

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 8, 2024 9:00 AM



HYATT HOUSE ATLANTA PERIMETER

5785 PEACHTREE DUNWOODY ROAD

SANDY SPRINGS, GA 30342

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AGENDA COUNCIL RETREAT CITY OF STOCKBRIDGE

THURSDAY, FEBRUARY 8, 2024 9:00 AM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

NEW BUSINESS

- 1 9:00 AM - Day Two Review and Overview for Day Three - Frederick Gardiner, City Manager

9:15 AM - Treasurer Recruitment - Mayor & Council

10:30 AM - BREAK

10:45 AM - SPLOST VI - Decius Aaron, Public Works Director

12:00 PM - LUNCH

1:00 PM - Amphitheater - Harold Young, Amphitheater General Manager

2:30 PM - BREAK

2:45 PM - Amphitheater - Harold Young, Amphitheater General Manager

3:00 PM - FY2024 & FY2025 Budget - Frederick Gardiner, City Manager,
Lakeisha Gaines, Interim City Treasurer and Ed Wall, Financial Advisor
- Presented by:

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

RECAP & ADJOURNMENT

SPLOST V

Project	Description	Amount	Account Number	2023 - Encumbered	2024 - Encumbered
2024 LMIG		\$4,720,959.00	320-42200-522241 - Roads	\$ 2,716,566.53	
2023 Sidewalk Replacement	Roads, Bridges, Sidewalks, and Transportation		320-42200-541404 - Sidewalk	\$ 270,000.00	
		\$1,573,653.00	320-44200-531140 - Supplies		
Shortline Ct. Water Main Replacement	Water		320-44200-523849 - Labor	\$ 134,751.25	
Water Meters			320-44200-542511 - Water Meter	\$ 76,568.48	
Capacity Review - Engineering	Sewer	\$1,573,653.00	320-43300-541108 - Capacity Review	\$ 81,867.50	
WWTP Improvements 2022 - Engineering			320-43300-541483 - Improvements	\$ 385,350.00	
	Stormwater	\$1,573,653.00			
Park Master Plan	Parks and Recreation	\$1,231,554.00	320-62200-521220	\$ 385,400.00	

T-SPLOST

Project	Description	Amount	Account Number	2023 - Encumbered	2024 - Encumbered
Wilson Avenue, Nolan Street, Childs Street, Wilson Street, Walker Street, Welch Street, Jennings Way, Second Street, First Street, Tye Street, Church Street, and Carrie Mae Lane	Curb and gutter, sidewalks, and widening.	\$ 2,500,000.00	335-42500-541436		
Davidson PKWY / Walt Stephens, Mt. Zion	Resurfacing and sidewalks.	\$ 1,500,000.00	335-42200-541404	\$ 360,000.00	
<i>Davison Pkwy</i>				\$ 22,770.00	
<i>Walt Stephens/Mt. Zion</i>				\$ 1,121,080.00	
Old Atlanta Road / Walt Stephens, Mt. Zion	Resurfacing and sidewalks.	\$ 1,500,000.00	335-42200-541404		
<i>Old Atlanta</i>				\$ 30,958.00	
<i>Walt Stephens/Mt. Zion</i>				\$ 1,121,080.00	
Tye Street	Sidewalks.	\$ 2,200,000.00	335-42200-541404	\$ 119,500.00	
Davis Road	Curb and gutter and sidewalks from Shields Road to Clark Park.	\$ 2,500,000.00	335.42200.541404		
Reeves Creek Trail Extension - 2 miles	Trail.	\$ 2,800,000.00	335.42200.541447		
Brush Creek Trail - 0.25	Trail.	\$ 2,400,000.00	335.42200.541447		
MLK, Sr. Heritage Trail, Spur trail to Floyd Chapel Baptist Church - 0.25 miles	Trail.	\$ 425,000.00	335.42200.541447		
MLK, Sr. Heritage Trail, Spur trail to Green Front Cafe - 0.25 miles	Trail.	\$ 355,000.00	335.42200.541447		
Continuation of MLK, Sr. Heritage Trail - 0.75 miles.	Trail.	\$ 625,000.00	335.42200.541447		
Potential Trailhead location with Reeves Creek Trail link at MLK, Sr. Heritage Trail	Trail.	\$ 500,000.00	335.42200.541447		
Country Club Drive	Safety improvements.	\$ 1,000,000.00	335.42200.541436		
Burke Street	Sidewalks and pedestrian improvements.	\$ 500,000.00	335.42200.541404		
Love Street	Sidewalks and pedestrian improvements.	\$ 500,000.00	335.42200.541404		
Walt Stephens Road Trail - 1.75 miles	Trail.	\$ 3,000,000.00	335.42200.541447		
Rock Quarry Road	Widening.	\$ 4,000,000.00	335.42200.541436		
Rock Quarry Road Extension	New road.	\$ 2,000,000.00	335.42200.541436		
Hudson Bridge RD/Eagles Landing PKWY	Road resurfacing.	\$ 489,982.00	335.42200.541436		
Downtown Pedestrian Bridge	Pedestrian bridge.	\$ 800,000.00	335.42200.541436		
Campground Road	Sidewalks.	\$ 500,000.00	335.42200.541404		
Peach Drive	Sidewalks.	\$ 300,000.00	335.42200.541404		

Balance
\$1,734,392.47
\$1,362,333.27
\$1,106,435.50
\$1,573,653.00
\$846,154.00

Balance
\$ 2,140,000.00
\$ 356,150.00
\$ 347,962.00
\$ 2,080,500.00
\$ 2,500,000.00
\$ 2,800,000.00
\$ 2,400,000.00
\$ 425,000.00
\$ 355,000.00
\$ 625,000.00
\$ 500,000.00
\$ 1,000,000.00
\$ 500,000.00
\$ 500,000.00
\$ 3,000,000.00
\$ 4,000,000.00
\$ 2,000,000.00
\$ 489,982.00
\$ 800,000.00
\$ 500,000.00
\$ 300,000.00
\$ -

SPLOST VI

	A	B	C	D	E	F	G
1							
2							
3	Road Resurfacing and Sidewalks						Allocation
4							
5	District 1						\$ 2,400,000
6	District 2						\$ 2,400,000
7	District 3						\$ 2,400,000
8	District 4						\$ 2,400,000
9	District 5						\$ 2,400,000
10							
11	Total						\$ 12,000,000
12							
13	Municipal Buildings						Allocation
14							
15	Maintenance Shop						\$ 4,000,000
16	Merle Manders Conference Center						\$ 3,000,000
17	City Hall						\$ 2,000,000
18	Youth and Senior Center						\$ 2,000,000
19	Amphitheater						\$ 1,000,000
20							
21	Total						\$ 12,000,000
22							
23	Infrastructure						Allocation
24							
25	Sewer						\$ 3,000,000
26	Water						\$ 2,000,000
27	Stormwater						\$ 2,000,000
28	IT						\$ 1,000,000
29							
30	Total						\$ 8,000,000
31							
32	Parks						\$ 5,000,000
33							
34	Vehicles and Equipment						\$ 1,500,000
35							
36	Total						\$ 38,500,000

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>

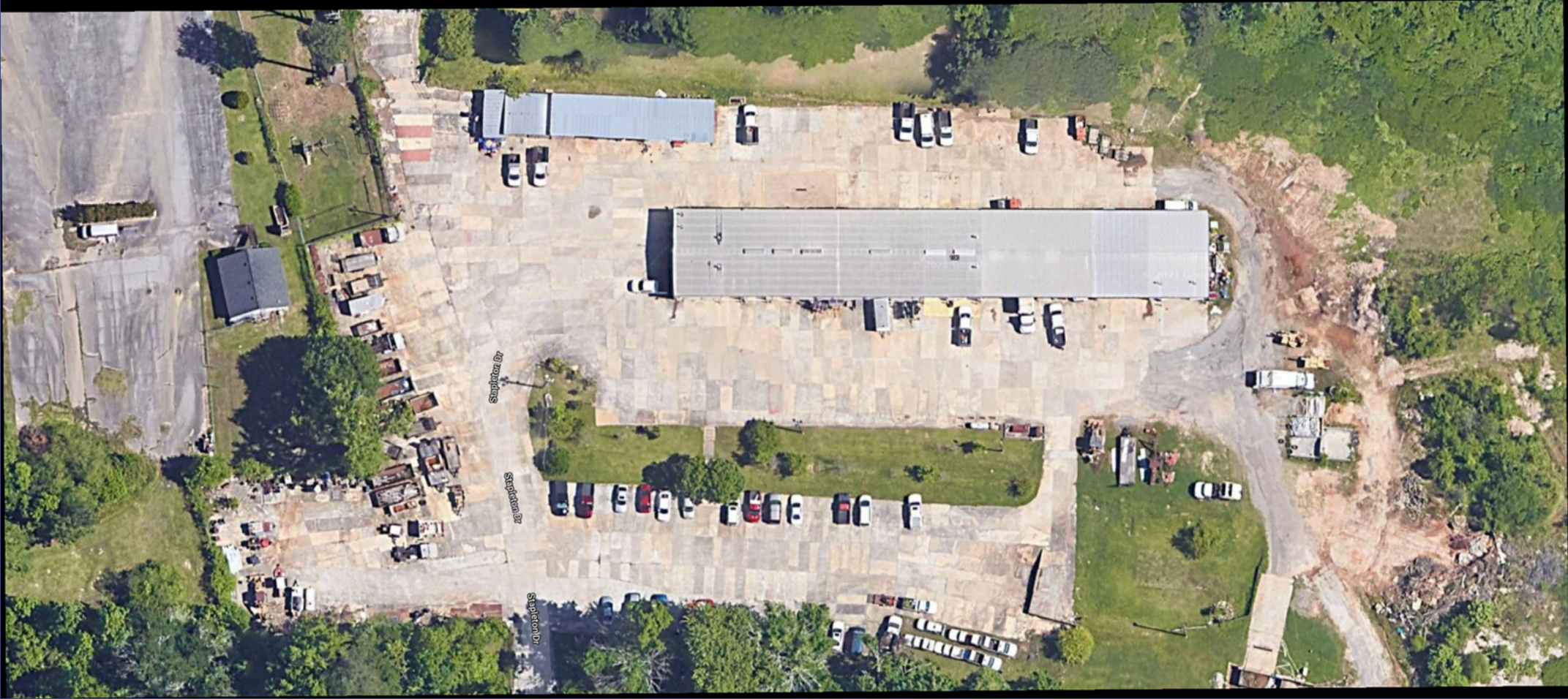
STOCKBRIDGE TSPLOST ROAD AND PEDESTRIAN IMPROVEMENT PROJECTS

<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

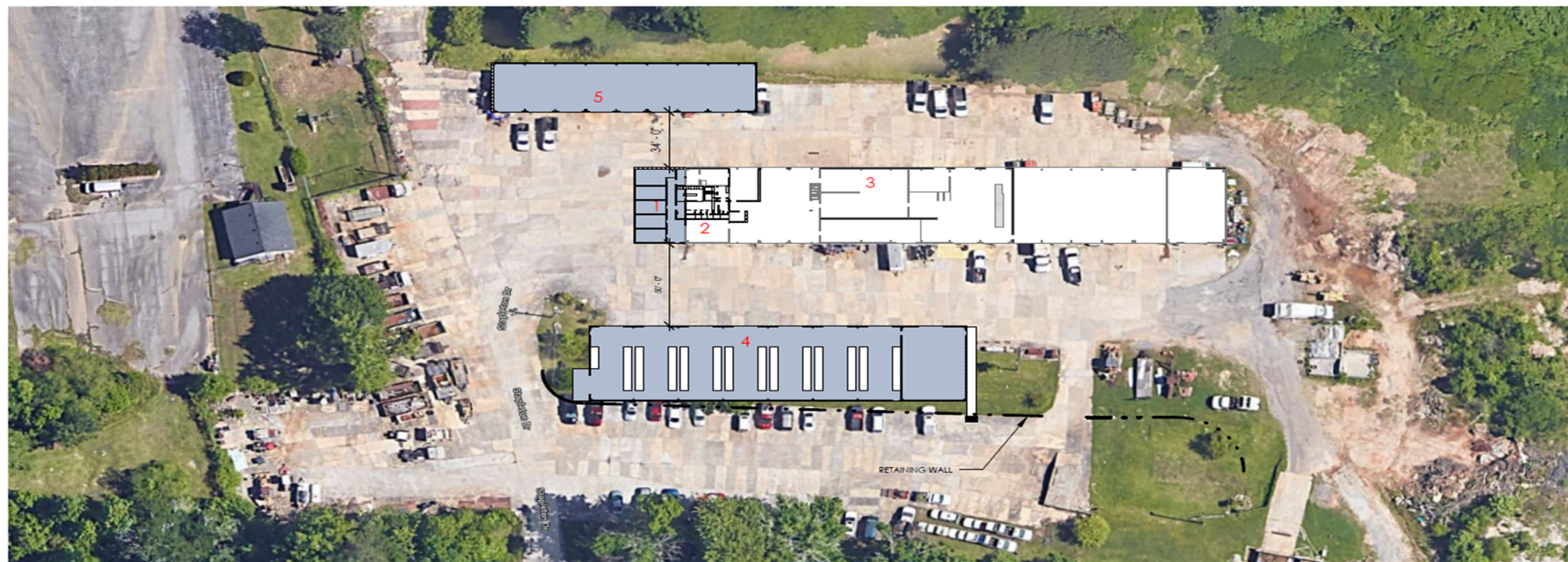
MAINTENANCE SHOP



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.

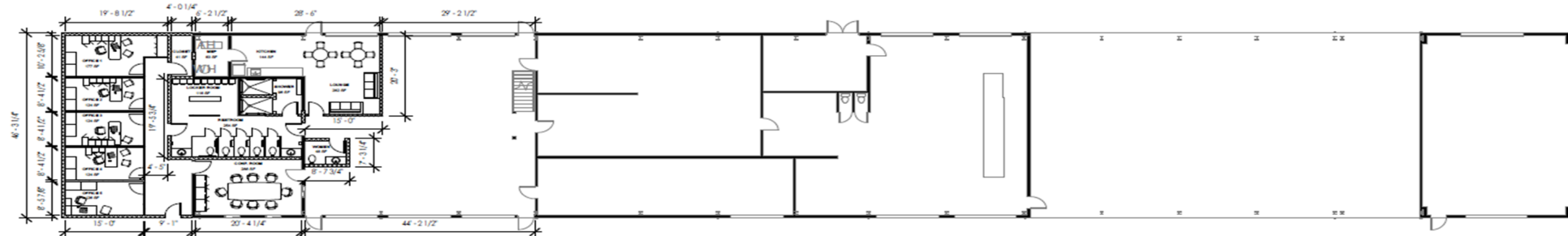
GENERAL REPAIR/MAINTENANCE WORK TO ALL EXISTING SPACES THAT REMAIN.

Stockbridge Public Works Building

2022.01.27

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MAINTENANCE SHOP PROPOSED



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

Stockbridge Public Works Building

2022.01.27

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Questions?