



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, August 12, 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.

Invocation by Mayor Ford at 6:09 p.m.

Invocation by: Ms. Sadria Strong

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.

Motion to amend the Agenda to remove Item #4, noting the item is already addressed in the City's Comprehensive Plan was made by Mayor Pro Tem Berry; seconded by Councilmember Alexander. The motion passed unanimously 5-0.

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

Motion to approve the Council Meeting Minutes July 8, 2024, Special Called Meeting Minutes - SPLOST VI July 15, 2024, Millage Rate Public Hearing Meeting Minutes July 15, 2024, Millage Rate Public Hearing Meeting Minutes July 19, 2024, Millage Rate Public Hearing Meeting Minutes July 22, 2024, Council Work Session Meeting Minutes July 30, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

PUBLIC COMMENTS

There were no public comments.

CEREMONIAL REVIEW

2. Mayor Ford reviewed the proclamations presented to Briana's Heart of Gold; Dr. Amanda Phillips and for National Black History Month; reviewed the swearing in for Samantha Samuels and Antonio Gordon to the Public Facilities Authority Board; and recognized the Stockbridge Citizens-Police Advisory Council for runner up for the "Dr. Curtis McClung Award of Excellence."

OLD BUSINESS

3. DE-ANNEXATION CASE #DX-2024-02 for the Manderlay Subdivision – Phase 2. Consideration of an Ordinance to de-annex from the Corporate Limits of the City of Stockbridge nine parcels within the Manderlay Subdivision, representing Phase I, 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 Manderlay Subdivision, Phase I, 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 noted the de-annexation application was received June 14, 2024 and presented an aerial photo of the proposed area; noting the request has been vetted by the city's legal counsel.

Councilmember Alexander noted unincorporated Henry County residents will pay more in taxes due to the County's tax increase, and the City of Stockbridge Millage Rate will remain the same.

Councilmember Gantt noted she had met with some residents, and the concern was promises made and unkept, and would abide by the law; noting a great majority of residents in the city wanted public safety, and that the millage was implemented to help pay for those services; and expects the County to govern the same way regarding annexation and de-annexation requests.

Motion to approve De-Annexation DX-2024-02 was made by Councilmember Gantt; seconded by Councilmember Alexander. The motion passed unanimously 5-0. De-Annexation effective in approximately 45 days.

Mayor Ford read the Public Hearing Rules and Procedures

PUBLIC HEARING

4. COMPREHENSIVE PLAN CASE #CP-2024-04. (To be located in Council District 5.)

Consideration of a request for a Comprehensive Land Use Amendment of property at 425 Country Club Drive, to change the property's future land use designation from 'High-Density Residential' to 'Low-Density Mixed-Use' to allow for the conversion of an assisted living facility to a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

Presented by: Ryan Anderson, Community Development Director

Item was not heard, citing the item is addressed in the City's Comp Plan.

5. REZONING CASE #RZ-2024-05. (To be located in Council District 5.)

Consideration of a request for the Rezoning of property at 425 Country Club Drive, to rezone the property from 'OI' (Office Institutional) to 'C2' (General Commercial) to allow for a hotel boutique. The applicant is Stuart Hope, on behalf of Stockbridge Propco, LLC. The property is located in Land Lot 14 of District 7, with 6.92 +/- acres within the Stockbridge City Limits.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson gave an overview of Rezoning Case #RZ-2024-05, noting the property was previously a hotel and was rezoned as a senior living facility in 2004 and that the Planning Commission recommends denial, and staff recommends approval.

Mr. Jon W. Jordan, attorney for the applicant noted the property will close due to lack of funding no matter what is decided tonight with the rezoning, as the facility has fallen on hard times; and noted the proposed boutique hotel will benefit the community as a high-end establishment and provide new employment opportunities, revenue, and offer an excellent event center as well.

Ms. Venuss Gervin, the purchaser and developer noted she renovates hotels and brings them back to life; noted the city does not have any upscale hotels in the area, and this facility would fill that void.

Public Hearing Opened

Speakers in Favor: Susan Clowdus, Charles Marshall, Brenda Culpepper, Keith Thompson, and Rex Cagle

Speakers Opposed: Malinda Childs, Sophia Oliver, and Bruce Meadows

Mayor Ford asked the representatives to address the concerns regarding the closing of the facility, notification, and the cost of the new facility in comparison to their current rates, and transition of the residents to the new facilities, along with the displacement of staff.

Mr. Jon Jordan noted that he has been made aware that there is availability at other local facilities but could not confirm the cost comparisons, as he was unaware of any rate guarantees, and reiterated that no matter the outcome from today's meeting, the facility is closing.

Mr. Grant Milton, from the facility's Management Team noted their notification and transition of residents follows State law, as required.

Councilmember Alexander noted there is a 30-day legal notice requirement, and that the owner can work out extensions with residents.

Mr. Milton noted the management team is currently working to transition the (19) nineteen remaining residents.

Councilmember Gantt questioned the leases and terms for the residents.

Mr. Grant noted all residents are under a month-to-month lease.

Councilmember Thomas stated he wanted to make sure the remaining residents have a full opportunity to relocate in a humane way.

Councilmember Barber stated she was curious to know what the current rates were of the other facilities in comparison to the current rate that the exiting patients residents are paying, noting she had watched the Planning Commission meeting when this proposal was presented and heard the concerns expressed by a resident who lives in the adjacent neighborhood (The Villages) regarding access to her neighborhood; and asked the potential new property owner if she has plans to restrict access into the adjacent neighborhood.

Councilmember Gantt stated questions need to be answered by the owner (who was not present) and asked why the facility's website was still advertising for new residents, and scheduling visits if the facility is set to close, noting the owner needs to respond; and noted there needs to be compassion for the residents and staff, and not just the sell and development of property, but also a level of care for the residents, noting this is an aging population of people, and that she will not vote in approval on this matter tonight.

The website manager for the facility stated she had no idea the facility was closing.

Mayor Pro Tem Berry asked the representatives to elaborate on the "safe place," further asking where the residents would go once discharged; and asked if the employees are going to receive severance packages; noting there needs to be more communication regarding the transition, and asked how soon the matter can be addressed.

Mr. Jon Jordan suggested the matter be Tabled to meet with the team to seek answers.

Councilmember Thomas stated that he is on board with the progress of the facility, however, the owner needs to come back and answer questions.

Mr. Milton noted the owner does not live in the area; however, the Regional Operations Manager does, and would be able to come back with information for the Council.

Councilmember Alexander noted the 30-day timeframe is a great concern for the Council and asked Ms. Gervin if as the new owner, she would be amenable to extending the timeframe for the transition of residents to a 60–90-day timeframe.

Ms. Gervin stated that she believes in the project and is willing to wait to allow for the relocation of the residents.

Mr. Jon Jordan stated they would get notices out and asked the Council to Table the matter until the September 9, 2024 meeting.

Motion to Table to the September 9, 2024 Council Meeting, with the Requestor submitting a 50-90 plan to the relocation/transition of residents was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

NEW BUSINESS

6. Council consideration to approve the Stormwater Division to use the \$573,653.00 allocated to SPLOST V to perform stormwater repairs within the stormwater management system. The Stormwater Division proposes to utilize Site Engineering, the City's On-Call Water & Sewer Emergency & Operational Repair/Maintenance and Construction Services vendor.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted there were several Stormwater repair projects that are ongoing and asked for approval of the request.

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

7. Council consideration to fill a vacancy on the Ethics Committee and appointing a member to fill an unexpired term.

Presented by: Quinton Washington, City Attorney

Attorney Washington noted there is one vacancy and two applicants and asked the Council to select.

Councilmember Gantt noted she was not familiar with either applicant.

Councilmember Alexander asked the City Clerk if both candidates have been vetted.

City Clerk, Vanessa Holiday, noted both candidates meet the criteria as city residents, and have cleared background checks through the Municipal Court.

Motion to appoint Mary Scott to fill the unexpired term was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 3-0-2. (Barber, Berry, and Thomas approved) (Alexander and Gantt Abstained).

8. Council consideration to fill a vacancy on the Downtown Development Authority Board and appoint a member to fill an unexpired term.
Presented by: Quinton Washington, City Attorney

Attorney Washington noted there is one vacancy on the board, and one applicant.

Councilmember Alexander noted a member of the DDA Board made the recommendation for Mr. Jerry Mays.

Motion to appoint Jerry Mays to fill the unexpired term was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion 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.

- 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: Thursday, August 7th 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)
- 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)

UPCOMING CITY EVENTS/INITIATIVES

- 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 the Stockbridge Citizens-Police Advisory Council for the Zone 2 Public Safety Forum/ Back to School Safety Day on Monday, August 19th from 6:00 pm to 7:30 pm at Stockbridge First United Methodist Church 4863 N. Henry Blvd.
- 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

SAVE THE DATE! 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.

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 vendor opportunities.

2024 Stockbridge Amphitheater Summer Concert Series

- Saturday, August 17th – Monica, featuring Tamar, Sevyn Streeter, and Pretty Tammy the DJ.
- Saturday, September 14th 3-yr Anniversary Celebration – Kool and the Gang, with Special Guest Morris Day and The Time.
- Sunday, October 20, 2024, (Rescheduled Show) Charlie Willson with Special Guest El Debarge
- Saturday, October 26, 2024, Boney James Slow Burn Tour with Special Guest Damien Escobar.

Chris Tucker & Friends

- Saturday, August 24, 2024, Chris Tucker & Friends. Live Music and Comedy. Benefits the Chris Tucker Foundation.

Stockbridge Main Street Tiny Tent Concert Series

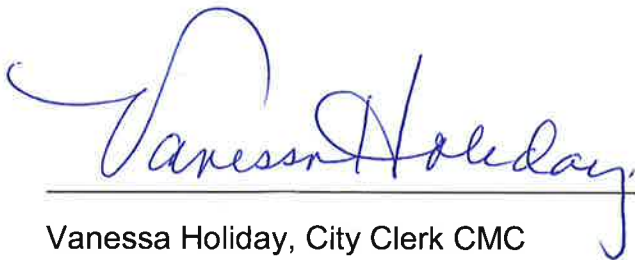
- Fridays (Weather Permitting) The show will start at 6 pm and will end at 8 pm. The show will take place at 130 MLK Sr Heritage Trail in Stockbridge, GA. Enjoy good music, local restaurants, and OUR community... all in ONE gorgeous location! Bring your family or make it a date night! Just don't forget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

MAYOR'S COMMENTS

Mayor Ford referenced the 2024 Olympics that just concluded in Paris with the USA at the top of the medal count; and noted Vanessa Holiday's cousin, Grant Holloway won the gold medal in the 110 Hurdles meet, and Daniel Roberts from Eagles Landing High School won the silver medal in the same race, and looks forward to the Olympics coming to Los Angeles in 2028; and referenced the golf events that took place at the Eagles Landing Country Club featuring the Legends of the LPGA, and the World Long Distance Drive Contest where he and Councilman Alexander attended and proclamations from the City were presented at both events.

Motion to adjourn the meeting at 8:28 p.m. was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

Respectfully submitted by:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor