

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem LaKeisha Gantt
Council District 1

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember Kyle D. Berry, Sr.
Council District 3

Councilmember Alphonso Thomas
Council District 2

CITY MANAGER

Vacant

CITY CLERK

Vanessa Holiday

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Council Meeting Agenda March 3, 2025 6:00 PM



STOCKBRIDGE CITY HALL

4640 NORTH 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 COUNCIL MEETING CITY OF STOCKBRIDGE

MONDAY, MARCH 3, 2025 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

CEREMONIAL REVIEW - Women's History Month Proclamation, Angie Stone Proclamation

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.

ADOPTION OF THE MINUTES

1 Adoption of the Council Meeting Minutes of February 10, 2025

Adoption of the Work Session Meeting Minutes of February 25, 2025

CONSENT AGENDA

2 Council Consideration to fill a vacancy and appoint a member to the Citywide Development Authority Board for a four-year term.

Council Consideration to fill vacancies and appoint two members to the Downtown Development Authority Board to serve a four-year term.

Council Consideration to fill a vacancy and appoint a member to the Main Street Advisory Board to serve a four-year term. - Presented by:

NEW BUSINESS

- 3 Council consideration to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collection Services Contract with Wrangler Holdings Corp. / GFL Environmental (formally Waste Industries) in the amount of \$1,000,000.00 which is no additional cost. The funding Source is from Sanitation Department Budget. - Presented by: Decius Aaron
- 4 Council consideration to approve a Budget Amendment in the amount of \$1,782,270.10. These funds (Traffic Camera Fines) would be transferred from the General Fund to a Special Project Fund to be used for the sole purpose of police operations as outlined in O.C.G.A 40-14-18 - Presented by: Frank Milazi, Frank Trammer, Richard Godfrey

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 or visit the website www.stockbridgega.org for updates.

- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Mar 11).
- Community Zoning and Information Meeting: Thursday, March 12th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Mar 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Mar 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Mar 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Mar 18)
- City Council Retreat March 19, March 20 & March 21, 2025 – Tru Hilton Hotel – Patrick Henry Pkwy. Stockbridge, GA
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Mar 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Mar 25)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Apr 7)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (April 14)

UPCOMING CITY EVENTS/INITIATIVES

- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, March 24th from 10am – noon at City Hall. Meetings are by appointment.
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, March 26th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join the Stockbridge Youth Council for the 2nd Annual Youth Entrepreneur Expo at Clark Park on Saturday, March 29th from noon to 4 PM. Enjoy an egg hunt, food trucks, and games while supporting local youth entrepreneurs. Bring your friends and family for a day of community fun!
- 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.
- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape with special guests Total and 702
- Saturday, May 10th – Mother's Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz
- Saturday, June 14th – Ladies of the 80' - featuring Regina Belle, Karen White, Deniece Williams, Evelyn "Champagne" King, Shanice and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Saturday, June 28th - Ledisi

MAYOR'S COMMENTS (Mayor Anthony Ford)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT



COUNCIL MEETING SUMMARY MINUTES

February 10, 2025 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2
Councilmember Kyle Berry – Council District 3
Councilmember Yolanda Barber – Council District 4
Councilmember Elton Alexander – Council District 5

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi - 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 6:00 p.m.

Invocation by: Councilmember Berry

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 Councilmember Thomas.

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to convene Executive Session for Litigation, Personnel and Real Estate following the Consent Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

AMENDMENT OF THE AGENDA

Motion to amend the Agenda to add a Discussion Item: Code Cares was made by Councilmember Barber; seconded by Councilmember Berry. The motion failed 2-3 (Barber/Berry Approved) (Alexander/Gantt Opposed) Mayor Ford voted to Oppose.

Councilmember Barber request the item to be placed on the February 25, 2025 Work Session Agenda for Discussion.

ADOPTION OF THE AGENDA

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

CEREMONIAL REVIEW

Mayor Ford reviewed the Proclamation Review – Black History Month;
Swearing In of Stockbridge Youth Council Advisory Committee Members – Ayesha Gambles, Candis Jones and Georgia McIntyre.

PUBLIC COMMENTS

There were no public comments.

ADOPTION OF THE MINUTES

1. Adoption of the January 8, 2025 Council Retreat Minutes
Adoption of the January 13, 2025 Council Meeting Minutes
Adoption of the January 28, 2025 Work Session Meeting Minutes

Councilmember Barber requested the Minutes be approved separately, noting she was not in attendance of the January 8, 2025 Retreat meeting.

Mayor Pro Tem Gantt noted that per her GMA training, members can vote on the Minutes if they were not in attendance of the meeting and agree with the Minutes as presented.

Motion to approve the January 8, 2025 Council Retreat Minutes was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed (3-0-1) Alexander/Berry/Gantt Approved.
Barber/Abstained, she was absent from the January 8, 2025 meeting.

Motion to approve the January 13, 2025 Council Meeting Minutes was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to approve the January 28, 2025 Council Work Session Meeting Minutes was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

CONSENT AGENDA

2. Council Consideration to approve the Consent Agenda.
Council Consideration to appoint Dr. Elyssa Green to the Stockbridge Youth Council Advisory Committee for a two-year term through 12/31/2026.
Council Consideration to appoint Toseika Thomas to the Stockbridge Public Facilities Authority Board for a four-year term through 12/31/2028
Motion to approve the Consent Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate, Personnel and Litigation was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to adjourn Executive Session and sign an Affidavit was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed 3-0. (Councilmember Alexander was not present for the vote).

Motion to reconvene the meeting with no action was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed 3-0. (Councilmember Alexander was not present for the vote).

OLD BUSINESS

3. SPECIAL USE PERMIT CASE #SP-2024-02. (To be located in Council District 4.) NOTE: To be considered for a Board vote only since the public hearing was already held on November 12, 2024. Council Consideration of a Special Use Permit Request to allow a liquor store on property at 106 Rock Quarry Road. Applicant: GRP, LLC. Agent: Girishkumar Patel. The property is located in Land Lot 62 of District 12, and it contains 0.89 +/- acres.

Presented by Ryan Anderson, Community Development Director
Attorney Lisa Morchower spoke on behalf of the applicant noting the city's Code mandates the addition of two additional liquor store licenses based on population, and referenced a Constitutional Objection into the record, along with documents received on behalf of her client via an Open Records Request. Attorney Morchower requested that all documents that were submitted to the City Clerk to be added to the record.

Motion to deny SP-2024-02 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

PUBLIC HEARING – Mayor Ford Read the Public Hearing Rules and Procedures

4. ADOPTION OF THE 2025 OFFICIAL ZONING AND LAND USE MAPS. (Citywide.)

Consideration of the adoption of the 2025 Official Zoning Map and 2025 Future Land Use Map, to be in compliance with the Unified Development Code (UDC), which includes the City's Zoning Ordinance.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Official Zoning and Land Use Maps, noting the maps include all rezonings, and annexations as approved by the City Council; and that the Planning Commission and Staff recommend approval.

Public Hearing Opened

No Speakers In Favor

Speaker Opposed: Ms. Jocelyne Williams

Public Hearing Closed

Motion to approve the Official Zoning and Land Use Map was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

5. ANNEXATION CASE #AX-2024-02 for 1778 & 1872 Highway 42

North. (To be located in Council District 5.)

Consideration of an annexation request for two parcels at 1778 & 1872 Highway 42 North to allow for the construction of a mixed-use development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented Annexation Case #AX-2024-02, Comprehensive Plan Amendment Case #CP-2024-09, and Rezoning Case #RZ-2024-10 citing the Case Facts for a proposed Mixed-Use Development of 168 units consisting of 15 Bungalows, 82 Townhomes and 71 Single-Family homes both Ranch and 2-Story styles and will include commercial components for retail, restaurant and office spaces, and a small grocer, all neighborhood scale, and the rezoning to PUD is similar to the county's current zoning; 10' sidewalks on exterior roads and 8' sidewalks on interior roads.

Mr. Kenneth Wood, Professional Engineer/CEO of PEC presented the development on behalf of the applicant, noting agreement with the Staff Recommendations, and made reference to #2 regarding 3-sided brick and #7 regarding a grocer.

Mr. Wood presented the 48-acre site plan with 10-acres of commercial space; noting the plan as presented is for medium density, opposed to the county's zoning of high density.

Mr. Wood requested a use of mixed brick and stone on the units, and agreed with Councilman Alexander's condition of the front façade being mixed and that 3-sided brick would be placed on the units that would be visible from the right-of-way, and the 10' path along Campground Road and Hwy. 42, connecting to the Winding Creek Townhomes, along with Tree Barriers along the entrance way.

Public Hearing Opened

Speakers in Favor – None

Speakers Opposed – Ms. Jocelyn Williams and Mr. Willie Carter

Public Hearing Closed

Staff confirmed Flock Cameras and Black Pole Lighting would be required for the development.

Councilmember Barber asked for a reduction of units.

Mr. Wood noted the plan has been reduced by 121 units and cannot reduce any further.

Mr. Wood agreed with Staff Conditions and with added Conditions to include a 10% Rental Cap, Homeowners Association, and a Club House to accommodate 40-50 people.

Motion to approve ANNEXATION CASE #AX-2024-02 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

6. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 for 1778 & 1872 Highway 42 North. (To be located in Council District 5.)
Consideration of a Comprehensive Plan Amendment request to assign the future land use designation of Medium-Density Mixed-Use to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Motion to approve COMPREHENSIVE PLAN AMENDMENT CASE #CP-2024-09 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber Abstained).
7. REZONING CASE #RZ-2024-10 for two parcels at 1778 & 1872 Highway 42 North. (To be located in Council District 5.)
Consideration of a rezoning request to assign the zoning districts of 'PUD' (Planned Unit Development) and 'PMU' (Parkway Mixed-Use Overlay District) to two parcels at 1778 & 1872 Highway 42 North, after their annexation into the City of Stockbridge from unincorporated Henry County, to allow for the construction of a mixed residential development, which would contain single-family detached homes, townhomes, bungalows, and commercial uses. Owner: Rowan Properties, LP. Applicant: Meritage Homes, c/o Clay Kirkley. Agent: Hayley Todd, PEC+. The property is located in Land Lot 35 in District 7, and it contains 48.59 +/- total acres.
Presented by: Ryan Anderson, Community Development Director
Motion to approve REZONING CASE #RZ-2024-10 with Staff Recommended Conditions and 10% Rental Cap; HOA. Black Decorative Poles, and Club House was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed 3-0-1 (Barber Abstained citing density concerns).
8. TEXT AMENDMENT CASE #TX-2024-06 FOR GAS STATION DISTANCE REQUIREMENT. (Citywide.)
Consideration of an ordinance for a text amendment to amend Title 12, Unified Development Code, Chapter 3, Use Regulations, Section 3.2.14

(C), and Add Sections 3.2.14 E, F, G, H, I, J, K, L, M, N, O and P, relating to gasoline service stations, so as to amend the gas station distance requirement from 4,500 feet to 800 feet and to add additional requirements; to provide for severability; to repeal conflicting ordinances; to provide an effective date, and for other purposes.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the ordinance to amend the Code would still require a Special Use Permit for Council approval; noted the Planning Commission and Staff recommend approval.

Public Hearing Opened

Speakers in Favor – None

Speakers Opposed – None

Public Hearing Closed

Motion to approve TEXT AMENDMENT CASE #TX-2024-06 was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

NEW BUSINESS

9. Council consideration to approve the annual contract (RFP 2020-0026) with Site Engineering, Inc. for on-call water & sewer emergency & operational repair/maintenance and construction services in the amount of \$400,000.00 as approved in the FY2025 budget. This is the fourth (4th) and final renewal and the on-call utility contractor service will be bid out.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron requested renewal of the contract for Site Engineering, noting the contractor has performed services for the city for 7-8 years, specifically stormwater and infrastructure repairs for on-call repairs & emergencies.

Councilmember Alexander questioned why the contract for services was not placed out for bid, noting his concern for contracts extending 4-5 years.

Mr. Aaron noted the annual renewal of the contract allows for better pricing, and confirmed this is the final renewal.

Councilmember Barber requested contract copies for the prior renewals.

Motion to approve final renewal for Site Engineering not to exceed \$400,000.00 was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

10. Council consideration for approval to replace the grassed seating area at the amphitheater with FBI Flexi Pave in the amount of \$165,000.00. Yellowstone Landscape \$58,953.00 and KBI Industries, Inc. \$98,095.00. Funding source is from SPLOST VI.

Presented by: Decius Aaron, Public Works Director and Al Barnes, Public Works Operations Manager

Mr. Al Barnes noted the Public Works Department is requesting approval for the resurfacing of the grassy area of the Amphitheater with Flex Pavers, noting the area was originally intended for lawn chairs to be placed in the area instead of the chairs.

Mayor Ford noted he agrees with resurfacing the area, noting the labor cost involved with removing and replacing the chairs for grass cutting during the concert season.

Mr. Harold Young, the city's Amphitheater Consultant, noted the weight placed on the chairs in the grass has caused a sinking effect, and a solid surface would be best suited, noting the chairs are moved at minimum twelve times per year, with a cost of around \$20,000.

Councilmember Alexander noted there also needs to be a remedy to cool down the Pit area and lower the temperature for patrons.

Mayor Ford noted Phase I would be to resurface the grassy area, and Phase II would be to seek a remedy for the Pit area.

Mr. Aaron distributed samples of the proposed materials for the grassy area.

Councilmember Barber asked if the project to resurface the grassy area was budgeted.

Mr. Aaron confirmed the project was not budgeted, and that the funding source would be General Fund to be reimbursed by SPLOST VI once funds are received and would piggyback on a State Sourcewell contract.

Councilmember Barber asked if the project went through the city's competitive bidding process.

Mr. Aaron confirmed it had not.

Councilmember Barber noted the resurfacing has been talked about during the retreats and should have been properly planned and budgeted and noted that it would have been more cost effective to receive quotes for both areas.

Mayor Pro Tem Gantt suggested an outdoor carpet with drainage for the Pit area to create an ambience in the VIP area.

Motion to approve green resurfacing materials of Amphitheater grassy area, piggybacking State Sourcewell Contract, not to exceed \$165,000 to be reimbursed via SPLOST VI funding was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Councilmember Barber requested a copy of the Sourcewell Contract.

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- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Feb 11).
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Feb 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Feb 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Feb 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Feb 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Feb 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Feb 25)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Mar 3 – **SPECIAL MEETING DATE**)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 3)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilwoman Barber for the Annual Prom Dress Collection and Giveaway at the Merle Manders Conference Center. Accepting donations of new and gently used prom dresses on Sunday, February 16th, and the FREE Giveaway of dresses to local teens on Sunday, February 23rd at the Merle Manders Conference Center, lower level.
- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, February 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for a Quarterly Town Hall on Thursday, February 20th at 7PM at J W Suites.
- Join Councilman Thomas for the Annual African American Celebration throughout the month of February. The program will stream from 5pm – 7pm on the city's Facebook page.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, February 24th from 10am – noon at City Hall. Meetings are by appointment.

- 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.
- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives at 678-833-3348 or via email: rrowls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford wished everyone a Happy Valentine's Day; congratulated the Philadelphia Eagles, winners of the 2025 Superbowl; reminded everyone of COVID 19 and recommended everyone get vaccinated, boosters, and flu shots; noted this past Saturday was the city's Police Department 2nd Annual Gala Awards event, and noted Dr. Thomas Smith, Chair of the Citizens Police Advisory Council awarded staff members Vanessa Holiday and Rosalynd Rawls with the Volunteer Service Awards, and awarded Youth Council member Taylor Raines with the Youth Volunteer of the Year award.

Motion to adjourn the meeting at 9:09 p.m. was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



COUNCIL WORK SESSION MEETING SUMMARY MINUTES

February 25, 2025 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4
Councilmember Elton Alexander – Council District 5

Administration

Vacant – City Manager
Vanessa Holiday – City Clerk
Cassandra Lester – Deputy City Clerk
Frank Milazi – 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: Mayor Ford

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 Mayor Pro Tem Gantt and Councilmember Thomas.

AMENDMENT OF THE AGENDA

Councilmember Barber motioned to amend the Agenda to rescind the motion and her vote from the February 10, 2025 Council Meeting to award a contract item to resurface the grassy area of the Amphitheater considering none of the supporting documents were provided to the Council during the meeting that it was stated that the contract would piggyback off of a State Sourcewell and was not, and that Procurement was not involved in the process, and erroneous information was provided. The motion failed for lack of a second.

Councilmember Barber requested an amendment to the Agenda for use of the Merle Manders Conference Center on Sunday, March 3, 2025 from 2-6 p.m.; seconded by Councilmember Alexander. The motion passed 3-0. Mayor Ford noted the item would be added to New Business.

Councilmember Barber requested an amendment to the Agenda to Discuss a Citywide Initiative – Code Cares.

Mayor Ford reviewed the actions of the Council, noting the request to add Code Cares Discussion item to the February 10, 2025 Agenda failed 2-3, and that the item has been placed on the upcoming Council Retreat Agenda for discussion.

Councilmember Barber stated that she requested the votes of the members of Council to be stated, and acknowledged the votes where the motion was opposed, noting Councilmember Gantt agreed the item should be placed on the next Agenda, noting the lengthy items on the February 10th Agenda, Councilmember Barber stated that she made a request for the Code Cares item be placed on the February 25, 2025 Agenda as Discussion where she is seeking approval to meet with staff to share the vision and discuss the initiative,

Mayor Pro Tem Gantt joined the meeting at 6:15 p.m.

Councilmember Alexander stated members of Council can meet and have discussion with staff at any time, and noted the Council has requested a 6-month Action Plan from Code Enforcement, and that the initiative sounds like a worthy program and wants to allow for a full discussion at the Retreat where the Council can take action and vote, unlike tonight where there would be no vote taken on the matter.

Councilmember Barber restated her request to add the Discussion item Code Cares initiative, noting volunteers and partnerships are already in place and ready to assist.

The motion failed for lack of a second.

ADOPTION OF THE AGENDA

Motion to adopt the Agenda was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

PUBLIC COMMENTS

There were no public comments.

REVIEW OF THE MINUTES

Review of the February 10, 2025 Council Meeting Minutes
No Action

PRESENTATION

Henry County Transportation Advisory Group Update

Presented by: Eniel Gonzalez, Stockbridge Representative

Mr. Gonzalez provided the Fourth Quarter 2024 Update reviewing Henry County Road Projects, Transit Service and Transportation Planning updates. Mr. Gonzalez noted Major Roadway Projects Underway include the North Henry Blvd. Pedestrian Bridge (TSPLOST) where scoping is in progress; Rock Quarry Road (TSPLOST & GDOT) where the bid has been advertised; and the Western Parallel Connector (GDOT) is under construction; US 23/State Route 42 Widening (GDOT), noted the project from SR 138 / North Henry Blvd. to I-675 is under construction with a completion date of 2027; and US 23 / State Route 42 Widening (GDOT) from downtown McDonough to SR 138 / North

Henry Blvd. in Stockbridge is in the preliminary phase with right-of-way acquisitions in 2027 – 2028 and an estimated construction start date in 2030.

Mr. Gonzalez noted the County has received \$7.1 million dollars year to date in grant funding with \$750,000 for the SR 42 widening scoping study and \$850,000 for East Atlanta Road resurfacing; reviewed the Transit Service Update noting a new fixed-route local bus service will start in the spring of 2025 between McDonough and Stockbridge, noting bus shelter in the Stockbridge city limits and the Bus Stops Creative Placemaking Plan will be presented to the Henry County BOC in March where the Stockbridge shelter could have a customized design; and noted the Microtransit or on-demand service, similar to rideshare services, has been available in the City of McDonough since January 2024, and the one-way fare is \$2.50 and \$1.00 for seniors, and that discussions are underway to add service to and from the Stockbridge Amphitheater during the concert season, and noted the shelter that will be placed in the city will have a unique theme.

Mr. Gonzalez noted Henry County executed an agreement with USDOT and will receive a \$200k grant for a Comprehensive Safety Action Plan; noting Stockbridge has participated in the Transportation Safety Action Plan with comments and survey responses and community engagement with two meetings, and a third meeting proposed in April; and noted the SPLOST VI was passed by the voters in November 2024, and collections will start in April 2025.

Mayor Ford requested the date of the next meeting to be sent to city officials and asked what is required for approval of the Amphitheater bus route during concert season.

Mr. Gonzalez noted Mr. Ty Salter runs the program and would need approval from the County Manager.

Councilmember Alexander referenced the Rock Quarry Rd. Road Widening Project and asked Mr. Gonzalez to advise the city of the Project Manager, noting the area should have beautification features in the area to include a 10'wide multi-use path, and signalization with the black decorative metal poles, and pavers in the crosswalk at N. Henry Blvd. and Eagles Landing Pkwy, and perhaps the funding could come from the next TSPLOST. The Council agreed and thanked Mr. Gonzalez for the updates.

CONSENT AGENDA

1. Council Consideration to appoint Dr. Scott Huges to the Stockbridge Citywide Development Authority for a four-year term.
Mayor Pro Tem Gantt motioned to Table the item to allow for an opportunity to review the application with the CDA Chair; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

OLD BUSINESS

2. Council approval of PATH Foundation's Strategic Implementation & Master Plan for Trails
Presented by Decius Aaron, Public Works Director
Mr. Aaron noted the Master Plan was presented during the January 10th meeting and requested approval of the Master Plan.
Motion to approve was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

3. Council consideration for approval to replace the grassy seating area at the Amphitheater with FBI Flexi Pave in the amount of \$165,000.00. Yellowstone Landscape \$58,953.00 and KBI Industries, Inc. \$98,095.00. The funding source is SPLOST.

Mr. Aaron requested the Council rescind the actions of the approval for the project stating the vendor informed staff they were a Sourcewell vendor, and offered three options to move the project forward:

1. To allow the city's current landscape contractor, Yellowstone Landscaping to complete the project turnkey in the amount of \$229,694.
2. To allow the city's current landscape contractor, Yellowstone Landscaping to prep the area and city purchase the materials with a cost of \$190,100.
3. Place the project out for bid.

Mr. Aaron noted staff was directed to complete the project prior to the upcoming concert season and asked the Council for a directive on one of the proposed options.

Councilmember Barber asked if a contract were to be awarded, how long the project would take to complete.

Mr. Aaron responded the material would require approximately 10 days for the material to be cured, and the project's completion would be estimated at three weeks, noting the first concert is May 3rd.

Councilmember Barber stressed the city's processes must be fair and transparent, and the city must operate within the guidelines of state and federal laws that govern how we procure goods and services, and follow the procurement process, and noted exceptions would be an emergency, and this project is not an emergency, but more so a lack of planning, and asked that staff not circumvent the procurement process, and instead asked if it is possible that staff could post a solicitation for 30 days, evaluate the responses, and bring the responses back to the Council with a recommendation to award at the April 14th meeting, and doing so, Procurement would have been able to completely award properly.

Mr. Aaron stated staff did not circumvent the process, noting the police department renovated the public safety building by piggybacking on a Sourcewell contract, where the vendor has already been vetted, and referenced the Campground Rd/Hudson Bridge Rd. landscaping project where the project was not put out for bid, and stated staff received a request to complete the project before a certain deadline, and tried to meet that deadline, and has since learned the vendor is not a Sourcewell contract vendor.

Councilmember Barber stated the city's Procurement Manager is familiar with the process, this is her area of expertise, and believes it is reasonable to post the project for 30 days and bring back to award on April 14th, noting we don't know of the unknowns, and that you cannot award without

being transparent. Councilmember Barber asked Mr. Milazi if Procurement could post a solicitation for thirty days and use one week to evaluate the proposals submitted and to bring back a Recommendation to Award a Contract by our April 14th Council meeting.

Mayor Pro Tem Gantt asked if there was a deadline, was bidding required, and should the project have gone through the Procurement process.

Mr. Milazi confirmed the project should have gone through the Procurement process, specifically due to the amount of the project.

Mayor Pro Tem Gantt agreed the project should follow the Procurement process, noting the project is cosmetic, even though the deadline may be met prior to the concert season.

Councilmember Alexander agreed with the statements from the members of Council, and questioned how incorrect information was provided to the Council.

Mr. Barnes, Public Works Operations Manager, stated the vendor and manufacturer of the material, who attended a Public Works conference, provided information where work was done at other municipalities, and was listed on the Procurement Registry; however, it was later learned that the vendor was not a Sourcewell state contractor, but a supplier of the materials, who also trains other contractors on how to install the materials they manufacture.

Mayor Pro Tem Gantt asked if the product is unique, noting it is the vendor's product.

Mr. Barnes' response was that the material is unique to that vendor as the manufacturer.

Mr. Aaron responded there are other equivalent products from other sources.

Councilmember Alexander asked the City Treasurer if the project should have come through the Procurement process.

Mr. Milazi confirmed the project should have gone through the Procurement process.

Councilmember Alexander stated the deadline cannot trump the process and motioned to rescind the prior vote of the Council from the January 10, 2025 meeting to award a contract, and to place the project out for bid adhering to the city's procurement process was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Councilmember Barber stated that at the start of the meeting, she made a motion to amend the Agenda to rescind her vote and noted she sent an email to the Council and staff requested supporting documents and sent a 2nd email requesting supporting documents and a 3rd email to Mr. Milazi and Ms. Hall, the Procurement Manager asking if they had been involved in the process for this item. Ms. Hall responded advising that Procurement was not involved, and the vendor was not a Sourcewell vendor.

Councilmember Barber stated the Council is to be provided with all documents that can be verified on site at the meeting and has made this request for five years, and noted procurement is her profession, and the Council needs supporting documents to make an informed decision and needs adequate information.

Councilmember Barber agreed the grassy areas needs to be replaced, however, staff needs to plan better, and leave it to the expert, Ms. Hall, to draft and post solicitations, noting it may come back at a lesser cost and shorter timeframe, and other vendors need to have an opportunity.

Mayor Ford noted he had conversations with the former City Manager, Fred Gardiner, Mr. Barnes and the Amphitheater Consultant, Mr. Young, about replacing the grassy area, noting the labor cost involved in moving the chairs to cut the grass, and was seeking a remedy.

Councilmember Berry agreed with the comments made and agrees the item should be properly overseen through the city's Procurement process.

NEW BUSINESS

4. Council Consideration to approve Right-of-Way Abandonment Policy.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the city does not currently have a policy in place for right-of-way abandonment, noting future projects are coming, referring to Nolan Street, and stated other roads may be coming forward for roads that are obsolete and no longer useful to the city.

Councilmember Alexander stated policies should be in place for the greater good of the city and not based on what may happen.

Mayor Pro Tem Gantt asked who drafted the policy, noting it does not appear to favor or protect the city.

Attorney Washington noted the city's Real Estate Attorney took the lead on drafting the policy.

Councilmember Gantt stated the Council needs more flexibility to deny if needed, and the policy in its current form needs further review.

Councilmember Alexander agreed, and stated there is nothing wrong with the way the city currently operates.

Councilmember Barber asked what is driving the policy.

Mr. Aaron referenced the recent Old Atlanta Rd. Abandonment request and wants to get ahead of the next request.

Councilmember Barber stated the Council should continue having the discretion to make decisions.

Councilmember Gantt agreed, noting the Council should be able to decide without restrictions.

Councilmember Alexander referenced a gas station on Peach Drive as a result of the County granting a right-of-way abandonment.

Councilmember Berry stated there should not be a catch all, and the Council should be allowed to weigh each scenario one by one and not remove the decision from the Council.

Councilmember Alexander agreed, noting the power of the Council should not be removed.

Motion to Deny and to continue with the current Right-of-Way Abandonment items on a case-by-case basis was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

5. Council Consideration to adopt an Ordinance for Finance Department Policies and Procedures.

Presented by: Frank Milazi, City Treasurer

Mr. Milazi stated there are no policies and procedures or financial guidelines in place for the city's Finance department and is making a request for Council approval to implement effective immediately.

Mr. Milazi stated the importance of appropriating funds based on revenue; always having a Fund Balance; and setting a foundation with policies and procedures; and noted the Internal Controls would be discussed at the Council Retreat.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

6. Council Consideration to approve use of the Merle Manders Conference Center Lower Level on Sunday, March 2, 2025 from 2-6 pm for a Free Prom Dress Give Away Initiative.

Presented by: Councilmember Barber

Councilmember Barber noted a second Free Prom Dress Give Away is needed noting schools were closed for Winter Break last week, and she wants all young ladies who need a prom dress to be able to have the opportunity to come out and select a free dress.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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 or visit the website www.stockbridgega.org for updates.

- City Council Meeting, **Special Meeting Date - Monday March 3rd at 6:00 p.m.** - City Hall Council Chamber (Mar 3 – **SPECIAL MEETING DATE**)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Mar 3)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:30 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Mar 6)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (Mar 11).
- Community Zoning and Information Meeting: Thursday, March 12th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Mar 12)
- The Main Street Advisory Board Meeting on the 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Mar 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Mar 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Mar 18)
- City Council Retreat March 19, March 20 & March 21, 2025 – Tru Hilton Hotel – Patrick Henry Pkwy. Stockbridge, GA
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Mar 20)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Mar 25)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Alexander for 10th Annual Women's History Month Celebration, Sunday, March 2nd from 3pm – 5pm at the Merle Manders Conference Center in Stockbridge.
- Join Councilman Thomas for the Inaugural Honors Program taking place on Thursday, March 22nd at the Merle Manders Conference Center.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, March 24th from 10am – noon at City Hall. Meetings are by appointment.
- Join Councilman Thomas & Councilman Berry for the monthly Bingo Bash on Wednesday, March 26th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.

- Join the Stockbridge Youth Council for the 2nd Annual Youth Entrepreneur Expo at Clark Park on Saturday, March 29th from noon to 4 PM. Enjoy an egg hunt, food trucks, and games while supporting local youth entrepreneurs. Bring your friends and family for a day of community fun!
- 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.
- 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.

Please contact Rosalynd Rawls to schedule an appointment for *Meet the Mayor* and for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

2025 CONCERT SEASON SCHEDULE

- Saturday, May 3rd – My Girls Night featuring Xscape.
- Saturday, May 10th – Mother's Day Weekend Show featuring 112, Dru Hill, Silk and Carl Thomas
- Saturday, May 24th – Memorial Day Weekend – Dirty South Yeek Crunk Fest featuring Pastor Troy, MC Shy'D, D J Raheem the Dream, Mook B Trillville, Eastside Boyz.
- Saturday, June 14th – Ladies of the 80's- featuring Regina Belle, Karen White, Deniece Williams, Evelyn "Champagne" King, Shanice, and Beverly Crawford with Special Guest Appearance by: The Silver Fox Squad
- Saturday, June 28th - Ledisi

MAYOR'S COMMENTS

Mayor Ford noted the Amphitheater payoff will happen in October and looks forward to that event; reminded everyone that we are in the midst of cold/flu season and recommended everyone to get their flu shots, boosters, and COVID kits before the program ends.

Motion to adjourn the meeting at 7:50 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor



CDA

Where Community Connects

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

Citizens provide a great insight and knowledge to City government. An avenue that the City of Stockbridge uses to get this insight is through the various Boards and Commissions of the City of Stockbridge. The members of the Boards and Commissions make decisions and help recommend and review policies for the City of Stockbridge and its Mayor and Council. This questionnaire will assist the Mayor and Council in the review process and in determining applicant eligibility requirements and qualifications for Board or Commission membership.

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

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

APPLICANT INFORMATION

Applicant Name: Scott A. Hughes

Occupation: Director of Organizational Employer: Atlanta Mission

Home Address: [REDACTED] City: Stockbridge Zip: 30281

Home Phone: [REDACTED] Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

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

N/A

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Downtown Development Authority
If applying for the Main Street Advisory Board, which position? _____
(see positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? 3 Years 7 Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☐ Yes ☒ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the City? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

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

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I am interested in intelligently advancing the development of Stockbridge's downtown, while maintaining its quaint / friendly atmosphere.

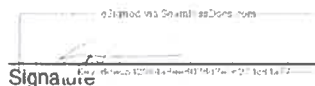
- j) Are you willing to be considered for appointment to any of the other Boards or Commissions of the City if a position is not available on the Board or Commission of your first choice? ☐ Yes ☐ No If yes, please list the Boards or Commissions for which you would like to be considered (in order of interest):

Board of Ethics
Main Street Advisory Board
City Council

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

APPLICANT STATEMENT

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


Signature

Scott A. Hughes
Printed Name

08-02-2024
Date

Please return signed application to:

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

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



DDA

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Nycholas Armstead

Occupation: Contractor Employer: Armstead Inc

Home Address: 807 Chelsea Wood Cr City: Stockbridge Zip: 30281

Home Phone: () Home E-Mail: _____

Work Phone: () Work E-Mail: _____

Cell Phone: () Preferred E-Mail: ☐ Home ☐ Work

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Downtown Development Authority
- If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ⁵ ___ Years ³ ___ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

Contractor- Residential remodels
Brand Development & Marketing (Savoy Bar and Grill / Frozen Smoke)

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I've personally seen the Stockbridge area grown from 1998 - current. Stockbridge has an enormous upside compared to a lot of surrounding cities and I would like to further the growth and development of the city. I'd like to get our young adults more involved in the community as well.

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

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

APPLICANT STATEMENT

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

eSigned via SeamlessDocx.com

Key: 640d918a-1b50-4d70-83b3-43da0f2c3c90
Signature

Nycholas Armstead

02-05-2025

Printed Name

Date

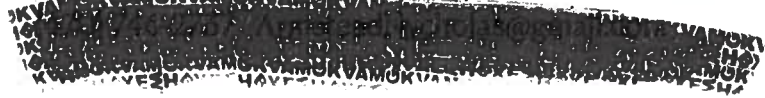
Please return signed application to:

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

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

Nycholas Armstead

807 Chelsea Wood Court Stockbridge, GA 30281



Highly involved in the community for over 20 years, my goal is to provide awareness about the growth and development of the local business district.

EXPERIENCE

General Contractor , Armstead Inc., Ellenwood, GA - 2019 - Present

Manage and review project plans, requirements and specifications to coordinate a team of skilled workers. Coordinate and analyze bid documents, assess project risks, understand both project logistics and scheduling. Accurately develop cost estimates and timelines for completion of a project.

Brand Development Manager, Atlanta Harvest, Ellenwood, GA - 2015 - Present

Conduct brand awareness campaigns and identify opportunities for business growth. Ensure consistent messaging and graphic designs to stimulate consistent growth in social media and public relations.

General Manager, SOCU Southern Kitchen & Oyster Bar, Mobile AL - 2019 - 2021

Recruited, hired, and trained staff while managing costs, ensured compliance with health and safety regulations and maintained financial records. Consistently provided excellent customer service, exceeded growth goals, maintained vendor relations and ensured efficient flow of operations and profitability.

General Manager, Savoy Bar & Grill, Stockbridge, GA - 2015 -2019

Supervised and managed bar and food inventory, hired and trained staff, maintained a budget, managed the operation of the facility, conducted marketing and promotions to drive sales.

EDUCATION

Tuskegee University, 2006-2007

Georgia Southern, 2008-2011



Where Community Connects

DDA

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

APPLICANT INFORMATION

Applicant Name: Nathan M. Banks Sr.

Occupation: ATF - PIO Employer: ATF

Home Address: 670 Pathwood Lane City: Stockbridge Zip: 30281

Home Phone: [REDACTED] Home E-Mail: [REDACTED]

Work Phone: [REDACTED] Work E-Mail: [REDACTED]

Cell Phone: [REDACTED] Preferred E-Mail: ☒ Home ☐ Work

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

Frozen Smoke Rest & Bar

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

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

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

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I would love to bring my expertise to the board. I hold a BA and an MBA in business and also have several small business

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

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

APPLICANT STATEMENT

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

eSigned via SeamlessDocx.com
Nathan M. Banks sr
Key: d40d91ba-1b50-4d76-8c8d-40da0f2c3209
Signature

Nathan M. Banks sr

Printed Name

01-30-2025

Date

Please return signed application to:

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

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

NATHAN M. BANKS

670 Pathwood Lane, Stockbridge, GA 30281

MANAGEMENT PROFESSIONAL

Expert in Public Relations & Business Management, and Client Relations

Effective in interfacing and collaborating with executives across industry and cultural lines. Combine organizational and communication skills with an innate ability to direct high-level, simultaneous projects. I have a keen understanding of business priorities and am a genuine team player committed to managing operations and projects and contributing to business development and revenue-producing activities. A versatile, innovative, and loyal manager who can see the "big picture" while staying on top of the details. Recognized for consistent success in developing processes to streamline operations, increase revenue, and enhance profit performance in the media.

AREAS OF EXPERTISE

Organizational Leadership | Product Management | Relationship Management | Grave Registration | Strategic Planning & Growth
Revenue & Market Growth | Public Relations | Performance & Process Improvements | Team Leadership | P&L
Account Management | Training | Conflict Resolution | Negotiations | Business Development | Social Media | Government Relations

PROFESSIONAL EXPERIENCE

Public Information Officer **GS-13**

Jun 2022 - Present

Bureau of Alcohol, Tobacco, Firearms, and Explosives (ATF) – Atlanta Field Division

- Ensured public presentations consistently aligned with the policies and views of top-level ATF officials.
- Maintained active communication with internal ATF leadership, external organizations, and key stakeholders on matters impacting ATF operations.
- Advised the Special Agent in Charge (SAC) on potential issues, provided actionable recommendations, and implemented resolution strategies.
- Coordinated with affected organizations to ensure their input was integrated into policy and public-facing materials when appropriate.
- Responded tactfully to media inquiries, delivering accurate and lawful information while safeguarding sensitive or prohibited content.
- Managed the field division's social media presence, including oversight of the division's Twitter account and contributions to ATF's national platforms.
- Provided technical and investigative background information to media, public interest groups, and other audiences through in-person and virtual engagements.
- Delivered professional consultative and advisory support on public relations matters, ensuring alignment with ATF's mission and operations.
- Authored and integrated comprehensive materials, merging contributions from various sources into cohesive public-facing documents.
- Developed and implemented guidelines to enhance public administration practices, streamlining communication and management efforts.
- Identified opportunities to optimize communication strategies and ensured officials maximized their use of information dissemination techniques.

Jan 2021 - Mar 2023

THE DEFENSE INFORMATION SCHOOL (DINFOS): (CONTRACTOR) FT MEADE, MD
PUBLIC AFFAIRS COMMUNICATIONS STRATEGY INSTRUCTOR

Defense Information School (DINFOS) is a United States Department of Defense (DoD) school located at Fort George G. Meade, Maryland. DINFOS fulfills the Department of Defense's need for an internal corps of professional journalists, broadcasters, and public affairs professionals. Members from all branches of the U.S. military, DoD civilians, and international military personnel attend DINFOS for training in public affairs, print journalism, photojournalism, photography, television and radio broadcasting, lithography, equipment maintenance, and multimedia.

- BA degree and at least 20 years of experience and have a combination of education and experience in public affairs role
- Expertise in advising senior military leadership (O7/SES and above) or executive-level personnel on public sentiment, communication strategy, information release, issues management, and crisis communication in complex information environments alongside other information-related capabilities

- Demonstrate expertise in solving communication problems through research and analysis, synchronizing with other information-related capabilities, and creating and evaluating communication designed to support strategic and theater-level plans
- Able to derive insights from analytics for digital content planning, creation, and engagement.
- Highly qualified with extensive experience operating with joint staff or other government agencies
- The incumbent develops and presents online and in-person partnership training to various NPS staff and partners to help them understand the latest partnership techniques, policies, and resources and to help equip them to become the most effective partners.

US DEPARTMENT OF COMMERCE (US Census Bureau), ATLANTA, GA (3/2020 80+hrs)
Administrative Specialist (GS-11) (Temp Pos)

3/2020-10/2020

- Articulates the vision for philanthropy and partnering, engaging new audiences and developing corporate and non-profit organization alliances with national, regional, and local partners
- Strategies to better align workforce skills with current priorities, modernize enabling technology, and consolidate transactional functions, improving service and cost-effectiveness
- Customer service is provided in collaboration and partnership with customers, other agencies, and stakeholders
- Work products reflect thorough research and consideration of customer issues and concerns.
- Process and maintain administrative documentation and procedures to support the 2020 Census effectively.
- Ensure Staff and resources are used effectively to complete assignments and meet the responsibilities of the Office
- Work on special projects deemed crucial by the Assistant Regional Census Manager to plan, manage, and/or accomplish special projects for the Atlanta Regional Office of Operations. Undertakes or participates in investigations and initiatives that have high priority and may involve producing complex analyses and written reports
- Work to resolve problems of fund shortages. Assists in the formulation, presentation, and execution of the CENSUS payroll employees payroll budget
- Researches and analyzes concerns and issues relating to CENSUS 2020

MCDOWELL INFORMATION GROUP (PUBLIC RELATIONS FIRM), ATLANTA, GA (5/2014 – PRESENT 100+HRS)

Managing Partner

Manage the PR Department and dissemination of content. Deliver brand messages and communication strategies consistent with the organization's strategic vision. Perform social media community management services.

- Successfully implemented social media strategies designed to improve the client's brand identity and client base; increased social media engagement and followers via Facebook and Twitter outlets
- Built and sustained strong, impactful communities. Plans, organizes, prepares, coordinates, and evaluates written and oral communications (e.g., press releases, photos, flyers, presentations, etc.) directed to specific targeted audiences within the public, the media, or government, according to established guidelines.
- Develops methods and approaches in planning, integrating, and evaluating the overall public affairs program for the command.
- Increased online supporter base and website traffic through interactive and digital marketing initiatives
- Produced and published mass communication initiatives, including email blasts and marketing campaigns.
- Refined core messaging to deliver organizational consistency of all components of communications, including development, organizing, and education, and to ensure consistent framing of messages
- Drove win-win relationships with radio and television media outlets to guide the client and the firm's message and coverage
- Published impactful videos and digital photography on the company website and blog sites
- Seized positive coverage opportunities for the company and clients by documenting events, conferences, and speaking engagements, determines appropriate accounting classification and appropriations to be charged to the client.
- Collaborated with the Marketing Department to develop advertising, marketing, and promotion plans
- Answers media questions and responds to requests for interviews and written information, organizes, prepares, coordinates, and evaluates written and oral communications (e.g., press releases, photos, flyers, presentations, etc.) directed to specific targeted audiences within the public, the media, or government, according to established guidelines
- Serves as the lead on all issues to philanthropic partners and friends group relationships. Advises staff in the maintenance of these complex and critical relationships.

UNITED STATES ARMY (AGR), WASHINGTON, DC (TOP SECRET CLEARANCE) (2/2005-5/2014) 100+HRS 2005-2014

Lieutenant Colonel, Media Relations Officer/Army Spokesperson - Pentagon

Served as the AGR/Army Spokesperson for five years at the Pentagon.

- Championed several high-profile public relations and public affairs roles ranging from Public Affairs Plans and Operations, Community Relations, Media Relations, Personnel, Human Resources Media Team Chief, and National Outreach and Battalion Commander.

Plans, organizes, prepares, coordinates, and evaluates written and oral communications (e.g., press releases, photos, flyers, presentations, etc.) directed to specific targeted audiences within the public, the media, or government, according to established guidelines.

- Worked to deliver seamless support and coverage for several stations/tours of duty, including the Pentagon; Fort Belvoir, VA; Baghdad, Iraq; Kabul, Afghanistan; Amman, Jordan; and Fort Snelling, MN.
- Acts as a spokesperson and supports the Office of the Chief of Public Affairs and Public Affairs guidance by making public appearances and preparing presentations, talking points, or speeches as necessary.
- Proactively seeks opportunities to provide newspaper, radio, and television reporters with information about the Army's programs.
- Gathers and analyzes financial information to respond to Congressional inquiries, Rwanda, and elected officials.
- Plans, coordinates, directs, and executes comprehensive public affairs and strategic communication campaigns to disseminate information concerning Special Operations.
- Responsible to the CG for planning, coordinating, and executing community relations, media relations, and command information supporting the CG's objectives.
- Advises the Commanding General and senior leaders on all aspects of the public affairs program and communicating with internal and external stakeholders.

Military Service

Lieutenant Colonel (0-5) – Logistics/Public Affairs, United States Army Reserve, Active Guard Reserve 1985-2014: Received advanced training in several training schools including Battalion Command Course (2010), Advanced Joint Professional Military Education (2008), Command General Staff College PH I & II (2005), Adjutant General Refresher (MOB) Course (2004), Human Resource Qualification Course (2004), Joint Public Affairs Officer Workshop (2004), Combined Arms and Services Staff School (1999), Public Affairs Officer School FA46 (1996), Advanced Quartermaster School (1995), Quartermaster School (1988), Nuclear Biological Chemical School (1987).

- **Tours of Duty:** Operation New Horizon, Soto Cano, Honduras (1999); Operation Joint Forge (NATO), Sarajevo, Bosnia (2001); Operation Noble Eagle, Fort Dix, NJ (2004); Operation Iraqi Freedom, Baghdad, Iraq (2007); Operation Enduring Freedom, Kabul, Afghanistan (2013); and Operation Enduring Freedom, Amman Jordan (2014)

Petty Officer (Aviation) (E-4), United States Navy, Active Duty (3 years) 1981-1984: Trained at the Aviation Maintenance Administration School

- Grenada (1982) and World Cruise USS Coral Sea CV-43 (1983).

EDUCATION

West Virginia University, Morgantown, WV
M.S. Integral Marketing, 2022

UNIVERSITY OF PHOENIX, Phoenix, AZ
M.B.A., Global Marketing, 2002

UNIVERSITY OF KENTUCKY, Lexington, KY
B.A., Communications, 1988

CERTIFICATIONS & TRAINING

Certified Medical Certification, Reston, VA; **Dale Carnegie Sales Training**, Philadelphia, PA
International Etiquette, Philadelphia, PA, **Instructor Training Course**, FT MEADE, MD

Proficiency in Microsoft Office programs, such as Word, Outlook, Desktop Publishing, Internet Explorer, or comparable computer applications/programs.

PROFESSIONAL AFFILIATIONS



Where Community Connects

MSAB

4640 North Henry Blvd. Stockbridge, GA 30281

APPLICATION FOR BOARD, COMMITTEE OR COMMISSION APPOINTMENT

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

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

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

APPLICANT INFORMATION

Applicant Name: Selena Harris

Occupation: community manager Employer: Greystar

Home Address: 4564 Newnan road City: Griffin Zip: 30223

Home Phone: (678) 534-3615 Home E-Mail: selena.harris@greystar.com

Work Phone: (678) 534-3615 Work E-Mail: selena.harris@greystar.com

Cell Phone: (678) 534-3615 Preferred E-Mail: ☐ Home ☒ Work

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

RENDER Stockbridge 1 Hatcher Dr. Stockbridge GA 30281

BOARD, COMMITTEE OR COMMISSION APPLICATION

- a) Which Board(s) or Commission(s) do you wish to be appointed to? Main Street Program
If applying for the Main Street Advisory Board, which position? _____
(See positions noted below)
- b) How long have you been a resident or business owner/operator in the City of Stockbridge? ____ Years ⁶ ____ Months
- c) Are you current with all your financial obligations to the City of Stockbridge? ☒ Yes ☐ No
- d) Are you willing and available to attend training sessions on-site and/or off-site if provided by the city? ☒ Yes ☐ No
- e) Available Boards and Commissions and their terms and meeting schedules are listed at the end of this application.
Are you able to meet the attendance requirements of the position for which you are applying? ☒ Yes ☐ No
- f) Do you know of any circumstances that would result in you having to abstain from voting on any action before the Board or Commission? ☐ Yes ☒ No If yes, please explain:

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

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

City of Stockbridge

BOARD, COMMITTEE OR COMMISSION APPLICATION

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

I am new to the community with our apartment homes. We are wanting to have a voice in helping to grow the community and bring more residents to the area.

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

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

APPLICANT STATEMENT

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

eSigned via SeamlessDocs.com
Selena Harris
Signature

Selena Harris

Printed Name

02-26-2025

Date

Please return signed application to:

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

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

Selena B. Harris

4564 Newnan Road

Griffin, GA 30223



OBJECTIVE:

To obtain a position that allows for the betterment of the company through the development of key personnel across multiple positions. As well as identify and assisting in the acquisition of properties and on boarding their teams were applicable.

QUALIFICATIONS:

- Proficient with computer programs such as Microsoft Word, Works, Excel, Yardi, AMSI, RealPage, Onsite, Yieldstar, LRO, OPS Technology and Knock.
 - Proven effective at building long term team members that are focused on intra company growth.
 - Twenty-one years of customer service experience.
 - Team Player, Self-Motivated, People Friendly and Dependable.
-

PROFESSIONAL EXPERIENCE:

Greystar Management

Community Manager

June 2024 – Present

- Effectively implemented a marketing plan to stabilize occupancy from 83% to 95% in 60 days, in preparation of a sale.
- Implemented rental increases to maintain budgeted income numbers for the year.
- Introduced new renewal plans and procedures to enable yearly budgeted increases of 5% with a 65% resident retention throughout the remaining year.

Allegiant-Carter

Regional Manager

AUGUST 2023- May 2024

- Supervise 1450 units including Class A & B stabilized/value add properties.
- Average portfolio occupancy for Q4 maintained 94.5%.
- Average resident retention for Q4 2023 was 77% for the portfolio with a 5% rent growth.
- Developed new marketing plans to obtain and maintain budgeted occupancy.

RPM Living

Regional Manager: Multi-Site Manager

MARCH 2021-AUGUST 2023: DECEMBER 2019 – MARCH 2021

- Supervise 1500 units including Class A & B stabilized/value add properties.
- Portfolio annual average of 96% occupancy while obtaining 10-15% lease over lease growth.
- Established marketing strategies to maintain budgeted occupancy goals.
- Directly and indirectly contributed to the promotion of three associates within the last year.

Selena B. Harris

4564 Newnan Road

Griffin, GA 30223



- NOI portfolio average of 6.82% growth.
- Maintained an annual average of 65% resident retention with 8-15% rent growth throughout the portfolio.

Pegasus Residential

Multi-Site Manager

FEBRUARY 2016 – DECEMBER 2019

- Analyze current marketing strategies and implement new methods to improve occupancy.
- Managed renovation on value add for numerous properties to position them to sale.
- Diligently managing expenses for two properties to ensure budgets reaching maximum growth.
- Effectively raised market rents over 3% and renewals 5% YTD.
- Increased resident retention by 2% over the last year.

Greystar Management

Community Manager

April 2015 – February 2016

- Effectively implemented a marketing plan to stabilize occupancy from 88% to 98% in 90 days.
- Diligently managed 10 employees.
- Implemented rental increases to maintain budgeted income numbers for the year.
- Raised overall YTD revenue by 3%.
- Introduced new renewal plans and procedures to enable yearly budgeted increases.

Carroll Management

Community Manager

AUGUST 2014 – FEBRUARY 2015

- Assessing monetary concerns and establishing new methods to increase revenue.
- Diligently maintaining marketing methods to ensure maximum occupancy of 95% or higher.
- Effectively managing multiple team members to increase the value of the property.
- Introducing new yearly renewal plans and functions; enabling increases in both rent growth and resident retention.

Pegasus Residential

Community Manager

JUNE 2008 – AUGUST 2014

- Hands on experience in developing and improving occupancy in a complicated market.
- Maximizing optimal income by maintaining full occupancy of 95% or higher, and capturing 55% or higher in renewals with increases at 5% over current rents.
- Exceptional leadership, organizational, analytical, and problem resolution skills.

Selena B. Harris

4564 Newnan Road

Griffin, GA 30223



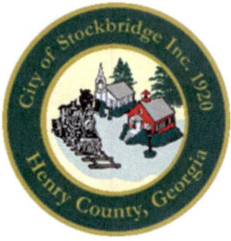
- Diligently reducing expenses within budget parameters increasing overall company profits.
- Trained over 10 employees within the last 12 months, with 4 receiving promotions.
- Developed marketing plans to capture new prospects, planning of resident functions to ensure higher renewal increases.

Fogelman Properties

Leasing Consultant/Assistant Manager

SEPTEMBER 2005- MAY 2006

- Responsible for showing and maintaining mini models for potential prospects.
- Resolving resident complaints.
- Effectively maintain a marketing strategy for capturing qualified residents.
- Efficiently processing maintenance requests and following up with residents.
- Collecting monies due and maintaining a 2% or less delinquency for all rents.
- Processing evictions properly and in a timely manner.
- Assisting in the scheduling of all turns for new residents.



City of Stockbridge

AGENDA ITEM

MEETING DATE

March 3, 2025

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./ SANITATION
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ GRANT
- ☐ HOTEL/MOTEL TOURISM
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: DECIUS AARON—PUBLIC WORKS DIRECTOR

DEPARTMENT: PUBLIC WORKS—SANITATION DEPT.

ITEM/PROJECT/EVENT:

Council Consideration to approve contract amendment RFP (Request for Proposal) 201508-02, Sanitation Collections Services Contract with Wrangler Holdings Corp /GFL Environmental (formerly Waste Industries) in the amount of \$1,000,000.00. Funding Source: Sanitation Department Budget.

BACKGROUND INFORMATION:

As a result of the pending lease termination with Lamar County to operate the transfer station that is currently managed by Waste Management. GFL Environmental will take over the disposal of the waste collected for Stockbridge residents at a rate of \$52.27 per ton. This rate will be in effect until the end of the GFL Contract term of December 31, 2025. Staff has estimated the cost of the disposal to be \$1,000,000.00 which is in line with the amount budgeted for disposal in the 2025 budget.

APPROVALS: CITY MANAGER

CITY TREASURER

CITY ATTORNEY

FINANCIAL IMPACT

N/A

ATTACHMENTS:

BACKGROUND INFORMATION CONTINUED:

STAFF RECOMMENDATION:

The Public Works Department is requesting approval of the contract amendment for Sanitation Collection Services with Wrangler Holdings Corp./GFL Environmental to include the cost of disposal of waste collected for Stockbridge residents at a rate of \$52.27 per ton.

The Public Works Department is requesting the City Council's approval of the contract amendment for collection and disposal of sanitation for City of Stockbridge residents with GFL Environmental thru the end of the contract term of December 31, 2025.

The estimated budget amount for this contract amendment is \$1,000,000.00 and funding is available in the 2025 budget.

Fiscal Impact: Funds will be provided from account 540-45200-523990.

Exhibit I – Contract Amendment

Exhibit II – Resolution R24-1734—GFL Environmental Contract Renewal

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO.

R24-1734

A RESOLUTION TO APPROVE THE FOURTH CONTRACT RENEWAL OF RFP 201508-02 FOR SANITATION COLLECTION SERVICES WITH WASTE INDUSTRIES SOUTH ATLANTA, LLC/GFL ENVIRONMENTAL (FORMERLY WASTE INDUSTRIES).

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and,

WHEREAS, the Department of Public Works seeks approval for the fourth contract renewal of RFP 201508-02 for Sanitation Collection Services with Waste Industries South Atlanta, LLC/GFL Environmental ("GFL," formerly Waste Industries), in the amount of \$1,800,000.00 as detailed in Exhibit A; and,

WHEREAS, the funding source for this contract is from the Sanitation Department Budget; and,

WHEREAS, the initial term of the agreement with GFL was for five (5) years and eight (8) months beginning May 1, 2016, and ending December 31, 2021, with five automatic one-year renewals; and,

WHEREAS, Under Stockbridge Municipal Code Section 3.30.227:

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

WHEREAS, the renewal has been reviewed and approved by the City Manager, Treasurer, Attorney, Procurement and Counsel;

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE GEORGIA AS FOLLOWS:

SECTION 1. Approval of Contract Renewal for RFP 201508-02.

Council hereby approves the fourth contract renewal for Sanitation Collections Services with GFL, in the amount of \$1,800,000.00, through December 31,

2025.

SECTION 2. Severability. To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, which shall not affect the remaining portions of this Resolution.

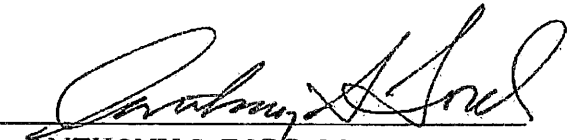
SECTION 3. Repeal of Conflicting Provisions All City Resolutions inconsistent with this Resolution are hereby repealed.

SECTION 4. Public Record This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

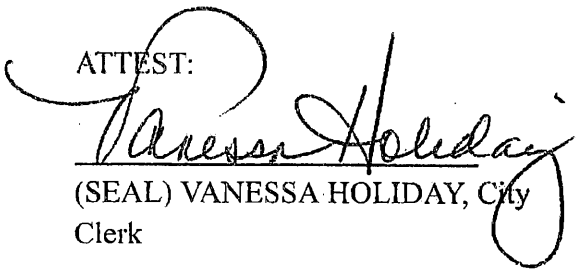
SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 6. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

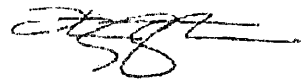
SO RESOLVED this 27th day of August 2024


ANTHONY S. FORD, Mayor

ATTEST:


(SEAL) VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:



QUINTON WASHINGTON, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

August 27, 2024

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

FUNDING SOURCE

- ☐ 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: **Decius Aaron**

DEPARTMENT: **Public Works**

ITEM/PROJECT/EVENT:

Fourth Renewal Option for Contract No.201508-02, Sanitation Collection Services with Waste Industries South Atlanta, LLC/GFL. The funding source is the Sanitation budget. The Tax Commissioner billed \$2,680,392.00 for sanitation fees for FY2025. The collection costs budgeted for GFL in FY2025 is \$1,800,000.00 and the amount budgeted for disposal costs is \$1,200,000.00.

BACKGROUND INFORMATION:

The Public Works Department is requesting approval of the fourth (4th) option year renewal of the Sanitation Collection Services with Waste Industries South Atlanta, LLC/GFL.

The initial term of this contractual agreement is for five (5) years and eight months, beginning May 1, 2016, and ends December 31, 2021. The initial term will be automatically extended for five subsequent additional one-year periods.

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

The Public Works Department is requesting the City Council's approval to exercise the fourth option renewal for sanitation collection with GFL.

The budget amount for the fourth option year is \$1,800,000.00.

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

Fiscal Impact:

Funds will be provided from account number: 540-45200-523991

Attachments:

Contract Renewal Evaluation Form
Contract

APPROVALS:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

PROCUREMENT

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

\$1,800,000.00

ATTACHMENTS:



State of Georgia
Henry County

**AMENDMENT OF CONTRACT AGREEMENT BETWEEN
THE CITY OF STOCKBRIDGE AND GFL ENVIRONMENTAL**

This Amendment of Contract made between the City of Stockbridge and GFL Environmental dated January 9, 2024:

Section: Disposal

As of May 13, 2025, The City of Stockbridge Transfer Station will be closed. Because of this situation, GFL must dispose of solid waste at a new disposal facility. All volume will be transported to the GFL South Side Transfer Station. South Side Transfer Station is located at: 252 1st Manassas Mile, Fayetteville, GA 30215. The contract amendment will reflect and be effective 2/1/25 to ensure the transition is smooth with an operational plan in place.

Section: Pricing

Due to the City of Stockbridge TS being shut down, GFL will now have to transport the solid waste to GFL South Side Transfer Station. This operational change increases fuel and hourly costs that result in an increased disposal rate. The new disposal rate will be \$52.27. All other terms and conditions of the entire original contract and subsequent amendments remain the same.

In witness whereof, City of Stockbridge and Contractor have executed this contract amendment as of this day and first year written.

GFL ENVIRONMENTAL

CITY OF STOCKBRIDGE

BY: _____

BY: _____

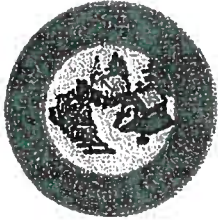
Name and Title: _____

Name and Title _____

Date: _____

Date: _____

Tonnage Description	Dec2023	Jan2024	Feb2024	March2024	April2024	May2024	June2024	July2024	August2024	September2024	October2024	November2024
Refuge	1739.84	1739.84	1510.34	1554.71	1801.83	1449.50	1366.13	1256.69	1363.99	1376.71	1545.94	1522.59
Yard Waste/Bulk	28.61	28.61	36.28	39.89	54.75	49.77	41.78	58.06	49.11	43.35	71.76	46.91
TOTAL MONTHLY TONNAGE	1768.45	1768.45	1546.62	1594.60	1856.58	1499.27	1407.91	1314.75	1413.10	1420.06	1617.70	1569.50
Cost Summary	Dec2023	Jan2024	Feb2024	March2024	April2024	May2024	June2024	July2024	August2024	September2024	October2024	November2024
GFL Environmental/Waste Industries Monthly Cost	\$ 95,259.50	\$ 117,924.25	\$ 117,990.75	\$ 118,045.75	\$ 118,132.00	\$ 124,126.69	\$ 124,148.30	\$ 124,189.32	\$ 124,220.34	\$ 124,222.34	\$ 124,209.02	\$ 124,250.04
Waste Management Transfer Station Monthly Cost	\$ 72,803.06	\$ 85,348.30	\$ 74,006.00	\$ 77,030.99	\$ 90,037.27	\$ 76,884.00	\$ 72,782.54	\$ 65,224.07	\$ 71,808.76	\$ 70,657.33	\$ 82,757.67	\$ 79,458.39
TOTAL MONTHLY SAINITATION COST	\$ 168,062.56	\$ 203,272.55	\$ 191,996.75	\$ 195,076.74	\$ 208,169.27	\$ 201,010.69	\$ 196,930.84	\$ 189,413.39	\$ 196,029.10	\$ 194,879.67	\$ 206,966.69	\$ 203,708.43



City of Stockbridge

AGENDA ITEM

MEETING DATE

March 3, 2025

FUNDING SOURCE

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

- ☒ GENERAL FUND
- ☐ FUND BALANCE
- ☐ SPLOST
- ☐ TSPLOST
- ☐ CDBG
- ☐ GRANT FUNDING
- ☐ COUNCIL INITIATIVE
- ☐ PARTNER/SPONSOR

ACCOUNT TRANSFER FROM: 100-00000-342950

ACCOUNT TRANSFER TO: TBD

PRESENTER: Chief Frank Trammer, Assistant Chief Richard Godfrey, and City Treasurer Frank Milazi

DEPARTMENT: Police

ITEM/PROJECT/EVENT: Traffic Camera Fund Transfer

Council consideration to approve a Budget Amendment in the amount of \$1,782,270.10. These funds (Traffic Camera Fines) would be transferred from the General Fund to a Special Project Fund to be used for the sole purpose of police operations as outlined in O.C.G.A. 40-14-18.

BACKGROUND INFORMATION:

When the Traffic Camera Fines account was established by finance in 2023, it was mistakenly categorized under General Funds. This Ordinance/Budget Amendment aims to rectify this error by reallocating the funds to a Special Project Fund.

SIGNATURES:

CITY MANAGER Dorald D. Davis

CITY TREASURER Frank S. Milazi

CITY ATTORNEY Chief Frank Trammer

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$1,782,270.10

ATTACHMENTS: ☐