

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem Kyle D. Berry, Sr.
Council District 3

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda
Council District 3

Councilmember LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Vacant

CITY ATTORNEY

Quinton G. Washington
Samantha Embry

Council Retreat Agenda February 6, 2024 10:00 AM



HYATT HOUSE ATLANTA PERIMETER

5785 PEACHTREE DUNWOODY ROAD

SANDY SPRINGS, GA 30342

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AGENDA COUNCIL RETREAT CITY OF STOCKBRIDGE

TUESDAY, FEBRUARY 6, 2024 10:00 AM

WELCOME - CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

NEW BUSINESS

1 10:05 AM - Retreat Overview - Frederick Gardiner, City Manager

10:15 AM - Property Tax Exemptions - Frederick Gardiner, City Manager

10:20 AM - Downtown Projects - Decius Aaron, Public Works Director and Kim Allonce, Economic Development Director

11:00 AM - BREAK

11:15 AM - Downtown Projects - Decius Aaron, Public Works Director and Kim Allonce, Economic Development Director

12:00 PM - LUNCH

1:00 PM - Capital Projects - Decius Aaron, Public Works Director and Falcon Design Engineers & Consultants

2:30 PM - BREAK

2:45 PM - Capital Projects - Decius Aaron, Public Works Director and Falcon Design Engineers & Consultants

- Presented by: Frederick Gardiner, Decius Aaron, Kim Allonce

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

RECAP & ADJOURNMENT

CITY OF STOCKBRID



CAPITAL PROJECTS AND SPLOST
VI

INFRASTRUCTURE

The life blood of any city is its infrastructure: water and sewer, stormwater, streets and sidewalks, parks and community centers, libraries, and public safety facilities. Great cities have great infrastructure, and they invest in that infrastructure. They also invest in the maintenance and upkeep of their infrastructure.

Infrastructure investment is critical to a city's continued economic success. And aging, deteriorating and obsolete infrastructure, along with rising expectations of what infrastructure should deliver, challenge a city's ability to meet public expectations. Cities must expand and modernize its infrastructure across various sectors to help ensure they continue to provide businesses, both large and small, an environment where they can successfully grow and operate. Research has shown that well designed investments in infrastructure can increase long-term economic growth, productivity and land values, while also providing significant positive spillovers to areas such as economic development, energy efficiency, public health and manufacturing. Improving infrastructure will not only create economic opportunity for residents, but also improve their fundamental quality of life.

The state of our infrastructure is a very important issue that has a significant impact on our citizen's daily lives. As a city government, it is our business to design, construct, operate and maintain the infrastructure (roads, bridges, pipes, and pumps, etc.) to facilitate the development of our city. As a practical matter, all of the facilities we install have a life cycle. Within that life cycle, it is implied that resources for the expected maintenance, future growth demands, and the eventual replacement are required. Some facilities have different life expectancies and different maintenance requirements.

The problem is when our aging facilities were designed and built; an implied covenant was made to expend the capital to provide for preventive maintenance and replacement when the service life comes to an end. What we are witnessing today symptomatically is the advanced and sometimes premature decay of our infrastructure and the breaking of that implied covenant made many years ago.

Minimization of expenditures on municipal infrastructure is not the least cost alternative to infrastructure management—it only defers needed expenditures until infrastructure assets' failure require their replacement—always at a much greater cost due to parts, labor, method of repair and collateral damages. These increased costs are often hidden but are real costs that unnecessarily increase the amount that citizens pay and can negatively affect the quality of services provided.

PUBLIC WORKS PROJECTS 2017 -

Division	Current Projects	Completed Projects	Total Costs
Amphitheater	\$3,364,540.87	\$131,095.00	\$3,495,635.87
Government Buildings	\$662,561.82	\$5,667,658.83	\$6,330,220.65
Parks	\$385,400.00	\$2,364,576.74	\$2,749,976.74
Public Works	\$2,369,717.22	\$8,579,190.27	\$10,948,907.49
Stormwater	\$356,560.00	\$1,214,966.70	\$1,571,526.70
Water	\$349,020.00	\$1,705,812.04	\$2,054,832.04
Sewer	\$3,383,604.75	\$9,637,283.73	\$13,020,888.48
Total	\$10,871,404.66	\$29,300,583.31	\$40,171,987.97

PUBLIC WORKS CURRENT AND FUTURE

~~Wastewater Master Plan~~ PROJECTS

Project will identify ways to improve or optimize system performance and identify capital needs early so that rates can be planned well into the future to fund on-going operations and maintenance as well as capital projects.

Clay Pipe Replacement Program - Project will develop a program to replace the City's aging vitrified clay pipes (VCP) in their wastewater collection system.

SR 138/SR 42 Utility Relocation (GDOT) - Project will relocate water and sewer infrastructure for the widening and reconstruction of SR 42 from 0.15 miles south of SR 138/Henry County to I-675 Clayton County.

Water Service Line Replacement - Project will replace approximately 210 water service lines.

Water System Improvements - Project will install approximately 6,500 LF of 8" and 12" ductile iron water mains complete with valves and hydrants and ten (10) new valves (4 insertion valves).

Pineview, Memorial Park, and Walter Way Liftstations - Project will replace three (3) twenty-five (25) year old liftstations that have surpassed the manufacturer's recommended life expectancy.

Maintenance Shop Renovation - Project will renovate a facility that has surpassed its life expectancy.

FY2025 LMIG - Project would resurface approximately six (6) miles of streets.

STOCKBRIDGE AND HENRY COUNTY COLLABORATIVE TSPLOST PROJECTS

<i>Project</i>	<i>Purpose</i>	<i>Estimated Cost</i>
<i>Rock Quarry Road (Hudson Bridge Road to S.R. 138)</i>	<i>Road widening</i>	<i>\$4,000,000</i>
<i>Rock Quarry Road Extension</i>	<i>New road</i>	<i>\$2,000,000</i>
<i>Hudson Bridge Road/Eagles Landing PKWY</i>	<i>Resurfacing</i>	<i>\$489,982</i>
<i>Total</i>		<i>\$6,489,982</i>

STOCKBRIDGE TSPLOST ROAD AND PEDESTRIAN IMPROVEMENT PROJECTS

<i>Project</i>	<i>Purpose</i>	<i>Estimated Cost</i>
<i>Country Club Drive</i>	<i>Traffic and safety improvements</i>	<i>\$1,000,000</i>
<i>Burke Street</i>	<i>Sidewalks and pedestrian improvements</i>	<i>\$500,000</i>
<i>Love Street</i>	<i>Sidewalks and pedestrian improvements</i>	<i>\$500,000</i>
<i>Downtown Pedestrian Bridge</i>	<i>Pedestrian bridge</i>	<i>\$800,000</i>
<i>Old Atlanta Road</i>	<i>Resurfacing and sidewalks</i>	<i>\$1,500,000</i>
<i>Davidson Parkway</i>	<i>Resurfacing and sidewalks</i>	<i>\$1,500,000</i>
<i>Tye Street</i>	<i>Sidewalks</i>	<i>\$2,200,000</i>
<i>Campground Road</i>	<i>Sidewalks</i>	<i>\$500,000</i>
<i>Peach Drive</i>	<i>Sidewalks</i>	<i>\$300,000</i>
<i>Total</i>		<i>\$8,800,000</i>

STOCKBRIDGE CURB, GUTTER AND NEW TRAILS TSPLOST PROJECTS

Project	Purpose	Estimated Cost
Wilson Ave, Nolan St, Childs St, Wilson St, Walker St, Welch St, Jennings Way, Second St, First St, Tye St, Church St, and Carie Mae Ln	Curb and gutter, sidewalks, and widening	\$2,500,000
Davis Road	Curb, gutter and sidewalks from Shields Road to Clark Park	\$2,500,000
Brush Creek Trail - 1.5 Miles	Trail	\$2,400,000
Reeves Creek Trail Extension - 2 Miles	Trail	\$2,800,000
Walt Stephens Road Trail - 1.75 Miles	Trail	\$3,000,000
MLK Sr Heritage Trail, Spur Trail to Floyd Baptist Church - 0.25 Mile	Trail	\$425,000
MLK Sr Heritage Trail, Green Front Café - 0.25 Mile	Trail	\$355,000
Continuation of MLK Sr Heritage Trail - 0.75 Mile	Trail	\$625,000
Potential Trailhead Location with Reeves Creek Trail Link at MLK Sr Heritage Trail	Trail	\$500,000
Walt Stephens Road Trail - 1.75 Miles	Trail	\$3,000,000
Total		\$18,105,000

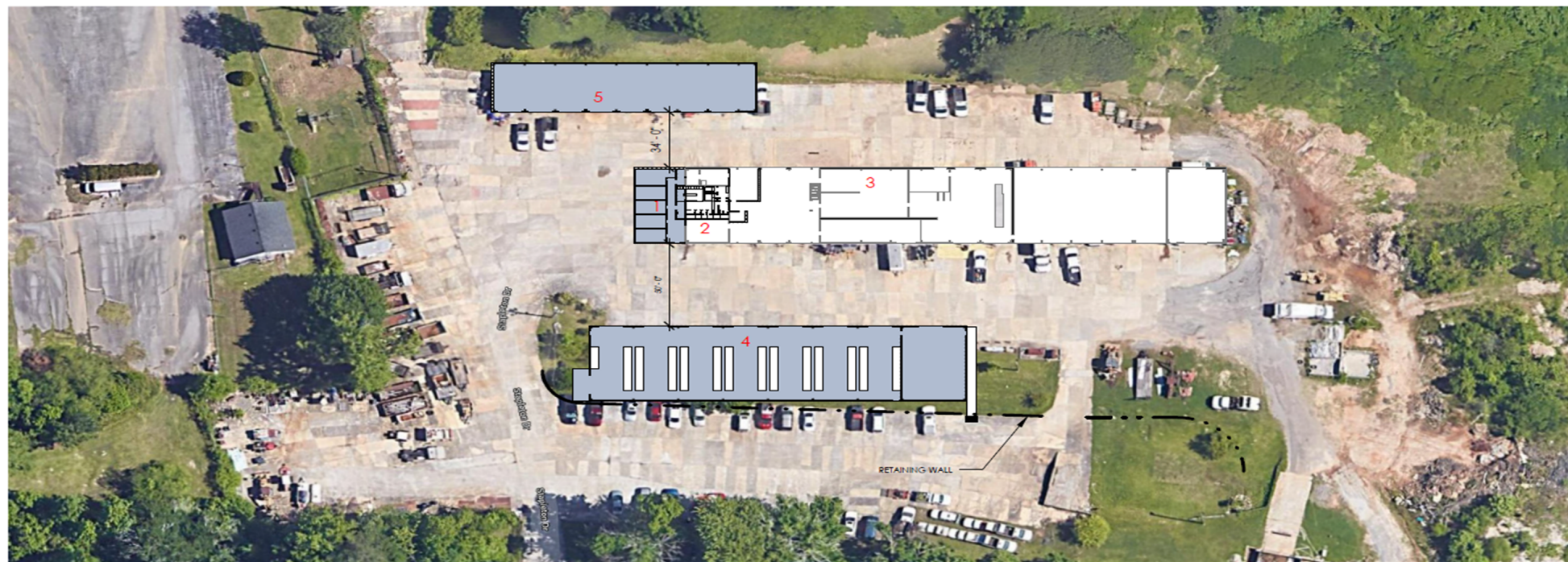
MAINTENANCE SHOP



MAINTENANCE SHOP



MAINTENANCE SHOP PROPOSED



1 DD- SITE PLAN A0.9 SCALE: 1" = 50'-0"

APPROX
EXISTING
SQUAREFOOTAGE:
12,175 SF

TOTAL:
23,101 SF

PROPOSED
NEW
SQUAREFOOTAGE
10,926 SF

1. NEW OFFICE ADDITION, W/ POSSIBLE EXPANSION TO BREAK & NEW UTILITY ROOM.
2. RENOVATE EXISTING OFFICES TO NEW BREAK SPACE. RENOVATE/EXPAND BATHROOMS
3. RENOVATE EXISTING BREAK SPACE INTO MORE STORAGE
4. NEW UNCONDITIONED STORAGE W/ LOADING BAY
5. NEW COVERED VEHICLE BAY-REPLACE EXISTING

DESIGN INTENT IS FOR NEW SPACES TO HAVE SIMILAR FINISHES, AND SYSTEMS TO EXISTING.

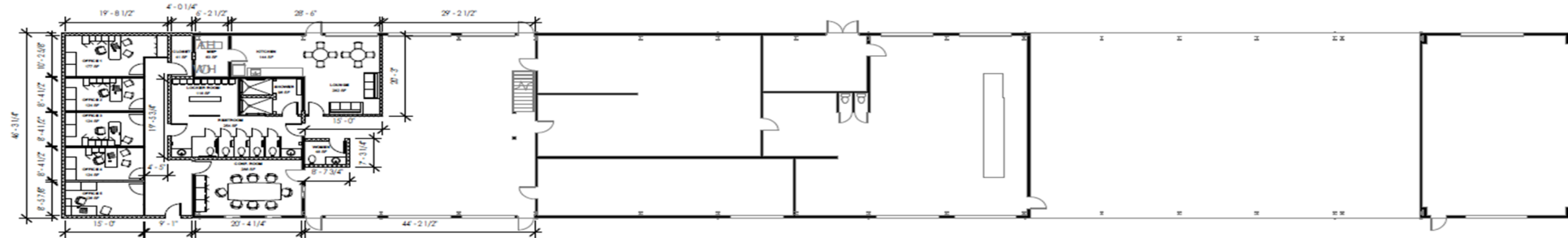
GENERAL REPAIR/MAINTENANCE WORK TO ALL EXISTING SPACES THAT REMAIN.

Stockbridge Public Works Building

2022.01.27

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MAINTENANCE SHOP PROPOSED



1 FLOOR PLAN - BUILDING 1 - PROPOSED OPTION 1
DD-3 SCALE: 1" = 20'-0"

Stockbridge Public Works Building

2022.01.27

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Questions?