fiscal year beginning January 1, 2024, shall be \$75,000 or such other amount as the City may approve. For each subsequent annual period January 1 through December 31, the City agrees to include the Authority in its annual budget process in the same or similar manner as City departments and provide adequate notice to the Authority to allow participation in the same. Upon appropriation, the City may make payment to the Authority on January 1, 2024, to allow the funding of the Authority's operations. Such funding may be in addition to any amounts received by the Authority for services outside of this Agreement or supplemental services as provided herein.

Section 2.2. Additional Funding. In addition, from time to time during the term of this Agreement, the City may review the progress by the Authority and the financial condition of the Authority and may appropriate additional funds for use by the Authority. The City will consult in good faith with the Authority regarding the appropriate level of appropriation, and will, in all events, appropriate sufficient funds to meet all contractual obligations of the Authority.

Section 2.3. Fees and Commissions. In addition to any other funding, disbursement or appropriations from the City, the Parties recognize and agree that, as consideration for its role and the expenditure of its time and resources, the Authority may earn and be entitled to receive a fee of eight (8) percent on all real estate sales or transactions it facilitates on behalf of the City. The Authority may similarly earn a fee of two (2) percent or Twenty-Five Thousand Dollars (\$25,000), whichever is lower, on all bonds, tax abatements, or other public finance transactions it facilitates on behalf of the City.

Section 2.4. Annual Audit. The Authority shall cooperate with the City and provide any requested documents required in connection with the annual audit.

Section 2.5. Quarterly Report. Within fifteen (15) days after the end of each fiscal quarterly period of each fiscal year of the Authority, commencing with the first fiscal quarter after the date of this agreement, the Authority Chair shall prepare and submit to the Mayor and City Council a quarterly report, which shall provide an update on the Authority's operations, current and prospective projects, other business of the Authority, and any other reasonable information the City may request, insofar as such information reasonably relates to the City, within fifteen days prior to the end of the applicable fiscal quarterly period.

ARTICLE III: DEVELOPMENT AUTHORITY OPERATIONS

Section. 3.1. Provision of Office Space. The City expressly authorizes the Authority to utilize City Hall for its meetings and other operational purposes, including but not limited to, conference rooms, audio visual equipment, file storage and offices.

Section 3.2. Provision of Administrative Services. The City may provide the Authority reasonable access to and use of City administrative services, including but not limited to, the City's website, IT support, office equipment, tools and programs, such as email, calendaring and electronic storage of records. The City may appoint one staff member to function as the Authority's Clerk, who shall be responsible for the recording and maintenance of all Authority minutes, records, contracts and other official documents, and for ensuring the Authority's compliance with state law meeting requirements, state law records requirements, and applicable City ordinances.

Section 3.3. Provision of Staff Services. During the term of this Agreement, the City may provide the Authority with certain City staff and employees to perform tasks to support the Authority's operations ("City Staff Services"). The Authority's use of City Staff Services shall not unreasonably interfere with City operations and may provide competent and timely services to the Authority. The City shall retain responsibility for the payment of City Staff Services, including but not limited to, salaries, benefits (such as insurance and retirement costs), and other

remuneration, costs and expenses (whether direct or indirect) which shall not be subtracted from the Authority's annual budget or other appropriations as provided herein.

Section 3.4. Legal and Professional Services. The Authority shall appoint and retain its own attorney to provide legal services to the Authority. Further, the Authority shall hire and retain such other professionals, including but not limited to financing, real estate, and marketing professionals to assist the Authority in fulfilling its responsibilities as provided by law. For purposes of clarification and without intending to limit any other provision in this Agreement, the Parties each covenant and agree that each member of the Loaned Staff will be expected to provide the Authority with competent and timely services, performed in a manner sufficient to allow the Authority to fulfill its public purpose and economic development objectives.

ARTICLE IV: PROJECTS

Section 4.1. Initiation of Projects. The Authority shall have the right to initiate any Project as allowed by and within the parameters of the Development Authorities Law. Whenever the Authority identifies a prospect for a targeted industry that involves the use or development of City-owned property, the Authority shall request approval from the City to convey all or a portion of such property to the Authority for marketing and development purposes; provided that nothing shall preclude the City from requesting the Authority to market and develop City-owned property or otherwise conveying City-owned property to the Authority for marketing and development purposes.

Section 4.2. Disposition of Property. Whenever the Authority disposes of property that has been conveyed to the Authority by the City for economic development purposes, the Authority shall distribute sixty percent (60%) of the net proceeds from any such disposition to the City and the Authority shall retain forty percent (40%) of such net proceeds. Notwithstanding the foregoing, whenever the Authority disposes of property that the Authority has acquired on its own, the Authority shall retain one hundred percent (100%) of the net proceeds from such disposition. For purposes of this agreement, "dispose" shall include any sale or long-term lease of property. For purposes of this agreement "net proceeds" shall mean the gross proceeds less all necessary costs and expenses deducted therefrom.

Section 4.3. Reconveyance of City-Owned Property. Should the Authority be unsuccessful in marketing and developing any City-owned property conveyed to the Authority to a targeted industry within two (2) years of the City's conveyance of such property to the Authority, the City shall have the right, in its sole discretion, to demand the Authority to reconvey the property to the City, without charge to the City.

Section 4.4. No Obligation to Initiate Projects. There shall be no obligation on the part of the City or the Authority to initiate or authorize any project. Any Project presented to or advanced by the Authority must be acceptable to the Authority.

ARTICLE V: INDEMNITY

Section 5.1. The Authority, shall obtain at its expense, a policy of insurance which covers the liability of-board of directors (“Directors”) from any and all claims, demands, actions, causes of action, suits, damages, loss, and expense of any kind to any entity, person, or property, and the City may advance the costs for purchasing such insurance and may advance defense costs and pay on behalf of the directors any judgments, fines, amounts paid in settlement, and expenses of litigation, including, but not limited to, witness fees, court costs, and attorney’s fees, which are actually and reasonably incurred in connection with any claim, action, suit, or proceedings, pending or threatened, whether civil, administrative, or investigative, at law or in equity, in which such Director becomes involved by reason of his/her acts or omissions as a Director, including for the Director’s own negligence. The City may require the Director to permit the City to participate in the defense of any such action or proceedings through legal counsel designated by the City and at the expense of the City or its insurer.

Section 5.2. The City may refuse to provide for the defense of a claim or proceeding brought against a Director if the City determines that any of the grounds set forth herein exist:

1. The act or omission did not arise out of the course of his or her duties as a Director;
2. The Director acted or failed to act because of fraud, corruption, or malice;
3. Provision of a defense would not be in the best interests of the City;
4. The proceeding is a criminal prosecution;
5. The claim arises out of an act or omission at a time when the Director was under the influence of drugs or intoxicants; or
6. The act or omission giving rise to the claims was in direct violation of established City policy.

ARTICLE VI: GENERAL PROVISIONS

- a. **ASSIGNMENT.** This Agreement may not be assigned without the express written consent of all other parties to this Agreement.
- b. **NOTICE.** Any notice required or permitted to be delivered hereunder shall be deemed received when sent by United States certified mail, return receipt requested, or statutory overnight delivery, at the addresses set forth below:

City of Stockbridge, Georgia
4640 North Henry Boulevard
Stockbridge, Georgia 30281
Attention: City Manager

With a copy to:
Quinton G. Washington, Esq.
City Attorney
Washington, Dreyer & Associates, LLC
270 Peachtree St NW Suite 1040
Atlanta, Georgia 30303
Email: quinton@washingtondreyer.com

City of Stockbridge Development Authority
4640 North Henry Boulevard
Stockbridge, Georgia 30281
Attention: Chair

With a copy to:
Winston A. Denmark, Esq.
Denmark and Ashby LLC
100 Hartsfield Centre Parkway Suite 400
Atlanta, Georgia 30354
Email: wdenmark@denmarkashby.com

- c. STATE LAW TO APPLY. This contract shall be construed under and in accordance with the laws of the State of Georgia.
- d. PARTIES BOUND. The contract shall be binding upon and inure to the benefit of the Parties hereto and their respective legal representatives, successors, and assigns where permitted by this Agreement.
- e. SEVERABILITY. In case any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this contract shall be construed as is such invalid, illegal, or unenforceable provision had never been contained herein.
- f. TIME OF ESSENCE. Time is of the essence of this contract.
- g. AMENDMENT. This Agreement may not be modified, amended or terminated in whole or in part in any manner other than by an agreement in writing duly signed and appropriately approved by all parties hereto.
- h. HEADINGS. The headings for each paragraph or section of this Agreement are for convenience of reference only and shall not be deemed a part of this. Agreement for the purposes of interpreting any provision of said Agreement.

- i. COUNTERPARTS. This Agreement may be executed in any number of identical counterparts, and each counterpart hereof shall be deemed to be an original instrument, but all counterparts hereof taken together shall constitute but a single instrument.
- j. CONSTRUCTION OF AGREEMENT. This Agreement shall not be construed more strongly against any party regardless of which party is responsible for its preparation.
- k. MEDIATION. The City and the Development Authority agree to submit any controversy arising under this Agreement to mediation for a resolution prior to seeking any other any judicial, administrative, or other formal enforcement of same. The parties to the mediation shall mutually select a neutral party to serve as mediator. Costs of mediation shall be shared equally among the parties to the mediation.
- l. DATES. If the final date of any time period or the date for the performance of any obligation hereunder falls upon a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia, then the time of such period or the time for the performance of such obligation shall be extended to the next day which is not a Saturday, Sunday, or a bank or government holiday under the laws of the State of Georgia.
- m. EFFECTIVE DATE AND TERM OF AGREEMENT. The Effective Date of this Agreement shall be the date on which the last party fully executed this Agreement, and the term of this Agreement shall extend for a period of 10 years unless terminated by the City or the Authority upon 60 days' written notice.

IN WITNESS WHEREOF, the City and the Authority as Parties hereto have caused this Agreement to be executed by their duly authorized representatives and delivered as their act and deed, intending to be legally bound by the terms and provisions of this Agreement.

City of Stockbridge, Georgia

By: _____(SEAL)
Anthony S. Ford, Mayor of Stockbridge, Georgia

ATTEST:

By: _____
Vanessa Holiday, Clerk of City of Stockbridge, Georgia

APPROVED AS TO FORM:

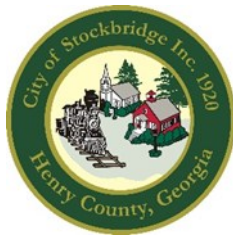
By: _____
Quinton Washington, City Attorney

City of Stockbridge Development Authority

By: _____
Ariel Shaw, Chair
City of Stockbridge Development Authority

APPROVED AS TO FORM:

By: _____
Winston A. Denmark, Counsel for City of
Stockbridge Development Authority



City of Stockbridge

AGENDA ITEM

MEETING DATE

FUNDING SOURCE

- ☐ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
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ACCOUNT TRANSFER FROM:

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PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The City of Stockbridge will submit a grant application for the Recreational Trail Program with an estimated total project cost of \$450,000. The grant will require at minimum a 20% (\$90,000) match. The city will commit to a 50%(\$225,000) match using SPLOST V funds which will be reimbursed by the grant. The grant application states that if a city commits to more than a 20% required match, the applicant will receive additional scoring points. So, the city will commit to a 50% match. The city would like to recommend approval from the council to apply for the Recreational Trail Program Grant opportunity to construct a restroom facility at the west end of Reeves Creek Trail off of Flippen Rd.

Staff Signature _____

Jeremy Goodwin



Georgia

Recreational Trails Program

2023-2024 Manual

Georgia Department of Natural Resources
Recreational Trails Program
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Suite 1370 East Tower
Atlanta, Georgia 30334
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Updated April 2023

Introduction

The Recreational Trails Program (RTP) supports the development of a variety of trail types and trail-related facilities. The Georgia Department of Natural Resources (GADNR) is excited to help increase outdoor access on trails throughout Georgia by administering our state's RTP funds. RTP is a pass-through grant program from the Federal Highway Administration (FHWA) of the U.S. Department of Transportation (USDOT).

Prospective projects will undergo a web-based, multi-phase, competitive application process submitted to GADNR.

The purpose of this manual is to serve as a source of information and guidance for prospective applicants in securing RTP funding. It details important program fundamentals and goals, while also providing instructions on how to apply.

Note: This booklet does not contain all materials and forms needed to apply for RTP assistance. Applicants should visit the RTP Homepage at www.gadnr.org/rtp for program updates.

Funding

RTP grant funds represent a portion of the federal gasoline tax attributed to off-highway recreation. FHWA's apportionments to states are authorized by the U.S. Congress. RTP funds are intended to support recreational trail related projects for both motorized and nonmotorized use. Eligible projects include pedestrian (hiking, running, walking, and wheelchair access), biking, mountain biking, skating, water trail access, and equestrian riding.

Project proposals for motorized trails use a different application, but include trails for off-road motorcycles, all-terrain vehicles (ATVs), or other off-road motorized vehicles. Guidance for motorized grants can be found in the Georgia Off-highway Vehicle Trails Grant Program Manual.

The intent for RTP grant funding is to enhance trail opportunities by achieving results that would not otherwise be possible. RTP grants are for projects that are primarily recreational in nature, rather than serving a more utilitarian transportation function. RTP grants fund on-the-ground trail projects for public outdoor recreation.

Support

GADNR Grants Unit staff is available to help guide applicants through the process associated with successfully submitting a complete grant application. The best source of information in preparing an application is this manual used in conjunction with the resources found on the RTP homepage (www.gadnr.org/rtp). As another means of assistance, a Grants Specialist can explain the program in detail, determine eligibility, and provide assistance to make an application as competitive as possible.

Quick Facts

Grant Name	Recreational Trail Program
Funding Source	Federal Highway Trust Fund
Funding Allocation	Approximately \$2 million per two-year grant cycle.
Eligible Applicants	-Qualified Local Governments; -State agencies; -Federal agencies
Permissible Uses	- New trail construction - Trail restoration - Trail head facilities - Land acquisition for trail purposes
Maximum Grant Amount	\$200,000
Match Requirements	20% match, minimum required
Retainage	A minimum of 25% held until project closeout
Grant Term	Up to 2 years
Long-term Compliance	Trails funded using RTP money must remain open to the public for not less than 25 years after grant

Funding Cycle 2023-2024 Timeline

The application process consists of two phases. The Pre-application is an initial submission of project plans and funding needs. Second-level Applications are submitted after the project evaluation process and require more detailed information. The application deadline schedule for the 2023-2024 cycle is as follows:

Pre-application Deadline: Midnight, November 1, 2023

Second-level Application Deadline (if invited): Midnight, March 31, 2024

The proposed 2023-2024 annual funding cycle is as follows:

- September 1, 2023: Pre-application period opens
- November 1, 2023: Pre-applications due
- November 2023 – January 2024: Pre-applications are reviewed and ranked
- February 2024: All Pre-applicants are notified of results, and selected Pre-applicants are invited to submit Second-level Applications
- March 31, 2024: Second-level Applications due
- Summer 2024: Notification of Awards are released and Financial Workshops conducted for successful Applicants; trail work begins after Project Agreement is signed.

Contact Information

To better serve Georgia residents in attaining their recreation and conservation goals, the GADNR Grants Unit staff is available by the following means during normal business hours:

Grants Unit Chief
Taylor Brown
(404) 463-8601
taylor.brown@dnr.ga.gov

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Ouicia Jolly
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Section 1: Program Overview

RTP grant funds represent a portion of the federal gasoline tax attributed to off-highway recreation. FHWA's apportionments to states are authorized by the U.S. Congress. RTP funds are intended to support recreational trail related projects for both motorized and nonmotorized use. Eligible projects include pedestrian (hiking, running, walking, and wheelchair access), biking, mountain biking, skating, water trail access, and equestrian riding.

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Grant Advisory Committee

Legislation for RTP requires that each state create a state RTP Advisory Committee that represents both motorized and nonmotorized recreational trail users and meets at least once per fiscal year. The committee advises GADNR regarding program elements.

40-30-30 Requirement

RTP Legislation (23 U.S.C. 206) requires that States use:

- at least 30 percent of RTP funds for uses relating to motorized recreation;
- at least 30 percent for uses relating to nonmotorized recreation;
- at least 40 percent for diverse recreational trail use.

The motorized, nonmotorized and diverse percentages are minimum requirements that must be met and may be exceeded. A project for diverse motorized use (such as snowmobile and off-road motorcycle use) may satisfy a portion of the 40 percent diverse use requirement and a portion of the 30 percent motorized use requirement simultaneously.

To provide more flexibility in RTP project selection, FHWA established five categories to account for the 30-30-40 requirements:

1. Single use trails for nonmotorized users
2. Diverse use trails for nonmotorized users
3. Single use trails for motorized users
4. Diverse use trails for motorized users
5. Diverse use trails for a mix of motorized and nonmotorized users

Section 2: Policies

2.1 Grant Funding Basics

Funding Amount

Grant requests have no minimum and are limited to a maximum of \$200,000 for nonmotorized, single use and nonmotorized diverse use trail projects. Applicants are limited to one application per cycle.

Reimbursement Payments

RTP functions as a **reimbursement grant program**. Project Grantees must have the financial capacity to pay for project expenses prior to being reimbursed by grant funds. Once project expenses have been incurred and paid for by the Grantee, payment documentation can then be submitted to GADNR for reimbursement, up to the amount of the grant award.

Matching Requirements

RTP grant funds can pay up to 80% of a project's total cost. Grantees must provide at least 20% of the total project cost as match. The exact match requirement for individual projects will be determined by an approved budget and identified in the Project Agreement. (see section 2.4 for eligibility of match).

Retainage

GADNR will retain (i.e. hold back) a minimum of 25% of the grant amount until the project is verified as complete and all required documentation is approved.

Public Access

Any trail that has received RTP funding must remain open to the public for at least 25 years after receiving final reimbursement.

2.2 Applicant Eligibility

The following summarizes entities and organizations that are eligible for funding through RTP. Entities that are not directly eligible are encouraged to consider partnering with eligible entities.

Eligible applicants must be in good standing on current and previous GADNR grants and must be one of the following types of agencies:

- Qualified Local Governments, as determined by the Department of Community Affairs
- State agencies
- Federal agencies

2.3 Types of Trails

Note: All prospective projects and acquisitions must be completely located within Georgia's borders. Applications for projects in a state other than Georgia, either in part or in whole, will not be considered for funding.

Types of Nonmotorized Trails for RTP:

1. **Diverse use trails for nonmotorized users:** A project primarily intended to benefit more than one mode of nonmotorized recreational use, such as pedestrians, bikers, and skaters; or equestrian use in summer and fall and pedestrian uses in winter and spring. A project may be classified in this category if the project also indirectly benefits some other

nonmotorized uses (it is not necessary to exclude other nonmotorized uses), but the primary intent must be for the stated nonmotorized uses.

2. **Single use trails for nonmotorized users:** A project primarily intended to benefit only one mode of nonmotorized recreational use, such as a mountain bike trail. A project may be classified in this category if the project also indirectly benefits some other nonmotorized uses (it is not necessary to exclude other nonmotorized uses), but the primary intent must be for the benefit of a single nonmotorized use. Water trail projects, by federal directive, are automatically single use nonmotorized projects.

RTP funds can also support motorized trails. Motorized trail projects have a separate manual and uses a different application from nonmotorized trails. For more specific information, please visit www.gadnr.org/rtp.

2.4 Items Eligible for Reimbursement

Below are typical items which may be submitted for reimbursement. To qualify for reimbursement, an expenditure must be directly related to the project and have occurred after the signed Project Agreement date, but before the Trail Completion Date. Final Reimbursement Requests must be made within 30 days of the Trail Completion Date.

- Direct materials including drainage, crossings, parking, signage, and access barriers.
- Contractual services such as:
 - Design and engineering services and/or environmental reviews directly related to the trail design (**consulting services are not eligible**); limited to no more than 15% of the grant value
 - Contractors and subcontractors directly providing trail construction within the project scope
- Equipment rentals
- Expenses directly related to the acquisition of Real Property

If unsure whether an expenditure is eligible for reimbursement, contact the Grants Specialist for verification prior to submission.

2.5 Items Eligible as Match

Applicants are required to provide matching funds equal to at least 20% of the total project cost, although Applicants are encouraged to provide more. If federal funds are used as match, at least 5% of the total project cost must come from a non-federal source (23 U.S.C. 206). All sources of match must be identified in the grant application. To qualify for match, an item must be directly related to the project and have occurred no earlier than the signed Project Agreement date, but before the Trail Completion Date. The only exceptions to this are that (1) design and engineering costs and/or (2) the value of land acquisition can each count as match, so long as they occurred within 18 months prior to the Project Agreement being executed and are properly documented.

The following are common sources of matching funds:

- Applicant funds, often referred to as “cash match.”
- Materials of financial value to be used directly on the RTP trail project which are donated by individuals or other organizations. Examples might be donating trash receptacles or lumber for a trail bridge. In this case, a donation letter and the invoice(s) for the donated materials

are required to document the financial value of the gift. Donations can only count toward match and cannot be reimbursed.

- Design and Engineering expenses directly related to the project scope but incurred prior to the Project Agreement effective date are not reimbursable, although may be counted as match only by the Applicant, so long as they occurred within 18 months prior to the Project Agreement being signed. Design and Engineering Expenses older than 18 months are not eligible. Project Planning and Environmental Compliance Services can, under certain conditions, be included in the design and engineering costs. This service must apply specifically to guidance or support of the project that will be accomplished with approved RTP funds. Construction/project/grant administration and management are not allowable. The donation of any professional or accredited design and engineering services will be valued at the fair market value, documentation of gift and value required.
- Land donated to the Applicant/Grantee for a public trail valued at the appraised value of the donation. The donation of land can be eligible as match, so long as it occurred within 18 months prior to the Project Agreement being signed. The donation must be completed prior to grant closeout to count. Strict adherence to Yellow Book standards is required. The Uniform Appraisal Standards of Federal Land Acquisitions (UASFLA), commonly referred to as the "Yellow Book," must be used to prepare appraisals for acquisitions, or donations if used for a federal match. Budgeted costs of appraisals to these standards are eligible project costs. GADNR does not provide this service. Additional guidance can be found at https://www.fhwa.dot.gov/real_estate/uniform_act/property_valuation/. Acquisition of any kind must be from a willing landowner as RTP legislation prohibits condemnation of any kind of interest in property.
- Volunteer labor will be credited at \$15.43/hour, based on the Bureau of Labor Statistics (BLS) May 2019 median wage estimate for 37-3019 Grounds Maintenance Workers. The value of \$15.43/hour for volunteer labor will be used throughout the term of this grant regardless of fluctuations in the labor market. Volunteer hours can only count toward match and cannot be reimbursed.
- When a skilled professional donates her/his professional services and/or equipment use on an RTP project, s/he must submit a donation letter to the grantee accompanied by an invoice outlining the normal costs for those professional services. The labor rate should not exceed prevailing wage charges listed in the BLS Occupational Employment Statistics guide (https://www.bls.gov/oes/current/oes_stru.htm) and the equipment use should not exceed the prevailing rates outlined in FEMA's Schedule of Equipment Rates (<https://www.fema.gov/assistance/public/schedule-equipment-rates>). The rates for labor should not include payroll additives or overhead costs. If this method is used, the donation letter and invoice must be included. The value of donated professional services can only count toward match and cannot be reimbursed.

2.6 Conditional Project Elements

Certain activities related to trail projects may be allowable in certain situations, but not allowable in other situations. Below is a list of common project elements which are allowable under specific conditions, but not allowable in others. Since this list is not exhaustive, please contact a Grants Specialist if you have specific questions.

- Condemned Land: RTP legislation prohibits using RTP funds for condemnation of any kind of interest in property. An RTP project may be located on land condemned prior to trail planning and RTP application that was condemned with funds from other sources. However, it is not permissible to use the value of condemned land toward the match

requirement.

- **Design and Engineering (D&E) costs:** Costs incurred developing the construction documents, bid package, environmental or cultural evaluation, or permits may be counted as part of the overall project cost. Projects intended solely for covering Design and Engineering costs, including environmental evaluation and documentation are not permissible. However, reasonable environmental evaluation and documentation costs, including costs associated with environmental permits and approvals, may be included as part of an approved project's Design and Engineering costs. Design and Engineering costs listed within an RTP budget may not exceed 15% of the total grant value.
- **Within a Road Right-of-Way:** Convict (inmate) labor is not permitted on projects within a road right-of-way, unless performed by persons who are on parole, supervised release, or probation, consistent with (23 U.S.C. 114(b)).
- **Railroads:** RTP projects may be located within or along railroad rights-of-way if trail users will not traverse on or between railroad tracks and if adequate safety measures are implemented in coordination with the railroad owner/operator.
- **Pre-Agreement Expenses:** Limited pre-agreement project planning and environmental review costs may be eligible for match, so long as they occurred within 18 months prior to the Project Agreement being executed and are properly documented. These items must be pre-approved by GADNR. Time spent preparing the project application is not eligible.

2.7 Items Ineligible for Reimbursement or Match

Items that are not directly associated and essential for the completion and execution of a project are generally ineligible for reimbursement or match. Since the number of potentially ineligible items is space-prohibitive to list in this manual it may be helpful to contact a Grants Specialist for verification prior to incurring such costs. Examples of ineligible costs may include:

- **Routine Trail Maintenance:** Includes work that should be conducted on a frequent basis to keep a trail in its originally constructed serviceable standard. Routine maintenance work is usually limited to minor repair or improvements that do not significantly change the trail location, width, surface, or trail structure.
- **Deferred Maintenance:** Includes repair of trail damage/degradation that could have been prevented through proper routine trail maintenance.
- **Feasibility Studies or Planning Only Projects**
- **Lighting:** Lighting along the trail and/or at trailhead facilities is not eligible.
- **Landscaping:** Landscaping along the trail and/or around trailhead facilities is not an eligible expense. This includes, but is not limited to, grassing, beautification plantings, and plant restoration. Mitigation planting as part of a permit condition is not considered landscaping.
- **Force Account:** Neither the cost of Grantee labor nor the value of use of Grantee owned equipment may be reimbursed or considered match.
- **Law Enforcement Related Expenses**
- **Roads:** Funds may not be used to build or improve roads for passenger vehicle use.
- **Overhead:** The regular operating expenses such as rent, building upkeep, utilities, insurance and fixed costs associated with a business, agency or group.
- **Indirect Costs:** Only direct costs that can be identified specifically with a final cost objective directly related to the trail project are eligible.
- **Interpretive Signage:** Signs that are interpretive in function are not eligible. Separate RTP education grant applications may be available for interpretive signs.
- **Budget Contingencies:** Contingencies included as budget line items are not permitted.
- **Legal Fees**

- Food or Beverage: No food or beverage purchases are allowable with RTP, even food and/or beverage provided to volunteers.
- Tools and Equipment: Hand tools, power tools, and large machinery are not eligible.
- Administrative Costs: Administrative, grant management, construction management, and project management costs are not eligible for reimbursement or for match.
- Sidewalks or Paths Along Roads
- Maintenance of Equipment
- Tracks: walking/running tracks, whether around a sports field(s), within a park, building, or some other facility, are not eligible for RTP funding.

2.8 Buy America

Buy America requirements apply to steel and iron permanently incorporated in a project funded by RTP when the total value of the materials or equipment exceeds \$2,500. The provision requires these materials be melted and manufactured domestically and that documentation is obtained to verify Buy America compliance. These provisions apply to all materials and equipment permanently incorporated into the project, regardless of whether the items are acquired and paid for with grant funds, matching funds, or donated to the Grantee as part of the RTP match. It is important to remain up-to-date on any changes that may occur with the Buy America provisions. More guidance can be found at <https://www.fhwa.dot.gov/construction/cqit/buyam.cfm>.

2.9 Air Quality and Water Quality

Both state and federal legislation related to air quality and water quality may apply to trail projects. It is the responsibility of the Grantee to obtain relevant permits and keep their project in compliance. A Grants Specialist can help find relevant contacts at the Georgia Environmental Protection Division (EPD) if you have specific questions.

2.10 Extensions and Changes of Scope

Extension Requests

Grantees may request timeline extensions if the project is expected to exceed the Trail Completion Date. Generally speaking, extensions will be limited to no more than an additional 90 days.

Extensions shall be considered at the discretion of GADNR and FHWA. All formal requests will be reviewed by GADNR and FHWA. Extension requests shall be made no fewer than 90-days prior to the established Trail Completion Date. If the extension request is granted, the Grantee must sign an Amended Project Agreement.

Change of Scope

Grantees may request to change the scope of the original project. All formal requests will be reviewed by the GADNR and FHWA. Changes of Scope outside of the original area of environmental review are not permitted and the Grantee will need to withdraw from the current grant and may choose to apply as a new Applicant during a future grant cycle for this work. Change of Scope requests must be made prior to the Trail Completion Date and prior to the commencement of the amended work. If the Change of Scope request is granted, the Grantee must sign an Amended Project Agreement.

GADNR will make every attempt to submit requests to FHWA, although FHWA schedules may not allow for immediate review. For this reason, Grantees should give serious consideration to such requests in order to minimize project delays.

Note: It is critical that Grantees understand that expenses, donations, or in-kind materials or services may be ineligible for consideration before an approved extension or Change of Scope request is mutually signed and tendered by GADNR. Incurring these costs prior to an approved extension will be done at the Grantee's own risk.

2.11 Types of Projects

- Construction of new recreational trails
 - This category includes construction of entirely new trails, expansion of trails and new linkages between existing trails.
 - This category may include construction of new trail bridges.
- Restoration of existing trails
 - This may be interpreted broadly to include any kind of restoration, rehabilitation, or relocation, not to include routine maintenance or deferred maintenance.
 - This category may include rehabilitation or replacement of trail bridges or providing appropriate way-finding signage along a trail.
- Lease of equipment directly used for construction or rehabilitation of trail
 - On the ground equipment for completing trail work.
 - Vehicles used for transportation, such as trucks, ATVs, side-by-sides and snowmobiles are not eligible. Equipment cannot be used for activities other than trail work, such as patrol or law enforcement.
- Development & rehabilitation of trailhead facilities for recreation trails
 - This can include parking/staging areas for trails including items like restrooms and trail information kiosks (interpretive signage not allowed) specifically for trail users.
 - RTP funds cannot be used for facilities intended for general park usage. Trailhead facilities like parking areas and restrooms should be intended serve only trail users.
- Acquisition of easements and property for recreational trails or corridors
 - RTP legislation prohibits condemnation of any kind of interest in property. Therefore, acquisition of any kind of interest in property must be from a willing landowner.
- Water Trails
 - The definition of recreational trail in the RTP legislation includes nonmotorized "aquatic or water activities." Examples of water trail projects include access points for canoes/kayaks or trailhead facilities near such access points.

2.12 Education Grants

RTP allocates limited funds for education that promotes trail safety and environmental protection. Education projects must have a direct relationship with an existing recreational trail. Projects can include education programs and/or production of trail-related educational materials (whether for information displays, print, video, audio, interactive computer displays, etc.). Education grants are applied for separately from other trail projects and potential applicants should consult with a Grants Specialist before applying.

2.13 Control

Adequate control must be established by a Grantee over any land (public or private) to be improved and/or developed with RTP grant funds. Control is generally understood to mean ownership, lease, easement, or use agreement. There should be not less than 25 years of control

remaining at the time of project closeout. Control and tenure must be confirmed by a fee title, lease, recorded easement, or similar documentation.

An application submitted by an entity other than the property owner must include a signed Statement of Landowner Support in the Pre-application phase. *Note: A Statement of Landowner Support is a document of the Applicant's own creation and uploaded into the application.* The Applicant must identify all outstanding rights or interests held by others on land upon which the project is proposed. A signed letter explaining control and tenure and an Affidavit of Ownership (No template available. This document is to be procured by the Applicant) must be submitted for all projects.

Land managers maintain discretionary management responsibilities as needed to keep the project property open, accessible, and safe for public use for no less than 25 years following the Trail Completion Date.

2.14 Long-term Obligations for Grant Recipients

It is important for potential Grantees to understand long-term obligations that are associated with this program. The following are key requirements:

- Grant recipients must retain legal control and oversight of the property via ownership or lease.
- RTP funded projects must be open to public access for all for at least 25 years.
- Nonmotorized trails supported with RTP funds may NOT be converted to motorized trail use during this 25-year period.

Section 3: Application Process

3.1 Grant Application Process

RTP Pre-applications will be accepted in 2023 as a competitive application process followed by an invitation only Second-level Application process.

The road to securing RTP funding begins with the completion of the online **Pre-application**. It is in this initial phase that the Applicant shares their basic data, contact information, project scope, answers administrative and qualitative criteria questions, and supplies required project documentation needed by GADNR to review and rank each project. Once GADNR staff reviews and ranks all completed Pre-applications, the Georgia Recreational Trails Advisory Committee and Georgia Board of Natural Resources will be briefed about the Pre-applications and rankings.

The GADNR selected projects will move forward to an invitation only **Second-level Application**. It is in this stage that the Applicants supply a more detailed level of information than what was submitted in the Pre-application. They also submit required environmental reviews, as well as various legal documents. GADNR staff will review all Second-level Applications to verify completion. Second-level Applicants who successfully complete all requirements, submit all necessary Second-level documents by the deadline, and receive final clearance from FHWA will receive funding.

GADNR will inform all Second-level Applicants of the completion and acceptance of their full application. After attending a mandatory Financial Workshop, Grantee will mutually sign a Project Agreement with GADNR and will receive a **Notice to Proceed** signifying the completion of the application process.

Note: Only upon the receipt of a Notice to Proceed may the Grantee move forward with their project. Beginning work prior to the Notice to Proceed will result in the loss of the grant.

3.2 Pre-application Process

The Pre-application is the initial stage of the funding application process. Since RTP is a competitive program, the Pre-application serves as the basis for selecting which projects advance towards approval. It is primarily comprised of weighted grading criteria, leading to an accumulated total score after review by GADNR.

Note: Pre-applications submitted after the deadline cannot be considered for funding.

Specific direction on how to satisfy these requirements are contained within the Pre-application itself. A direct link to the Pre-application can be found at www.gadnr.org/rtp.

All eligible Pre-applications must include:

- **Responses to each of the Pre-application evaluation criteria**
- **Pre-application Authorization Letter** – This official letter will demonstrate support and authority to submit a Pre-application, signed by the ranking authorizing representative of the entity (Commission Chair, Sole Commissioner, Mayor, etc.). It must be on official letterhead, be signed by the hand of the previously mentioned authority, and acknowledge:

- the specific name of the proposed trail project;
- that this a reimbursement grant program;
- the project will be completed within the proposed grant term;
- that the Applicant is committed to their specific budgeted financial match amount (20% or greater of the overall project costs) as stated in the Pre-application.

- **Photos of the site with photo key** – Photos of areas proposed for RTP funding. An unofficial map of the project site must be included showing the relative location of each photograph taken, each location to be numbered corresponding to the photograph's number, and an arrow pointing in the direction of viewing from the photographer's perspective.
- **Project Location Map** – A unofficial map depicting the relative location of the project site to local towns and cities. GADNR staff will utilize this map in order to visit the project site for inspections. Web-based maps will suffice in being the basis for this map. The following are minimal criteria for an acceptable Project Location Map:
 - Project and applicant names
 - Project site address AND exact GPS coordinates
 - Major highway designations & street names immediately surrounding/leading to site
 - North Arrow or Compass Rose
- **Current copy of deed, lease, and/or easement as applicable**
- **Plat/Parcel map and legal description** – A legal depiction of the property, able to be legally defended. Typically, these can be acquired through a county tax office.
- **Signed statement from landowner expressing support** (if the Applicant and owner are not the same) – A legally defensible document that demonstrates the landowner's support for the project in its entirety.
- **Acquisition** (if any form of acquisition is needed for this proposed project) - Applicant should describe how the acquisition process will coincide with construction or rehabilitation plans and address what steps have been taken to ensure that the acquisition does not prevent the project from being completed in a timely manner. Include such items as:
 - Completed appraisal
 - Preliminary Title Report
 - Level 1 or higher Environmental Assessment
 - Proof of willing seller or donor
- **Detailed Site Plan/Conceptual Plan** – This document will be uploaded in Criterion #1. This is a visual representation of the proposed project. All elements receiving RTP funding should be conspicuously identifiable on the plan. If any included elements would not be part of a RTP grant, they should be labeled as such. Any prominent features, such as rivers, streams, roads, densely forested areas, etc., should also be represented. Be sure to include:
 - Site plans (before and after),
 - Project plans, and
 - Elevations.
- **Generalized Cost Estimate** – This document will be uploaded in Criterion #2. This document shall include all categories of expenditures, detailed enough to reflect the types of materials and

expenses anticipated for reimbursement. Only items and values on this budget will be considered for reimbursement.

*Note: This is a **downloadable template found in the application portal**. This specific form must be completed and uploaded into the application portal. Other budget forms can be included as additional details, but this form must be included.)*

3.3 Pre-application Definitions

Applicant Address: The main point of contact's (defined below) address where the applicant can be contacted regarding application questions.

Applicant's Chief Elected Official or Agency Head: Lead official who has authorized and will approve this project on behalf of the applying entity. For local governments this is often a mayor, sole commissioner, or county commission chair; other local titles may apply. For agencies led by a non-elected professional, this may be a director or other position.

Applicant Name: Legal name of the government entity requesting funding.

County: County or counties where the trail work will occur.

Federal Identification Number: The Federal ID is a requirement of RTP financial services division before any payments can be made to Applicant. The ID must belong to the Applicant and not a separate parent or umbrella organization.

DUNS Number: The DUNS number is a requirement for federally funded contracts and grants. The DUNS number is a unique nine-digit identification number for each of your unique physical locations. If you do not have a DUNS number for the proposed site, they are free and can be applied for at <https://fedgov.dnb.com/webform/>.

Main Point of Contact: This is the individual who represents the Applicant/Grantee throughout the grant process from Application to trail completion and is tasked with managing all inbound and outbound communications between the Applicant and GADNR. In some cases, this may be someone other than the person completing the application. Duties may be delegated within the Applicant's organization, although the Main Point of Contact must remain constant, as practicable as possible.

Project Cost Information: Complete the Project Budget Worksheet by adding individual budget items.

Project Narrative: Provide a description of the proposed project. Responses are limited to 250 words. Will not be included in scoring procedures.

Project Title: Unique name placed on your project, which will remain the same throughout the life of the project. This name must stay consistent throughout the process and cannot be changed.

3.4 Pre-application Evaluation Criteria

Compliance

While no points will be awarded for the compliance issues, GADNR has identified a number of important compliance criteria which are required for a project to be considered. All projects must meet or exceed the appropriate guidelines under the Americans with Disabilities Act (ADA).

GADNR evaluates Applicants with active and previously awarded grants through GADNR to verify they are in full compliance with federal and state programs. Successful completion of projects in a timely and efficient manner is an important goal of the RTP grant program. An Applicant's past performance in effectively managing federal or state government grants, and successfully completing grant funded projects, are important factors in evaluating performance and compliance. The proposed project must be wholly within the boundaries of the State of Georgia and the applicant must be a Qualified Local Government, state agency, or federal agency.

- 1) a. Is the Applicant on schedule with any and all active GADNR administered grant projects?
- 1) b. Is the Applicant following applicable guidelines for current GADNR grants AND/OR did the Applicant follow all applicable guidelines for past projects?
- 2) a. Is the Applicant a Qualified Local Government (according to the Georgia Department of Community Affairs), an agency of the State of Georgia, or a federal agency?
- 2) b. Is the proposed project entirely within the boundaries of the State of Georgia?
- 3) Is the proposed project compliant with Americans with Disabilities Act (ADA) Guidelines? GADNR Accessibility Form is required and will be uploaded with Criteria #4.

Criterion #1 - Project Scope

GADNR promotes outdoor access throughout Georgia. Trails are a crucial way for Georgians to access and enjoy the outdoors. Include the scope of your trail, including all trail elements. Explain why you are building this trail. How will this proposed trail enhance outdoor access and outdoor recreation?

The uploading of the site plan is required. A site plan is a diagram or map showing the planned trail, along with all trail elements and any relevant landscape, topography, structures, or other features. May be professionally prepared or informally prepared at this stage.

Project can be awarded up to 30 points.

Criterion #2 - Project Planning

Projects which have undergone a more advanced level of planning are more likely to be successfully built within the required timeframe of 24 months or less. Describe your project planning to date. How will this work be completed? What permits will be needed and what permits have already been obtained?

The uploading of a project timeline and project cost estimate are both required.

Project can be awarded up to 20 points.

Criterion #3 – Statewide Trail Needs

Applicants are strongly encouraged to develop project **applications that meet Georgia trail priorities**. Project proposals addressing recreational trail development/management issues identified at the statewide level will be given priority points. The following criteria were developed by GADNR in consultation with the Georgia Trails Advisory Committee.

Water Trail Access Projects

Issue 1. Need for increased funding to provide public access along water trails. Describe how this project will create more public access to established water trails in Georgia?

Issue 2. Need for environmental responsibility at water trail access facilities. Describe how the design, construction, and long-term impact of the water trail access facilities will be environmentally responsible.

Issue 3. Need for more signage along water trails (directional/distance markers, safety, & level of difficulty). If this project will include additional signage, describe all new signage planned for this project, including at trailhead(s) and along the water trail.

Other Nonmotorized Trail Projects

Issue 1. Need for new trails connecting public places. If this project will build new trail connecting public places, places of interest, and/or towns, describe the specific public places that will be connected and what trail users are anticipated to do at those locations.

Issue 2. Need for trail rehabilitation/restoration. If this project will restore an existing trail, describe the trail's past, why it needs restoration, and the future plans for this trail.

Issue 3. Need for more trail signs (directional/distance markers, safety, & level of difficulty), on new trails or existing trails. If this project will include additional signage, describe all new signage planned for this project, including at trailhead(s) and along the trail.

Project can be awarded up to 30 points.

Criterion #4 – Accessibility

While compliance with the Americans with Disabilities Act (ADA) is a minimum for funding, trail design and the construction of trail head facilities can go beyond the minimum guidance and exemptions to provide meaningful outdoor access to all Georgians. If your trail is designed with enhanced accessibility, describe how it will exceed minimum expectations under the ADA.

Georgia DNR Accessibility Form, while an unscored compliance document, will be uploaded with this criterion.

Project can be awarded up to 10 points.

Criterion #5 – Long-term Maintenance and Management of the Trail

Maintaining trails in good and sustainable condition is a top priority for all trails across Georgia and is a necessity in order to keep trails that receive grant funding open for at least 25 years. There are a variety of ways to plan for the future in order to maintain trails.

Does your community have an approved Trail Maintenance Plan? If yes, include that document.

Do you have dedicated funding for trail maintenance? This may be demonstrated through a formally adopted a resolution for trail maintenance, permanent staff conducting trail maintenance, and/or civic organizations committed to perform trail work through a long-term documented formal partnership? If yes to any, include documentation.

To receive points in this criterion, you will be required to upload supporting documents.

Project can be awarded up to 30 points.

Criterion #6 – Local Support & Regional Needs

Is this specific trail or trail system identified as a need in a currently adopted regional or local planning document? This may include a comprehensive plan or recreation master plan, county or regional master plan, trail system plan, capital improvements plan or land use/management plan adopted by the appropriate authority.

If so, please upload the relevant sections of that document and provide the name of the plan, date it was adopted, and the authorizing body that adopted the plan.

If this trail or trail system is not part of an existing planning document, you will be provided with the option to upload documents that demonstrate other forms of public involvement in planning for this trail.

Project can be awarded up to 10 points.

Criterion #7 – Demonstration of Public Financial Support

Does this project have financial support from beyond your government in the form of cash commitments and/or in-kind pledges of materials, professional services, and/or volunteer hours? This may come from local businesses, civic organizations, private citizens, or other governments. These financial commitments must be reflected in the cost estimate uploaded for Criterion #2.

Letters of support containing financial commitment are required to be uploaded if points are to be earned.

Project can be awarded up to 10 points.

Criterion #8 – Economic Development Opportunities

We know from national studies and surveys that trail-related trips provide economic benefits to local communities. What specific economic benefits can your community gain from this trail project?

Project can be awarded up to 10 points.

Criterion #9 – Leverage of Grant Funds

Congress requires that grantees pay for at least 20% of the total project cost. Additional points are awarded for applicants who commit to providing more than 20% project match. What match percentage is your agency committed to providing for this grant?

Project will be awarded 5 points for a match commitment from 21-29.99%.

Project will be awarded 10 points for a match commitment from 30-39.99%.

Project will be awarded 15 points for a match commitment from 40-49.99%.

Project will be awarded 20 points for a match commitment of 50% or higher.

Criterion #10 – Recent Recreational Trails Program Grants

Has your agency received a Recreational Trails (RTP) Grant from GADNR in the past ten years?

Project will be awarded 20 points if the Applicant has not received a RTP grant from GADNR in the past ten years.

Criterion #11 – Other Criteria

Trail surfaces that are finished with a pervious or semi-pervious surface reduce rainwater runoff and receive additional consideration. What surface material(s) will be used for this trail?

The use of qualified Youth Service and Conservation Corps, when possible, are a priority for projects funded with Federal Highway Trust Fund money. If you are using a Youth Service or Conservation Corps, uploading a copy of the contract is required.

Trails currently designated as part of America's National Trails System (<https://www.nps.gov/subjects/nationaltrailssystem/index.htm>) will receive additional consideration.

Project can be awarded up to 10 points.

Attachments

Remember to include all relevant attachments to support responses above. A complete listed of related documents can be found in Section 3.2 of this manual.

Point Potential for Recreational Trails Program Project Applications

	Ranking Criteria	Max Points
1	Project Scope	30
2	Project Planning	20
3	Georgia's Statewide Trail Needs	30
4	Accessibility	10
5	Long-term Maintenance and Management of the Trail	30
6	Local Support & Regional Needs	10
7	Demonstration of Public Support	10
8	Economic Development Opportunities	10
9	Leverage of Grant Funds	20
10	Recent RTP Awards	20
11	Other Criteria	10
TOTAL POSSIBLE POINTS		200

3.5 Second-level Application Process

Applicants with selected Pre-applications will be invited to submit a Second-level Application. The Second-level Application serves as a mechanism in gathering more detailed project elements, detailed surveys and reviews, and items that only apply to applicants who qualify for funding.

The project depicted in the Second-level Application must match the way it was depicted in the Pre-application. Items submitted in the Pre-application may not be updated or amended, as they were a significant contributor to the competitive nature of invitations sent to Second-level Applicants. If any questions arise, please contact a Grants Specialist for assistance.

Second-level Applications shall contain the following additional items. Specific direction on how to satisfy these requirements are contained within the Second-level Application itself.

- **Resolution** – A resolution adopted by the governing entity of the Applicant authorizing the full application, committing all funds required to complete the proposed project, committing to a minimum of the specific matching funds proposed by Applicant in the Pre-application, and acceptance of agreement terms.
- **Approvals to cross a public highway or a public utility right-of-way** (if applicable)
- **Property Boundary Map** – This map shall depict the official boundary, as committed to by the Applicant, that shall be considered the Project Site. All RTP funded elements must reside within the Property Boundary Map. It should include the boundaries of the area of potential effect and projects of all funded elements. For acquisitions, it is the entire parcel(s) receiving RTP funding.
- **Detailed Site Plan/Conceptual Plan** – This may be an artist's or engineer's rendering and visual representation of the proposed project. All elements receiving RTP funding should be conspicuously identifiable on the plan. If any included elements would not be part of a RTP grant, they should be labeled as such. Any prominent features, such as rivers, streams, roads, densely forested areas, etc., should also be represented. Be sure to include:
 - Site plans (before and after),
 - Project plans, and
 - Elevations.
- **Detailed Project Budget**– This budget shall include all items depicted in the Cost Estimate submitted during the Pre-application stage, although a higher level of detail is required. It should show units of measure/piece count estimates, cost per unit, proper names of materials, etc. Only items and values depicted on this budget will be considered for reimbursement.
Note: This is a downloadable template found in the application portal. This specific form must be completed and uploaded into the application portal. Other budget forms can be included as additional details, but this form must be included.
- **Project Description and Plans** – This is a detailed narrative describing the entire scope of the project, including location, acreage, purpose, need, and all RTP funded project elements.
- **Project Implementation Schedule** – A schedule outlining the timeline and occurrence of each major project milestone, no greater than 24 months.

- **Environmental Review documents** – These documents and required environmental screenings are required for RTP funding. The environmental review ensures that the proper due diligence is invested in ensuring that the impact upon any site as a result of an RTP project is in accordance with RTP guidelines. A list of required environmental documents and reviews is referenced in Section 3.6 of this manual.

3.6 Environmental Review Requirements

The environmental review process is a key component of this program. It requires that all Applicants consider the impact that their project may have upon Georgia's natural resources. Documentation of compliance with the National Environmental Policy Act (NEPA) and other federal environmental laws, regulations, and Executive Orders must be provided as part of an authorized project under federal law. FHWA procedures in [23 CFR 771](#) applies to RTP.

The National Environmental Policy Act (NEPA) of 1969 was created to ensure federal agencies consider the environmental impacts of their actions and decisions. NEPA Section 101(b) states "it is the continuing responsibility of the Federal Government to use all practicable means, consistent with other essential considerations of national policy" to avoid environmental degradation, preserve historic, cultural, and natural resources, and "promote the widest range of beneficial uses of the environment without undesirable and unintentional consequences".

Compliance with the National Environmental Policy Act is required regardless of where your project is located (federal, state, county, city, or private land) because RTP is federally funded. FHWA will not approve funds for individual projects until NEPA requirements have been met. **The list below is subject to change based on changes in state and federal law and/or procedure.**

Consulting agency reviews to be completed by GADNR on behalf of the applicant:

- Wildlife Resources Division (WRD)
- State Historic Preservation Office (SHPO)
- various Tribal Historic Preservation Offices (THPOs)
- Georgia Department of Transportation (GDOT)
- Floodplain Encroachment Review (EPD)
- United States Fish and Wildlife Service (USFWS)

If it is determined that the project will need further environmental review or study of any kind, it is at the expense of the applicant and will not be eligible for RTP funding. The review or survey expense may be eligible as match, so long as it occurred within 18 months prior to the Project Agreement being executed and prior to Trail Completion Date.

Environmental concerns apply even after a Project Agreement has been signed. If at any time during the project, potential archaeological materials, priority habitats, and/or species of concern are found during a ground disturbing activity, stop work immediately and contact GADNR's RTP office. If on federal lands, also contact the Federal Land Manager.

Sections 4: Grant Recipient Requirements

4.1 Grant Term

Grantees will have a stated Trail Completion Date in their Project Agreement. This date will be no more 24 months from the date when the Project Agreement is executed.

Note: Any variance or extensions must be requested via a Project Agreement Amendment or resubmission (see Section 2.10) and approval through the FHWA and GADNR.

Start Date: Once an executed Project Agreement is in place, Grantees will be issued a Notice to Proceed which authorizes work to begin.

Trail Completion Date: Projects must be completed by the Trail Completion Date as stated in the signed Project Agreement. No additional costs may be incurred after the Trail Completion Date.

Closeout Period: Grantee has up to 30 days after the grant's Trail Completion Date to submit a final Progress Report and completed Reimbursement for Request. Denote each as "Final."

4.2 Reporting Requirements

The following reports are required for projects:

- Quarterly Progress Reports
- Requests for Reimbursement
- Detailed Pre-closeout Summary no less than 180 days before the Trail Completion Date
- Final report once the project is completed

Quarterly Progress Reports

Once a Project Agreement has been signed, the Grantee shall report to GADNR on the progress of the project, on a quarterly basis as follows:

- Period beginning January 1, ending March 31: Report is due April 30.
- Period beginning April 1, ending June 30: Report is due July 31.
- Period beginning July 1, ending September 30: Report is due October 31.
- Period beginning October 1, ending December 31: Report is due January 31.

Grantees are required to submit quarterly reports to GADNR to ensure that GADNR is aware of the project's progress. The progress report summarizes the work accomplished to date, any issues that may be arising with the project, an estimated percentage of project completion, and an estimate of funds to be expended over the next quarter. Photos or other documents are required in communicating the status of your project. A Quarterly Project Report is required even if no work was completed during that quarter.

Reimbursement Requests

Payment of grant funds is on a reimbursement basis. Accurate and comprehensive documentation of project costs is critical. Applicants will be required to submit to GADNR a Reimbursement Request and detailed documentation (e.g. proof-of-purchase, proof-of-payment, etc.) prior to reimbursement.

Reimbursements are based on eligible direct costs incurred during the development of the project. Refer to Section 2 for further instruction. **Only those approved costs that are incurred after the**

Project Agreement date, and up to the Trail Completion Date can be reimbursed. Eligible costs are further explained in Section 2. Contact a Grants Specialist for more information about eligible and ineligible costs which may not be covered in this publication.

Grantees may request reimbursements at any time, although it is recommended that requests are submitted at least once a year. A lack of Reimbursement Request within a twelve-month timeframe may be deemed an inactive grant and funding from FHWA may be revoked. Quarterly Progress Reports must be up to date in order to submit a Reimbursement Request. GADNR will generally make payment within 30 days of receiving a correctly completed Reimbursement Request with all applicable supporting documentation. Reimbursement Requests are based on actual project expenditures that align with the Grantee's Project Agreement, including the approved project scope and budget.

Adequate supporting documentation for all expenses is required with each request, as applicable, including but not limited to:

- Proof of payment, including payment for match items
- Invoices
- Donation and in-kind documentation
- Documentation of procurement/bidding process
- Construction Contract
- Bid Tabulation
- Photos (as needed)

GADNR may request additional supporting documentation to process a reimbursement as needed.

Partial Billings:

A partial billing is considered to be a request made before the project is completed. Total partial billings may not exceed 75% of the total grant amount. The final 25% is held as retainage and should be requested by the Grantee in the final request.

Final Reimbursement Request:

A final billing is made when the project scope of work is completed, all required documentation has been submitted and approved, a successful Final Inspection has been conducted, and the project is open to the public. Grantees must submit a final Reimbursement Request.

Public Information:

All information and documentation submitted to GADNR is open to public review. GADNR requires that confidential or sensitive information, including home addresses, social security numbers, and bank account numbers be redacted from documents submitted to GADNR. This applies to bank account numbers included on copies of checks.

Proof of Payment:

Payments are made on a reimbursement basis. Grantees must use a verifiable payment method and submit proof of payment for all project expenses with each request. Proof of payment may include a ledger or transaction report generated on the Grantee's bank statement, or a cancelled check. GADNR will not reimburse for payments made in cash or without all requested documentation, as these methods do not provide a verifiable audit trail.

Documenting Goods and Services:

Grantees must retain and submit a copy of the original invoice(s) or receipt(s) for all goods and services purchased for the project. All goods and services must be directly related to the approved scope of work.

Documenting Donation of Items, Services, Materials, or Supplies:

Donations are third party contributions provided at no cost. Items, services, materials, and supplies are considered donated when they are provided by a third-party organization at no cost to the grantee. You must retain a copy of the invoice **and** a letter from the organization acknowledging the donation and its value.

The value of donated items or services must be included in the Detailed Project Budget. The value of donations cannot be reimbursed, cannot include items previously purchased with RTP funds, and cannot be reported on more than one grant. To be counted towards a project's match, donations must be supported by a detailed log or third-party donation statement.

Documenting Donated or Volunteer Labor:

Donated labor is time provided by a person without compensation. Labor donations are valued at an hourly rate of pay, excluding taxes, benefits and overtime. Refer to Section 2.5 for volunteer or donated labor rates. Volunteer or donated labor must be recorded on the **Georgia RTP Volunteer Labor Timesheet**; alternate documentation cannot be accepted. Volunteer hours applied toward RTP project match cannot be applied to any other grant or financial match program.

Documenting Vendor Discounts:

Normal vendor discounts and sales cannot be counted towards the match. However, discounts can be counted when provided to you from a vendor specifically for the RTP project. Discounts can be used as match if the following is provided:

- Invoice that clearly shows the retail price and discount provided **and**
- Letter from the vendor that states they have provided a discount as a donation for this specific RTP project and including the valuation of the discount.

Documenting Donated Real Property:

An appraisal from the time of acquisition may be used to document matching value, so long as the appraisal and acquisition occurred within 18 months prior to the Project Agreement being signed. Strict adherence to Yellow Book standards is required. The Uniform Appraisal Standards of Federal Land Acquisitions (UASFLA), commonly referred to as the "Yellow Book," must be used to prepare appraisals for acquisitions, or donations if used for a federal match. Budgeted costs of appraisals to these standards are eligible project costs. GADNR does not provide this service. Additional guidance can be found at https://www.fhwa.dot.gov/real_estate/uniform_act/property_valuation/. Acquisition of any kind must be from a willing landowner as RTP legislation prohibits condemnation of any kind of interest in property.

4.3 Procurement

For contracts valued at or above \$25,000, grantees are required to seek and document a competitive bid process. U.S. Department of Transportation (DOT) Disadvantaged Business Enterprise (DBE) policy applies; for USDOT's most up-to-date DBE guidance, please visit <https://www.transportation.gov/civil-rights/disadvantaged-business-enterprise/dbe-guidance>. If you believe you have a rare exception to the bid requirement, for instance the use of Qualified Youth or Conservation Corps or sole source, you must contact GADNR prior to signing the contract.

Grantees must follow their own internal required vendor/contractor bid and procurement policies currently in place for contracts valued at less than \$25,000. If change orders could potentially cause a contract that was signed under \$25,000 to rise above that threshold, you must contact GADNR prior to signing the change orders.

4.4 RTP Rules and Regulations

Compliance with Law: Grantee shall comply with all federal, state and local laws, regulations, executive orders and ordinances applicable to the Agreement or to implementation of the Project, including without limitation 23 USC 206 and ORS 390.980 which makes funds available for the purposes of RTP. Key regulations include, but are not limited to:

- 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards 2 CFR 1201
- FHWA Recreational Trails Program Interim Guidance
- 23 U.S.C. 206 Recreational Trails Program
- 23 U.S.C. 104 (h), Recreational Trails Program Apportionments
- 23 U.S.C. 106, Project Approval and Oversight
- 23 CFR 1.36, Compliance with other Federal Laws and Regulations
- 23 CFR 771, Environmental Requirements
- 23 CFR 635.410 Buy America
- 49 CFR 29, Suspension and Debarment
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970
- 23 U.S.C. 114(b), Convict Labor
- 29 CFR 3, Anti-Kickback (Copeland Act)
- 23 U.S.C. 113, Prevailing Wage Rate (Davis Bacon Act)

Consistency with Statewide Comprehensive Outdoor Recreation Plan and State Wildlife Action Plan

Georgia's Statewide Comprehensive Outdoor Recreation Plan (SCORP) contains an inventory of existing outdoor recreation facilities, an analysis of outdoor recreation needs, and projects that may be implemented to address unmet recreation needs. Georgia's State Wildlife Action Plan (SWAP) is a statewide strategy to conserve populations of native wildlife species and the natural habitats they need before these animals, plants and places become rarer and more costly to conserve or restore. Georgia's SCORP and SWAP are extremely important documents which have great relevance to the Recreational Trails Program. These publications play a critical part in understanding the priorities, needs, and direction of our efforts in conservation.

Grantee Responsibility

The Grantee bears all responsibility for the administration and success of their project, including performance by third parties under sub agreements made by the Grantee for accomplishing project objectives.

Section 5: Grant Closeout

Grant closeout signifies the completion of the project. GADNR will ensure all agreed-upon work, as described in the Project Agreement, and administrative actions have been accomplished by the Trail Completion Date. Any discrepancies will be returned to the Grantee to be remedied.

Final payment will not occur until all required documents have been approved by GADNR to ensure all aspects of the grant contract have been met and a successful Final Inspection has verified all aspects of scope and expenditures are available on the trail.

Within 30 days after the Trail Completion Date, both administrative and financial closeout of the grant must occur. During this period, the following documents are due to GADNR before it can approve and process final payment.

5.1 Final Report and Reimbursement Request

The final Quarterly Progress Report and the final Reimbursement Request must be submitted to GADNR within 30 days of the project completion date. These documents serve as notice that the Grantee has completed the project in compliance with applicable regulations. The Final Report will be completed on the Quarterly Progress Report form and include:

- Marked as “Final Report”
- Indication that the project is complete, accessible, and open to the public in accordance with the approved Project Agreement/Amended Project Agreement
- Photos of the completed work
- A final **Reimbursement Request** that shows a full account of all expenditures and match
- For acquisitions only - An updated property deed with required protective language and recording stamp.

5.2 Final Inspection and Project Review

GADNR staff will inspect all completed projects. The Final Inspection must be conducted after all trail work is completed and the trail is open to the public. No costs can be incurred after the Final Inspection, whether for reimbursement or for match. Grantee should have someone present at the Final Inspection who is knowledgeable about the project. Sometimes the Final Inspection reveals items that need to be addressed. Corrective actions must be documented and an additional inspection by GADNR staff may be required. Final payments will not be made until final documentation is received and approved, and the project has been inspected and verified as complete.

Following the Final Inspection, GADNR will perform a Final Project Review, which may include but not be limited to:

- Audit of all paperwork submitted by the Grantee for accuracy and completion;
- Audit of all expenditures against the total project budget;
- Audit of all previous reimbursements and requests;
- Verification of a total match submitted by the Grantee; and/or
- Final site inspection conducted by GADNR Staff

Once GADNR determines that all requirements of the grant have been satisfied, retainage will be dispersed to the Grantee per the Project Agreement. If total expenditures are less than anticipated, and payment of the full retainage amount would create a shortfall of the Applicant's match, GADNR

will adjust the payable retainage amount accordingly. In any instance where an overpayment of either reimbursement or retainage is realized, the Grantee is required to refund an amount equivalent to the overage to GADNR.

Once a project has been closed, remaining funds are deobligated and GADNR cannot make additional payments. Budget amendment requests submitted to GADNR in an effort to utilize surplus funds shall not be considered for approval. Only those items as submitted in the original budget are eligible for reimbursement, per the Project Agreement.

5.3 Publicity

Grantees must make every effort to acknowledge and publicize GADNR's participation and assistance with the project. Acknowledgement of participation shall be conspicuously placed at the project location for public viewing. Grantees may incorporate acknowledgements onto existing or new signage at the project location. The GADNR logo, which shall be included in this signage, is available at www.gadnr.org/rtp.

Additionally, if any property receiving RTP funding is, or will be, posted on a recipient's web page, it should also acknowledge and publicize the program's participation and assistance with the property.

5.4 Retention Requirements

Grantees are subject to a GADNR audit of their project file. Grantees must retain and keep accessible all books, documents, papers, and records that are directly related to the RTP project **for a minimum of five years** following the close of the RTP project. These documents include but are not limited to:

- Reimbursement Requests and Progress Reports
- Invoices and receipts
- Copies of payments
- Procurement documentation
- Donation logs and statements
- All books, records, documents, data, & other materials relevant to grant.

The records must support all project-related costs reported to GADNR and be made available upon request. If any litigation, claim or audit is started before the project documents are removed from the entity's records, Grantees must keep the records until all litigation, claims or audit findings involving the records have been resolved.

The information in this manual is subject to change without notice and should not be construed as the only source of information governing the Recreational Trails Program (RTP). Potential changes to the policies and procedures herein may be necessary to properly administer the program. GADNR personnel will attempt to assist Applicants in satisfying changes in criteria and requirements as they occur.



City of Stockbridge

AGENDA ITEM

MEETING DATE

October 31, 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:

SPEED HUMPS FOR BRENTWOOD SUBDIVISION

BACKGROUND INFORMATION:

The HOA board is requesting that the 51% approval of all homeowners to install speed humps be waived and speed humps installed at locations along Brentwood Pkwy and a designated lined crosswalk installed in the amenities area to enable pedestrians to safely cross the road. Homeowners in each individual subdivision along Brentwood Pkwy can still individually petition the city to install speed bumps with 51% homeowner approval per the City of Stockbridge regulations.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT _____

ATTACHMENTS: ☒

From: Brentwood Park's HOA Board of Directors

To: Mayor Ford and Stockbridge City Council

Subject:

REQUEST FOR STOCKBRIDGE CITY COUNCIL TO WAIVE THE REQUIREMENT FOR 51% APPROVAL OF BRENTWOOD PARK'S HOMEOWNERS TO INSTALL SPEED BUMPS AT SPECIFIC LOCATIONS ALONG BRENTWOOD PARKWAY

"Brentwood Park" is comprised of 4 individual subdivisions with designated monuments along Brentwood Parkway - "THE WHITAKER" / "THE GRESHAM" / "THE ARLINGTON" / "THE HUNTINGTON". Each individual subdivision has an entrance from Brentwood Pkwy – thus Brentwood Pkwy is the most traveled road in "Brentwood Park". Speeding and vehicle passing is a major safety issue for Brentwood Park residents that routinely walk on the sidewalks along Brentwood Pkwy's northbound lane. Accidents have occurred at the entrance to "The Arlington" due to the lack of visibility of oncoming traffic in Brentwood Pkwy's southbound lane – in order to miss the car entering from Titan Rd. the southbound driver on Brentwood Pkwy swerved left into the northbound lane, crossed the sidewalk, destroyed several sections of the track border fence, and stopped just before crossing the track surface. Luckily no one was injured in northbound lane, the track, or either car.

Brentwood Park amenities areas are on both sides of Brentwood Pkwy after entering from Walt Stephens Rd and just past the entrance to Dollar General. The clubhouse, tennis court, swimming pool, and parking lot are on the left side and the running track, ball field, children's play equipment, and volley ball court are on the right side of Brentwood Pkwy. There is not a designated crosswalk requiring cars to stop and yield to those crossing the pkwy. Seldom do cars slow down or extend courtesy to those waiting to cross.

Due to the excessive speed, vehicle passing, and reckless driving it is only a matter of time before someone is going to be seriously injured or killed while crossing the road or walking along the sidewalk or grass areas.

The HOA board is requesting that the 51% approval of all homeowners to install speed bumps be waved and proceed to install speed bumps at critical positions along Brentwood Pkwy and proceed to install a designated lined crosswalk in the amenities area to enable pedestrians to safely cross the road.

Homeowners in each individual subdivision along Brentwood Pkwy can still individually petition the city to install speed bumps with 51% homeowner approval per the City of Stockbridge regulations.



City of Stockbridge

AGENDA ITEM

MEETING DATE

October 31, 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:

WINDING CREEK SUBDIVISION STREETLIGHTS

BACKGROUND INFORMATION:

The Winding Creek Subdivision HOA has submitted a request for the City to assume the responsibility of paying the monthly street light bill for the subdivision's street lights effective January 1, 2024. The cost is **\$1,476.97** per month, **\$17,723.64** annually.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT **\$17,723.64/yr**

ATTACHMENTS: ☒

Winding Creek HOA
c/o Matthew Thomas
254 Warbler Way
McDonough, GA 30253

Decius T. Aaron
Public Works Director
4640 North Henry Boulevard
Stockbridge, GA 30281

October 10, 2023

Mr. Decius,

The Winding Creek Homeowners Association is submitting this letter requesting the City of Stockbridge to assume the responsibility of paying the monthly payments to the power company for the electrical energy for each streetlight in our community. The association has fulfilled the requirements in accordance with section 434 pertaining to Streetlights of the City specifications. I have attached a copy of the electric bills for our community.

Thanks,

A handwritten signature in black ink, appearing to read 'MTA', is written over the printed name 'Matthew Thomas'.

Matthew Thomas
Winding Creek Board President
136 Warbler Way
McDonough, GA 30253
Email: calledtoserve1@gmail.com
Cell: 423-863-1967



Customer Name

WINDING CREEK

Account Number

60434 47012

Please Pay By

Sep 22, 2023

Total Due

\$ 1,476.97

Current Lighting Service - Outdoor Lighting Service, Unregulated

Billing Period

Aug 1, 2023 - Aug 31, 2023

Current Service	\$ 1,357.33
Environmental Compliance Cost	1.30
Nuclear Construction Cost Recovery	1.86
Municipal Franchise Fee	1.06
Sales Tax	109.42

Total Current Lighting Service \$ 1,476.97

Lighting Components Included In This Bill

30-LED 070 AREA

Payment Options (cont.)

Auto Pay Auto Pay by authorizing your bill amount to be automatically debited from your checking or savings account

Mail Georgia Power Payments
96 Annex Atlanta GA 30396 0001
Holidays may impact bill posting

Phone Pay by phone directly to Georgia Power with your checking or savings account by calling 1-888-660-5890. Pay by phone with your credit or debit card via BillMatrix by calling 1-800-672-2402

In Person Use your account number to pay at thousands of **Authorized Payment Locations (APLs)**. Locations include most retail and grocery stores that have night and weekend hours. To pay your bill at participating CheckOut locations, use the barcode found on your bill stub. All APLs accept cash and some accept debit cards; however, these locations do not accept checks or credit cards. Visit georgiapower.com/apl for more information. Text GPPAY to 99123 to find the closest Payment Location (APL) near you. Visit georgiapower.com/paymentoptions for a complete menu of available options.

Consumer Check Conversion When you pay your bill by check, you authorize us to make a one-time electronic debit from your banking account.

Do we have your correct primary phone number and email?

Why? When you call to report a power outage, our automated systems identify your address by your phone number. We may occasionally want to contact you via email with important information.

If your phone number or email address has changed, please update our records in the box below and mark the box on the front of the stub if you have entered a correction.

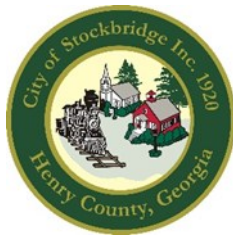
Primary Phone Number on file: 770-554-1236 at CAMPGROUND RD

Email Address



799 366590490006371882501087210

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City of Stockbridge

AGENDA ITEM

MEETING DATE

FUNDING SOURCE

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

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

DEPARTMENT:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

APPROVALS: CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

GRANTS ADMIN. _____

☐ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature_____



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 692-8577

From The Desk Of:
ANTHONY S. FORD
Mayor

Telephone: 770-389-7910

September 11, 2023

Atlanta Regional Commission
229 Peachtree Street NE
Suite 100
Atlanta, GA 30303

RE: Comprehensive Plan Update Submittal

Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that appropriate staff and decision-makers have reviewed both the Regional Water Plan(s) covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson at (678) 833-3340 or randerson@cityofstockbridge-ga.gov.

Sincerely,

Anthony S. Ford
Mayor
City of Stockbridge

Enclosures

CITY OF STOCKBRIDGE 2024 COMPREHENSIVE PLAN



ACKNOWLEDGMENTS

Steering Committee

Elton Alexander, City Council District 5 (Elected Official)
Decius Aaron
Kim Allonce, Economic Development Director
Raoul Clarke
Nickol Dodson
Jeremy Goodwin
Amish Patel
Michael Reis
Kellie Russell

City of Stockbridge Staff

Frederick Gardiner, City Manager
Ryan Anderson, Interim Director, Chief Planner
Linda Logan, Senior Planner
Kim Allonce, Economic Development Director
Gordon Linton, Planner

Prepared by:
Atlanta Regional Commission Staff

Keri Stevens, Project Manager
Shima Khodagholi, Planner
Tan Nyman, Intern

Prepared by the



Atlanta Regional Commission

Adopted October 30, 2023

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Appendix	

EXECUTIVE SUMMARY

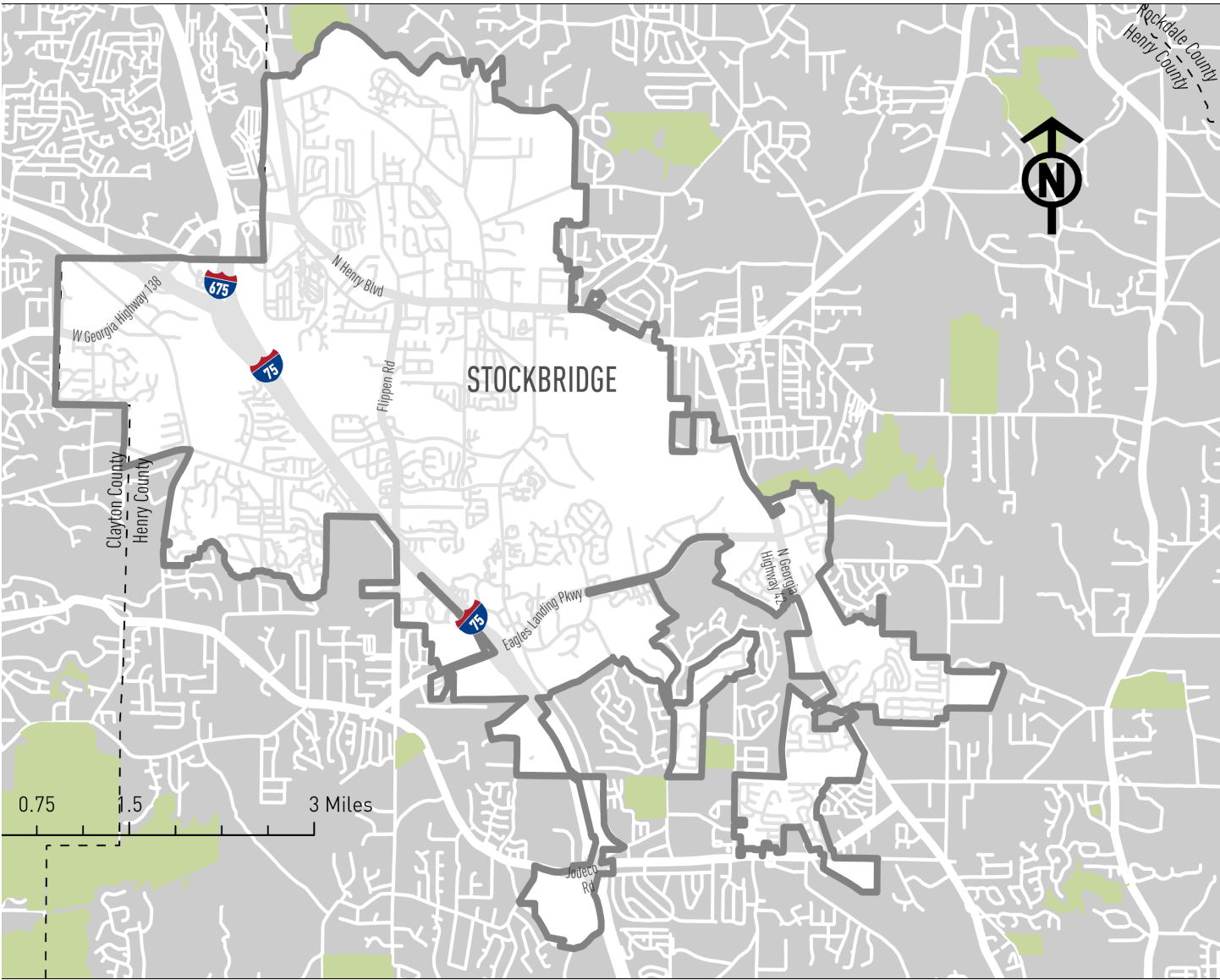
One of the most impactful responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. This update of Stockbridge’s Comprehensive Plan offers the opportunity to look beyond the execution of the day-to-day City services and consider where the City wants to be in the next five-years and the necessary steps to achieve that vision.

The most recent Comprehensive Plan for the City of Stockbridge was adopted in 2019. The Georgia Department of Community Affairs mandates every City to provide an update to the Comprehensive Plan every five years to maintain the Qualified Local Government (QLG) status of the City and continue to receive funding for projects within the City.

This document has been shaped by combined efforts of the City Council, City Staff, stakeholders and active public participation and delves into the current advancement of the City and makes efforts to yield prospective opportunities for the City.

Stockbridge’s Comprehensive Plan includes:

- Issues, Needs, and Opportunities
- Community Vision, Goals, and Policies
- Population
- Housing
- Economic Development (Broadband)
- Transportation
- Natural, Cultural, and Historic Resources
- Land Use
- Community Facilities and Services
- Community Work Program
- Report of Accomplishments
- Appendix-Supporting Resources



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CHAPTER 1

HISTORY AND BACKGROUND OF STOCKBRIDGE

ABOUT THE CITY

STOCKBRIDGE: PAST AND PRESENT

INCORPORATION

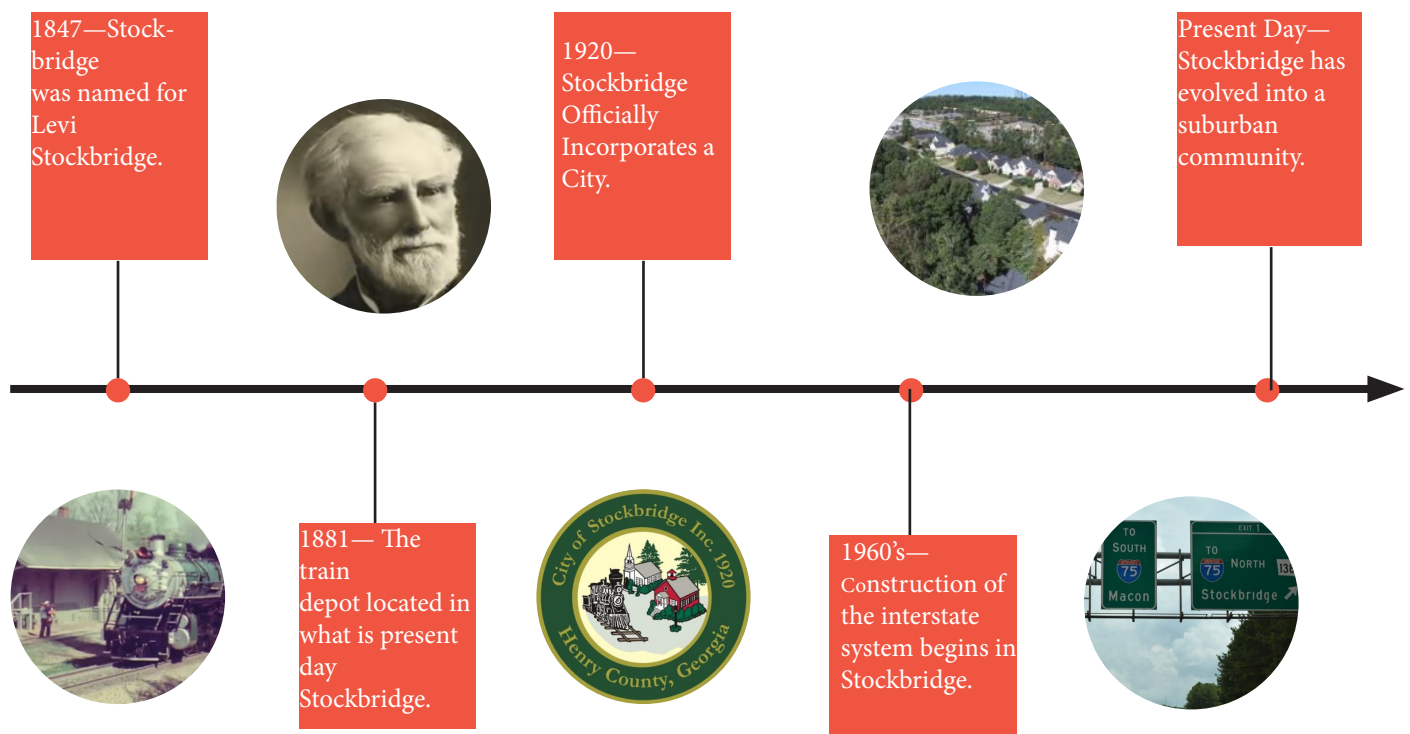
Stockbridge's history provides an important backdrop to understanding how and why Stockbridge has developed as it is today. While the City didn't officially incorporate until August 6, 1920, its history began when the area was settled in 1829 with the establishment of Concord Methodist Church near present-day Old Stagecoach Road. It was later, in 1847, when the name Stockbridge was decided on with the granting of a post office. It is believed that the City's namesake was a traveling school teacher, Professor Levi Stockbridge.

In 1881, the East Tennessee, Virginia and Georgia Railroad was built from Macon to Atlanta and was to pass through "Old" Stockbridge, but the settlers who owned the land around Old Stockbridge were asking high prices. Instead, two prominent Atlanta citizens John W. Grant and George W.

Adair, bought a tract of land about a mile south of Old Stockbridge and offered it for sale at a reasonable price. It was here that the railroad built its depot and present day Stockbridge began its existence. Stockbridge officially incorporated as a town in 1895 and as a City on August 6, 1920. The depot which was located about 600 feet north of what is now North Henry Boulevard as you cross the bridge in Stockbridge, was eventually destroyed by the Southern Railway around the early 1980s.

DEVELOPMENT

Much of Stockbridge's development took shape with the construction of the state's interstate system beginning in the area in the late 1960's. As commuting to and from Atlanta became easier, Stockbridge began developing into a bedroom community of the Atlanta Metro Region with suburban shopping centers and housing developments taking shape to accommodate the growing population.



BACKGROUND

PREVIOUS PLANS

IMAGINE HENRY:

2040 JOINT HENRY COUNTY/CITIES COMPREHENSIVE PLAN

The 2040 Joint Henry County/Cities Comprehensive Plan, “Imagine Henry,” was adopted in 2018 as an update to the 2009 Joint Comprehensive Plan to update long-range planning priorities and align existing priorities with updated policies, data, and work program items.

The plan seeks to affirm the county and cities’ vision for future development and define their goals in actionable steps. While representatives from the City of Stockbridge were included in the public input and participation process, this plan does not serve as the City’s guiding planning document. The plan details major corridor improvements along SR 42 between McDonough and Stockbridge and different town center improvements funded through the Stockbridge Livable Centers Initiative.

The SPLOST list outside of this study is included in the Appendix.

JOINT HENRY COUNTY/CITIES SOLID WASTE MANAGEMENT PLAN

The Joint Henry County/Cities Solid Waste Management Plan was adopted in 2008 to address the Minimum Planning Standards and Procedures set forth by Georgia DCA and document the waste collection and disposal capacity. The plan notes that the City of Stockbridge provides curbside pickup for yard trimmings (including boxes, non-metal furniture items, mattresses and box springs, leaves and yard debris, chipper runs, limbs and branches, metal grills, bikes, appliances, etc.) and solid waste for residents and has developed a contingency strategy in the event that solid waste collection is interrupted for whatever reason.

The plan states that solid waste is collected by several haulers in the City (American Sanitation, Jass DBA Coverall, B&B Disposal & Company, Morgan Auto Parts, Inc., Paul Mitchell, Martin Sanitation Collection, American Bi-Products Collection aka Waste Co., Deltawash Inc., Bio-Medical Waste Service, and CLM Sanitation) despite the lack of active solid waste landfills in Henry County; however, Stockbridge hosts a solid waste transfer station. The plan offers several recommendations based on existing waste reduction efforts, including an enhancement of Stockbridge’s curbside recycling program.



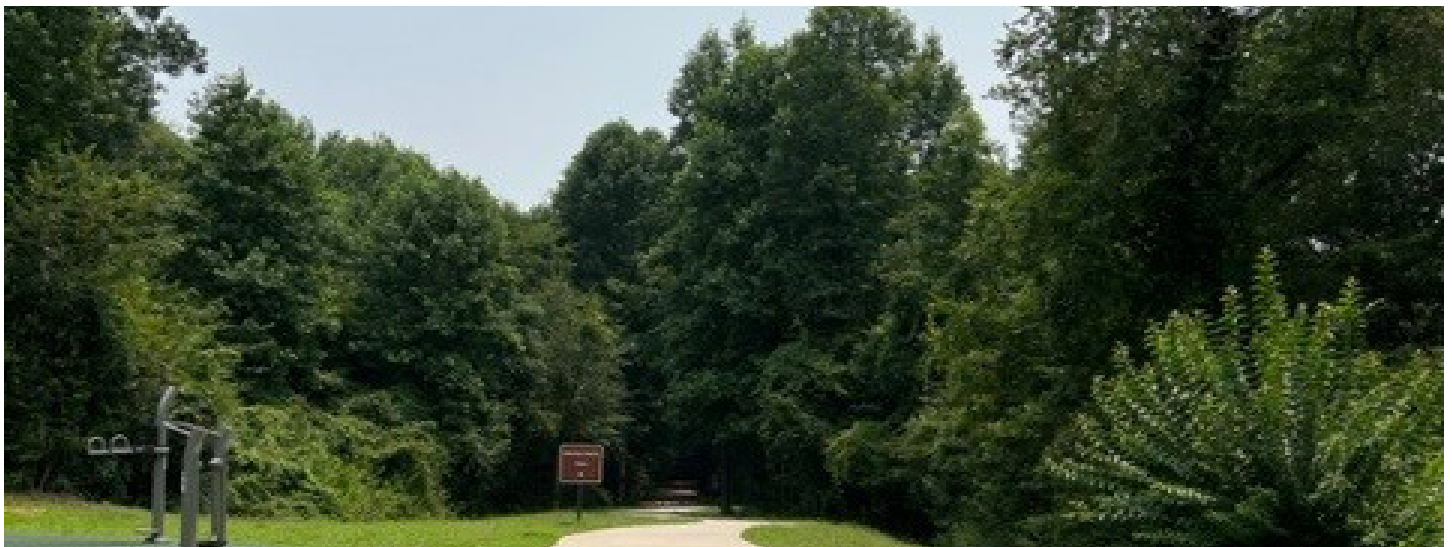
HENRY COUNTY TRAILS PLAN

The Henry County Trails Plan was published in 2022 to establish a framework for developing a countywide trail network. The plan was completed in tandem with Henry County's Transportation Plan to identify missing links in the existing trail network for bicyclists and pedestrians as well as identify future opportunities for expansion. The planning process identified three high-level priority projects through detailed analysis and community consultation, referred to as "Model Miles*", that establish the preferred alignment for various trail segments, assess environmental conditions and concerns, and visualize the future of the trail system. To facilitate rapid implementation, the plan provides a catalog of funding opportunities, implementation guidelines, and branding tools for promotional materials. Specifically, the plan identifies Community Development Block Grants, Surface Transportation Block Grants, Carbon Reduction Program funds, Recreational Trails Program funds, Highway Safety Improvement Program funds, Land and Water Conservation Fund, Federal Transit Administration funds, the Georgia Transportation Infrastructure Bank, and the ARC's Livable Centers Initiative as potential funding sources, along with local set-asides from municipal funds and SPLOST/TSPLOST revenue.

The plan's analysis reveals that, despite Henry County sitting slightly higher than the median household income for the Atlanta MSA, Stockbridge hosts one of two census blocks with the highest percent of households in poverty (along SR 138 near Flippen Road). The areas in the City with the highest concentration of households below the poverty threshold also correspond with the areas with the highest percent of zero-car households. Nonetheless, the area with

the highest walking propensity score based on land use is the City center which also holds the City's park assets. The plan also identifies various other assets that could be connected through a trail system expansion, including schools, a retail center, and the Panola Mountain Greenway and other planned or extant trails in adjacent areas. Stockbridge's immediate surroundings contain several small lakes and reservoirs as a part of the natural amenities identified.

* "Model Miles" have been added to the Long-Range Planning section.



DOWNTOWN RESIDENTIAL AND RETAIL MARKET ANALYSIS-2022

Selected Key Takeaways:

- The City of Stockbridge remains a shopping and dining hub for Henry County and surrounding areas. Most restaurant and retail development is concentrated around the Interstate 75 exit and along Highway 23 in the form of strip shopping malls or stand-alone detached buildings.
- The Stockbridge/Henry County retail submarket has an extremely low vacancy rate of 1.7 percent with only nine active listings for lease in the City. This shows market demand will likely support new restaurant/retail development in the future.
- Low vacancy rates show that Stockbridge successfully navigated the pandemic and avoided much of the related business closures that resulted in other communities.
- Stockbridge has a retail surplus totaling \$224 million and a retail leakage or loss of \$65 million. This shows that outside shoppers are coming into the City spend.
- Henry County loses approximately \$378.5 million in potential retail sales every year to areas outside of the county. Henry County has a retail surplus of \$240.1 million of spending in certain categories like automobile dealerships,

but there is still a retail gap of \$138.4 million.

- Historic downtown Stockbridge should focus on restoration, revitalization, and new in-fill residential and mixed-use construction. Enough market demand exists to support the following businesses in the downtown area: Specialty Food Stores, Jewelry, Luggage & Leather Goods, Drinking Places/Breweries, Bookstores, Music Stores, Clothing & Accessories, Restaurants, and Specialty Furniture Stores.
- Stockbridge's housing profile consists predominantly of single family detached homes and older small-medium apartments with 3 to 49 units. Additional detached and attached homes would better balance the City's housing mix.
- Since 2015, Stockbridge has flipped from a community of homeowners to a City of renters with a 53 percent share of households renting their homes. A focus on for-sale housing is recommended over leased units.
- Stockbridge has a historically low vacancy rate. High demand and a shortage of supply create a rental market where prices rise, housing options decrease, and the percentage of households that must rent grows rapidly. Without new housing product in Stockbridge, market demand will continue to exceed supply and foster unbalanced housing prices.



- Rental rates and income levels in Stockbridge are nearly equalized. This means developers now have the latitude to build more higher-end housing products than they would have previously felt comfortable with.
- Seventy-nine percent of young professionals entering the workforce and young families (ages 25-34) are renting rather than buying, suggesting a lack of diversity in housing options.
- From 2010 to 2020, the total change in housing units was 13.2 percent, which lagged the 24.3 percent rise in population. Housing supply has not kept pace with demand in Stockbridge.
- Based on the largest income segments in Stockbridge, the ideal rental rate range for new apartments is between \$1,250 and \$1,750 per month or more.
- In the next five years, housing demand will require an additional 800 residential units (306 of which are already under construction. By 2040, Stockbridge will need 1,700 new residential units to meet demand.



ATLANTA REGIONAL FREIGHT MOBILITY PLAN UPDATE

The Atlanta Regional Freight Mobility Plan Update was released in 2016 to create a roadmap for regional projects that extend beyond the 6-year TIP period defined in the Regional Transportation Plan (RTP). The plan serves as an update to the 2008 Atlanta Regional Mobility Plan published by the Atlanta Regional Commission and focuses on frameworks for freight planning efforts in the metro area. The plan's stated goals were to enhance metro Atlanta's regional competitiveness through efficient, reliable, and safe freight transportation and to maintain quality of life for local communities through minimal environmental or community impacts.

The 2016 update builds upon the original plan by assessing it against contemporary conditions and forecasts, updating the plan based on new policy at the federal, state, and local levels, supporting the development of a Fixing America's Surface Transportation Act compliant RTP, identifying projects of national, state, and regional significance, and defining strategies and initiatives for successful project investment. ARC conducted stakeholder interviews with representatives from organizations/agencies in the private and public sector, including the Henry County Development Authority, to identify freight needs and challenges from a first-hand perspective. Findings from these interviews revealed concerns around traffic bottlenecks and keeping pace with demand, public safety, and mobility and accessibility, as well as some concerns about the routes truck drivers choose to take when driving around the area.

Henry County is noted several times throughout the plan for its community transportation assets and importance to regional freight competitiveness. Particularly, the plan notes that the growth of logistics facilities in Henry County reflects the county's important location between Atlanta and Savannah, Georgia's two major freight hubs. Indeed, McDonough/Henry County is listed as one metro Atlanta's 7 regional freight clusters for intensive freight activity with 13 percent of the region's warehouses and distribution centers at the largest average size per facility (nearly 543,000 square feet) of any cluster twofold. The plan identifies 32 warehouses and distribution centers, 14 manufacturing firms, and 9 vacant industrial properties that are concentrated mostly along the SR 155 corridor with additional industrial development along King Mill Road/Industrial Boulevard, US 23, Thoroughbred Road, Westridge Parkway, and Avalon Parkway, among others. Due to its location and industrial activities, the McDonough/Henry County cluster is also one of three prominent truck trip end locations in metro Atlanta based on truck GPS data. However, I-75 in Henry County is stated to have very poor reliability in terms of buffer time for shipments relative to average congestion in the area and it is likely that many trucks passing through the areas use SR 155 in order to access I-75 and get to other parts of the metro area. Indeed, the plan notes that the McDonough/Henry cluster contains a mix of poor performing segments, such as SR 155, with some relatively high performing segments, such as GA-20. The plan also identifies freight-related projects in Henry County as a part of the RTP and TIP. Specifically, a new interchange on I-75 near Bethlehem Road is expected to relieve congestion at SR 155 and serve as relief for the Bill Gardener Parkway interchange. Another project is expected to widen US 23 to provide additional roadway capacity parallel to I-75 and I-675.



HENRY COUNTY TRANSPORTATION PLAN: 2022 UPDATE

The Henry County Transportation Plan was last updated in 2022 as a part of the ARC's Comprehensive Transportation Plan program to create a framework for transportation project and program implementation in the county. The current update assesses existing and projected transportation needs through 2050 and identifies projects eligible for inclusion in the Regional Transportation Plan and therefore eligible for federal funding. Stockbridge has several areas with heavy congestion and vehicle travel, particularly along the I-75 corridor that anchors the county's road network. As such, the county is looking to prioritize and develop additional north-south travel corridors as alternatives. The plan notes several projects intended to create additional roadway capacity in Stockbridge, including roadway widenings along popular corridors (including I-75) and new roadway connections, as well as operational and safety improvements through updated arterial road facilities, intersection improvements, and other emerging technologies. The plan also calls for several sidewalk improvements throughout Stockbridge, both in terms of network connectivity and pedestrian facilities/amenities, and an expansion of the trails system through local multiuse greenways and side paths. To fund these projects and others around the county, the plan identifies TSPLOST revenue as the primary local funding source and GDOT or ARC funds as the primary sources of funding at the regional or state level.

HENRY COUNTY TRANSIT MASTER PLAN

The Henry County Transit Master Plan (TMP) was published in 2021 as a 30-year blueprint for guiding countywide transit decision-making and address existing and future service needs. TMP aims to achieve transit sustainability throughout the county by providing efficient, affordable, reliable, and environmentally friendly services that will support the health and vibrancy of the community.

The plan notes two main transit operators: Henry County Transit, which provides demand response service to all county residents and piloted a fixed-route service from July 2018 until March 2020; and the ATL, which operates four

Xpress commuter bus routes that service different park-and-ride facilities. The Stockbridge facility is noted as being frequently over parking capacity because of the high demand for commuter services and Route 432, which connects this facility to downtown Atlanta, boasted the highest ridership of any route in the Xpress system in 2019. TMP identifies three major categories for recommendations that include programmatic improvements, capital investments, and performance-based transit projects. Of particular relevance to Stockbridge, the plan calls for a fixed bus route that services Stockbridge to McDonough, a countywide micro transit service for seniors, a Stockbridge-based mobility hub for bus transfers, an express commuter bus directly to Hartsfield-Jackson Atlanta International Airport, a rapid regional connector that passes through Stockbridge, and a fixed bus route to connect to planned mobility hub in southern DeKalb County.

CITY OF STOCKBRIDGE BICYCLE, PEDESTRIAN, AND TRAIL PLAN

The City of Stockbridge Bicycle, Pedestrian, & Trail Plan (SBPTP) was published in 2017 to detail the existing bicycle and pedestrian facilities and infrastructure in the City and identify opportunities for improvement. Specifically, the plan's stated goals are to 1) enable residents and visitors to safely walk, run, or bicycle throughout the City, 2) develop a non-automobile focused transportation system, 3) encourage citizen interest and participation in bicycling and pedestrian activities, and 4) develop environmentally and economically sustainable community assets. SBPTP names several existing community assets that could benefit from connecting to a wider bicycle and pedestrian network, including Martin Luther King, Sr. Trail, Memorial Park, Gardner Park, Clark Community Park, City Hall/Town Green, Reeves Creek Trail, as well as three schools in the City limits. SBPTP is the first comprehensive pedestrian, bicycle, and trail plan adopted by the City and aims to develop an integrated pedestrian and bicycle network that accommodates users across age, ability, and modal preference.

According to the plan, Stockbridge's downtown core has many sidewalks that do not connect into the surrounding neighborhoods or parks. Additionally, the City's greenway trail (Reeves Creek Trail) is not connected to major community assets (e.g., parks, schools, etc.) or connected with other trail systems in metro Atlanta. Overall, Stockbridge's existing bicycle and pedestrian network lacks functional connectivity between areas of the City. SBPTP states that major north-south corridors lack amenities for bicyclists or pedestrians and the northern half of the City completely lacks bicycle lanes. The plan includes different solutions for improving pedestrian access across major thoroughfares (namely SR 138) and recommendations for addressing sidewalk gaps in and between neighborhoods, as well as connecting off-road trail systems with the nearby Panola-Arabia Mountain PATH trail. Input from residents in the plan reveals priorities around expanding and improving the active transportation network, ensuring safety for vulnerable population when expanding trails or developing new intersections, and nurturing an active transportation culture around health, fitness, and the environment. SBPTP also identifies several short-term connectivity projects to be funded primarily through SPLOST revenue.

TRANSIT ASSET MANAGEMENT PLAN

The ARC's Transit Asset Management Plan (TAMP) was published in 2020 to help establish priorities for maintaining existing transit assets and additional service provision for four metro Atlanta Tier II operators, including Henry County Transit. TAMP details FY 2019 – FY 2022 and includes an inventory of capital assets, condition assessments for those assets, a decision support tool, and a list of priority investments (based on the findings of the decision support tool). At the time of plan adoption, Henry County Transit offered demand response services to all county residents alongside a limited fixed route service with two stops in northern Stockbridge. The latter service ran as a pilot program ran from July 2018 to March 2020 but was discontinued following the outbreak of COVID-19 because of declining ridership decline and concerns over social distancing.

CITY OF STOCKBRIDGE STRATEGIC PLAN: 2022-2026

The City of Stockbridge completed a strategic plan in 2022.

Four core strategic priorities were identified:

- Quality of Life
- Economic Growth
- Culture and Brand Development
- Sustainability

Goals and actions were developed around these strategic priorities and will act as a roadmap for the City.

ATL REGIONAL TRANSIT PLAN

The ATL Regional Transit Plan (ARTP) synthesizes transit plans and projects across 13 counties in metro Atlanta (Cherokee, Clayton, Cobb, Coweta, DeKalb, Douglas, Fayette, Forsyth, Fulton, Gwinnett, Henry, Paulding, and Rockdale Counties) and evaluates projects that seek federal or state funding. The Atlanta-Region Transit Link Authority (ATL) last published an update to this plan in 2020 with the goals of creating the primary source of projects eligible to include in: 1) ARC's short-term and long-term transportation plans; 2) annual state bond packages; and 3) county-level transit SPLOST referenda. ARTP serves as a comprehensive report of transit projects and services that aim to enhance connectivity and increase mobility options in the metro area.

Henry County is split between Districts 9 and 10, which have 48 and 40 planned, proposed, or potential projects respectively. ATRP notes that only 6 percent of the projects in District 9 met at least half of the six criteria to be considered "regionally significant" in terms of federal or state discretionary funding and only 7 percent of projects in District 10 met this threshold. In other analyses, ATRP notes that 6 percent of the projects in Districts 9 qualified as "higher impact/lower cost" projects and 8 percent of projects in District 10 qualified for this designation. Additionally, one-fifth of the projects in District 9 expanded transit equity by providing new or expanded services to/from lower income areas and 16 percent of projects in District 10 expanded transit equity similarly. To coordinate transit planning and implementation, ATL partners with various city and county governments, community improvement districts, regional and state planning organizations, and transit operators, including Henry County Transit which provides local bus and complementary ADA paratransit and demand response services to county residents. Another of ATL's partners, Xpress, also provides commuter bus services in Henry County.

CDBG 2022 ANNUAL ACTION PLAN: 3rd of 5 ANNUAL ACTION PLANS

Henry County has received federal Community Development Block Grant (CDBG) funds since 2012. The FY 2022 Annual Action Plan is the third of five Annual Action Plans supporting the 2020-2024 Consolidated Plan that describes the specific projects for which the county intends to utilize CDBG funds. The Henry County Community Development Department hosted 10 Needs Assessment meetings with residents from the City of Stockbridge and neighboring cities as a part of the citizen participation process for the FY 2022 Annual Action Plan. The plan states that Henry County's main objective in utilizing CDBG funds is to address housing needs for low to moderate income households and persons, services for individuals with special needs (including homeless persons/households or those under threat of homelessness, the elderly, persons with disabilities, persons living with HIV/AIDS, and at-risk youth), community development needs, and economic development needs. Specifically, the County aspires to 1) assist occupied, income-eligible households with housing rehabilitation, 2) improve the quality of public housing stock, 3) provide public service funding to A Friend's House and Haven House (local homelessness and supportive services organizations), 4) support public agencies that address community development for low-to-moderate income residents (particularly those with special needs and extremely low incomes), and 5) improve the sustainability of local infrastructure. The plan notes that CDBG funds were awarded to several non-profit agencies who provided homeless prevention activities, operational assistance, food banks, health services, youth services, domestic violence services, and child neglect services during FY 21.

CHAPTER 2

WHO WE ARE: DATA & DEMOGRAPHICS

STOCKBRIDGE DEMOGRAPHICS

POPULATION DEMOGRAPHICS

OVERVIEW

An understanding of population and demographic trends provides a foundation for comprehensive planning. In order to plan for the future, we must have a general idea of approximately how many people will reside in the community. Understanding the characteristics of Stockbridge’s population will provide valuable insight on the services, initiatives, and policies that the City may want to further pursue.

TOTAL POPULATION

The population of Stockbridge has changed significantly over the past few decades. By 2020, the population increased to 28,973. Figures 1 and 2 show Stockbridge’s population compared to the nearby cities of McDonough and Forest Park. A recent annexation, effective January 1, 2023, brought the population to approximately 34,613 based on staff calculations and GIS resources.

The annexation legislation is included in the Appendix.



Figure 1:POPULATION CHANGE

Data Source: US Census Bureau; Population and Housing Estimates, 2020

Figure 2: POPULATION CHANGE COMPARED TO SIMILAR CITIES
NEARBY

	Stockbridge	McDonough	Forest Park
2000	9853	8493	21447
2010	25636	22084	18468
2020	28973	29051	19932

Data Source: US Census Bureau; American Community Survey, 2020

POPULATION PROJECTIONS

The Atlanta Regional Commission's population forecasts project a growth of 2.9 million people across the Atlanta region by year 2050. In Henry County, population is expected to increase by roughly 61% with an anticipated 133,327 people moving to the area, and bringing the total population to 351,691. These projections further show that the majority of growth in the County will occur in the northern part of the county and in close proximity to the I-75 corridor. With the City's positioning as the gateway into Henry County and straddling the interstate, Stockbridge can expect to see an increase in its total population over the next 20 years.

AGE DISTRIBUTION

The population age distribution is relatively even with the largest segment being from 35-39 years of age at around 10% followed closely by the 10-14 cohort at 8%. Based on 2020

census data, the median age in Stockbridge is 35.7.

RACIAL COMPOSITION

The City of Stockbridge is a diverse community. Since the 2010 census, the population percentage of white individuals has decreased from 34% to 21% in 2020. The black population percentage has increased from 20% to 65%. In the 11-county region 34% of the population is black while 54% is white. As growth continues to occur, the diversity of backgrounds and changing needs of the population will likely continue to evolve.

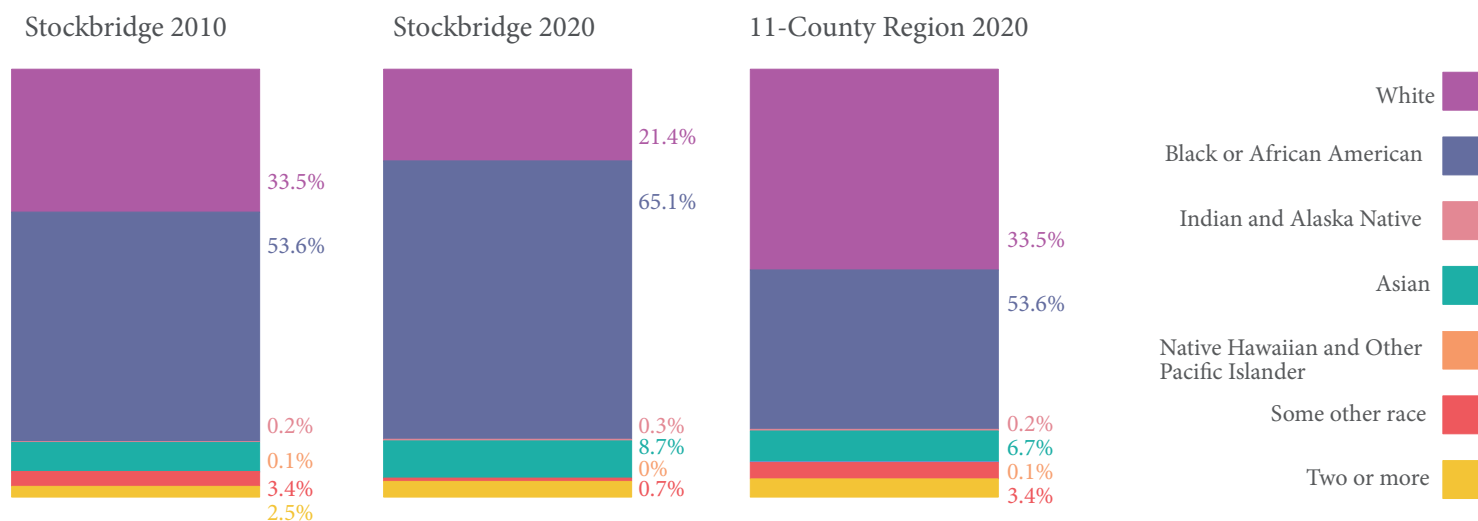


MEDIAN AGE STOCKBRIDGE 2020

35.7

Data Source: US Census Bureau; American Community Survey, 2020

Figure 3: RACIAL COMPOSITION 2010 AND 2020



Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS AND OPPORTUNITIES

The below population-related issues, needs, and opportunities were identified through existing conditions analysis and community input.

- Stockbridge's affordability and proximity to Atlanta make it an attractive area to locate within the Metro Atlanta area. As the region continues to grow, the City of Stockbridge has the opportunity to attract and retain young adults and families.
- As the diversity in backgrounds, age, and race continues to evolve, the City needs to continue to balance the differing needs of its demographic groups.
- The City needs to manage development that occurs with future population growth so as not to diminish the small town community feel that existing residents enjoy.
- Annexation continues to be a priority in Stockbridge. The City has the opportunity to conduct an annexation study to identify the impact of annexing certain areas.

STOCKBRIDGE HOUSING

ARC developed the Metro Atlanta Housing Strategy (MAHS) in 2019 to identify regional housing issues and provide a roadmap for communities to address their housing needs. The MAHS categorizes most of the City of Stockbridge as Submarket 7 (61%), or suburban neighborhoods with lower-to-moderate-priced housing, with the biggest increase in renters. This is followed by Submarket 5 or suburban neighborhoods along employment corridors.

Submarket 7 (Regional)

- Greatest increase in the proportion of renters; of the added renter households since 2010, more than 2/3 were into single family.
- Greatest decline in net ownership, having lost more than 14 thousand owner-occupied units since 2010.
- The home sale price increases in this Submarket area are slightly below the regional average.
- Second largest increase in poverty among the Submarkets.

Top Strategies for Submarket 7

- Preserve Affordable Supply
- Promote Housing Stability
- Develop Leadership & Collaboration on Affordability
- Increase Supply

CITY SNAPSHOT	
Median Home Sale Price (2020)	\$202,000
Change in Median Home Sale Price (2013-20)	+83%
Home Sale Price Per Sq Ft (2020)	\$98.00 sq ft
Percent Change in Home Sale Price Per Sq Ft (2013-20)	+82%
Median Building Area of Home Sales (2020)	2,043 sq ft
Data source: ARC analysis of Zillow's ZTRAX home sale transactions, 2013 & 2020. Explore this data further in the DATA EXPLORER	

Figure 4: METRO ATLANTA HOUSING STRATEGY

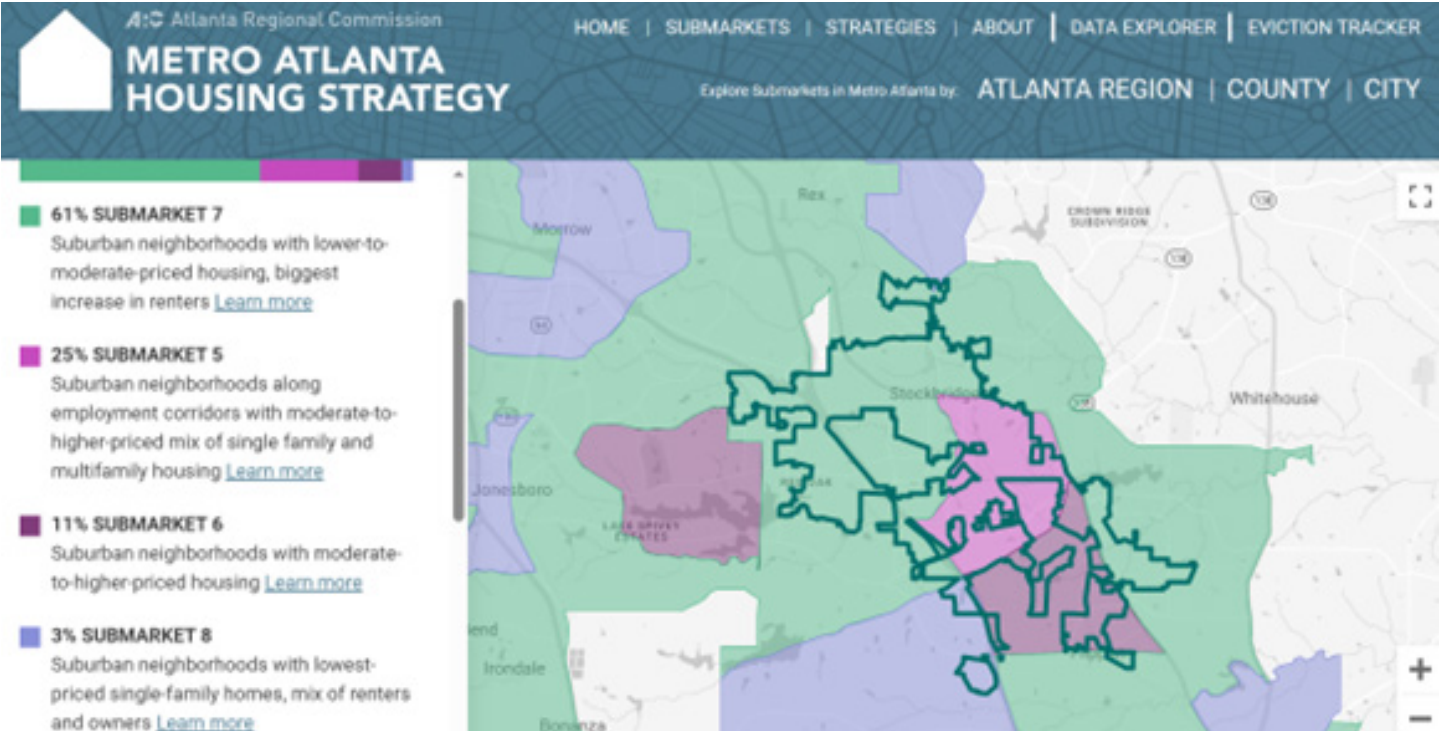
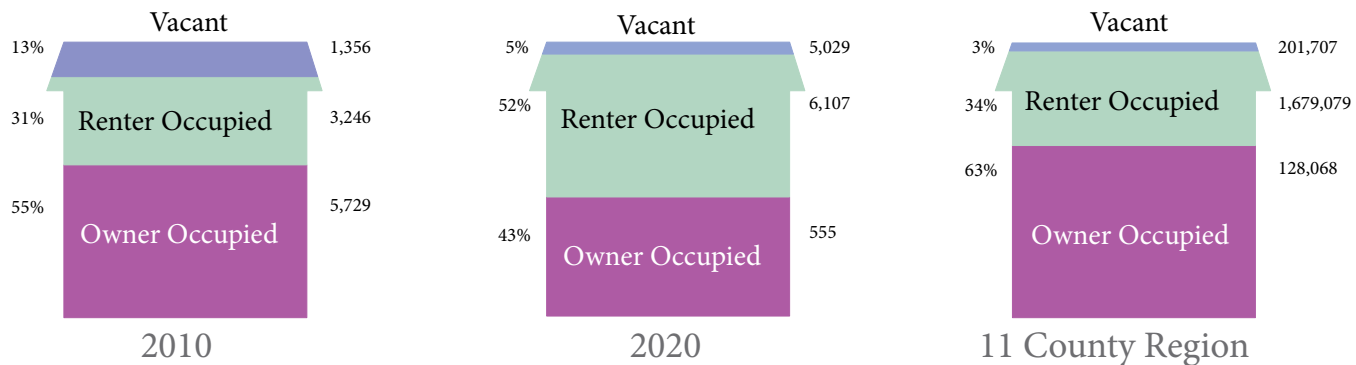


Figure 5 shows that renter occupied housing increased significantly in Stockbridge from 2010 to 2020. In contrast, vacancy rates in Stockbridge's have decreased from 13% to 5%, which is close to the regional percentage of 3%.

There has been an increase in all housing types except for 1-unit attached and 5-9 units categories. Single-family is still the predominant housing type at 58%. The most significant increase is in the 10-19 unit developments which saw a 62% increase. Since 2020 (effective Jan.1, 2023) there has been a significant annexation and a number of new projects approved and under construction which will provide additional supply and options.

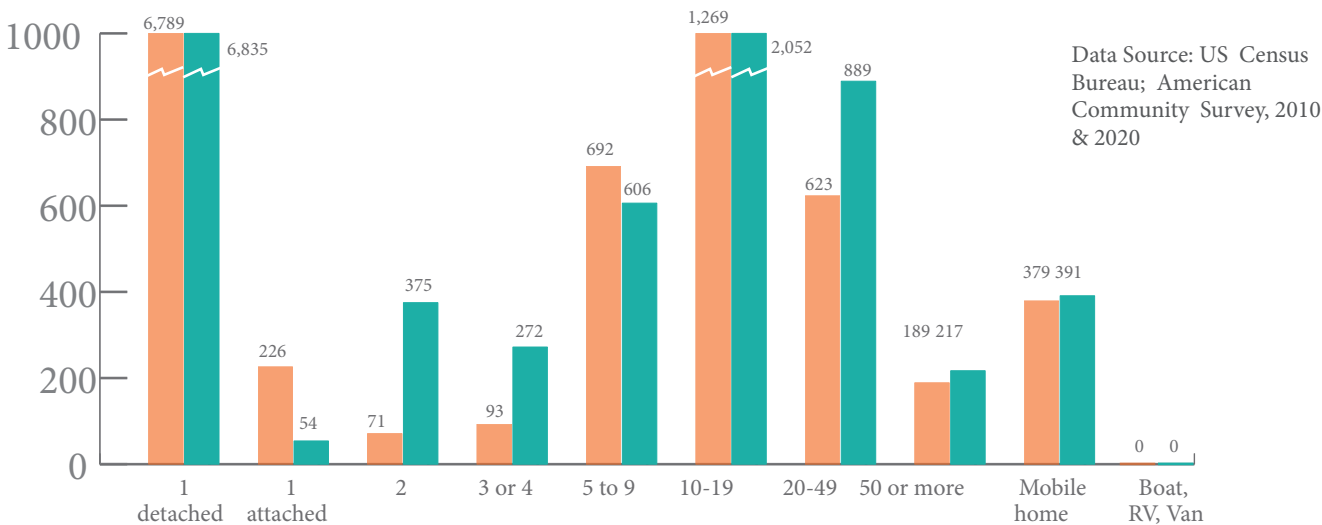


Figure 5: HOUSING TENURE



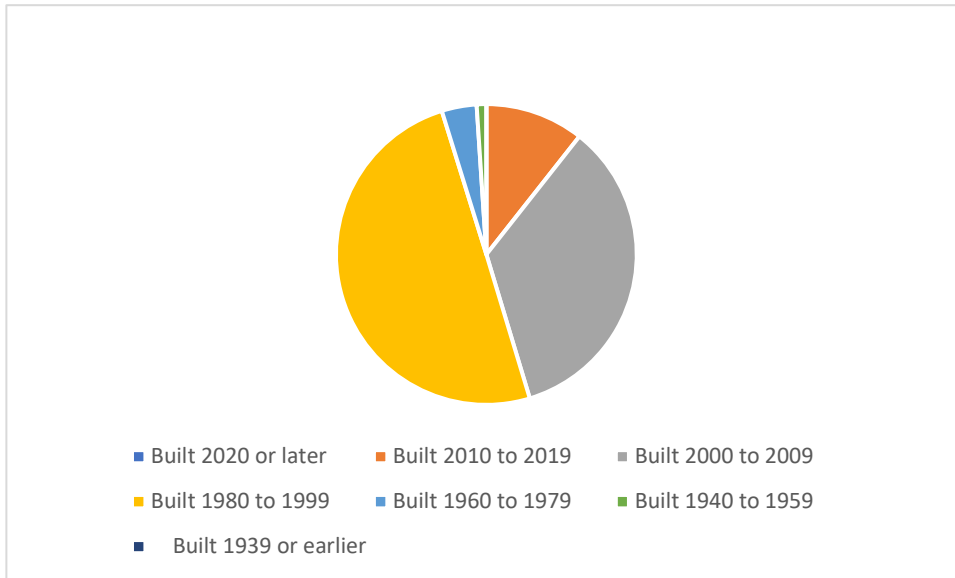
Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Figure 6: HOUSING TYPES MIX CHANGE 2010-2020



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Figure 7: HOUSING AGE MIX

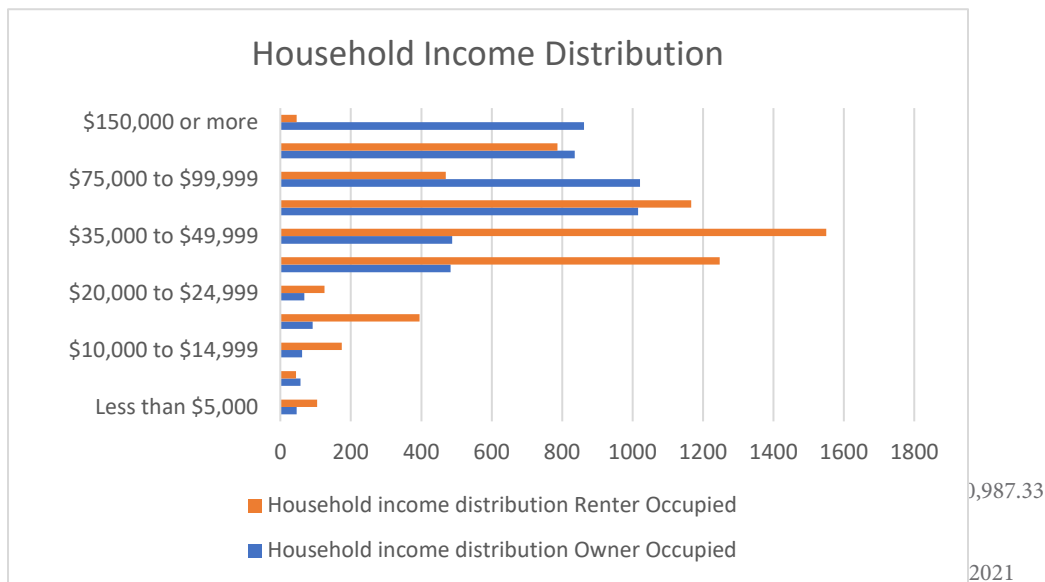


Data Source: US Census Bureau; American Community Survey, 2020

The majority of housing in Stockbridge was constructed between 1980 and 1999 at 50% followed by 35% between 2000-2009. Only 11% was constructed between 2010-2019. There is a need for new development in Stockbridge. There is also a need to review and inventory the condition of the existing housing so that this resource can be preserved and possibly be a resource for affordable products. Over the last 10 years the housing value has increased from \$114,091.08 in 2010 to \$230,987.33 in 2021, a 49% increase. This trend signals that housing prices are increasing at a rapid rate.

Figure 8 shows the income distribution by owner vs renter. Figures 9 and 10 outline what owners vs renters are spending on housing. 60% of renters are spending between \$1000-\$1499 compared to 33% of owners.

Figure 8: 2020 Household Income Distribution



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

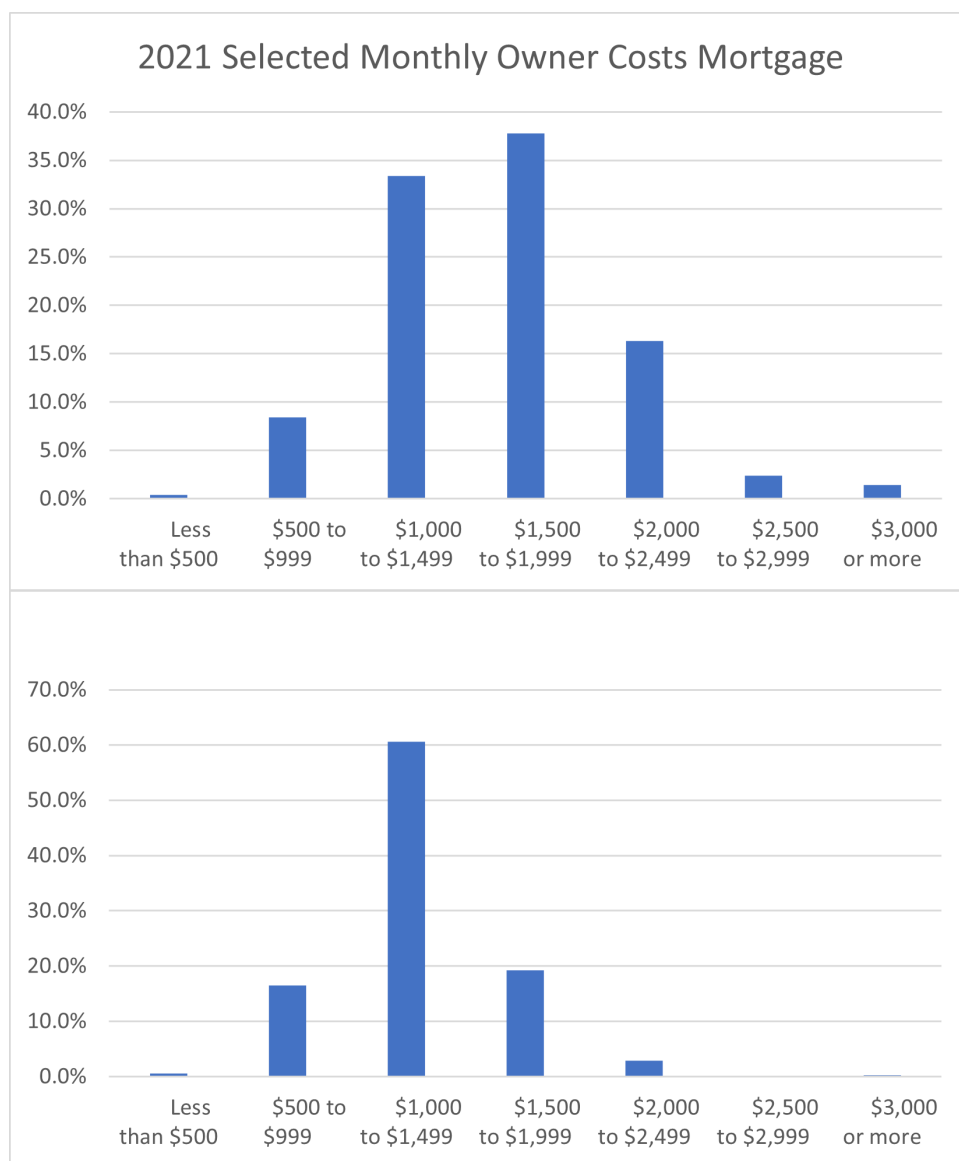


Figure 9/10: Housing Costs Owner vs Renter

Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS, AND OPPORTUNITIES

The below housing-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge’s housing is relatively affordable compared to the region, but the trend in the increase in housing prices should be monitored.
- While Stockbridge has seen some diversification in housing types there is still a need for additional options and price points. This is especially important to accommodate both traditional and non-traditional households as well as to attract young professionals, and serve seniors. Options could include tiny houses, duplexes, townhouses, and other models.
- The City undertook the “Downtown Residential and Retail Analysis Report” in 2022. With the recent annexation, the City should update the document to represent and account for the new City boundary, residents, and businesses.
- Since the majority housing was built between 1980-1999, a review of the existing conditions could highlight deferred maintenance and other needs to preserve older, existing neighborhoods that may provide more affordable housing.

STOCKBRIDGE ECONOMICS

According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in Henry County were unserved by broadband as of 2021. The visual below illustrates that the majority of Stockbridge is served by broadband. Unserved pockets may be representative of extensive surface parking, undeveloped lots, or simply older developments [Figure 11- Broadband Access].

Note: Statistics are based on a fixed, terrestrial broadband definition of 25 Mbps down and 3 Mbps up, and where the broadband service is available to more than 80% of locations in a census block. Census blocks that did not meet this definition are delineated as ‘Unserved.’

City officials should consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Broadband Ready Community Designation demonstrates that a local unit of government has taken steps to reduce obstacles to broadband infrastructure investment by amending their comprehensive plan to include the promotion of the deployment broadband services and adopting a broadband model ordinance. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

Figure 11: BROAD BAND ACCESS

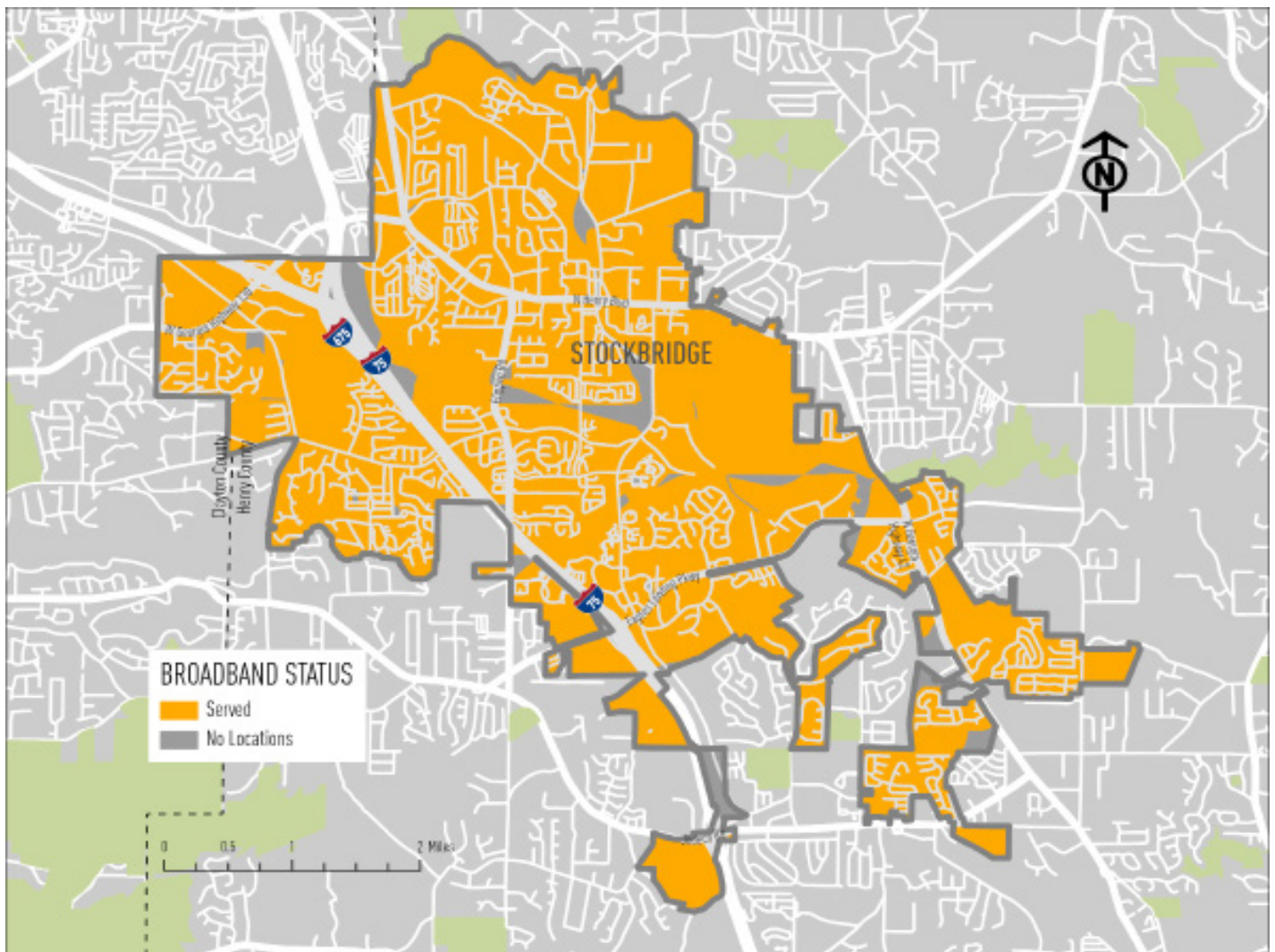
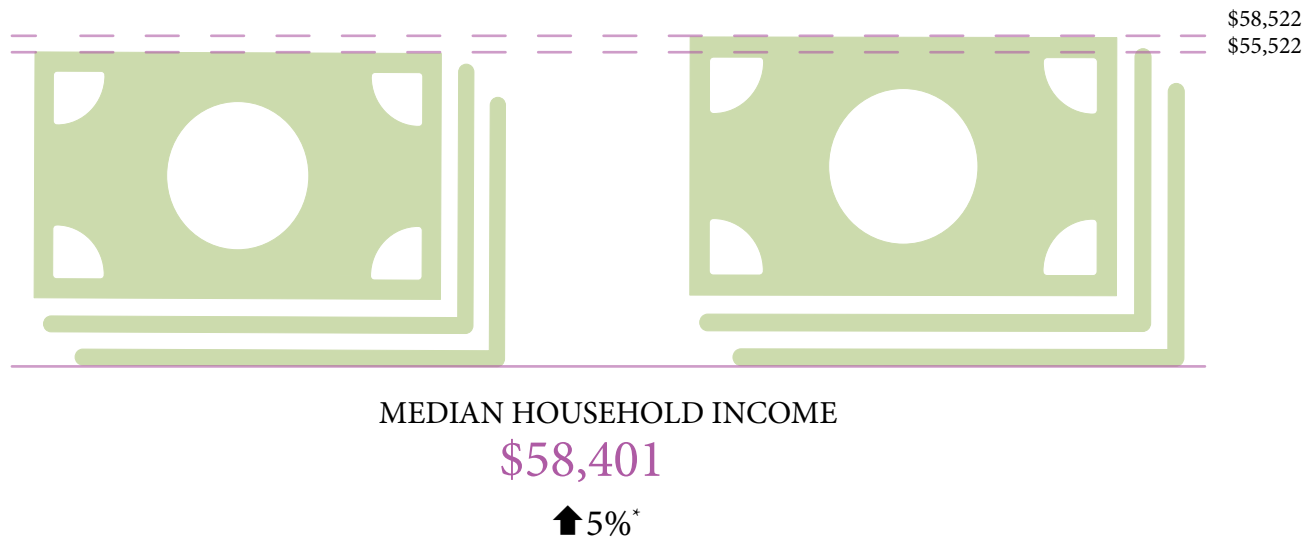


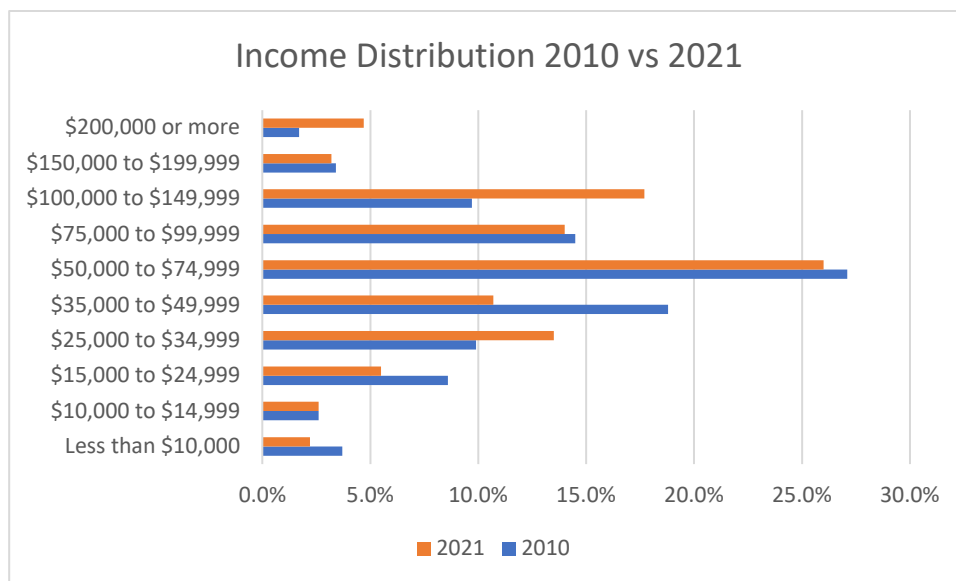
Figure 12: MEDIAN HOUSEHOLD INCOME CHANGE 2010-2020



Data Source: US Census Bureau; American Community Survey, 2010 & 2020

Stockbridge's median household income has risen by 5% to \$58,401. By comparison, the median household income in Henry County is \$73,491. Figure 13 shows income increases/decreases by all income brackets. The largest increases are in the \$25,000-\$34,999 and \$100,000-\$149,999. The largest percentage of people in Stockbridge have a household income of \$50,000-\$74,999. As noted above, this income bracket is less than the median income in Henry County.

Figure 13: INCOME DISTRIBUTION 2010 vs 2021



Data Source: US Census Bureau; American Community Survey, 2020

The largest industry in Stockbridge – Healthcare and Social Assistance – provides over 22% of Stockbridge’s jobs or 2,017 positions. The largest industry among the City’s residents is also Health Care and Social Assistance, followed by Retail Trade. Figures 14 and 15 show the breakdown.

The poverty rate in Stockbridge is slightly less than Henry County at 14.1% compared to 14.9% respectively. The unemployment rate in Stockbridge is significantly less at 4.5% compared to 9.2% in Henry County.



ISSUES, NEEDS, AND OPPORTUNITIES

The below economics-related issues, needs, and opportunities were identified through existing conditions analysis and community input.

- Participants in the open house and the online survey overwhelmingly noted that there is a lack of higher end retail stores, grocery stores, and restaurants. The City can work with the DDA and Main Street Program to determine roadblocks to these types of services.
- Stockbridge has a lower median income and a lower poverty rate compared to Henry County. The City can investigate the needs of the community to obtain the skills to increase earning potential and also look at retaining and expanding local industries and targeting identified industries.
- To remain competitive, Stockbridge has the opportunity to apply for Broadband Ready and Site designation through DCA. This will help with redevelopment efforts.
- The City has a DDA, Main Street Program, a URA, and they are developing a business association. These groups can work together to provide incentive options and packages for existing business as well as for recruiting new businesses.

Figure 14: JOBS SECTORS IN STOCKBRIDGE - 2019

	Count	Share
Health Care and Social Assistance	2,017	22.1%
Retail Trade	1,737	19.0%
Accommodation and Food Services	1,040	11.4%
Information	941	10.3%
Educational Services	890	9.7%
Finance and Insurance	595	6.5%
Professional, Scientific, and Technical Services	404	4.4%
Real Estate and Rental and Leasing	284	3.1%
Administration & Support, Waste Management and Remediation	242	2.6%
Wholesale Trade	159	1.7%
Other Services (excluding Public Administration)	158	1.7%
Arts, Entertainment, and Recreation	154	1.7%
Transportation and Warehousing	140	1.5%
Construction	136	1.5%
Public Administration	82	0.9%
Manufacturing	67	0.7%
Management of Companies and Enterprises	63	0.7%
Mining, Quarrying, and Oil and Gas Extraction	27	0.3%
Agriculture, Forestry, Fishing and Hunting	0	0.0%
Utilities	0	0.0%

Figure 15: City RESIDENTS BY JOB SECTOR - 2019

	Count	Share
Health Care and Social Assistance	1,615	13.4%
Retail Trade	1,418	11.7%
Transportation and Warehousing	1,246	10.3%
Educational Services	1,229	10.2%
Accommodation and Food Services	1,200	9.9%
Administration & Support, Waste Management and Remediation	1,024	8.5%
Public Administration	621	5.1%
Manufacturing	548	4.5%
Wholesale Trade	535	4.4%
Professional, Scientific, and Technical Services	496	4.1%
Finance and Insurance	435	3.6%
Management of Companies and Enterprises	369	3.1%
Construction	360	3.0%
Information	308	2.5%
Other Services (excluding Public Administration)	276	2.3%
Real Estate and Rental and Leasing	227	1.9%
Arts, Entertainment, and Recreation	104	0.9%
Utilities	61	0.5%
Agriculture, Forestry, Fishing and Hunting	7	0.1%
Mining, Quarrying, and Oil and Gas Extraction	5	0.0%

Data Source: Census on the Map

STOCKBRIDGE TRANSPORTATION

Stockbridge is ideally located in close proximity to I-75 and I-675 as well as Hartsfield Jackson Atlanta International Airport. This is an asset. It has also been determined that traffic patterns within the City limits are challenging with little bicycle and pedestrian connectivity.

Almost 10,000 residents commute outside the City for work, primarily northeast and southeast, while only almost 400 residents live and work in the City. This illustrates the need to provide jobs and/training so that residents can work where they live. 81% of residents use a car to get to work each day. The majority of those drive alone, while about 11% carpool. Few residents use public transportation, and 5% worked from home. The mean travel time is 31 minutes to get to work. Note: This data does not reflect the influence of the pandemic on transportation.

The data suggests that with improved transportation and economic opportunities, more Stockbridge residents could live where they work.

Figure 16: COMMUTE IN, LIVE AND WORK IN, COMMUTE OUT

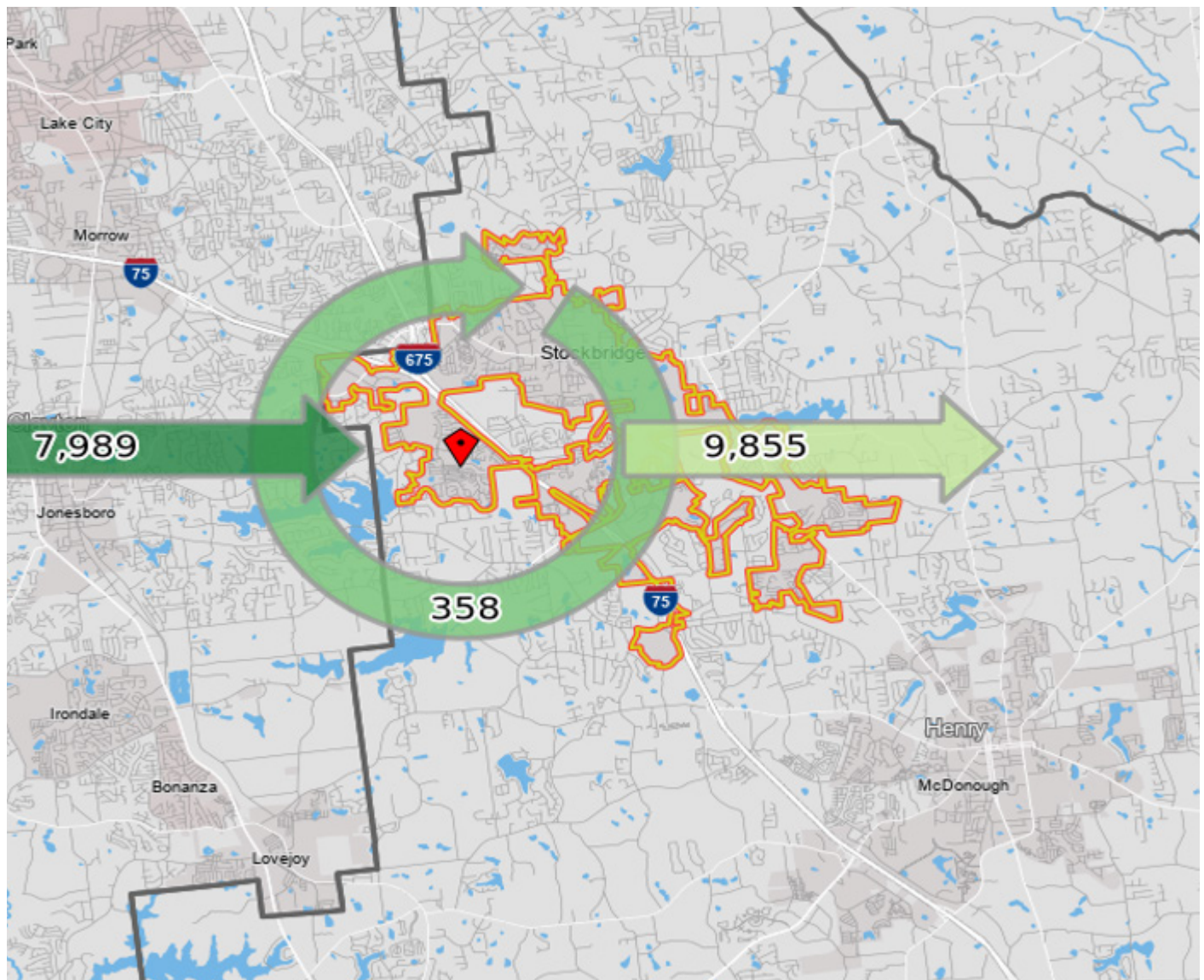
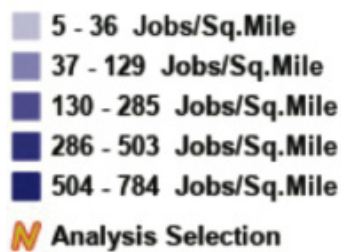
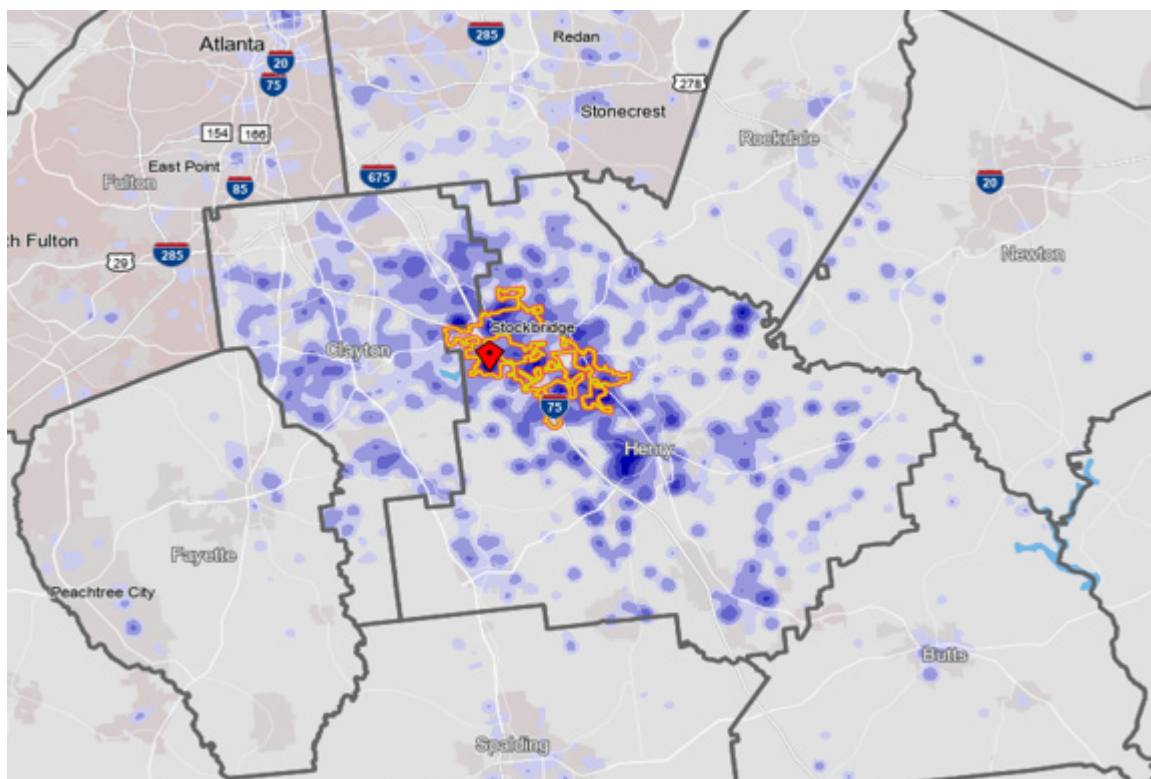
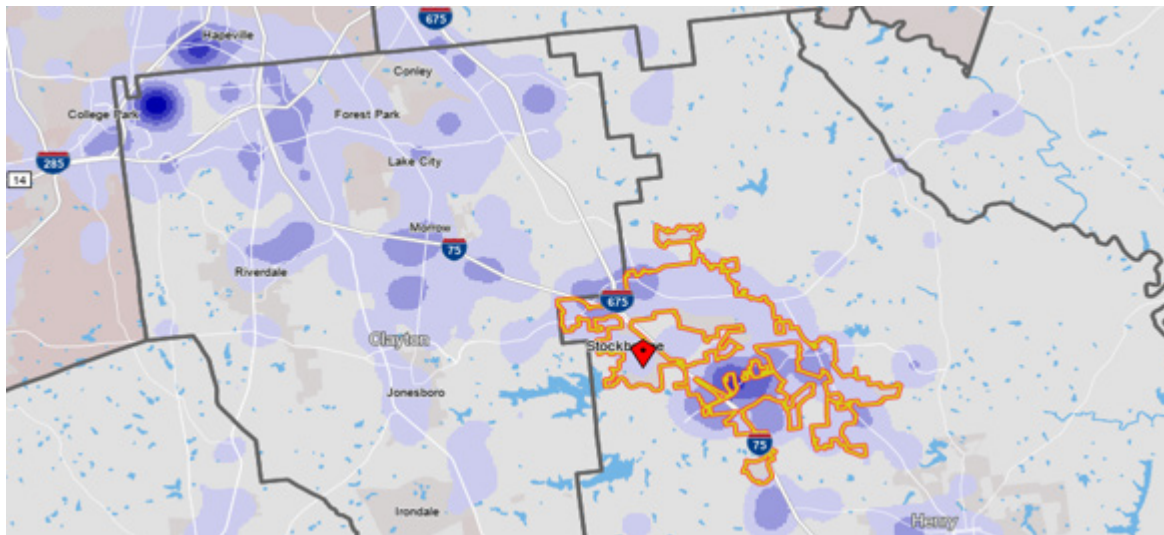


Figure 17/18: WHERE City RESIDENTS WORK/ LIVE

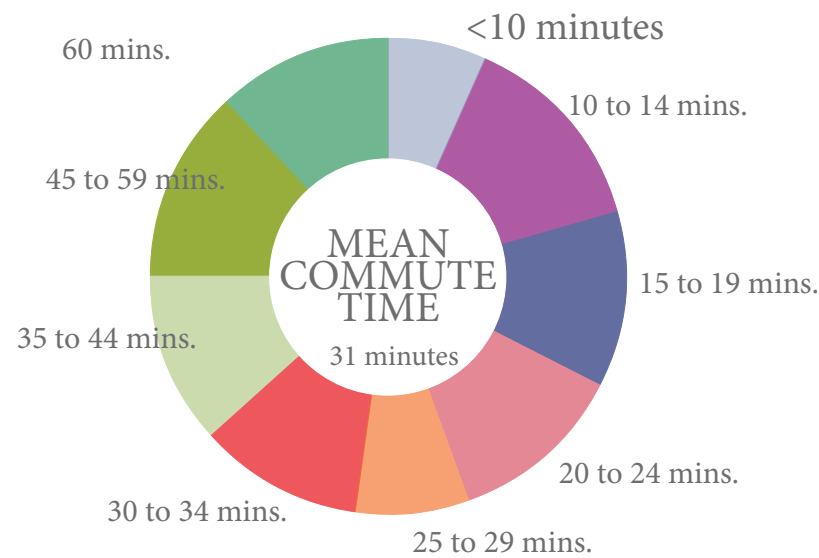


The 2016 Joint Comprehensive Transportation Plan included a Transit Needs and Feasibility Study. The transit study indicated that 79.1% of Stockbridge residents show a willingness to ride transit. Henry County Transit (HCT) has been providing on-demand transit service. On February 12, 2018, Henry County began its fixed route transit service. Bus service runs through the City of Stockbridge and North Henry County, and includes the following stops within the City limits:

- Davidson Parkway
- North Henry Boulevard Walmart
- Flippen Road at SR 138
- Henry County Police Precinct (Stockbridge City location)

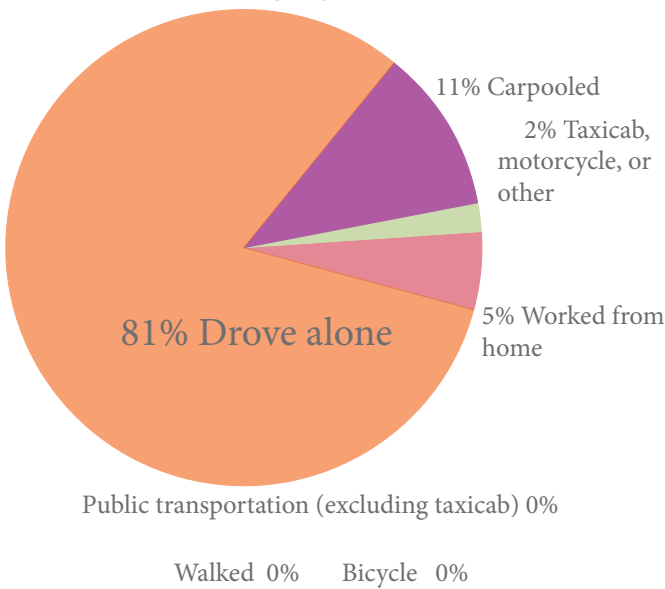
There are also Georgia Regional Transportation Authority (GRTA) Park and Ride Commuter Lots located on the north side of I-75 at SR 138, and at Brandsmart on Mt. Zion Parkway south of I-75/west of Lake Spivey Parkway (SR 138). The GRTA Xpress Routes go to Midtown and Downtown. The two routes that depart from Stockbridge are among the top three in ridership for the entire Xpress bus system, indicating that there is a need for expanded transit service for the City of Stockbridge as well as the County.

Figure 19: COMMUTE TIME



Data Source: US Census Bureau; American Community Survey, 2020

Figure 20: MODES OF TRAVEL



Data Source: US Census Bureau; American Community Survey, 2020

ISSUES, NEEDS, AND OPPORTUNITIES

The below transportation-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge's traffic is described by most as terrible. There is a need to plan for existing and potential growth and identify a list of priority projects.
- Stockbridge does not have connectivity across the City. The City completed the City of Stockbridge Bicycle, Pedestrian, & Trail Plan (SBPTP) which can assist in prioritizing projects and funding.
- The City has the opportunity and partnerships with Henry County Transit and ATL Xpress to encourage alternative transportation options.
- The City has the opportunity to limit the number access points along major corridors and implement additional traffic calming and safety measures.
- The existing railroad route and infrastructure is a detriment to downtown development.

COMMUNITY SERVICES AND FACILITIES

Residents of Stockbridge have access to several services and facilities within the City. While recent efforts have sought to bring more of these services in-house, some are still provided through contractual agreements with Henry County.

WATER SUPPLY AND TREATMENT

In 2015, the City of Stockbridge won the “Gold Award” from the Georgia Association of Water Professionals for maintaining 100% compliance with drinking water regulations. The City of Stockbridge provides water to customers located within a 3.2-square mile area in the older part of the City. This area is comprised of approximately 47 miles of pipe, 4 water storage tanks, 3 wells, and approximately 2,500 water service connections. Stockbridge consumes roughly 850,000 gallons of water per day. Of this, the City provides roughly half of the water supply from its three wells and purchases the remainder from the Henry County Water Authority (HCWA).

SEWERAGE AND WASTEWATER TREATMENT

The Water Reclamation Facility (WRF) treats wastewater that comes from the City of Stockbridge and is capable of treating up to 1.5 MG/D. SOLID.

WASTE MANAGEMENT

The City’s sanitation services are provided by Waste Industries and include the following services: weekly

curbside garbage collection, weekly curbside bulk removal, weekly curbside bagged yard waste removal (no scheduled appointment needed), weekly curbside yard waste removal by appointment, and bi-weekly curbside recycling.

GENERAL GOVERNMENT FACILITIES

The City of Stockbridge’s general government facilities and services are centrally located in downtown Stockbridge. The City Hall, located at 4640 N Henry Boulevard, serves as the primary location for citizen related transactions and services, while the Municipal Court, located at 4602 N Henry Blvd, provides all municipal court related services. In addition to these services, the Henry County Tax Commissioner also has an office located at 164 Burke St in Stockbridge, providing convenient access to vehicle tag and property tax services.

PUBLIC SAFETY FACILITIES

Fire services are provided through a contractual agreement with Henry County. The Stockbridge Police Department provides law enforcement service for the City of Stockbridge. A new public safety facility was completed recently. The Henry County Fire Department’s Fire Station Number 9, located at 122 Rock Quarry Road serves Stockbridge by responding to fire and emergency medical service (EMS) calls.

LIBRARY FACILITIES

Library services in Henry County are provided by the Henry County Library System. The Cochran Public Library in Stockbridge is located at 174 Burke Street.

EDUCATION FACILITIES

Public preschool, elementary, and secondary education in Henry County is provided by Henry County Schools. Higher education opportunities are also available within the City at the DeVry University Stockbridge campus located at 675 Southcrest Pkwy, offering graduate and undergraduate studies. Additional opportunities for higher education are found within close proximity to the residents of Stockbridge at Clayton State University in Morrow, Gordon University in Barnesville, and Southern Crescent Technical College in Henry County.

ISSUES, NEEDS, AND OPPORTUNITIES

The below Community Services and Facilities-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Stockbridge’s has recently completed the amphitheater.
- A Cultural Arts Center has been identified as a need.
- Improved parks have been identified as a need.
- Indoor recreation activities for seniors/youth have been identified as a need.

NATURAL, CULTURAL, AND HISTORIC RESOURCES

ISSUES, NEEDS, AND OPPORTUNITIES

The below Natural, Cultural, and Historic Resources-related issues, needs and opportunities were identified through existing conditions analysis and community input.

- Trails and greenspace are a priority for the City, as shown in the implementation plan, which is referenced in the Appendix.
- An additional of a Cultural Arts Center, as well as programing for all ages ,is needed.
- A large portion of the City of Stockbridge is within the Little Cotton Indian Creek Water Supply Watershed which is a public water supply source for Clayton County and is classified as a small (less than 100 square mile) water supply watershed. This resource should be protected and comply with all DNR regulations.
- There are limited historic resources left.



CHAPTER 3

COMMUNITY ENGAGEMENT

The Stockbridge Comprehensive Plan update process was guided by a Steering Committee comprised of citizens, local business owners, and an elected official, and City staff. The Steering Committee met virtually on two (2) occasions, providing direction and feedback at key points in the process. There were additional opportunities for public participation at two (2) in-person public meetings as well as a website with a plan specific survey and at two (2) Public Hearings. Meetings were advertised through the City’s website, a site specific website, and through posted notices. PowerPoint presentations and associated notices are located in the Appendix for review.

Meeting Dates:

Public Hearing #1: April 25, 2023

Open House: May 17, 2023

Steering Committee #1: June 21, 2023

Steering Committee #2: August 2, 2023

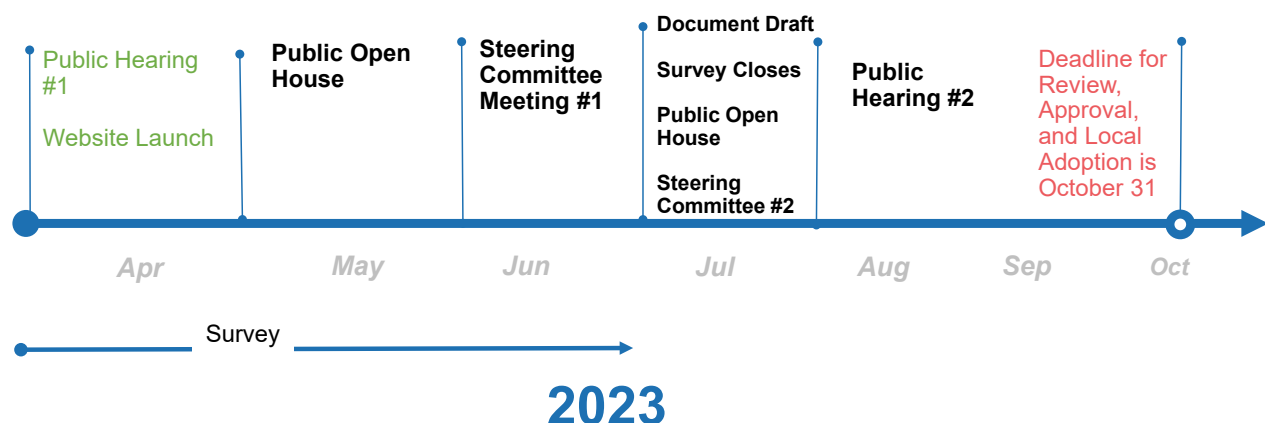
Open House #2: August 3, 2023

Public Hearing #2: August 14, 2023

Public Input Survey: Full report in the Appendix.



Timeline



STOCKBRIDGE: STRENGTHS, WEAKNESSES, OPPORTUNITIES, THREATS

S.W.O.T ANALYSIS

Through the various public input opportunities, the public and community stakeholders helped to inform the Strengths, Weaknesses, Opportunities, and Threats that are impacting the City today.

Strengths

The City’s location at the convergence of Interstates 75 and 675 are seen as an asset to the community, allowing for easy access to Atlanta and Hartsfield Jackson Atlanta International Airport. Residents participating in the online survey also conveyed an overall sense of community fostered through a family friendly atmosphere, as well as the City’s quiet and safe small town feel as assets contributing to their quality of life. Almost 88% of those who participated in the online survey rated Stockbridge as having an either average or high quality of life.

The community features a state-of-the-art amphitheater and a new focus on connectivity and redevelopment.

Opportunities

The City of Stockbridge has the opportunity to capitalize on the City’s positioning and to promote it as the gateway into Henry County. As the Metro Atlanta region continues to grow, and individuals are looking for areas to locate, the City’s easy access to the interstate system and overall affordability can attract new residents as an appealing place to live.

The City also has a URA, DDA, and Main Street Program to assist with redevelopment and new development efforts. Ample available land will allow the City and the development community to meet the needs of the growing community.

Weaknesses

While the City’s location in proximity to major highways and the interstate system are an asset to the community, the traffic congestion and ancillary roadway back-ups that come with this asset were identified by the community as a weakness. Additionally, although the community expressed general content with the proximity to conveniences to meet their daily needs, the lack of diversity in quality entertainment, dining, and shopping is a weakness as residents generally travel outside of the area for these options. Furthermore, survey responses alluded to a general lack of property maintenance standards and crime.

Threats

Downtown development has been challenged by a development focus outside the City. Although annexation efforts associated with Eagle’s Landing were not successful, there is still pressure to ensure that the City plans for eventual annexation.

Participants in the online survey indicated that traffic and crime were a major concern.

CHAPTER 4

COMMUNITY VISION AND GOALS

OUR GOALS FOR THE FUTURE

VISION: Where Community Connects

The Community Goals are the most important part of the plan, because they identify the community's direction for the future, generating local pride and enthusiasm about the future of the community. The goals outlined in this chapter should inspire citizens and leadership to act to ensure that the plan is implemented.

OUR VISION FOR THE FUTURE

OVERVIEW

Through a variety of public engagement opportunities in this planning process and from the last Comprehensive Plan, a consistent theme emerged of a City excited about future potential for growth. There is both a desire to celebrate Stockbridge's sense of community as well as a desire for retail, services, and amenities that can come with quality economic growth.

Stockbridge is a City that is an attractive place to invest, conduct business, and raise a family. We are a City striving to responsibly grow with a mix of uses in our emerging, connected downtown and neighborhoods that mix residences, parks, and greenspaces.



COMMUNITY GOALS AND POLICIES

OVERVIEW

Implementing our vision for the future requires that our efforts are focused on those goals and policies that will have the most impact in advancing the City of Stockbridge down its envisioned path. This requires moving our vision forward in all elements of the plan in a coordinated fashion. This chapter details our goals and policies that should be adhered to for each of the plan's key elements.

POPULATION

An important part of Stockbridge's future is the quality of life it is able to offer its residential population. During the Shaping Stockbridge Together process in 2019 and in the current process in 2023, "quality of life" was broadly used to capture those ideas outside of the key substantive elements that residents believe contribute to their general happiness in day-to-day life. Predominant ideas that were heard include continued dedication to improving our parks, more events, and more places for the Stockbridge community to come together for events, activities, and entertainment – themes that carried throughout the planning process. There is consensus in the community that Stockbridge's location makes it well-suited to better serve the needs of families and aging seniors, while becoming better positioned to attract young professionals that can help contribute to Stockbridge's livelihood.

ECONOMIC DEVELOPMENT

Based on the assets and challenges identified within Stockbridge and the needs of the target business sectors, the recommended policies within this plan reflect decision-making aspirations the City should undertake to mitigate negative perceptions by site location advisors or companies looking to invest in Stockbridge. Additionally, the recommendations highlight areas where the City should work with others in the region to better leverage Stockbridge's location in the Atlanta metropolitan area.

POPULATION: GOALS

- #1-To protect and enhance the City's unique qualities while embracing growth and ensuring that all residents have access to critical services, safe and attractive neighborhoods, and good work opportunities.
- #2-To determine areas appropriate for annexation.
- #3-To attract new, diverse residents.

POLICIES

- Maintain a family friendly environment and focus on attracting and retaining young adults.
- Develop programs to provide and maintain a safe environment for all.
- Encourage the development of services to allow the aging population to age in place.

ECONOMIC DEVELOPMENT GOAL

- #1-To attract and retain high-quality and diverse employers with quality of life, education, culture, housing, healthcare, retail, and recreation facilities.

POLICIES

- Support programs for the retention, expansion, and creation of businesses that complement our vision for our community and local economy.
- Target reinvestment opportunities for declining, vacant or underutilized sites or buildings.
- Market the City as a great place to do business.
- Consider the employment needs and skill sets of our existing population in making decisions on proposed economic development projects.

HOUSING

The foundation of the City’s housing element rests on the idea that all citizens should have housing options available to accommodate their lifestyles, whether they be young professionals looking for low maintenance options, growing families needing space, or empty nesters looking to down size.

NATURAL, CULTURAL, AND HISTORIC RESOURCES

The City of Stockbridge is dedicated to the preservation of natural, cultural, and historic resources. Stockbridge is also dedicated to expanding trails and greenspace and providing active and passive recreation for all. A key to the development of the City is a new Cultural Art Center.

HOUSING GOALS

- #1-To provide a variety of housing choices to suit the changing needs and lifestyles of City residents.
- #2-To provide additional housing in the downtown core.

POLICIES

- Provide a mixture of housing options to attract young professionals, singles, and small families.
- Work with housing developers to create appropriate residential types to ensure that seniors can age in place.
- Preserve and enhance older, existing neighborhoods by promoting rehabilitation of existing housing stock and infill of new development to revitalize established neighborhoods.

NATURAL, CULTURAL, AND HISTORIC GOALS

- #1-To promote the efficient use of natural resources and to identify and protect environmentally sensitive and culturally/historically significant areas of the City.
- #2-To promote the development of additional parks, greenspace, and trails connected to already existing facilities.

POLICIES

- Identify opportunities to create new trail connections between existing parks, residential areas, and the downtown.
- Reduce the impact of new development through the preservation of greenspace.
- Highlight and preserve the City’s history through the designation and promotion of historically significant resources.

COMMUNITY SERVICES AND FACILITIES

Residents of Stockbridge have access to several services and facilities within the City. While recent efforts have sought to bring more of these services in-house, many are still provided through a contractual agreements with Henry County.

FUTURE LAND USE

The intention of the Land Use Element of a comprehensive plan is to lay out a framework and vision for how a community wants to develop or redevelop its land over the life of the plan. This vision is often shaped and guided by other plans that may have been created for a community, such as a small area plan, a downtown redevelopment plan, Livable Centers Initiative (LCI) plan, a corridor study, or a transportation plan, among others.

Future land use differs from zoning in that it may or may not reflect what is currently happening on the land. On parcels where change is desired or anticipated by the community and the City, the future land use designation may be different from the actual zoning, indicating that should the owner or a developer apply for a change in zoning or a special use permit, only certain types of uses and developments would be considered or supported by City staff, the planning commission, and mayor and council. Therefore, City planning staff must carefully consider the future land use designation of a property when writing a recommendation for a rezoning or special use permit. Failure to follow the recommendations of the adopted future land use map weakens its significance over time and prevents the community from achieving its desired development pattern.

COMMUNITY SERVICES/ FACILITIES GOALS

#1-To make available adequate facilities and services to meet the changing needs of all City residents.

#2-To ensure infrastructure is updated to meet the needs of the community and promote new development in the City.

POLICIES

- Create an environment to encourage public-private partnerships to create new community facilities such as recreation centers, parks, and trails.
- Ensure community facilities are cost-effective and energy efficient to support the needs of the residents and businesses.
- Ensure that the infrastructure and public facilities serving new development is adequate so that new development does not cause a decline in levels of service for existing residents.

FUTURE LAND USE GOAL

#1-To ensure that new developments promote a better sense of place and preserve valued elements of community character.

#2-To establish land use designations that meet the needs of the City and are consistent with the new UDC.

#3-To identify available land for redevelopment and work with the development community on desirable development.

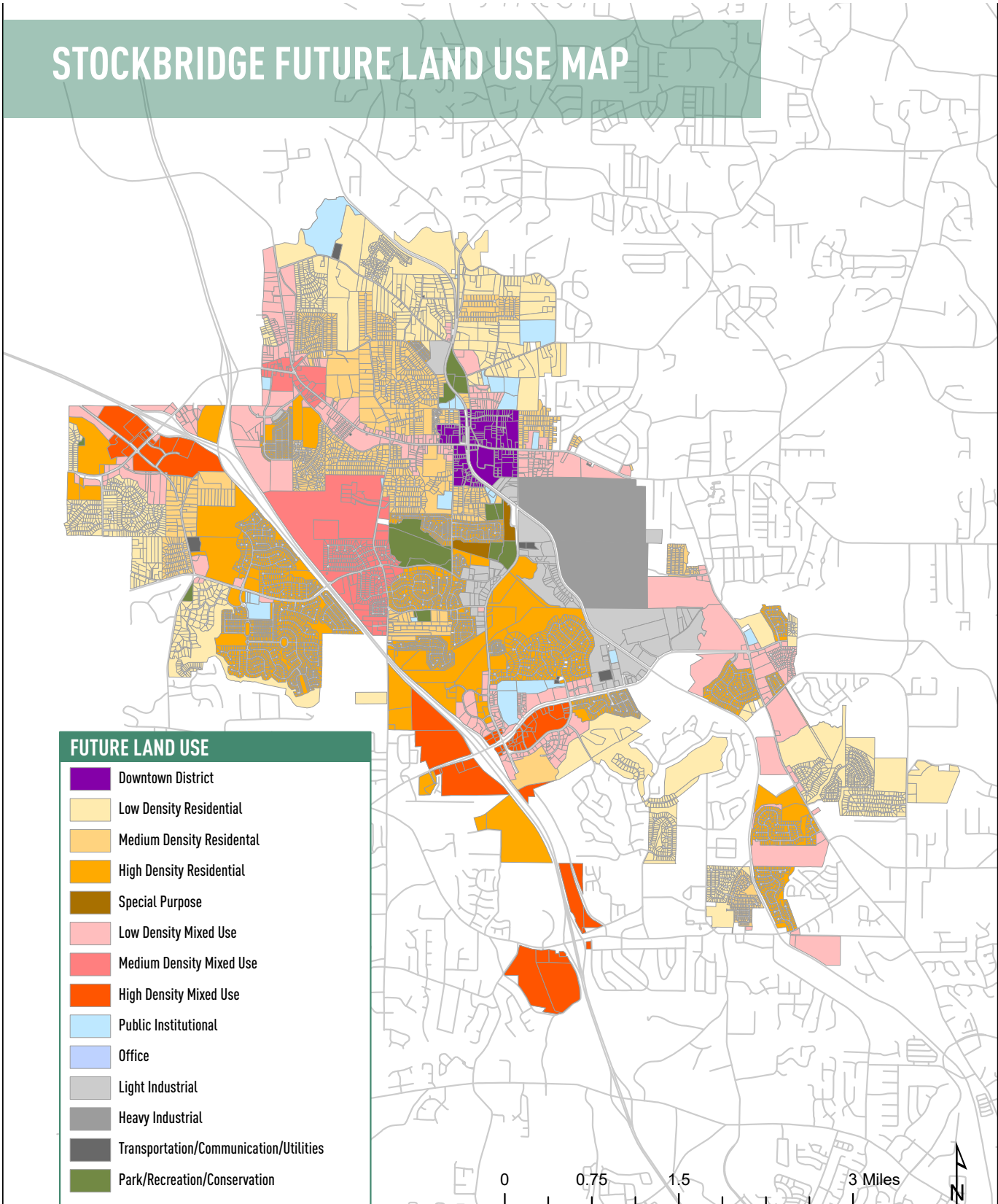
POLICIES

- Encourage development of a rational network of commercial nodes to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.
- Work with business owners/ developers to improve conditions of property and require a consistent look of quality among commercial developments.
- Encourage mixed-use development to promote a live, work, play concept.
- Support increases in density where community design standards, environmental constraints, and available infrastructure capacities can accommodate the increased density.
- Create a “sense of place” for our community along our major commercial corridors.

FUTURE LAND USE MAP AND DESIGNATIONS

The Future Land Use Map is the most important aspect of ensuring our vision and goals for land use are realized. The pages that follow will provide a detailed description for each land use designations within the City.

Compatible Zoning: Planned Unit Development (PUD) is compatible in all districts.



DOWNTOWN DISTRICT

This designation is intended for the Downtown District, which includes the historic downtown area of the City. The Downtown District should be redeveloped in a pedestrian friendly, walkable manner with attractive streetscapes incorporating sidewalks, landscaping, lighting, and street furniture, as well as vertical mixed-use buildings consisting of restaurants and retail at street level of two to three story buildings, with offices or residential on upper floor(s).

The historic downtown area – bounded by Love Street to the north; Martin Luther King, Sr. Heritage Trail/Norfolk Southern Railroad to the east; Jim Clark Drive to the south; and Burke Street to the west – should become a focal point for City events as well as a day to day destination and gathering place for the community. The buildings along MLK Sr. Heritage Trail should be improved and maintained as single-story buildings, while the Burke Street area should incorporate two to three story, vertical mixed-use new construction buildings with restaurant and retail spaces at street level, and office or residential on upper floors. The recommendations of the plan resulting from the Carl Vinson Institute of Government’s Renaissance Strategic Visioning & Planning Process should become a top priority for implementation by the City of Stockbridge to see this area become a viable downtown once again.

Compatible Zoning District
CCR, City Center Residential District
C1, Neighborhood Commercial District
MFR, Multiple Family Residential District
OI, Office-Institutional District
DTV, Downtown Village Overlay District



OFFICE

This designation is focused on local and regionally marketed commercial and other nonresidential development. This designation often includes stand-alone retail with on-site parking.

Compatible Zoning Districts
CI, Neighborhood Commercial District
OI, Office-Institutional District



LIGHT INDUSTRIAL

This designation is intended for business parks, which incorporate offices along with other uses such as warehouses, wholesale, research and development, printing businesses, self-storage units, and light manufacturing operations. Buildings should be constructed of a variety of materials such as brick, hardi-plank siding, and stucco. When located adjacent to residential or mixed-use areas, large, landscaped buffers should be required. High Density Residential developments may also serve as a transition between light industrial, low and medium density residential developments, and mixed-use projects.

Compatible Zoning Districts
LI, Light Manufacturing
OI, Office Institutional
C2, General Commercial
C3, Heavy Commercial



HEAVY INDUSTRIAL

This designation is intended for large industrial operations such as mining, intense manufacturing, and distribution centers. When located next to lower intensity uses such as residential neighborhoods or mixed-use developments, heavy landscaping and large buffers should be required. High Density Residential developments may also serve as a transition between heavy industrial, low and medium density residential developments, and mixed-use projects.

Compatible Zoning Districts
LI, Light Manufacturing
HI, Heavy Manufacturing
C3, Heavy Commercial



LOW-DENSITY MIXED USE (1-3.99 UNITS/ACRE)

This designation is intended for commercial/retail areas along various corridors and intersections located throughout the City. These areas mainly serve the residents of the surrounding residential neighborhoods. Future development and redevelopment should maintain the community-oriented feel of these areas, with a focus on creating small mixed-use areas combining locally owned retail, low intensity office uses, and apartment/condo/loft uses in two story buildings in a pedestrian friendly environment, allowing nearby residents to safely walk to and within them.

Compatible Zoning Districts
DTV, Downtown Village Overlay District
OI, Office Institutional
C1, Neighborhood Commercial
PMU, Parkway Mixed Use Overlay District



MEDIUM-DENSITY MIXED USE (4-7.99 UNITS/ACRE)

This designation is intended for commercial areas located around major intersections, including Lake Spivey Parkway @ Mount Zion Boulevard/Speer Road; Lake Spivey Parkway @ North Henry Boulevard; the north side of Eagles Landing Parkway @ Village Center Parkway; and Hudson Bridge Road @ I-75. Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some smaller office tenants, and medium density residential uses. This area would allow for two to three story buildings, combining street-level commercial/retail/office uses with second and third stories accommodating office or lofts/apartments/condominiums.

Compatible Zoning Districts
MFR, Multiple Family Residential
OI, Office Institutional
C1, Neighborhood Commercial
C2, General Commercial
PMU, Parkway Mixed Use Overlay District



HIGH-DENSITY MIXED USE

This designation is intended for commercial areas located around major intersections, Future development and redevelopment should focus on making these areas more pedestrian oriented. This is characterized by mixed-use developments incorporating mostly commercial uses with some office tenants, and high density residential uses. This area would allow for larger than three story buildings, combining street-level commercial/retail/office uses with the other stories accommodating office or lofts/apartments/condominiums.

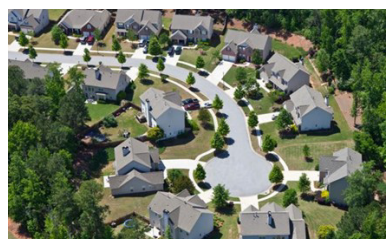
Compatible Zoning Districts

PMU, Parkway Mixed Use Overlay District



Compatible Zoning Districts

RR, Rural Residential



Compatible Zoning Districts

SR, Suburban Residential District

RMH, Mobile or Manufactured Home

MFR, Multiple Family Residential



LOW-DENSITY RESIDENTIAL(1-3.99 UNITS/ACRE)

This designation is intended for typical, large lot residential subdivision developments.

MEDIUM-DENSITY RESIDENTIAL (4-7.99 UNITS/ACRE)

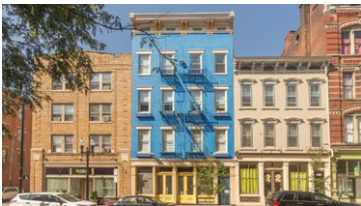
This designation is intended for residential developments which include single-family, detached homes on lots ranging from 10,000 – 30,000 square feet, including parcels zoned for single family attached and detached homes, as well as duplex residential developments and mobile home/manufactured home developments.

HIGH-DENSITY RESIDENTIAL (8-16 UNITS/ACRE)

This designation is intended primarily for residential land uses which include multi-story condominiums and planned town developments. Small commercial or service businesses may be permitted within these developments for the convenience of their residents and visitors only. High Density Residential is an appropriate transition between mixed-use and industrial projects, and low or medium density residential areas.

Compatible Zoning Districts
MFR – Multiple Family Residential District

PMU, Parkway Mixed Use Overlay District



PARKS / RECREATION / CONSERVATION

This designation includes public parks, recreation areas, and open spaces, as well as areas to be preserved for greenway or land conservation.



PUBLIC / INSTITUTIONAL

This designation is appropriate for schools, colleges, hospitals, City community and recreation centers, public cemeteries, City buildings such as City hall, and post offices.

TRANSPORTATION /
COMMUNICATION / UTILITIES

This designation includes landfills, water and wastewater treatment plants, power substations, rail yards, transit facilities, and airports. These uses may be public or private.

SPECIAL PURPOSE (16.01-24 UNITS/
ACRE

This designation has been developed to allow for special, innovative projects which could include anything from different model residential to larger mixed use or commercial development. All zoning is appropriate.

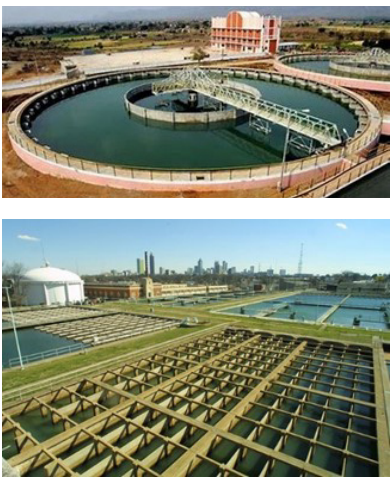
Compatible Zoning Districts

OI, Office-Institutional



Compatible Zoning Districts

HI, Heavy Manufacturing



TRANSPORTATION

IMPLEMENTATION

The City of Stockbridge adopted its Bicycle, Pedestrian, and Trail Plan in January 2017. Created by WLA Studio, this plan includes an extensive list of roadway trail/sidewalk improvements; potential greenway routes; proposed facilities outside of public right-of-way; and MLK Sr. Heritage Trail continuation and connections. There are several projects that could be implemented by the City over the next 10 years that would assist in expanding the multi-use trail network Citywide, and would encourage walking, biking, and other forms of alternative transportation:

- Reeves Creek Greenway extension (including trailhead)
- Walt Stephens Road (with coordination between Clayton and Henry Counties to reach International Park)
- Brush Creek Greenway (including tunnel under railroad)
- Old Conyers Road (with coordination with Henry County to reach Austin Road Middle School)
- Rum Creek Greenway

In its Regional Transportation Plan (RTP), the Atlanta Regional Commission (ARC) has approved several roadway projects that will be located in or directly affect Stockbridge's transportation network. In July 2018, ARC announced that it has approved funding to widen Rock Quarry Road from two to four lanes on the 2.6 mile stretch between Eagles Landing Parkway and SR 138/US 23 (North Henry Boulevard). A 10-foot multi-use path will also be included as part of the widening. This project is intended to help relieve congestion related to Piedmont Henry Hospital near the I-75 interchange.

Other projects in the RTP include the following:

- Rock Quarry Road Extension (two lanes), from SR 138/US 23 (North Henry Boulevard) to the intersection of East Atlanta Road and Valley Hill Road (0.8 miles)
- Old Conyers Road Widening from two to four lanes, from East Atlanta Road to Flat Rock Road (2.5 miles)

TRANSPORTATION GOALS

#1-To enhance mobility, accessibility, and environmental quality through the maintenance and expansion of transportation improvements and services.

#2-To enhance multi-modal connectivity throughout the City, specifically around the establishment of an extensive sidewalk system.

POLICIES

- Enhance the pedestrian experience by expanding multi-use trail network City-wide
- Improve the safety and functionality of existing roads by maintaining surfaces, widening roadways, re-striping, and enhancing roadway safety features
- Make decisions that encourage walking, biking, carpooling, and other alternative transportation choices
- Design new and reconstructed roadways to accommodate multiple functions, including pedestrian facilities, bicycle routes, as well as local vehicular circulation

- East Atlanta Road Widening from two to four lanes, from East Atlanta Road to Fairview Road; will include a 20 foot raised median, five-foot concrete sidewalk on one side, and 10 foot multi-use path on other side (5.4 miles)
- US 23/SR 42 Widening from two to four lanes, from Downtown McDonough to SR 138 (North Henry Boulevard) (7.3 miles)
- Eagles Landing Parkway Widening from four to six lanes, from Eagles Pointe Parkway to US 23 (North Henry Boulevard) (2.2 miles)
- Jodeco Road Widening (at Meadowbrook Drive to Peach Drive) and Campground Road Extension/Realignment (from Peach Drive to Brannan Road) (3 miles)
- Patrick Henry Parkway Widening from two to four lanes with a 20 foot raised median, from Jodeco Road to Eagles Landing Parkway; urban shoulders will have a five-foot concrete sidewalk and a 10 foot multi-use path on the other side; designed to accommodate a new intersection of a new roadway bridging across I-75 to the west (2 miles)
- New alignment of Western Parallel Connector, from Jonesboro Road to Hudson Bridge Road, which will result in a two-lane paved roadway with plans to improve, upgrade, and create a future four-lane section with a median (3.3 miles)

Two of the projects from this list will include a sidewalk and multi-use trail, which will help further advance the community's desire to have the option of alternative modes of transportation to driving. While not included in the RTP, the Jodeco-Atlanta South 160-acre mixed-use development, proposed at Jodeco Road and I-75, would include installation of public roads to provide access to and within the development. These new roads are required by the Georgia Regional Transportation Authority (GRTA) as a result of ARC's Development of Regional Impact (DRI) review process. The Carl Vinson Institute of Government's Renaissance Strategic Visioning & Planning (RSVP) Process has identified pedestrian improvements to the bridge spanning the rail road tracks, from Stockbridge City Hall to connect to Historic Downtown Stockbridge. Potential, proposed improvement options include adding sidewalks, a multi-use path, or making the bridge accessible to pedestrians only.

BROADBAND SERVICES

The City is dedicated to preserving existing broadband resources and looking for ways to stay competitive.

INTERGOVERNMENTAL COORDINATION

Working with Henry County, surrounding municipalities, and State and Federal partners will facilitate planned programs and projects.

GENERAL COORDINATION

The City of Stockbridge recognizes the importance of non-profits and other community organizations.

BROADBAND GOAL

To ensure every citizen has affordable access to robust broadband services, and the means and skills to subscribe if they so choose.

POLICY

Promote the development of broadband services by developing specific plans and policies to promote efficiency and equity, facilitate demand, and help to support the social and economic goals of the City.

INTERGOVERNMENTAL GOAL

To cooperate with neighboring jurisdictions as well as State and Federal partners to address shared needs.

POLICIES

- Continue to seek opportunities to share services and facilities with neighboring jurisdictions.
- Continue to work jointly with neighboring jurisdictions on developing solutions for shared regional issues.
- Provide input to public entities in our area when they are making decisions likely to have an impact on our community or our plans for future development.

GENERAL COORDINATION GOAL

To establish and ensure cooperation between non-profits and other partners within the City.

POLICY

- Seek opportunities to partner with non-profits and other community organizations which will widen the participation net and make a stronger, more engaged community.

CHAPTER 5

COMMUNITY WORK PROGRAM



Community Work Program (CWP)										Notes
	Action	2024	2025	2026	2027	2028	Estimated Cost	Responsible Department/Agency	Funding Source	
Economic Development										
ED.1	Establish Stockbridge Assoc. of Business (Stockbridge Business Partnership)	x	x	x			Staff/\$20,000	Planning/ Economic Development	General Fund	New-The business association will be named the Stockbridge Business Partnership which is different from the ROA.
ED.2	Create a Economic Development Plan	x					\$60,000	Economic Development	Hotel/Motel	Staff requested that marketing be removed from the name of this item from the ROA.
ED.3	Conduct an Opportunity Zone Designation Study	x	x	x			Staff/\$25,000	Planning/ Economic Development	General Fund	
New: ED.4	Conduct an Annexation Study	x	x				\$50,000	Planning/ Economic Development	General Funds	
New: ED.5	Update the Downtown Residential and Retail Analysis Report to Address Annexation (See LU.7)	x	x				\$25,000	Planning/ Economic Development	General Funds, Grants	
New ED.6	Pursue Broad Band Ready and Site Designation (DCA)		x	x			Staff Time	Planning/ Economic Development	Staff Time	
New ED.7	Create a Plan to Attract Higher Quality Restaurants, Grocery Stores, and Retail	x	x				\$40,000	Main Street Program/ Downtown Development Authority/ Planning/ Economic Development	Staff Time	

Community Work Program (CWP)										Notes
	Action	2 0 2 4	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	Estimated Cost	Responsible Department/Agency	Funding Source	
New ED.8	Create a coordination system with non-profits and other community groups	x	x				Staff Time	Main Street Program/ Downtown Development Authority/ Planning/Economic Development	Staff Time	
Land Use										
LU.1	Complete a Comprehensive Plan Update (5-year)					x	Staff/\$100,000	Planning/ Economic Development	General Fund	Former LU.3
LU.2	LCI Implementation	x	x	x	x	x	Staff Time	Planning/ Economic Development	General Fund	Former LU.4
LU.3	Park Plan Development (passive, active, pocket) citywide (south, west, east, north)	x	x				\$1,000,000	Planning/Economic Development/ Consultant	SPLOST/General Fund	Former LU.5
LU.4	Trail Study Implementation	x	x	x	x	x	\$1,000,000	Planning / Economic Development	Bond Financing/SPLOST	Former LU.6
New: LU.5	LCI Update: Including Jodeco Road		x	x			\$150,000	Planning/Economic Development	General Fund	
New: LU.6	Conduct a Housing Study		x	x			\$100,000 (TBD based on scope)	Planning/Economic Development	General Fund/CDAP (ARC)	

Community Work Program (CWP)										Notes
	Action	2024	2025	2026	2027	2028	Estimated Cost	Responsible Department/Agency	Funding Source	
New: LU.7	Update the Downtown Residential and Retail Analysis Report to Address Annexation including a review of affordability, adding assisted living, and a smaller home option.	x	x				\$70,000	Planning/Economic Development	General Funds/CDAP/Grant	See ED.5
Parks & Greenspace										
New: PG.1	Implement Phase 1 of the Parks Master Plan	x	x	x			\$10,756,711	Public Works	General Funds/Grants/SPLOST	See Implementation Plan in Appendix
New PG.2	Implement Phase 2 of the Parks Master Plan			x	x	x	\$7,460,554	Public Works	General Funds/Grants/SPLOST	See Implementation Plan in Appendix
New PG.3	Establish a Recreation Services Division	x	x				Staff Time (Budget TBD)	Admin. Dept.	General Fund	See Implementation Plan in Appendix
New PG.4	Establish a Parks and Recreation Department		x	x	x		Staff Time (Budget TBD)	Administration	General Fund	See Implementation Plan in Appendix
Transportation & Public Works										
T.1	Roadway Construction Projects/Engineering and ROW Acquisition as defined in the SPLOST LIST	x	x	x	x	x	\$3,000,000	Transportation	General Fund/SPLOST/Grants	SPLOST list in the Appendix
T.2	Sidewalk – Repair and Reconstruction as Defined in the SPLOT List	x	x	x	x	x	\$500,000	Public Works	General Fund/SPLOST/Grants	SPLOST list in the Appendix
T.3	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	x	x	x	x	x	\$610,000	Public Works	General Funds/SPLOST/TE/Grants	SPLOST list in the Appendix

Community Work Program (CWP)										Notes
	Action	2 0 2 4	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	Estimated Cost	Responsible Department/Agency	Funding Source	
T.4	Road Improvements for City Project and Streets as Defined in the SPLOST and LMIG Lists	x	x	x	x	x	\$5,000,000	Public Works	SPLOST/General Fund	SPLOST/LMIG list in the Appendix
T.5	Infrastructure Improvements for City Projects as Defined in the SPLOST and LMIG Lists	x	x	x	x	x	\$7,000,000	Public Works	General Fund/SPLOST/Grants	SPLOST/LMIG list in the Appendix
New: T.6	Flippen Road Traffic Plan		x	x	x		\$125,000	Public Works	Grant/General Fund	
New: T.7	Investigate Additional Funding for Rock Quarry Road-Widening	x					Staff Time	Public Works	Grant/General Fund	Public Works Staff needs to determine how much additional money is needed to complete this project
New: T.8	Plan and Implement a Sidewalk Plan on Highway 138	x	x	x	x	x	\$125,000 for Study/Implementation Cost TBD	Public Works	Grant/General Fund	
New: T.9	Pedestrian and Bicycle Connectivity Concept Study-Implement the SBPTP	x	x	x	x		\$150,000	Planning/Economic Development/Public Works	Grant/General Fund	

Community Work Program (CWP)										Notes
	Action	2 0 2 4	2 0 2 5	2 0 2 6	2 0 2 7	2 0 2 8	Estimated Cost	Responsible Department/Agency	Funding Source	
New: T.1	Create a Patrick Henry Parkway Traffic Plan			X			\$100,000	Public Works	General Fund/SPLOST/Grants	
New: T.1	Reintroduce the Henry County Transit Pilot Program/Work with Henry County Transit to provide additional public transportation	X	X				Staff Time/TBD Based on Service	Planning/Public Works	General Fund	
New: T.1	Create a Traffic Study for Highway 138	X					\$100,000	Public Works	Grant/General Fund	
New: T.1	Create a Walt Stephens Traffic and Paving Plan	X	X	X			\$150,000	Public Works	General Fund/SPLOST/Grants	
Community Facilities										
CF.1	Complete the Splash Pad Design	X					\$75,000	Planning/Economic Development	General Fund	
CF.2	GIS - Infrastructure inventory and detailed mapping	X	X				\$50,000	Public Works	SPLOST/ General Fund	Former CF.8
CF.3	Complete a Sewer – infiltration and inflow study	X	X	X			\$1,000,000	Public Works	SPLOST/ General Fund	Former CF.9
CF.4	Construct a New Maintenance shop	X					\$3,000,000	Public Works	SPLOST/ General Fund	Former CF.11
CF.5	Construct a City Monument Sign	X					\$160,000	Planning/Economic Development	General Fund	Former CF.13
CF.6	Construct a Multi-Purpose Facility		X	X	X	X	\$6,000,000	Planning/Economic Development	General Fund/Bond Financing	Former CF. 14
CF.7	Splash Pad Park (Construction)		X	X			\$1,300,000	Planning/Economic Development	General Fund	Former CF. 17
New C.8	Plan and Construct a Cultural Arts Center		X	X	X	X	\$18,000,000	Planning/Economic Development	Bond Financing/SPLOST	

CHAPTER 6

REPORT OF ACCOMPLISHMENTS

Key to Terminology:

Items that are Completed have been finished within the 5-Year reporting period prior to this Comprehensive Plan Update.

Items that are Underway have been initiated or have had partial progress made as of the end of the 5-Year reporting period prior to this Comprehensive Plan Update. They have been carried over into the new 5-year reporting period for this Comprehensive Plan Update.

Items that are Postponed are still priorities for the community, and have been carried over into the new 5-Year reporting period for this Comprehensive Plan Update.

Items that are Cancelled will not be carried over into the new 5-Year reporting period for this Comprehensive Plan Update. Generally, these are items that are broad policy statements or routine City operations, and they have been identified appropriately as such.



ID #	Project	Status	Comments
Community Facilities			
CF.1	Splash Pad Design	Underway	CF.1 on the CWP.
CF.2	Wastewater Treatment Plant Upgrade Plans/Engineering	Complete	
CF.3	Water supply source development	Complete	2 wells drilled, did not supply sufficient water, and were abandoned
CF.4	Water main and service line replacement	Complete	
CF.5	Wastewater Heads Work, Phase 2	Complete	
CF.6	SCADA Replacement	Complete	
CF.7	Waste Water Treatment Plant Upgrade	Complete	
CF.8	GIS - Infrastructure inventory and detailed mapping	Underway	CF.2 on the CWP.
CF.9	Sewer – infiltration and inflow study	Underway	CF.3 on the CWP.
CF.10	Sewer reconstruction & Pump Station replacement	Complete	
CF.11	New Maintenance shop	Underway	CF.4 on CWP.
CF.12	Amphitheater	Complete	
CF. 13	Monument Sign	Underway	Concept Plan Process-CF.5 on CWP.
CF. 14	Multi-Purpose Facility	Underway	Concept Plan Process-CF.6 on the CWP.
CF.15	Public Works Facility	Complete	
CF. 16	Old Fire Station Renovation	Complete	
CF. 17	Splash Pad Park	Underway	CF.7 on the CWP.

Note: The Police Station was also completed during this period.

ID #	Project	Status	Comments
Economic Development			
ED.1	Establish Stockbridge Assoc. of Business	Underway	ED staff are working to bring back the association after a hiatus-(to be rebranded as Stockbridge Business Partnership)-ED.1 on CWP.
ED.2	Create Economic Development Marketing Plan	Underway	Expected to be completed by 1Q2024-Marketing will be removed from the title in the new CP Update-ED.2 on CWP.
ED.3	Opportunity Zone Designation Study	Underway	ED staff are working on the Opportunity Zone Designation application-ED.3 on CWP.
ED.4	Create a Citywide Marketing Plan (Rebranding)	Complete	City was rebranded with a new logo and slogan.
Land Use			
LU.1	Update City Code including zoning and construction codes	Completed	
LU.2	Overlay District Designation	Completed	
LU.3	Comprehensive Plan Update	Underway	LU.1 on CWP.
LU.4	LCI Implementation	Underway	LU.2 on CWP.
LU.5	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	Underway	LU.3 on CWP.
LU.6	Trail Study Implementation	Underway	LU. 4 on CWP.
Transportation			
T.1	Roadway Construction Projects/Engineering and ROW Acquisition	Underway	T.1 on CWP.
T.2	Sidewalk – repair and reconstruction	Underway	T.2 on CWP.
T.3	Davis Road from Clark Park to Highway 42 (Sidewalks and Streetscape)	Underway	T.3 on CWP.
T.4	Road Improvements for City Project and Streets	Underway	T.4 on CWP.
T.5	Infrastructure Improvements for city projects	Underway	T.5 on CWP.

CHAPTER 7

LONG-RANGE PLAN- NING

Recent and projected growth in Stockbridge and in the Metro Atlanta region make long-range planning for the City’s future critically important. In fact, the need for good City planning has never been greater as Stockbridge addresses not only its growth, but also emerging opportunities, the needs and quality of life of residents old and new, and the identity of this growing City.

The challenges and opportunities brought about by regional growth require planning beyond the five-year period, and identifying initiatives which may not be feasible within the next five years but are long-range planning initiatives to be considered for the next Comprehensive Planning update.

The Comprehensive Plan process over time is the mechanism to translate a long term vision into targeted objectives for overall growth and development. The Comprehensive Plan interacts with other planning to provide a comprehensive view to shape planning in the City for the five-year period and into the future.

The City of Stockbridge has identified four areas of Long Range Planning efforts.

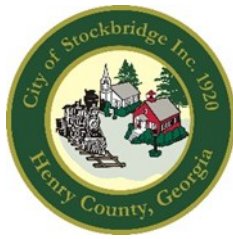
These areas are to:

- 1) Housing: Continue to evaluate housing needs, especially a range of housing typologies including tiny houses, senior development models, duplexes, ADUs, and others.
- 2) Connectivity: While the current CWP identifies ways the City will improve current conditions, as the City grows a need to continuously reevaluate connectivity needs. This include the “Model Miles” to encourage connectivity as well as recreation and environmental stewardship.
- 3) Downtown Development: The City has a number of ongoing and planned efforts for downtown development. There are a number of opportunities and challenges that could benefit from additional incentives and planning as new development occurs.
- 4) Recreation, Parks, and Cultural Development: The City plans expand recreation and cultural opportunities for all.

By focusing on both the tasks to be completed in the next five years and the over-arching goals of its long-range planning efforts, Stockbridge will further ensure its resilience and prosperity now and in the future.



APPENDIX



City of Stockbridge

AGENDA ITEM

MEETING DATE

October 30, 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:

SENIOR CITIZENS SANITATION FEES

BACKGROUND INFORMATION:

The City of Stockbridge recognizes that some senior citizens, especially those relying on social security or other sources of fixed income, may find solid waste collection services to be a burden on an already overburdened budget. To support seniors in need, the City will offer a senior discount to qualifying seniors. Qualifying seniors will receive a **75%** reduction in the annual sanitation fees for their place of residence. To qualify, seniors must: (1) Be age **70** or older; (2) Be the owner and a resident of a single-family dwelling where the discount is requested; (3) The annual household income for the applicant's residence from all sources does not exceed **\$57,200.00**. Income must be confirmed by the most recent tax return; and (4) submit income documentation to the City on or before May 15th.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT _____

ATTACHMENTS:



City of Stockbridge

Sanitation Collection Senior Discount Program for Qualifying Senior Citizens

The City of Stockbridge provides solid waste collection services for residential properties within the City limits and the cost for this service is billed on the resident's annual property tax statement. Starting in 2024, the City will offer a tier discount to qualifying senior citizens.

The City of Stockbridge recognizes that some senior citizens, especially those relying on social security or other sources of fixed income, may find solid waste collection services to be a burden on an already overburdened budget. To support seniors in need, the City will offer a senior discount to qualifying seniors.

Qualifying seniors will receive a **75%** reduction in the annual sanitation fees for their place of residence. To qualify, seniors must:

- Be age **70** or older.
- Be the owner and a resident of a single-family dwelling where the discount is requested.
- The annual household income for the applicant's residence from all sources does not exceed 80% of Area Median Income or **\$57,200.00** per year. Income must be confirmed by the most recent tax return.
- Submit income documentation to the City on or before May 15th annually.

Restrictions:

- The program is subject to availability of non-tax funds (solid waste funds).
- Should it be determined the applicant provided false information, the discount will be canceled until the entire sanitation fees for that account are paid.
- The program is non-transferable.
- The City has the sole authority to determine eligibility.

Residents requesting the Senior Discount can do so by completing the Solid Waste Collection Senior Discount Form and submitting it to the Finance Department along with the necessary identification and evidence of all household income. Evidence may include social security documents, prior year tax returns, or other evidence that clearly shows all household income.

Upon receipt of the applicant's form and verification of the applicant's completed application, a representative from the City of Stockbridge will contact the applicant. The representative will review the application and may make a site visit to confirm the information in the application is true and correct.

Affirmation

I affirm that the information provided herein, and all documents submitted to the City of Stockbridge or their designee in furtherance of this application is true, complete, correct, and accurate. I am aware that I am providing these documents and this information to a government entity to qualify for a discount of sanitation fees and that providing false, fictitious, or fraudulent information to a government entity is punishable by up to five years in prison pursuant to O.C.G.A. §16-10-20. I further understand if a discount is granted it shall only apply for the year indicated above and in order to receive any exemption in future years a separate and new application for exemption must be submitted.

Signature

Date



Solid Waste Collection Senior Discount Form

To request the Senior Discount for solid waste collection services, please complete this form and attach evidence of your household income, such as social security documents or prior year tax returns, and return to the Finance Department at:

Mail: City of Stockbridge (Finance Department)
4640 North Henry BLVD
Stockbridge, Georgia 30281

E-mail:
Fax:

Household Information:

Name of primary contact (property owner)

Address

Phone Number

Email

Household Member Name	Age	Annual Income
		\$
		\$
		\$
		\$
Total Household Income		\$

Is ownership of your residence in your name? If not, explain (additional evidence may be required):

Attach a copy of one of the following identification cards/forms as proof of age and address of the owner and residence to this form:

☐ GA driver's license or ID ☐ Medicaid Card ☐ Other identification with age and proof of address

**FEDERAL FISCAL YEAR 2023
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM
INCOME LIMITS SUMMARY**

The following table shows the Final FY 2023 Income Limits for **Henry County, Georgia**.

Effective: June 15, 2023

Persons	30% of Median Extremely Low Income	50% of Median Low Income	80% of Median Moderate Income
1	\$21,500	\$35,750	\$57,200
2	\$24,550	\$40,850	\$65,350
3	\$27,600	\$45,950	\$73,500
4	\$30,650	\$51,050	\$81,650
5	\$35,140	\$55,150	\$88,200
6	\$40,280	\$59,250	\$94,750
7	\$45,420	\$63,350	\$101,250
8 or more	\$50,560	\$67,400	\$107,800

Median Family Income: **\$103,500**

NOTE: Henry County is part of the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area, all information presented here applies to all of the Atlanta-Sandy Springs-Roswell, GA HUD Metro FMR Area.

* The FY 2014 Consolidated Appropriations Act changed the definition of extremely low-income to be the greater of 30/50ths (60 percent) of the Section 8 very low-income limit or the poverty guideline as established by the Department of Health and Human Services (HHS), provided that this amount is not greater than the Section 8 50% very low-income limit. Consequently, the extremely low income limits may equal the very low (50%) income limits.

Income Limit areas are based on FY 2020 Fair Market Rent (FMR) areas. For information on FMRs, please see HUD's associated FY 2020 Fair Market Rent documentation system.

Source: HUD User

https://www.huduser.gov/portal/datasets/il/il2023/select_Geography.odn

Senior Citizens Sanitation Discount Program Costs

Customers	10%	15%	20%	25%	30%	35%	40%	45%	50%	55%	60%	65%	70%	75%
100	\$2,640	\$3,960	\$5,280	\$6,600	\$7,920	\$9,240	\$10,560	\$11,880	\$13,200	\$14,520	\$15,840	\$17,160	\$18,480	\$19,800
500	\$13,200	\$19,800	\$26,400	\$33,000	\$39,600	\$46,200	\$52,800	\$59,400	\$66,000	\$72,600	\$79,200	\$85,800	\$92,400	\$99,000
1,000	\$26,400	\$39,600	\$52,800	\$66,000	\$79,200	\$92,400	\$105,600	\$118,800	\$132,000	\$145,200	\$158,400	\$171,600	\$184,800	\$198,000
1,500	\$39,600	\$59,400	\$79,200	\$99,000	\$118,800	\$138,600	\$158,400	\$178,200	\$198,000	\$217,800	\$237,600	\$257,400	\$277,200	\$297,000
2,000	\$52,800	\$79,200	\$105,600	\$132,000	\$158,400	\$184,800	\$211,200	\$237,600	\$264,000	\$290,400	\$316,800	\$343,200	\$369,600	\$396,000
2,500	\$66,000	\$99,000	\$132,000	\$165,000	\$198,000	\$231,000	\$264,000	\$297,000	\$330,000	\$363,000	\$396,000	\$429,000	\$462,000	\$495,000
3,000	\$79,200	\$118,800	\$158,400	\$198,000	\$237,600	\$277,200	\$316,800	\$356,400	\$396,000	\$435,600	\$475,200	\$514,800	\$554,400	\$594,000
3,500	\$92,400	\$138,600	\$184,800	\$231,000	\$277,200	\$323,400	\$369,600	\$415,800	\$462,000	\$508,200	\$554,400	\$600,600	\$646,800	\$693,000
4,000	\$105,600	\$158,400	\$211,200	\$264,000	\$316,800	\$369,600	\$422,400	\$475,200	\$528,000	\$580,800	\$633,600	\$686,400	\$739,200	\$792,000
4,500	\$118,800	\$178,200	\$237,600	\$297,000	\$356,400	\$415,800	\$475,200	\$534,600	\$594,000	\$653,400	\$712,800	\$772,200	\$831,600	\$891,000
5,000	\$132,000	\$198,000	\$264,000	\$330,000	\$396,000	\$462,000	\$528,000	\$594,000	\$660,000	\$726,000	\$792,000	\$858,000	\$924,000	\$990,000
5,500	\$145,200	\$217,800	\$290,400	\$363,000	\$435,600	\$508,200	\$580,800	\$653,400	\$726,000	\$798,600	\$871,200	\$943,800	\$1,016,400	\$1,089,000
6,000	\$158,400	\$237,600	\$316,800	\$396,000	\$475,200	\$554,400	\$633,600	\$712,800	\$792,000	\$871,200	\$950,400	\$1,029,600	\$1,108,800	\$1,188,000
6,500	\$171,600	\$257,400	\$343,200	\$429,000	\$514,800	\$600,600	\$686,400	\$772,200	\$858,000	\$943,800	\$1,029,600	\$1,115,400	\$1,201,200	\$1,287,000
7,000	\$184,800	\$277,200	\$369,600	\$462,000	\$554,400	\$646,800	\$739,200	\$831,600	\$924,000	\$1,016,400	\$1,108,800	\$1,201,200	\$1,293,600	\$1,386,000
7,500	\$198,000	\$297,000	\$396,000	\$495,000	\$594,000	\$693,000	\$792,000	\$891,000	\$990,000	\$1,089,000	\$1,188,000	\$1,287,000	\$1,386,000	\$1,485,000
8,000	\$211,200	\$316,800	\$422,400	\$528,000	\$633,600	\$739,200	\$844,800	\$950,400	\$1,056,000	\$1,161,600	\$1,267,200	\$1,372,800	\$1,478,400	\$1,584,000
8,500	\$224,400	\$336,600	\$448,800	\$561,000	\$673,200	\$785,400	\$897,600	\$1,009,800	\$1,122,000	\$1,234,200	\$1,346,400	\$1,458,600	\$1,570,800	\$1,683,000
9,000	\$237,600	\$356,400	\$475,200	\$594,000	\$712,800	\$831,600	\$950,400	\$1,069,200	\$1,188,000	\$1,306,800	\$1,425,600	\$1,544,400	\$1,663,200	\$1,782,000
9,500	\$250,800	\$376,200	\$501,600	\$627,000	\$752,400	\$877,800	\$1,003,200	\$1,128,600	\$1,254,000	\$1,379,400	\$1,504,800	\$1,630,200	\$1,755,600	\$1,881,000
10,000	\$264,000	\$396,000	\$528,000	\$660,000	\$792,000	\$924,000	\$1,056,000	\$1,188,000	\$1,320,000	\$1,452,000	\$1,584,000	\$1,716,000	\$1,848,000	\$1,980,000

Fees	\$264.00
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