



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, AUGUST 27, 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
Lakeisha Gaines – Interim 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 6:09 p.m.

Invocation by Councilmember Gantt.

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All the members were present except Mayor Pro Tem Berry.

Motion to amend the Agenda to add a BUDGET AMENDMENT Section for an Amphitheater Item following the Consent Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Mayor Pro Tem Berry joined the meeting at 6:13 p.m.

Motion to adopt the Agenda was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

REVIEW OF THE MINUTES

1. Review of the Minutes for the June 10, 2024 Council Meeting. There was no action taken.

PUBLIC COMMENTS

There were no public comments.

PRESENTATION

2. Henry County Transportation Advisory Group Update

Presented by: Eniel Gonzalez

Mr. Gonzalez presented the Henry County Transportation 2nd Quarter Update noting the Roads Projects (SPLOST & TSPLOST), Transit Service and Transportation Planning. Mr. Gonzalez referenced the Rock Quarry Rd. (TSPLOST) project that has moved to January 2025 due to environmental issues; referenced the Western Parallel Connect GDOT project that has been certified with a scheduled completion in 2026; referenced the US 23/State 42 Widening GDOT project from SR 138/North Henry Blvd. to I-675 is underway and is scheduled to be completed in 2027; referenced the US 42 Widening GDOT project from downtown McDonough to SR 138/North Henry Blvd. In Stockbridge will be obtaining ROW acquisition 2027-2028 and construction scheduled to begin in 2030; referenced the Henry County Transit Service, noting information was available online on the Henry County website including the tentative schedule, fees and routes; referenced the grant received by Henry County for Transportation of \$2 million dollars per year, with a local County match of \$400,000.00 and will support initial three years of operations; and presented the timeline with service proposed to begin in early 2025; noted local bus stop placemaking, with Henry County winning a \$125,000 Community Development Assistance Program (CDAP) grant in 2023 to create art and creative signage; referenced Henry County crash trends, noting Henry County won a SS4A safety grant for a Comprehensive Safety Action Plan, noting 2 of the 4 cities joined as partners to share a 20% local match; noted the County executed an agreement with the USDOT to receive an \$825K SMART grant; referenced the Henry County Trails and Wayfinding Plan for signage to be placed along the trails throughout the County; and referenced the SPLOST VI Referendum that will be on the November 5, 2024 ballot, noting more information can be found on the website under the SPLOST VI Information on the SPLOST Department page. Mr. Gonzalez noted he attends the Transportation meetings and receives a great deal of support and information from the Henry County staff.

The Mayor & members of Council thanked Mr. Gonzalez for his thorough presentation and updates.

DISCUSSION

3. Enterprise Fleet Lease Discussion

Presented by: Decius Aaron, Public Works Director and

TaJae Bodrick, Fleet Consultant – Enterprise Fleet Management

Mr. Bodrick noted he has been with Enterprise Fleet for eight years and has been working with Mr. Aaron the Public Works Director and Mr. Godfrey, Assistant Police Chief since April 2024. Mr. Bodrick reviewed the Fleet Synopsis for the City of Stockbridge noting the

current fleet age of vehicles, with 25% 10 years or older, 38% 6 years or older; noted older vehicles have higher fuel costs, maintenance costs and tend to be unreliable, causing increased downtime and loss of projectivity; reviewed the overall objective of converting to a lease plan and the savings of \$221,857 over a ten year span; the benefits of safety with a newer vehicle; and noted the plan would piggyback on the Sourcewell awarded RFP #060618-EFM; noted that a partnership between Enterprise Fleet Management and the City of Stockbridge will improve buying power, and implement a tighter controlled resale program to lower total cost of ownership and in turn minimize operational spending; noted the City of Stockbridge could reduce fuel costs by 72%, and by shifting from reactively replacing inoperable vehicles to proactively planning vehicle purchases, the City of Stockbridge will be able to replace all of its vehicles over the course of 5 years while creating an annual savings of \$22,185; and noted the City of Stockbridge will leverage Enterprise Fleet management's ability to sell vehicles at an average of 109% above Black Book value.

Mr. Bodrick noted Enterprise is considered the pioneer of Electric Vehicles, and that the city would need to determine the quantity of EV Charging Stations based on vehicles for city use only, or public use; noted cities and counties have a mixed bag of vehicles that include hybrid and electric vehicles, and that the infrastructure needs to catch up, noting Enterprise could tailor to the city's needs and goals, and identified cities and counties throughout the state that are currently utilizing the Enterprise Fleet Maintenance program;

Mr. Bodrick noted the City would have a dedicated, local account team with access to vehicle tracking, reporting and metrics.

Councilmember Alexander asked how many charging stations are required for the municipalities that are referenced, and inquired about the price point for EV's?

Mr. Bodrick noted the EV Market has a variety of vehicles to choose from, and that is where the cost would be determined.

Councilmember Barber noted majority of the city's Police Department pursuit vehicles are less than three years old with low mileage, and asked what the cost would be to replace the pursuit vehicles.

Mr. Bodrick noted the majority of the city's police vehicles are 2018 - 2022 models, and there are no plans to replace the fleet of pursuit vehicles.

Mayor Pro Tem Berry asked what the maintenance savings would look like vs. the city's current plan.

Mr. Bodrick noted belts, hoses, oils changes and transmission would go away with electric vehicles.

Councilmember Thomas referenced the fuel costs and consumption for the city is expecting that it is exceedingly high and requested an annual report for the Police and Public Works Departments to compare the actual savings in real dollars.

4. **CONSENT AGENDA**

Motion to remove Item #4 from the Consent Agenda was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Council consideration to approve the third renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract No. 2021-0008 with DAF Concrete, Inc., in the amount of \$300,000.00. The funding source is from SPLOST and Department Budgeted Funds.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this is the vendor's third renewal and requested approval.

Councilmember Barber noted the contract amount was \$250,000.00 and asked for an explanation of the increase to \$300,000.00.

Mr. Aaron noted the additional funds are to cover the newly annexed areas of the city and that a list is being prepared.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

BUDGET AMENDMENT ADDED TO THE AGENDA:

Budget Amendment 2024-01 – Ordinance to amend the FY2024 Operating Budget to transfer funds from the General Fund (100) to the Amphitheater Fund (565) to cover the expenses for the remaining shows for 2024; and to be reimbursed to the General Fund following each concert.

Presented by: Lakeisha Gaines, Interim City Treasurer and Harold Young, Amphitheater General Manager.

Ms. Gaines noted the budget amendment request is to fund rescheduled shows that were rained out.

Councilmember Barber stated that going forward, the General Manager needs to negotiate the artists' contracts to include a force of nature clause, and other items beyond the city's control to prevent the reoccurrence of the city funding duplicate shows, and the negotiations will be solidified prior to the rider being signed.

Mr. Young confirmed, noting the rescheduled contracts have been renegotiated, and that all of the fees are not being paid by the City.

Councilmember Thomas asked Ms. Gaines to confirm that the funds would be reimbursed back to the original funding source following the concerts.

Ms. Gaines confirmed.

Councilmember Gantt asked if the budget amendment request is all that is needed, or will another request come to the Council for the remaining shows?

Mr. Young stated that based on discussions with Ms. Gaines, the requested budget amendment is sufficient at this time to conduct the remaining concerts.

Motion to approve the Amphitheater Budget Amendment in the amount of \$500,000.00 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 5-0.

NEW BUSINESS

5. Council Consideration to approve the fourth renewal option of RFP (Request for Proposal) 201508-02, Sanitation Collections Services Contract with Waste Industries South Atlanta, LLC/GFL Environmental (formerly Waste Industries) in the amount of \$1,800,000.00. Funding Source: Sanitation Department Budget.
Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted this is the fourth contract renewal for GFL; and that prices are good with residents paying \$22/per month in comparison to other surrounding municipalities and those of comparable size.

Mr. Thomas noted citizens need more information and education regarding bulk pickup services provided by the City to eliminate illegal dumping.

Councilmember Barber questioned the \$319,000.00 difference between the prior contract amount and the current request.

Mr. Aaron noted the GFL is now providing services to the entire city, to include the newly annexed residents.

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

Mr. Gardiner asked for a point of privilege to introduce Mr. Isiah Tatum, a jazz musician and developer who has shown interest in building a hotel in the city along Hwy. 138.

Mr. Thomas noted Mr. Tatum performed at the city's annual Volunteer Gala.

6. Council consideration to approve the East Atlanta Road/Lee Street Roadway Improvement Change Order No.3 with Summit Construction for the additional work included in the supplemental plan set "Lee Street Improvements" all related infrastructure and pedestrian improvements to Bryant Street and along the Amphitheater Entrance Roadway in the amount of \$145,583.97. Funding Source is from SPLOST.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted the request is to make improvements to add sidewalks to Bryant Street and add a retaining wall.

Motion to approve was made by Councilmember Barber; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

7. Council Consideration to amend an Ordinance - Section 5.16.040 to add D) Owner shall be authorized to sell unused plots to the City of Stockbridge at the original purchase price. Authorize the City Clerk to record the transfer of unused plots from the owner to the City of Stockbridge.
Presented by: Vanessa Holiday, City Clerk
Ms. Holiday requested approval to amend the Ordinance to allow for the City Clerk to record the transfer of unused plots back to the City.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

8. Council consideration to fill a vacancy and appoint a member to the Public Facilities Authority Board for a 4-year term.
Presented by: Quinton Washington, City Attorney
Attorney Washington referenced the vacancies and applicants for the Public Facilities Authority Board.

Ms. Holiday noted there are three vacancies and one applicant.

Councilmember Gantt asked where the city is on establishing Districts on each of the Boards and Committees.

Ms. Holiday noted the Planning Commission, and the Police Advisory Council are the only Boards/Committees at this time assigned by District, noting the Downtown Development Authority and the Citywide Development Authority, and Main Street Advisory Board have specific criteria for Board Members, and that the Council amended the Youth Council Advisory Committee to include Henry County residents, who are not assigned to District within the city limits, therefore making it difficult.

The Council agreed that the application should be revised whereas resumes are to be submitted.

Ms. Holiday noted page three of the current board application calls for a resume, however, it is not mandated.

Mr. Thomas noted the makeup of each board is different and needs to be addressed separately as the requirements for one board may not meet the requirements of another board; and recommended the Attorney draft a mockup of what that would look like.

Motion to Table the appointment at this time and tasked the City Attorney with drafting an amended application, mandating a resume of qualifications to be attached, and to draft a policy and procedures to appoint members by District with required minimum of one year of residency was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Attorney Washington noted he could bring a draft to the Council at the October 14, 2024 meeting.

9. Council consideration to fill a vacancy and appoint a member to the Youth Council Advisory Committee to fill an unexpired term.
Presented by: Quinton Washington, City Attorney

Motion to Table the appointment at this time and task the City Attorney with drafting an amended application, mandating a resume of qualifications to be attached, and to draft a policy and procedures to appoint members by District with required minimum of one year of residency was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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.

- Community Zoning and Information Meeting: Wednesday, September 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)
- Stockbridge Citizens-Police Advisory Council meeting 1st Thursday of each month at 6:00 p.m. at the Stockbridge Police Community Room 4545 N. Henry Blvd. – (Sep 5)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Sep 9)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (Sep 9)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Sep 10)
- 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. (Sep 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Sep 19)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Sep 17)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Sep 17)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Sep 24)

UPCOMING CITY EVENTS/INITIATIVES

- Join the City of Stockbridge for the 9/11 Remembrance on Wednesday, September 11th beginning at 8am on the steps of City Hall. 4640 N. Henry Blvd. Stockbridge.
- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, September 18th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, September 23RD from 10am – noon at Stockbridge City Hall.
- BridgeFest 2024 is coming! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendor opportunities.
- Join Councilman Thomas for the *Don't Trash Stockbridge* initiative centered around education highlighting the causes and effects of Littering and Illegal Dumping. More information to follow.
- Councilman Thomas is honoring Veterans with a Continuous Salute all year long. Please send your pictures of Veterans with their name, branch, rank, and years of service. 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

2024 Stockbridge Amphitheater Summer Concert Series

- Saturday, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.
- Saturday, October 5th featuring Monica, and Tamar (Rescheduled Show)
- Saturday, October 12th featuring That Girl Lay Lay and Friends Youth Concert
- Sunday, October 13th Kings and Queens of Southern Soul Show featuring King George, Tucka, Sir Charles Jones, Pokey Bear, TK Soul, West Love and Derek "The Change Man" Smith
- Sunday, October 20, 2024, (Rescheduled Show) featuring Charlie Wilson with Special Guest El DeBarge
- Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.

Stockbridge Main Street Tiny Tent Concert Series

- Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget your lawn chair!

MAYOR'S COMMENTS

Mayor Ford noted it's Back to School for students at all levels from elementary to college and asked that everyone keep our students in prayer; noted the Labor Day weekend is approaching and marks the end of Summer, and the beginning of Fall, which also means football season and wished everyone a successful season. Mayor Ford also noted he received (3) Thank You Letters from members of the LPGA who were honored recently by the City of Stockbridge with a proclamation at the Eagles Landing Country Club and expressed their appreciation.

EXECUTIVE SESSION

Motion to convene Executive Session for Personnel, Litigation and Real Estate was made by Councilmember Gantt; Seconded by Councilmember Alexander. The motion passed unanimously 5-0.

Motion to adjourn Executive Session and sign and Affidavit was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

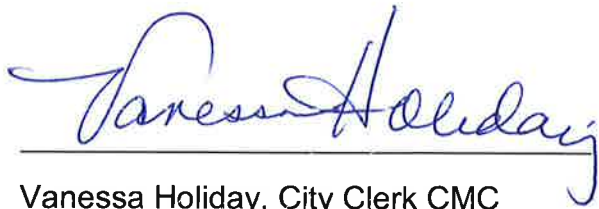
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Motion to enter into a MOU (Memorandum of Understanding) with the Downtown Development Authority for parking improvements with paving and striping on Burke Street was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-0-1 (Councilmember Barber Abstained citing her support of the efforts of the DDA, and noting that an invoice was not provided, nor was the cost or project details).

Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

Motion to adjourn the meeting at 8:10 p.m. was made by Mayor Pro Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:

A handwritten signature in blue ink, reading "Vanessa Holiday", written over a horizontal line.

Vanessa Holiday, City Clerk CMC

A handwritten signature in blue ink, reading "Anthony S. Ford", written over a horizontal line.

Anthony S. Ford, Mayor