



WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, DECEMBER 17, 2024 6:00 P.M.

Mayor & City Council

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

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.

Invocation by Mayor Ford at 6:06 p.m.

Invocation by: Ms. Cynthia Jenkins

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday, was asked to proceed with a verbal call. All members were present except Councilmember Gantt.

1. **Public Hearing Announcement**

Items withdrawn by the Applicant: CP-2024-08 and RZ-2024-09

Mr. Gardiner noted because there is no sewer, the Health Department will make the decision.

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

2. Review of December 9, 2024 Council Meeting Minutes without action.

There were no Public Comments.

CONSENT AGENDA

3. Council Consideration to approve the Consent Agenda.
Council Consideration to re-appoint the Stockbridge Representative to the H C Transportation Advisory Group Member - Eniel Gonzalez to a two-year term
Council consideration to approve a Resolution for the renewal of the Georgia City Solutions City of Civility designation
Council Consideration to approve the GMA/GIRMA PTSD First Responder Program in the amount of \$10,000.00
Council Consideration to approve the Annual Worker's Compensation renewal with Key Risk in the amount of \$119,419.00
Council Consideration to approve the renewal of the city's Wellness Program with Engagement Health Group in the amount of \$55,450.00
2025 Municipal Court Hearing Dates
Motion to approve the Consent Agenda was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 6:22 p.m.

OLD BUSINESS

4. Council Consideration to approve the Vehicle Lease Program with Enterprise Fleet Management for Public Works and Police Department vehicles.
Presented by: Decius Aaron, Public Works Director and Frank Trammer, Police Chief
Mr. Tajae Bodrick of Enterprise Fleet Management reviewed the proposal to convert the Public Works and Police Department Vehicle Replacement Plan to the Enterprise Vehicle Lease Replacement Plan, noting the plan would piggyback off of the Sourcewell Program, and that over (40) municipalities are utilizing the lease program financially to stretch the budget and obtain more new vehicles with less funds, and forecasting needs; operationally to reduce downtime and increase fleet support; and administratively to provide expert oversight, and cost of ownership analysis, noted the lease plan would identify the right time to replace vehicles, and provide more fuel efficient vehicles with advanced safety features.

Councilmember Gantt joined the meeting at 6:22 p.m.

Mr. Bodrick referenced the Fleet Planning Analysis where the 10-year savings would be \$102,744.00 with a net sustainable impact of \$3,069.00; would use local maintenance shops for the repairs, putting money back into the city using shops with ASE Certified Mechanics, and referenced the Enterprise Fleet Marketing Team who would sell the city's vehicles at 11% above average.

Councilmember Alexander noted the city's Police Department Fleet purchased vehicles with federal funding and the city needs to get the most out of those vehicles, in addition to being more conscious of going green with Electric Vehicles; and asked what the mileage threshold is.

Mr. Bodrick noted Public Works and Police Department vehicles would be different.

Chief Trammer noted the take-home vehicles have more miles; and that the goal is to have 10% of the fleet electric or (4) vehicles and (4) non-electric in 2025.

Councilmember asked Mr. Aaron to state how many Electric Vehicles will be replaced in Public Works.

Mr. Aaron stated there are currently no plans to replace Public Works vehicles with EV vehicles because the infrastructure is not in place to charge EV's, and the public works vehicles that are on the replacement list are specialty trucks such as the Bucket Truck, and there is funding in the FY2025 budget in Water & Sewer for replacement vehicles.

Councilmember Alexander referenced the plans to build a new maintenance shop which should definitely include charging stations, and also wants to see an analysis of all vehicles in the city for Electric Vehicles, to include Administration vehicles.

Councilmember Thomas noted the Council needs to determine what is best for the city noting a Lease Vehicle Replacement Program has been presented, and that the city also has replacement vehicles in the Budget in CIP, and needs to decide what is in the best interest of the city; noting you cannot do both, stating there is funding in the CIP to purchase police vehicles in year 2026, 2027 and 2028, and if the Enterprise Fleet Program is approved, the CIP funds would move to the Fleet Lease Program, and if it is not approved, the city would purchase vehicles outright.

Councilmember Thomas recalled where the Police Department presented to the Council a request noting there were specific seats required for the PD vehicles and were purchased and the original seats in the vehicles were removed and asked where the old seats are now, and if the requirement to change out the seats is still an issue.

Chief Trammer noted the seats were not removed from the Police Administration vehicles, and that the old seats that were removed from police vehicles were surplus and sold.

Mayor Pro Tem Berry stated if the goal is to go to 100%, then what is target year where the city will see the savings, noting the city will need to make a decision to continue with the program or not if in 2-3 years down the line, the savings are not there.

Ms. Kat Farber stated that Enterprise will sit down and review the program with each department and bring back a quote with upfront costs, and each year will prepare an analysis to see if the city is on pace, and can decide to pull or continue the program, noting Enterprise currently has a 98% retention rate.

Mayor Pro Tem Berry as the City Treasurer, Mr. Milazi for his opinion of the lease program.

Mr. Milazi noted that during his tenure with other municipalities, he has not experienced a vehicle lease program, and therefore cannot offer an opinion.

Councilmember Gantt asked Mr. Bodrick of Enterprise Fleet to name some of the local municipalities who are leasing vehicles.

Mr. Bodrick named cited the cities of Jonesboro, Fairburn, Union City, Roswell, South Fulton, and a number of cities in South Georgia.

Councilmember Gantt asked about the modifications and fittings for police vehicles.

Chief Trammer noted the fittings would be recycled, and they would buy and convert the vehicles.

Councilmember Barber asked which reference is the largest municipality currently using the lease program, asked if the Sourcewell contract would be an automatic piggyback, and inquired about the termination clause, noting there was not a copy of the contract included in the packet.

Mr. Bodrick noted the city of Roswell has 550 vehicles, and that at any time the city could cease purchasing vehicles as the contract is per term/per unit.

Councilmember Alexander noted that he fully understands that the city would not lease heavy duty or specialty use vehicles, however, there are vehicles in the departments including Administration vehicles, with an opportunity to lease Electric Vehicles, and asked the City Clerk on the purchase history of Administration vehicles.

Ms. Holiday confirmed two vehicles were purchased in 2013 and 4 vehicles were purchased in 2018.

Mr. noted the Administration vehicles have less than 40,000 milage and are parked for the majority of the time.

Councilmember Alexander asked for the staff's recommendation.

Mr. Aaron recommended the city move forward with the Enterprise Lease Program for the Police Department and Public Works, and noted the Administration vehicles would be added to the program using the same model.

Councilmember Thomas stated the decision needs to be made on moving forward with the Lease vs Purchase and Gas vs Electric, noting he has made requests over several years to receive the annual fuel usage report for the city, specifically for Public Works and the Police Department who have take-home vehicles, and wants the Council to know how much is being spent on fuel throughout the city.

Councilmember Gantt noted she does not favor parking the city's commercial public works vehicles at City Hall for charging and agrees with Mr. Aaron that there needs to be more infrastructure in place at the new public works facility, and there needs to be more research on commercial electric vehicles.

Mr. Aaron noted the new public works maintenance shop has \$4 million dollars in SPLOST 6 and will include charging stations.

Mr. Bodrick stated the current proposal is to purchase (8) vehicles for the police department to include (4) Expeditions.

Mr. Gardiner noted he received two thumbs up from the Fairburn City Manager regarding the Enterprise Lease Program, and noted the annual fuel usage for the city's Public Works Department is \$85,000/yr., and the Police Department fuel usage is \$220,000/yr.

Motion to approve the Vehicle Lease Program as recommended by staff for light duty vehicles; to provide a cost savings analysis; to provide a total fuel cost report for each department for 2022, 2023 and YTD 2024; and to remove vehicle funding from the Capital Improvement Plan to the Vehicle Lease Program was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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

5. Final Reading and Adoption of the FY2025 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the staff presented department budgets at the Budget Retreat in August and the First Reading and Public Hearing was held on November 12, 2024; Second Reading and Public Hearing was held on December 9, 2024 and was continued to today's meeting pending requests made members of Council; noted the Special Projects for the Cultural Arts Center and Youth/Senior Center would be separate buildings; reviewed staffing and reclassifications of positions requests; referenced the changes to add \$15,000 for additional Christmas decorations, \$150,000 for potential property acquisitions, \$40,000 for a Small Business Assistance Program using ARPA and General Fund; reviewed the options for Code Enforcement; and noted the update of the year-to-date numbers in the City Manager's Letter was still in process and should be provided by tomorrow.

Mr. Gardiner reviewed the options for Code Enforcement under the Police Department or if placed under the direction of the Community Development Department, or as a stand-alone department and the associated costs; noting the recommendation of the City Manager is to have the department remain under the Police Department.

Councilmember Alexander asked for the current number of Code Enforcement Officers in the department and asked if the department was operating over the weekend.

Chief Trammer confirmed there are three Code Enforcement Officers, and one Code Enforcement Supervisor; and there is no permanent rotation in place for weekends.

Councilmember Alexander highly recommended the Code Enforcement department incorporate weekend enforcement, noting a number of violations that occur during that timeframe; and recommended the department transfer to the Community Development Department who is better suited to working with this department who

is familiar with the city's Codes and can follow up within the department, and have the police department focus on law enforcement, crime and public safety.

Mr. Gardiner referenced other cities where Code Enforcement is under the police department; referenced safety concerns relating to public property, and noted GACE certifications, with Level 3 being equal to a Supervisor; and the staff will move forward with the recommendation of the Council.

Chief Trammer cited statistics on the number of incidents from Code Enforcement since taking over the department in January 2023 that have increased over the years; and stated that if the department were transferred to Community Development, the vehicles would have to be re-outfitted removing the PD branding, and that would be costly.

Mayor Pro Tem Berry questioned why Code Enforcement vehicles would look different if moved, stating the equipment and the support from the police department should remain the same as a department of the City.

Mr. Ryan Anderson, Community Development Director, was asked by Mayor Ford if he recalled why Code Enforcement was moved to the Police Department, and noted he was new to the city, and was not in the position of Director at that time, and was not involved in the decision regarding the move; however, should Code Enforcement move back to his direction, he assured the Council the department would run effectively and efficiently, under the direction of the City Manager.

Councilmember Thomas agreed with Councilmember Alexander to move the department to Community Development, and to provide the department with the tools to do the job, and to put policies and procedures in place that would allow the department to act.

Mayor Pro Tem Berry noted there needs to be more follow up from the issuance of the citation to the corrective action; noting the elected officials receive the complaints and asked what is needed to make the operations better.

Chief Trammer requested an opportunity to improve the department and implement software for tracking issues and suggested a Code Enforcement Officer for each District.

Assistant Chief Godfrey noted this is a City problem, not a Police Department or Community Development Department problem, noting when Code Enforcement was using Excel spreadsheets to track cases, and the Police Department has software that would be used by Code Enforcement.

Councilmember Gantt stated her surprise that Excel spreadsheets were being used, noting there is advanced software that can be shared across departments; does not agree with Code Enforcement Officers per District; and noted the data shows there is an increase in violations; and expressed concerns with moving the department with the longest tenured staff member being seven months; and suggested staff meet with the city's Planning & Zoning attorney to clean up the Code, and wants to give the police department an opportunity to make it right.

Councilmember Thomas stated he has been dealing with Code Enforcement issues in the City for years and has made numerous calls to the City Manager and Police Chief regarding violations that had to be addressed and still continues; noted he has done the research and that very municipality in Henry County, has their Code Enforcement Department operating under the Community Development Department; cited several issues that are currently in violation; and reiterated the department needs tools and support to do their job; noted he has repeatedly notified the City Manager and Police Chief to resolve nuisance and abatement matters, homeless encampments, and illegal dumping, when Code Enforcement should have been leading the charge, and is why he supports moving the department; however, if the department remains under the Police Department, Code Enforcement will need the proper tools, and support to be effective.

Mayor Pro Tem Berry agreed the department needs to shore up the tools and support.

Mr. Gardiner requested a mid-year review of Code Enforcement under the Police Department and decide at the point where to go from there.

Mayor Ford recommended Code Enforcement remain under the direction of the Police Department.

Councilmember Alexander recommended Code Enforcement and the Police Department be separated and not attached as he does not want the Police Department to be distracted by a 6-month plan for Code Enforcement, and should be more focused on public safety matters, noting the priorities for the police should be public safety matters rather than code enforcement matters.

Councilmember Barber requested Chief Trammer to present a Plan of Action to the Mayor & Council at the Retreat and supports Code Enforcement remaining under the Police Department.

Public Hearing Opened
Speakers in Favor - None
Speakers Opposed – None
Public Hearing Closed

Attorney Washington noted any changes to the Code Enforcement department reallocation would have to be made by Ordinance.

Motion to adopt the FY2025 Budget with line-item changes as presented by Staff was made by Councilmember Alexander; there was not a second.

Councilmember Gantt requested the clarification on the Code Enforcement budget for FY2025 remaining in the Police Department and software.

Mr. Gardiner noted both the Police Department and Community Development Department will include software for Code Enforcement, noting the Software request is on the Agenda.

In reference to the Budget and reclassifications and new position titles: Motion to approve and fund the Events Coordinator Position, the Assistant Court Clerk II Position, the AMI Technician Position, and the HR Generalist Position, and to advertise approved vacant positions until filled on the city's website, and revisit and discuss proposed title changes and job reclassifications during the 2025 Budget Retreat in August was made by Councilmember Thomas; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Councilmember Barber asked what month the year-to-date actual numbers are, as she needs to know the closest actual numbers for the budget.

Mr. Gardiner stated the year-to-date actual numbers are through July/August 2024.

Motion to adopt the FY2025 Operating Budget with Council-approved changes and amendments was made by Councilmember Thomas; seconded by Councilmember Gantt. The motion passed 4-1. (Barber Opposed, citing every year there have been issues with the reporting of current or prior years, and needs to be able to see the city's spending trends year over year; and that the city's priorities are not adequately reflected in the budget).

Mr. Gardiner agreed to place the Code Enforcement Discussion on the January 8, 2025 Retreat Agenda; and further noted that following the Managers Meeting with the County's Tax Commissioner, there is an expectation to have the City's 2026 Budget by March 1st.

NEW BUSINESS

6. Council consideration to approve Comprehensive Plan Agreement Pertaining to Water and Sewer Services between Henry County Water and Sewage Authority and the City of Stockbridge.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron referenced the Strategic Delivery Services Agreement with Henry County Water Authority noting the \$300 Impact Fees will be removed with no other changes and recommended approval of the amended SDS Agreement.

Motion to approve was made by Councilmember Alexander: seconded by Mayor Pro Tem Berry: The motion passed unanimously 4-0. (Gantt was not present for the vote).

7. Council Consideration of Approval of a Contract with SAGES Networks, Inc. to provide cloud-based software, licensing, maintenance, and support services in the amount of \$58,318.00/year.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the department is moving away from EnerGov software that does not interface with Henry County, who also uses SAGES software; noted SAGES Software will be utilized throughout the Community Development Department, and will have a cost savings of \$63,000/year.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander: The motion passed unanimously 4-0. (Barber was not present for the vote).

8. Council Consideration of Appointments to the Stockbridge Citizen-Police Advisory Council for a one-year term:

Mr. Nathan Banks - Zone 2 (Police Chief Appointee)

Ms. Judy Neal - Zone 4 (Police Chief Appointee)

Rev. Dr. M. Lavell Sanders - At-Large (Mayor's Appointee)

Ms. Carmen Reese - District 1 (Councilmember Appointee)

Dr. Thomas Smith - District 2 (Councilmember Appointee)

Motion to appoint Nathan Banks (Zone 2) and Judy Neal (Zone 4) was made by Councilmember Gantt; seconded Councilmember Alexander. The motion passed unanimously 5-0.

Motion to appoint Rev. Dr. Lavell Sanders (At-Large) was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Motion to appoint Carmen Reese (District 1) was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to appoint Dr. Thomas Smith (District 2) was made by Councilmember Thomas; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

9. Council Consideration of Appointments to the Stockbridge Planning Commission for a four-year term:

Mr. Stanley Dumas - District 1 (Councilmember Appointee) - Renewal

Mr. Jayden Williams - District 2 (Councilmember Appointee) - Renewal

Ms. Christina Dismuke - District 2 (Councilmember Appointee) - New Applicant

Ms. Trameka Walker - District 5 (Councilmember Appointee)

Motion to appoint Stanley Dumas (District 1) was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed 4-0-1. (Alexander Abstained).

Motion to appoint Jayden Williams (District 2) was made by Councilmember Thomas; seconded Councilmember Barber. The motion passed 4-0-1 (Alexander Abstained).

Motion to appoint Trameka Walker (District 5) was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

10. Council Consideration of Appointments to the Public Facilities Authority for a four-year term:
Ms. Christina Dismuke

No motion was made; no action was taken.

11. Council Consideration of Appointments to the Stockbridge Youth Council Advisory Committee for a two-year term:
Ms. Bonita Adams
Ms. Joc'Quelyn Carter
Ms. Tykera Goins
Ms. Kaitlynn Nash
Ms. Valerie Richmond-Reese
Dr. Thomas Smith

Motion to appoint Bonita Adams, Joc'Quelyn Carter, Tykera Goins, Kaitlynn Nash, Valerie Richmond-Reese, and Dr. Thomas Smith was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Councilmember Barber exited the meeting.

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.

- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Dec 19)
- 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. – (Jan 2)
- Community Zoning and Information Meeting: Thursday, January 2nd from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Jan 2)
- Youth Council Meeting 1st Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Jan 6)
- City Council Meeting, 2nd Monday of each month, January 13th at 6:00 p.m. - City Hall Council Chamber (Jan 8)
- 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. (Jan 10)
- City Council Retreat Meeting, January 8th at 9:00 a.m. – Merle Manders Conference Center 111 Davis Rd. Stockbridge (Jan 13)
- Citywide Development Authority Meeting 2nd Tuesday of each month at City Hall in the Levi Meeting Room at 6pm (January 14th).
- Downtown Development Authority Meeting, 3rd Tuesday of each month at the Downtown Connection Center 130 M L King, Sr. Heritage Trail (Jan 21)

- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Jan 21)
- City Council Work Session Meeting held on the last Tuesday of the month at 6:00 p.m. - City Hall Council Chamber (Jan 28)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Thomas for the monthly Bingo Bash on Wednesday, January 15th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilman Alexander for the Community Cleanup on Saturday, January 18th from 9am – 11am. Location to be determined.
- Join Mayor Ford for the monthly *Meet the Mayor* on Tuesday, January 28th 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 and events at 678-833-3348 or via email: rrawls@stockbridgega.org

MAYOR'S COMMENTS

Mayor Ford noted we are in December and encouraged everyone to get caught up on their COVID and flu shots and boosters; and wished everyone a Merry Christmas and happy holiday season with friends and family, and to be safe.

Motion to convene Executive Session for Real Estate matters was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

Councilmember Thomas exited the meeting during Executive Session.

Motion to end Executive Session and sign an Affidavit was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

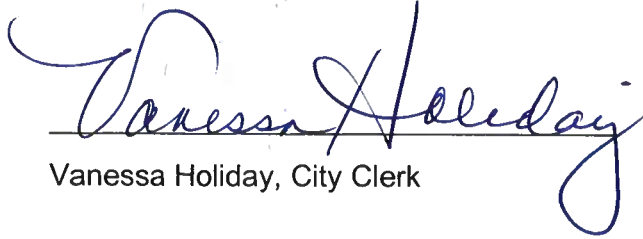
Attorney Washington asked for a Motion to approve the transfer of property: 116 Davis Rd. Stockbridge, GA – Parcel No. S18-0203300 to the Downtown Development Authority for Habitat Humanity to sub-divide and build two affordable homes with a MOU (Memorandum of Understanding) and Development Agreement with the Conditions: 2-car garage, brick frontage, and fencing, and variances to be approved Administratively by the Community Development.

Motion to approve as stated by Attorney Washington was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 3-0.

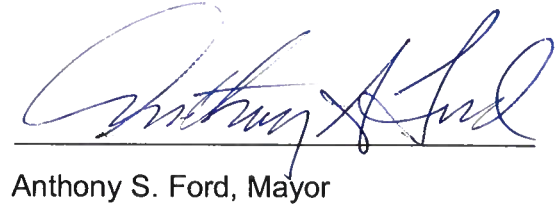
Councilmember Alexander thanked Henry County and Habitat for Humanity for the collaboration to build affordable housing in the City of Stockbridge.

Motion to adjourn the meeting at 10:18 p.m. was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 3-0.

Respectfully submitted by:



Vanessa Holiday, City Clerk



Anthony S. Ford, Mayor