



Where Community Connects

CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, JULY 30, 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 6:00 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.

Attorney Washington requested the Council convene Executive Session.
Motion to convene Executive Session for Personnel, Litigation and Real Estate was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber exited Executive Session at 6:39 p.m.

Motion to adjourn Executive Session at 7:00 p.m. with an Executive Session Affidavit was made by Mayor Pro Tem Berry; seconded by Councilmember Gantt. The motion passed unanimously 4-0 (Councilmember Barber was not present on the dais for the vote).

Motion to approve the transfer of properties 175 Parcel ID No. 032-0103031 and 185 Parcel ID No. 032-01033000 North Park Trail to the Citywide Development Authority was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-1 (Alexander, Berry, Gantt and Thomas Approved). (Barber Opposed noting this is a real estate matter and the properties have not been publicly advertised). Councilmember Gantt stated the City has established entities and the actions of the Council are legal and proper.

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

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.

NEW BUSINESS

2. LOTTERY PROCESS TO DETERMINE AWARDING OF TWO ADDITIONAL ALCOHOLIC LICENSES AND POSSIBLY TWO ADDITIONAL LICENSES TO CERTAIN OTHER TYPES OF BUSINESSES IN THE CITY OF STOCKBRIDGE. Consideration of lottery applications which the City of Stockbridge received during the 15-day public notice period, which ended on June 7, 2024, for the purpose of awarding business licenses to two additional alcoholic beverage businesses, and possibly awarding licenses to additional businesses of certain types.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson announced the award of alcohol licenses to the two qualified applicants: Applicant #1, Girishkumar Patel and Applicant #5, Niral Patel.

Motion to approve the award of potential liquor licenses to Applicant #5, Niral Patel, and Applicant #1, Girishkumar Patel subject to meeting the criteria outlined by Community Development and Ordinance set for specific locations approved at this time; seconded by Councilmember Gantt. The motion passed unanimously 4-0.

3. Council Consideration of a Resolution to accept Tract Two of the property at 3986 Jodeco Road, near Candler Road, within the Stockbridge City Limits, to be dedicated to the City of Stockbridge by its owner, Candler Road Stockbridge Propco, LLC, as a follow-up to the executed Dedication Agreement between the parties, dated December 13, 2023, for use by the City of Stockbridge as a public park, and for other public purposes. The park is to be constructed by the property owner according to a mutually-agreeable development plan. The property comprises Parcel #071B03046000, which is located in Land 63 of District 7 within Henry County. Tract Two

contains 0.489 +/- acres, as is depicted by Exhibit "A". Tract One and Tract Three of the same property were previously approved for dedication to the City of Stockbridge by the same property owner at the February 12, 2024 City Council Meeting.

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the city has accepted tracts 1 and 3 and asked that the city accept tract 2.

Councilmember Alexander note the dog park and 10' path have been installed, further noting the park will need to add parking spaces and other and other amenities and asked staff to make the requests to the owner.

Councilmember Barber asked if the request is advantageous to the city, noting original agreement for the warehouse location was a passive park with the owners of the development maintaining the grounds, and that now with the city taking ownership, the city will incur the ongoing expenses to maintain the park.

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

4. **DE-ANNEXATION CASE #DX-2024-02 FOR THE MANDERLEY SUBDIVISION, PHASE 2.** Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderley Subdivision, representing Phase 2, as are listed below. The request was made by the owners of the nine parcels, which are located in Land Lots 8 and 9 of District 12. The parcels would become part of unincorporated Henry County. The City Council previously approved (on April 30, 2024) De-Annexation Case #DX-2024-01 for the Manderley Subdivision, Phase 1, which concerned ten nearby parcels.

1. 160 Jasper Drive (Parcel #013A01023000).
2. 165 Jasper Drive (Parcel #013A01024000).
3. 195 Jasper Drive (Parcel #013A01050000).
4. 310 Kerrith Drive (Parcel #013A01039000).
5. 320 Kerrith Drive (Parcel #013A01038000).
6. 325 Kerrith Drive (Parcel #013A01025000).
7. 510 Portloe Court (Parcel #013A01049000).
8. 515 Portloe Court (Parcel #013A01047000).
9. 520 Portloe Court (Parcel #013A01048000).

Presented by: Ryan Anderson, Community Development Director
Mr. Anderson presented the De-Annexation Request from residents in the Manderley Subdivision, noting the item has been reviewed by Planning & Zoning Attorney Valerie Ross.

Councilmember Gantt made a request to the Council to Table the item to allow for an opportunity to speak with each homeowner, noting there may be some homeowners who are no longer in favor of the de-annexation.

Motion to Table to allow the District Representative to meet with each of the homeowners and bring back to the August 12, 2024 meeting was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

5. TEXT AMENDMENT CASE #TX-2024-05 FOR THE MFR (Multiple-Family Residential) ZONING DISTRICT. Presentation of a proposed text amendment to the Unified Development Code (UDC) to revise and add new regulations to the MFR zoning district. The required front yard setbacks would be reduced from 50 feet to 30 feet, and new site and architectural design guidelines would be added. Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the associated Text Amendment is an effort by staff to improve design guidelines and tighten up loopholes whereas developments would have the desired look of the Council; and solicited recommendations and comments from councilmembers to be presented to the Planning Commission in August and will present to the Council at the September 9, 2024 meeting for adoption.
6. Council consideration to approve the renewal of Request For Proposal (RFP) Number 2022-0006, On Call General Engineering Services, for the City of Stockbridge with Falcon Design & Engineering Consultants, LLC. Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted this is the second renewal for Falcon Design who has current TSPLOST, Water & Sewer and Infrastructure Projects with the city.
Motion to approve was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.
7. Council consideration to renew Contract No. RFP No. 2018-0010Q – Non-Hazardous Special Waste Disposal Services with Republic Services in the amount of \$55,000.00. Funding source is from Department Budgeted Funds.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted that Republic is one of the few vendors providing this service.

Councilmember Barber noted there was not a contract in the packet, and that the renewal document included in the Council packet was not readable.

Motion to approve was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed 4-0-1 (Alexander, Berry, Gantt and Thomas Approved) (Barber Abstained citing there was not a contract included in the package for the Council to review).
8. Council Consideration for approval of Contract No. 2024-0004, Financial Audit Services with Mauldin & Jenkins Certified Public Accountants. Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the request is to award the bid to Mauldin & Jenkins to perform the audit for FY2024, FY2025, FY2026, FY2027 and FY2028; noting staff reviewed the bids and selected Mauldin & Jenkins.

Councilmember Barber noted the proposed contract does not include Auditing Services for FY2023, and further noted the Council approved a directive to staff during the January 8, 2024 meeting to place a Bid Solicitation out for Auditing Services and to bring back a recommendation for the Council to award the bid at the March 4, 2024 meeting.

Mr. Gardiner noted that it is his understanding that the current Maulding & Jenkins contract includes FY2023.

Councilmember Barber Referenced an open Ethics Complaint regarding the integrity, distribution, and transparency of the audit from and other financial information, along with the Auditing firm's Letter of Engagement that should have been distributed directly to the Governing Body and did not happen in 2022.

Councilmember Thomas noted his concern with the process with boundaries that should be in place regarding the distribution of the audit report and asked when the 2023 report would be presented to the Council and has questions to ask Mauldin & Jenkins.

Mr. Gardiner noted Mauldin & Jenkins is not present at tonight's meeting, and that the FY2023 Audit report is scheduled to be presented at the September meeting.

Councilmember Gantt asked if September is within the normal timeline for the audit presentation, and asked if the bid was placed out for bid for Auditing Services, and if the bids were ranked and scored by staff.

Mr. Gardiner confirmed the bid followed the normal process; and noted the 2022 Audit was presented in November 2023; noted there was a turnover of staff for the complete Finance Department, including the City Treasurer that began in October 2023, and there were additional auditing reports for ARPA and the CARES Act that needed to be included.

Councilmember Gantt noted that it would be reasonable for the delay considering the internal turnover of staff, and the new and interim staff members have a learning curve.

Mr. Gardiner noted he has full faith in staff, and that if the Council is not ever satisfied with the Auditing firm, the services can be canceled; and noted the goal is to get information to the Council earlier.

Councilmember Barber noted the directive to place the bid for an audit firm was issued to staff in January 2024 and bring back the bid to award in March 2024; noted the turnover in staff in the Finance department began in October 2024; and noted staff also received a directive from members

of the Governing Body to withhold the Audit from being released to the Governing Body until November, after the election, and that staff delivered a copy of the Comprehensive Financial & Accounting Report in April 2024, ten months after her request for the documents; noting the Governing Body has a fiduciary responsibility to make sure there is no waste, fraud or abuse, and noted the Engagement Letter in the past has been addressed to the Governing Body, and now includes the City Manager and staff; and asked where the city is with rolling out the OpenGov platform.

Mr. Gardiner noted staff is working on rolling out OpenGov soon.

Councilmember Gantt noted the 2022 Audit presentation was Item #5 on the November 13, 2023 Agenda, noting Ms. Hope Pendergrass stated the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff; and referenced where Councilmember Barber requested the Engagement Letter, and noted she does not want to mislead the public and that the 2023 Audit report will be issued in September 2024.

Councilmember Alexander noted Mauldin & Jenkins audits over 300 municipalities in the State of Georgia and has full faith and confidence in their reporting, noting there are a number of comments with no facts; noted when he joined the Council in 2016 the city's budget was \$8.6 million dollars and is now proposed for FY2025 at \$29 million dollars with the complexity of the budget changing with the addition of the Police Department, CaresAct funding, ARPA, and the Amphitheater, which will require a more involved audit, and noted the changes in staff; and noted the Amphitheater will be paid off in 2025.

Mayor Pro Tem Berry noted he does not have the history prior to 2024, and asked if the concern is the results of the audit, follow up with the audit, or lack of distribution of the audit.

Mr. Gardiner noted Mauldin & Jenkins is a renowned auditing firm, and that there is no perfect audit firm, nor is there a perfect process; and noted the current staff has worked really hard to complete the FY2023 audit.

Mayor Pro Tem Berry agreed the Audit should be submitted directly to the Governing Body.

Councilmember Alexander stated that he believed staff should be included in the distribution of the Audit.

Councilmember Thomas noted he was elected in 2011 and that his tenure on the Council began in 2012 and noted that Mauldin & Jenkins has been the auditing firm, and that there have been no issues in the past with the delivery of the audit; and further stated the importance of the Governing Body receiving financial information to make informed and intelligent decisions for its residents, employees and businesses in the city; and agreed the audit and Engagement Letter should be delivered to the

Governing Body with all roadblocks removed, and stated citizens are expecting all officials to do their job.

Councilmember Barber noted the Engagement Letter is specific and describes the process and scope of work for the auditing firm; as referenced, the November 13, 2023 meeting was to have Maulding & Jenkins present the FY2022 Audit, however, what was presented was the Comprehensive Auditing & Financial Report prepared by staff, not the audit report prepared by Mauldin & Jenkins, the same report she has been requesting for ten months.

Motion to approve the bid to award Auditing Services to Mauldin & Jenkins was made by Councilmember Alexander; seconded by Councilmember Gantt. The motion passed 4-0-1 (Alexander, Berry, Gantt and Thomas Approved). (Barber Abstained). Councilmember Barber asked that the record include the request that the Engagement Letter and the Independent Audit Report be delivered directly to the Governing Body.

9. FY 2024 Mid-Year Review

Presented by: Lakeisha Gaines, Interim City Treasurer

Ms. Gaines presented a FY2024 Mid-Year Review of the city's financials, noting YTD actual expenditures as of June 30, 2024 were \$9,534,382, trending higher than the same period in 2023 by \$301,469; noted Revenue for FY2024 was \$9,715,227.89; noted the Debt Services amount was \$1,039,731.50; referenced the city's Debt Obligations of Series A Bond Debt for the Amphitheater Project that will mature August 2025; noted the Series B for the Trail Project with a maturity date of August 2025; and noted that there is a total of \$2,785,000 that the city has available to allocate to future projects in 2026, with a decrease of 45% for debt services; noted a peak for revenue thus far in April and a peak for expenses thus far in May; referenced Amphitheater Updates of revenue and expenses noting total revenue of \$3,133,179.40 and total expenses of \$3,367,601.12, and includes ticket sales and sponsorships; and asked for comments/question from the Governing Body.

Councilmember Barber referenced the Amphitheater figures, noting there is a full understanding of the finances being fluid, noting the Amphitheater budget set and approved by the Council was \$2 million dollars and the report presented shows expenditures of over \$3 million dollars with no budget amendments presented to the Council for approval; and suggested that someone in finance be assigned to preparing profit and loss statements for the Amphitheater for checks and balance; noted most municipalities don't run the operations of this type of facility, noting it is a public facility and there needs to be an accounting of all funds in and out.

Ms. Gaines agreed noting going forward, profit and loss statements will be provided to the Governing Body for the Amphitheater, along with monthly and quarter financial reports and will establish a comprehensive reporting plan.

Mr. Gardiner noted the City Manager's report is forthcoming as well.

Councilmember Alexander noted the public enjoys the Amphitheater and referenced the Merle Manders Conference City where the city subsidizes its expenses; noting it is going to be a long road rebuilding the downtown; noted the extra revenue from the shows allows for more shows to be booked; noted the traffic being brought into the downtown will spur the economic growth; and asked about the revenue and expenses for the Merle Manders Conference Center. Ms. Gaines responded that the MMCC revenues year-to-date are \$150,000 and the expenses are \$250,000; and noted investments in the city had not been made during prior administrations, funding was saved and not spent.

Ms. Gaines noted October and December are peak months for revenue for the City; noted SPLOST (Special Purpose Local Option Sales Tax), TSPLOST (Transportation Special Purpose Local Option Sales Tax) and LOST (Local Option Sales Tax), are all overperforming, with 21 current TSPLOST Projects for \$12 million dollars and SPLOST Projects for \$19 million dollars, with \$10.6 million allotted for Water, Sewer, and Stormwater projects.

Councilmember Thomas noted he dives heavily into the budget during this time of the year, and noted that his concern is that the process prior to the millage rate being adopted should have been a look at the budget and trends, review the deficit(s) in the budget and then set the millage rate; agreed reports should be sent to the full Council to give the officials the tools and information to make good decisions and answer questions and concerns from the public and address concerns for needs and requests for more patrolling, staff and equipment to do the job at hand.

Ms. Gaines noted that she would follow up with information regarding the Municipal Court.

Councilmember Alexander referenced the unfilled salary positions and the need to hire staff and offer competitive wages and by mid-year should be around \$4.5 million if the city was fully staffed.

Ms. Gaines noted the current year to date salaries are \$3.8 million and are budgeted at \$9.4 million.

10. Council Consideration to fill vacancies on the Public Facilities Authority Board and appoint members to a four-year term.
Presented by: Quinton Washington, City Attorney
Attorney Washington noted there are 4 vacancies and 3 applications: Antonio Gordon, Mark Glenn, and Samantha Samuels.

Motion to approve the appointment of Antonio Gordon, Samantha Samuels, and Mark Glenn to serve a four-year term was made by Councilmember Alexander; seconded by Councilmember Barber. 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.

- 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. – (Aug 1)
- 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. (Aug 9)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Aug 12)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No August Meeting due to Summer Break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Aug 13)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Aug 15)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Stockbridge Downtown Center 130 M L King, Sr. Heritage Trail (Aug 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m.- 3rd Tuesday of each month Levi Meeting Room - City Hall (Aug 20)
- City Council Work Session Meeting, Last Tuesday of each month: Tuesday, July 30th at 6:00 p.m. - City Hall Council Chamber (Aug 27)
- Community Zoning and Information Meeting: Wednesday, Sep 4th from 6:00 p.m. – 7:00 p.m. at City Hall in the Council Chamber (Sep 4)

UPCOMING CITY EVENTS/INITIATIVES

- Join us at Clark Community Park at 111 Davis Rd. Stockbridge for Food Truck Tasty Tuesday from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilman Elton Alexander for a Community Cleanup event on Saturday, August 10th from 9am -11am. Parking at the Costco Parking Lot 2245 Jodeco Rd., McDonough, GA.
- The Stockbridge Police Department will host the Zone 2 Public Safety Forum on Monday, August 12th from 6:00pm – 7:30pm. Location Stockbridge United Methodist Church 4863 North Henry Blvd. Stockbridge, GA
- Join Councilman Alphonso Thomas for the monthly *Senior Bingo Bash* on Wednesday, August 14th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm – August 15th. There will be vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Councilman Thomas for the 2nd District Curb, Gutter and Sidewalks Town Hall on Thursday, August 15th from 6:30pm – 8:00pm at Floyd Chapel Baptist Church Family Life Center located at 104 First Street Stockbridge, GA
- Join Mayor Anthony Ford for the monthly *Meet the Mayor* on Wednesday, August 26th from 10am – noon at Stockbridge City Hall.
- 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, August 3, 2024, Babyface and Special Guests Avery Sunshine and 4Cast
- Saturday, August 17th – Monica, featuring Tamar, Sevyn Streeter, and Pretty Tammy the DJ. (Divine 9).
- Sunday, October 20, 2024, (Rescheduled Show) Charlie Willson with Special Guest El Debarge
- Saturday, October 26, 2024, Boney James Slow Burn Tourn with Special Guest Damien Escobar.

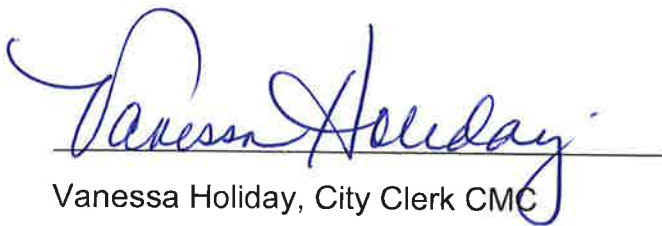
SAVE THE DATE! BridgeFest 2024 is coming! Are you ready! The City of Stockbridge Government is hosting this annual event for the COMMUNITY on Saturday, September 28, 2024! We will have a live concert, food trucks, vendors, and more! Get ready for fun at the Stockbridge Amphitheater! Questions? Please email bbradley@stockbridgega.org as soon as possible for vendors who want to participate.

MAYOR'S COMMENTS

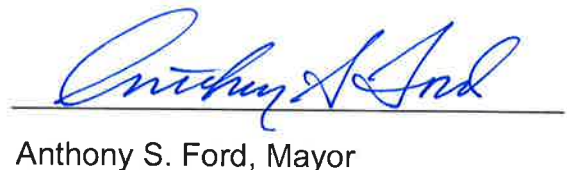
Mayor Ford noted the Stockbridge Citizens-Police Advisory Council was a finalist for the Police Association's Dr. Curtis McClung Award of Excellence and received a plaque and \$500 to support the committee; noted the rescheduled show for Charlie Wilson with El Debarge will take place on Saturday, October 20th; noted Chris Tucker and Friends, will perform at the Amphitheater on Saturday, August 24th with live music and comedy and will benefit the Chris Tucker Foundation; noted SPLOST VI will be on the ballot in November and that cities and County are looking at a 6-yr SPLOST and an estimated \$470,000,000 with a 68/32 split and is based on the 2020 census numbers, no Level II Projects, and the County will have up to \$100 million dollars for bonding, and if approved by the voters, funds will be collected from April 2025 to March 31, 2031, with an estimated \$57,839,000 coming to the City of Stockbridge at 12.31%, and the IGA (Intergovernmental Agreement) is being revised for signatures; encouraged everyone to watch the Olympics, noting the USA is doing well with medals in several categories with the ladies gymnastics team capturing gold and Simone Biles going into the history books as the most decorated gymnast in the history of the Olympics; noted Flip City South from Stockbridge finished 2nd highest team in the country in their last national competition and bringing home medals where they are looking to be the next generation of gymnasts.

Motion to adjourn the meeting at 8:56 p.m. was made by Mayor Pro Berry; seconded by Councilmember Gantt. The motion passed unanimously 5-0.

Respectfully submitted by:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor