



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, MAY 28, 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
Vacant – 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 Mr. Dominic Heritage

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 Councilmember Gantt.

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

1. Review of the May 13, 2024 Minutes – No Action Taken.

PUBLIC COMMENTS

There were no public comments.

NEW BUSINESS

2. Council review and consideration of the TAD (Tax Allocation District) Downtown Renderings.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner noted the request from Henry County Chair Harrell to present the TAD Downtown rendering to the Henry County Board of Commissioners and to the Henry County Board of Education as approved by the City Council; noting staff has worked with an architectural firm to produce the attached renderings noting the first rendering references the three (3) acres across from City Hall at the intersection of East Atlanta Rd. and N. Henry Blvd. with a multi-story mixed-use building, and travelling along East Atlanta Rd. is a secondary building proposed to be an additional 3-4 story mixed-used residential building and just north of that building there is a proposed parking deck.

Mr. Gardiner referenced the next rendering with an overall plan for adaptive re-use of city-owned properties, noting in the plan and referenced the legend which identifies each item included in the rendering, noting the rendering includes three (3) parking decks, which if the TAD is approved, the parking decks would be some of the areas the city would fund; noted some of the basic numbers that will be presented to the City Council prior to presenting the finalized TAD to Henry County, noting the numbers are being finalized with the city's Financial Advisor, and gave an estimate of approximately \$30 million dollars in infrastructure investments that are a part of an approximate \$170 - \$225 million dollars project.

Mr. Gardiner referenced the third rendering of Burke Street, noting the view directly behind the Economic Development office, and the courtyard, looking towards N. Henry Blvd. and are in line with the city's RSVP Plan, with streetscape and scale and a 2-story mixed-use development with an opportunity to bring more people into the downtown and expand on commercial use.

Mr. Gardiner noted this is the proposed plan that is scheduled to be presented to the Henry County Board of Commissioners and Henry County Board of Education to get approval to move forward, noting the URA (Urban Redevelopment Authority) will need to meet, noting there is a strong offer/proposal that has been received to develop the TAD that was being reviewed last week that is being refined, and will submit to the Mayor & Council once the new documents have been received, noting there is strong interest in making this project and others happen.

Mayor Ford asked for the dates when the city plans to present to the Henry County Commissioners and the Henry County Board of Education.

Mr. Gardiner stated that once the Council approves the TAD presentation that is to be presented to the Board of Commissioners and School Board, he will then meet with the Henry County Manager to get on their schedule, and then advise the Mayor & Council of the presentation dates, noting Ms. Matthews has seen a draft copy and was impressed with the renderings.

Councilmember Alexander asked that the renderings be displayed for the public to view.

Councilmember Barber noted her support of redevelopment of downtown, and asked if there have been any town halls and/or community meetings scheduled to include question/answer sessions for the residents and business owners to ask about the TAD as they are the ones who will be affected; and noted the TAD is in District 4 that she represents and needs to be informed to be able to convey information to the residents and business owners in the area who will be greatly affected, and encourages members of Council to keep the residents in the forefront of your mind as decisions are being made that will impact the current residents and businesses in the area 100%; and noted her vote will be based on the best interest of the residents, and not her own interest.

Mr. Gardiner responded that the meetings would be opened up for public engagement.

Councilmember Alexander noted the plan was very high level and the details will be filled in as the project progresses and shares the sentiments of Councilmember Barber.

Mr. Gardiner noted the Amphitheater parking deck would be located on a portion of the parking lot which already has an impervious surface.

Councilmember Barber asked about the impact on the residents on Bryant Street.

Mr. Gardiner referenced the legend that identified current structures and structures to be built over time.

Councilmember Thomas stated that he wants to make sure the full Council is in agreement with and understands strategically in unison; noting there have been previous projects approved and completed by the city, that in hindsight, the Council should have had more input, and wants to make sure that the full Council is okay with the TAD development that is being proposed; and noted that while each member represents a specific district of the city, each and every

member of the City Council represents the entire city, and posed the question to Mr. Gardiner, what is his ask of the Council today?

Mr. Gardiner noted his request is for Council approval to present the TAD to the Henry County Board of Commissioners and Henry County Board of Education as presented today.

Mayor Pro Tem Berry stated this is the initial bound that is bound to change.

Mr. Gardiner noted that the plan presented today is a draft, however, other than some architectural changes, the plan presented today is the plan, noting other changes will be controlled through the development agreement.

Councilmember Alexander referenced a prior vote by the Stockbridge City Council to approve the LCI Plan B, which was approved by the ARC (Atlanta Regional Commission) whereas the city was able to receive grants and assistance with the STWP/CIE (Short-Term Work Program/Capital Improvements Element), and also referenced the rendering in the Clerk's office.

Councilmember Thomas referenced the legend with 3-4 stories of retail and residential that would feel the vibrations from the railroad and the blasting at the nearby quarry and has concerns about the foundation.

Mr. Gardiner noted that once the development agreement has been consummated, they will perform environmental testing, noting buildings are now constructed to withstand earthquakes.

Councilmember Barber asked if any of the proposed development includes properties owned by the City, and questioned a number of the buildings proposed use, and the associated legend not being readable to identify the proposed use.

Mr. Gardiner confirmed that there are city-owned properties included in the proposed TAD development.

Mayor Ford asked if the development agreement will be similar to the way the Bridges of Jodeco development agreement was managed.

Mr. Gardiner confirmed that the TAD development agreement would be managed in the same way as the Bridges of Jodeco development agreement, and noted the city cannot keep doing the same thing and get different results.

The City Council directed staff to schedule town halls over the next few weeks to allow for the public to attend with question/answer sessions, and to distribute new and more defined renderings and legend of the proposed TAD development taking into consideration comments, questions and concerns received from the Governing Body.

3. Council consideration to approve an Ordinance to increase the number of members on the Citywide Development Authority Board from seven (7) members to nine (9) members.

Presented by: Quinton Washington, City Attorney

Attorney Washington noted the state code for Development Authority requires a minimum of (7) seven members and a maximum of (9) members on the Development Authority Board and that an Ordinance would be in order to increase the number of members.

Councilmember Alexander noted he was contacted by the Citywide Development Authority Chair who agrees with increasing the number of members from seven to nine.

Councilmember Barber asked what the reason was for increasing the number of members on the board and asked if there was any other board with members greater than nine.

City Clerk, Vanessa Holiday, responded that the Stockbridge Youth Council Advisory Committee has a 12-member committee.

Councilmember Alexander noted there were explementary applicants who had applied for the Board and did not want to exclude appointing any of the applicants.

Motion to approve expanding the Citywide Development Authority Board from (7) members to (9) members was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

4. Council consideration and approval of a contract with DeNyse Companies, Inc. for \$1,960,371 for RFQ (Request for Qualifications) No. RFQ 2023-0012, Civic Wayfinding Project.

Presented by: Frederick Gardiner, City Manager and Dominic Heritage of Sky Design.

Mr. Gardiner noted this request is for Council to approve the fabricator for the Wayfinding signs throughout the city, noting the bid went through the RFQ process to select the vendor, and asked the vendor to find other cost savings beyond the \$1.960,371 price tag, with the project being implemented in phases, noting \$576,000+ was budgeted using ARPA funds that will fund Phase I and Phase II, and get the project started, and that while those phases are being implemented, that will allow time to get the permitting done for Phase III that requires approval from GDOT (GA Department of Transportation), and that more information will come forward at the next meeting to request funding from the upcoming

SPLOST VI based on higher numbers that should be received per Tim Young, City Manager for Locust Grove.

Mayor Ford asked for confirmation that the Wayfinding signs will include the newly annexed areas.

Mr. Gardiner confirmed the newly annexed areas were included in the scope.

Mr. Heritage noted Sky Design completed the RFP process has been working on the project for over a year, stating the purpose today is to get the approval of the budgetary numbers, noting the request was made to them by staff to present cost savings measures such as real brick vs. faux brick, along with other savings. to include cost savings and presented proposed renderings of the signage to be fabricated and installed throughout the city and noted two options: Option 1 – Brick, Option 2 – Faux Brick, Option 3 – Aluminum, noting the city can always add more signage over the years.

Mayor Ford noted the importance of using the best material that will hold up to the elements.

Mr. Heritage noted aluminum that is painted and coated metal will hold up and is the strongest, and noted solid brick is not allowed per GDOT Regulations because of collisions that may occur, the object must be able to give with break away.

Councilmember Alexander noted his preference for the best quality and not the cheapest, and understands the GDOT Regulations and safety concerns, however, favors the brick theme similar to the brick at City Hall and the Amphitheater.

Councilmember Barber stated that she does not object to brick, and is not opposed to aluminum, noting all of the signage won't be near city hall; however, her concern is maintenance, and the associated costs with the maintenance.

Mr. Heritage noted Sky Design would not compromise the integrity of signage and the fabricator, who has worked with them on several projects, would make the finished product look like brick with cost savings of at least \$150,000.00.

Mayor Pro Tem Berry asked how the faux brick would hold up against the wind, sun and traffic, and the removal of graffiti.

Mr. Heritage noted the faux brick product is very durable, and there is protection that can be added; and noted moisture can degrade brick over time, and noted no plans can be made until the city is under contract, and the request today is to approve the vendor and budget with the requested cost savings.

Councilmember Barber suggested the city move forward with Option 3 – Aluminum, as has been recommended by staff at \$1.9 million dollars are prefers to stay within the staff recommended budget.

Councilmember Alexander noted the city has worked on Wayfinding for a number of years and prefers a quality project and asked the Council to consider approving a budget number not to exceed \$2,325,000.00.

Motion to approve Option B with half brick and half faux brick not to exceed \$2.15 million and the Initial Phase I of \$500,000 or less was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed 4-1 (Alexander, Berry, Thomas Approved) (Barber Opposed, citing the importance of remaining within budget, and needing to review the ARPA account balance, and not having an account for funding designated).

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. (Jun 6)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. - City Hall Council Chamber (Jun 10)
- Youth Council Meeting 2nd Monday of each month at 6:30 p.m. - City Hall Levi Meeting Room (No meeting in June due to summer break)
- Citywide Development Authority Meeting, 2nd Tuesday of each month, 6:00 p.m.- City Hall Levi Meeting Room (Jun 11)
- The Main Street Advisory Board Meeting 2nd Friday of each month at 9am – Location is the Downtown Connection Center 130 M L King Sr. Heritage Trail. (Jun 14)
- Downtown Development Authority Meeting, 3rd Tuesday of each month Welcome Center 130 M L King, Sr. Heritage Trail (Jun 18)
- Youth Council Advisory Committee Meeting, 6:30 p.m.-3rd Tuesday of each month Levi Meeting Room - City Hall (Jun 18)
- Planning Commission Meeting, 3rd Thursday of each month, 6:30 p.m. - City Hall Council Chamber - (Jun 20)
- City Council Work Session Meeting, SPECIAL MEETING DATE, Wednesday, June 26th at 6:00 p.m. - City Hall Council Chamber (Jun 26)

UPCOMING CITY EVENTS/INITIATIVES

- Food Truck Tast Tuesday is back! Join us at Clark Community Park at 111 Davis Rd. Stockbridge on Tuesdays from 5:30pm – 8:00 pm for live music, great food, and a host of free games and activities for the kids.
- Join Councilwoman Yolanda Barber for the Inaugural Father's Day Brunch honoring the MANifestation of Greatness! This event will take place on Sunday, June 2nd from 2pm – 5pm at the Merle Manders Conference Center.

- Join Councilman Alphonso Thomas for the monthly Senior Bingo Bash on Wednesday, June 12th from 10am - 12pm at the Merle Manders Conference Center, 111 Davis Rd. for raffles, prizes, games, snacks and fun!
- Please mark your calendars for the Main Street Movie Night at Clark Park, Friday, June 14th with FREE games and activities starting at 6pm and the featured movie: MIGRATION and begin at sunset.
- Join Councilman Elton Alexander for a District 5 Town Hall Meeting on Saturday, June 15, 2024 at Argento at Bridges of Jodeco, 300 Argento Dr. McDonough, Ga 30253.
- Join the City of Stockbridge for the Juneteenth Celebration with Cultural Dance & Music on Wednesday, June 19, 2024 at the Stockbridge Amphitheater. The gates open at 3pm with the concert from 5pm – 9pm.
- Join Councilwoman LaKeisha Gantt in partnership with Atlanta Food Truck Park for Night Market at the Stockbridge Amphitheater Parking Lot from 6pm – 9:30pm on Wednesday, June 19th in partnership with the Juneteenth celebration. There will be 40+ vendors, Food Trucks, Activities, Games, Music, and Vibes. Contact Tan Bowers at tan@atlantafoodtruckpark.com for registration and additional information.
- Join Mayor Anthony Ford for the monthly Meet the Mayor on Wednesday, June 26th from 10am – noon at Stockbridge City Hall.
- SAVE THE DATE for the City of Stockbridge FREE 4th of July Extravaganza with fireworks and live music. Gates will open at 3pm. The concert will feature Soul Cartel, Algebra Blessett, Bobby V and the Michael Jackson Live Tribute and will take place from 5pm – 9pm at the Stockbridge Amphitheater.
- Save the dates! Councilwoman Yolanda Barber is again partnering with Kicks4Kids to collect shoes on Saturday, July 6th, and July 7th at Stockbridge First United Methodist Church. Please plan to donate what you can to this life changing initiative.
- 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 CONCERT SERIES

- Saturday, June 8th – TLC Celebrating the 30th Anniversary of the “CrazySexyCool” Album, with Special Guest Brownstone and Goody Mob
- Saturday, July 6th – Karen Briggs Contempo Orchestra featuring Phil Perry, Oleta Adams, Regina Belle, Chieli Minucci, Jazmin Ghent, Brian Bromberg, and Tommy Davidson
- Sunday, July 7th – End of the 4th of July Weekend featuring Charlie Wilson and Robin Thicke

- Saturday, July 13th and Sunday, July 14th – A Night with Kem, and Special Guest Leela James
- Saturday, July 20th – Ladies Night Out featuring Jodeci, Johnny Gill, and Silk
- Saturday, July 27th – 70's Soul Jam featuring the Chi-Lites, the Manhattans, The Legendary Blue Notes, Bloodstone and Peaches & Herb

MAYOR'S COMMENTS

Mayor Ford referred to a great Memorial Day ceremony honoring those who made the ultimate sacrifice, noting the annual March to Memorial Park was canceled due to the weather, and the event moved indoors at the Merle Manders Conference Center; and referenced a great concert featuring Zapp at the Amphitheater over the weekend.

Motion to adjourn the meeting at 7:25 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Respectfully submitted by:

Vanessa Holiday, City Clerk

Anthony S. Ford, Mayor

