



Where Community Connects

STOCKBRIDGE

ETHICS COMMITTEE

Alicia Barney-Duck - Chair

Angela Jenkins – Vice-Chair

Mary Scott – Secretary

Karen Charmaine - Member

Vacancy – Member

MEETING LOCATION:

COUNCIL CHAMBER

2ND FLOOR

6:30 P.M.

**ETHICS COMMITTEE
MEETING AGENDA
July 23, 2025 6:30 PM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



AGENDA ETHICS COMMITTEE MEETING CITY OF STOCKBRIDGE

WEDNESDAY, JULY 23, 2025 6:30 PM

I. Call to Order

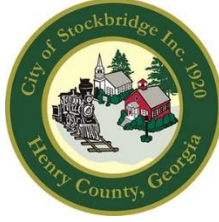
1. Roll Call
2. Approve Agenda
3. Approve June 11, 2025 Meeting Minutes

II. Old Business

4. Ethics Complaints
 - 05022025-01 - Phedra Thomas against Councilmember Elton Alexander
 - 05092025-01 - Battle Law against Councilmember Yolanda Barber
 - 05162025-01 - Councilmember Yolanda Barber against City Attorney Quinton Washington
 - 05162025-02 - Councilmember Yolanda Barber against Mayor Anthony Ford
 - 05162025-03 - Councilmember Yolanda Barber against Councilmember LaKeisha Gantt
 - 05162025-04 - Councilmember Yolanda Barber against Councilmember Kyle Berry Sr.
 - 05162025-05 - Councilmember Yolanda Barber against Councilmember Elton Alexander
 - 05202025-01 - Councilmember Yolanda Barber against City Attorney Quinton Washington
 - 05202025-02 - Councilmember Yolanda Barber against Mayor Anthony Ford
 - 05202025-03 - Councilmember Yolanda Barber against Councilmember LaKeisha Gantt
 - 05202025-04 - Councilmember Yolanda Barber against Councilmember Elton Alexander
 - 05202025-05 - Councilmember Yolanda Barber against Councilmember Kyle Berry Sr.
 - 05212025-01 - Councilmember Yolanda Barber against Mayor Anthony Ford

III. Executive Session (if needed)

IV. Adjourn



ETHICS COMMITTEE MEETING MINUTES June 11, 2025, 7:00 P.M.

COMMITTEE MEMBERS

Alicia Barney-Duck - Present	Karen Charmaine - Present
Angela Jenkins - Present	Mary Scott - Present
Vacant	

The meeting was called to order by Chair Barney-Duck at 7:12 p.m.

Roll call by Chair Barney-Duck with Committee members Barney-Duck, Charmaine, Jenkins, and Scott present; a quorum was present.

The motion to approve the Agenda was made by Committee Member Scott seconded by Committee Member Jenkins. The motion passed unanimously 4-0.

The motion to approve the May 28, 2025, Meeting Minutes was made by Committee Member Charmaine; seconded by Committee Member Jenkins. The motion passed unanimously 4-0.

New Business

- Ethics Complaint 05022025-01 Filed by Phedra Thomas against Councilman Elton Alexander
- Ethics Complaint 05092025-01 Filed by Michele Battle against Councilmember Yolanda Barber
- Ethics Complaint 05162025-01 Filed by Councilmember Barber against City Attorney Quinton Washington
- Ethics Complaint 05162025-02 Filed by Councilmember Barber against Mayor Anthony S. Ford

- Ethics Complaint 05162025-03 Filed by Councilmember Barber against Councilmember LaKeisha Gantt
- Ethics Complaint 05162025-04 Filed by Councilmember Barber against Councilmember Kyle Berry Sr.
- Ethics Complaint 05162025-05 Filed by Councilmember Barber against Councilmember Elton Alexander
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- Ethics Complaint 05202025-02 Filed by Councilmember Barber against Mayor Anthony S. Ford
- Ethics Complaint 05202025-03 Filed by Councilmember Barber against Councilmember LaKeisha Gantt
- Ethics Complaint 05202025-04 Filed by Councilmember Barber against Councilmember Elton Alexander
- Ethics Complaint 05202025-05 Filed by Councilmember Barber against Councilmember Kyle Berry Sr.
- Ethics Complaint 05212025-01 Filed by Councilmember Barber against Mayor Anthony S. Ford

Discussion

Chair Barney-Duck noted that there were several ethics complaints in the month of May and asked for those that were parties to the complaints to identify themselves. She also noted that we reviewed all supplemental documentation that was provided to us, and we do have some questions on some things, not all complaints, asking Ms. Battle and Councilwoman Barber to come forward to speak to the complaint labeled 05092025-01.

Michele Battle asserted that it was inappropriate for Councilwoman Barber to attend a meeting and speak in opposition to a motion in front of the recommending committee.

Councilwoman Barber, when asked why she attended the meeting, asked the board about the schedule for public hearings with the Ethics Board. Chair Barney-Duck informed her that we were under no obligation to hold hearings.

Councilwoman Barber expressed concern regarding the closed session in the Board of Ethics meeting on May 28, 2025, saying that closed sessions were only

for certain matters and that the only personnel under our purview would be the Ethics Board members and there was a need for consistency for the Board of Ethics and that she expected there would be a public hearing here.

Committee member Charmaine said she would like to clarify that when we went into executive session last time, we had only received these and that she had many questions and another member had many questions and that she could see that you were speaking for your constituents.

Councilwoman Barber said the reason she attended the community informational meeting that the city hosted, and also the planning commission meeting hosted by the planning commission, was because the residents had not been given proper and adequate notice.

Committee member Charmaine said that she would expect any city council member to get up and go and stand up for their represented district and wanted to go back and speak regarding consistency and actual rules and how we proceed and what we're supposed to be doing. It is her understanding that when we receive complaints, we cannot discuss the complaints in our review of these complaints in the public meeting. This is for a closed session, especially when we have not seen these complaints prior to coming to a meeting.

The Chair, Barney-Duck said we need to recommend our procedure and rules to the city council and there's nothing that the ethics board is discussing in closed session that you won't see come out in a recommendation.

Committee member Scott noted that we are doing research and networking with other ethics boards because we want to be confident in what we are doing.

Committee member Charmaine pointed out that the code of ethics is 13 pages and vague.

Committee member Jenkins noted that if the complaint doesn't fall within the 13 pages that was given to us by the City Council, we can't rule on it and that City Council needs to give us more to work with. The rules come from City Council. Not us. So, if you want us to do more? Give us more to work with.

Mr. Willie Carter questioned the limitations of the ethics code and asked about when the code was last updated.

Committee member Charmaine referenced the Ethics Code provided to each member and referenced the last update as 2013.

Mr. Carter asked when the code will be updated.

Chair Barney-Duck explained the Code of Ethics, the procedure followed, and the procedure for getting the code updated by the City Attorney and City Council, but could not give a date or timeline when an update might happen, however, recommendations could be submitted from the committee.

Committee member Jenkins added that some of this is her responsibility for pulling information about how other boards operate and that from at least 20 different ethics board committees in and out of Georgia all 20 of them are different. Many of them have not updated their code since some of them are newly established.

Chair Barney-Duck said that right now someone should give us an example of what they would like to see happen that we could adopt that and recommend that to city council but that we can only recommend that they issue a public reprimand or censure, or they can request resignation.

Ms. Battle asked at what point the complainant gets an opportunity to see the information that was provided by the opposition and Chair clarified that Ms. Battle didn't receive any corresponding or supplemental information that might have been provided by Ms. Barber regarding the complaint.

Ms. Battle said that if Councilwoman Barber has an issue with staff with how the public hearing notices that went out the appropriate time for that would have been at the city council meeting not at the planning commission meeting.

The chair pointed out that Ms. Barber was not the only one who spoke out in opposition, and we would have to speculate that she influenced the planning

commission board, and that Councilwoman Barber can be present at the meeting.

Ms. Battle stated that council members should not voice an opinion at that time and when asked if she had more information to submit, she did not.

Councilwoman Barber stated that there would be no need for her to speak to the recommending committee had staff and the developer met the requirements of notifying all the homeowners who live within 500 feet. She said she did receive the letter that battle law sent requesting that she recuse herself from voting on this matter, and her response was she would not and her vote, whether in opposition or approval, has had no impact on the outcome of any development proposal that has come before the city council.

The Chair clarified that Ms. Battle did know that constituents did not get appropriate notice before the meeting.

Closed Session - § 50-14-3

Motion to convene the Closed Session under Code § 50-14-3 made by Committee Member Jenkins; seconded by Committee Member Charmaine. The motion passed unanimously 4-0. The following complaints were discussed:

- Ethics Complaint 05022025-01 Filed by Phedra Thomas against Councilman Elton Alexander
- Ethics Complaint 05092025-01-01 Filed by Michele Battle against Councilmember Yolanda Barber
- Ethics Complaint 05162025-01 Filed by Councilmember Barber against City Attorney Quinton Washington
- Ethics Complaint 05162025-02 Filed by Councilmember Barber against Mayor Anthony S. Ford
- Ethics Complaint 05162025-03 Filed by Councilmember Barber against Councilmember LaKeisha Gantt
- Ethics Complaint 05162025-04 Filed by Councilmember Barber against Councilmember Kyle Berry Sr.
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- Ethics Complaint 05202025-04 Filed by Councilmember Barber against Councilmember Elton Alexander
- Ethics Complaint 05202025-05 Filed by Councilmember Barber against Councilmember Kyle Berry Sr.
- Ethics Complaint 05212025-01 Filed by Councilmember Barber against Mayor Anthony S. Ford

Motion to adjourn the closed Session, sign an Affidavit, and reconvene the meeting with no action from the Closed Session was made by Committee Member Charmaine at 9:14 p.m. and seconded by Committee Member Jenkins. The motion passed unanimously 4-0.

The Committee set the next meeting date for July 23, 2025 at 6:30 p.m.

The move to adjourn the meeting at 9:19 p.m. was made by Committee Member Scott; seconded by Committee Member Charmaine. The motion passed unanimously 4-0.

Meeting Minutes prepared by: Mary Scott, Ethics Board Secretary

ETHICS COMPLAINT NO.05022025-01
FILED AGAINST: COUNCILMEMBER
ELTON ALEXANDER
COMPLAINANT: PHEDRA THOMAS
RECEIVED MAY 02, 2025



RECEIVED

MAY 02, 2025

City Clerk's Office
City of Stockbridge

@. Lester

CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Phedra Thomas
Address: PO Box 717
City: Mcdonoough State: GA Zip: 30253
E-mail address: mrsphedra@gmail.com Telephone: 470-318-7373

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Elton Alexander
City position or title: Councilman
Department or agency: Stockbridge City Council

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics. go to:

Inappropriate conduct by an elected official
misuse of position

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Started in October 2024

Place: social media

Describe what happened:

Mr. Alexander has made several unwanted post, response and interactions with me on social media. I have asked him on numerous occasions to stop interact with me. Mr. Alexander first started harassing me in October of 2024 when I ran for District 4 Commissioner. I have never met this man or had a conversation with him.

Mr Alexander is a bully who is unethical, unprofessional and overall an embarrassment to the City of Stockbridge. He does not conduct himself as an elected official. I have ignored his behavior for months however, he is a nuisance (in my opinion).

Mr. Alexander has even went as far to state he would reach to Clayton County Chair Dr. Alleka Anderson-Henry in lieu of trying to have me terminated as a post certified officer as he believes I am employed with the Clayton County Sheriff Agency.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

I will bring my evidence to the Clerks office

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature [Signature] Date 5-2-25

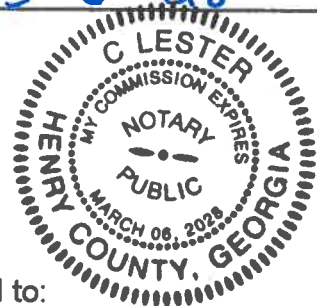
By: _____ Title _____ Date _____

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 5.2.25 Expires: 3.6.28

Signature: [Signature]

Printed Name: C. LESTER



Complaints may also be delivered to:

City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281

Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Obreziah L. Bullard obullard@co.henry.ga.us
Subject: Thomas v. Alexander-2025EB2:Update
Date: March 4, 2025 at 12:53 PM
To: mrsphedra@gmail.com

OB

Dear Ms. Thomas,

Thank you for reaching out and submitting your ethics complaint. We appreciate your commitment to upholding ethical standards and bringing concerns to our attention.

I want to inform you that, unfortunately, our board does not have jurisdiction over matters pertaining to the City of Stockbridge. Our oversight is limited to county officials and employees.

However, you do have the option to file a complaint directly with the Stockbridge Ethics Board. You can find the necessary information and submit your complaint online through the following link: <https://stockbridge.seamlessdocs.com/f/EthicsComplaint>.

Thank you again for your engagement and concern. If you have any further questions or need assistance, please feel free to reach out.

--



Obréziah L. Bullard, Esq.

Ethics Officer

Henry County Board of Ethics

339 Phillips Dr.

McDonough, GA 30253

Office: 770-288-6663

Mobile: 404-590-9625

obullard@co.henry.ga.us

“Ethics is knowing the difference between what you have the right to do and what is the right thing to do.” – Supreme Court Justice Potter Stewart

Copy showing I
filed with the
wrong City

7:15

◀ Safari

**Phedra Spivey**

MCDO · 5h · 🌐

**Stewart Ebaugh** · Windsong Plantation

Phedra Amen. And amen. If Elton Alexander is for it, you should be against it. Good luck Phedra.

4h ❤️ 2

Like Reply Share**Phedra Spivey** · MCDO

Stewart thank you so much.

I've never in my life witnessed an elected official act the way he does. His time is winding down. He is a true narcissistic sociopath, crook! He attacks people when he knows they are a threat to his criminal behavior.

I will continue to inform people.

You know it's bad when he has to create a fake pages to harass people. 🙄 (edited)

4h ❤️ 2

Like Reply Share**Stewart Ebaugh** · Windsong Plantation

Phedra 100%. But you forgot a word. One that starts with an R. The only one I know in Henry County after 27.5 years.

4h ❤️ 1

Like Reply Share**Mindy Mayers** · The Summit

This candidate is always negative against Stockbridge and opposed the Stockbridge annexation including Costco. Negative about



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...

Phedra Amen. And amen. If Elton Alexander is for it, you should be against it. Good luck Phedra.

Like **Reply** **Share**



...

Henry County Saturday voting! Nearly 70,000



Notifications

7:01

Yahoo Mail



Phedra Spivey

MCDO · 17 Oct ·

5d



Like Reply Share



Mindy Mayers · The Summit



Phedra How exactly was SPLOST misappropriated? Hundreds of projects were completed like Mickie D Cochran Park on Banks Rd and Eagles Landing Parkway was originally funded partially by SPLOST as local matching funds for federal funds for the project. Without SPLOST there would be no 4 lane bridge and 4 lanes road for Eagles Landing Pkwy because the Federal program required local matching funds to qualify for the millions we received.

Willow Lane was a SPLOST Project as well. No SPLOST, no Pembroke Park. Jodeco Rd East of I-75 was a SPLOST project!

Per Because We Care Henry

13m

Like Reply Share



Phedra Spivey **Author** · MCDO



Mindy I don't owe you an answer to anything. I'm not an elected official you are! I will not continue to tell you to LEAVE ME ALONE! You are officially on notice to STOP harassing me under my post!

Do not interact with me on ANY social media platform. I'm so sick of your unethical, unprofessional behavior. You are a sick pathetic person. LEAVE ME ALONE!!

Now

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**Phedra Spivey**MCDO · 17 Oct · 

I'm VERY aware and educated to how this works. I have a Masters Degree in Public Administration so I can ASSURE you what they are doing is poor planning to no planning. As I stated before and I stand on it, in 10 years or LESS this county will be one of the counties to have been qualify to one that is the worst.

Unless you're educated on statistic, budgeting and urban communities stop with the narrative a friend of a friend of a friend is telling you.

Voting NO to this Splosts will be one of the best things our community can do.

And while Elton continues to switch users on this app LYING to you all just know his pocket are more lined than half of us paying taxes. These people in office are not making decisions for us they are making decisions for themselves.

Educate yourselves and don't listen to word of mouth.

I am running to become District 4 next Commissioner.

Early voting has begun. I humbly ask for your vote.

Phedra PT Thomas (edited)

6d

Like Reply Share**Phedra Spivey** Author · MCDO

Christopher please don't do it. This was



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9:12

Safari

**Phedra Spivey**

MCDO · 1h · 🌐

was just Snoneys by the nignway. 🐶

46m ❤️ 2

Like Reply Share**Elton Alexander** · Winslow

Rejection is hard to accept after you finished next to last in the District 4 races after running for a years...Huh Sour grapes and negativity yielded nothing but the haters who don't live in District 4! My Council District is in Di... [See more](#)

43m

Like Reply Share**Phedra Spivey** · MCDO

Elton I have asked you on SEVERAL OCCASIONS to STOP INTERACTING with me from your MANY fake pages and now your page on ALL social media platforms. You are well aware of what harassment is as you have been in court on numerous occasions for doing so. You were questioned in your late wife's death, you were ran out of Cobb county for your harassment of women. You are a SICK piece of a man! You don't scare nor intimidate me however, YOU WILL STOP interacting with me as I've told you of my unwanted interactions with you!

You know all too well about rejection. That lady didn't want to be with you and you got mad. Those females in Cobb didn't want your unwanted advances and you got mad.

Now here you are in Henry County causing havoc. NO ONE LIKES YOU, clown!! Our current leaders got you where they want you. YOU WILL NEVER go any further than



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8:42

Yahoo Mail



Phedra Spivey



MCDO · 37m · 🌐

I have won 3 elections telling voters the truth that growth is coming and we have a plan for the future with \$2 billion in traffic and infrastructure improvements underway. We started with the Hudson Bridge Rd to Jonesboro Rd Connector Highway underway and Rock Quarry Rd widening starting this Summer!

We are riding the wave bringing in Sprouts, Costco, Whataburger, Starbucks and more to an area that had nothing to build our own area of distinction in Henry County to keep our tax dollars here, that is the plan.

Vision and positivity wins races not negativity
#Facts

You have no plan because saying stop all growth is not a plan, it lacks vision and projects self hate of officials who look like you as the only targets of the negativity. (edited)

11m

Like Reply Share



Phedra Spivey · MCDO



Elton I have asked you on SEVERAL OCCASIONS to STOP INTERACTING with me on ALL social media platforms. You are well aware of what harassment is as you have been in court on numerous occasions for doing so.

You were questioned in your late wife's death, you were ran out of Cobb county for your harassment of women. You are a SICK piece of a man! You don't scare nor intimidate me however, YOU WILL STOP interacting with me as I've told you of my unwanted interactions with you!



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  **Anne Fields**
Jodeco • 1d • 



Elton Alexander · Winslow



Phedra Desperate for a friend I see then you find out Anne was working for Vivian Thomas and Michael Price

Rejection is hard to accept after you finished next to last in the District 4 races after running for a years...Huh Sour grapes and negativity yielded nothing but the haters who don't live in District 4! My Council District is in District 4 and I have won 3 elections telling voters the truth that growth is coming and we have a plan for the future with \$2 billion in traffic and infrastructure improvements underway. We started with the Hudson Bridge Rd to Jonesboro Rd Connector Highway underway and Rock Quarry Rd widening starting this Summer!

We are riding the wave bringing in Sprouts, Costco, Whataburger, Starbucks and more to an area that had nothing to build our own area of distinction in Henry County to keep our tax dollars here, **that** is the plan.

Vision and positivity wins races not negativity #Facts

You have no plan because saying stop all growth is not a plan, it lacks vision and projects self hate of officials who look like you as the only targets of the negativity.
(edited)

2m

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verizon

\$180 Verizon Gift Card Must purchase new 5G Home Plus service by 11/24, activate service w/in 14 days of purchase, & keep eligible service in good standing for 45 days. Register for the gift card w/in 60 days of purchase date. Gift card emailed w/in 8 weeks of registration. We reserve the right to charge back the amount of the Gift Card if eligible service is canceled w/in 60 days. Other terms & conditions apply. Offer available to select markets only. 5G Home Plus w/ 5G Home Plus plan at \$45/mo. when combined with postpaid mobile unlimited plan that includes 5G Ultra Wideband. Auto Pay & paper-free billing req'd. Availability varies. Subject to credit approval.

[Learn More](#)**Elton Alexander**

Winslow · 7m · 🌐



Two Republicans are running as Democrats in the Henry County District 4 Commissioner election, they are NOT true Democrats. They are Democrats in name only/DINO and only switched parties at the last minute to run as Democrats in a 75% Democratic District. Don't be fooled. I told Mr. Kolpak he should be true to himself and continue to run as a Republican because he votes Republican, voters would not be okay with the party switch for obvious reasons. It is the desperate attempt of 2 Republican candidates who would do anything to win.



Add a comment...

**Raji Lee Beasley** 🌱

Jonesboro, GA · 12h · 🌐



So let me get this straight "You Think That There's An Animal Living In Your Dishwasher?" 🤔😂... [See more](#)



10:37

◀ Messages

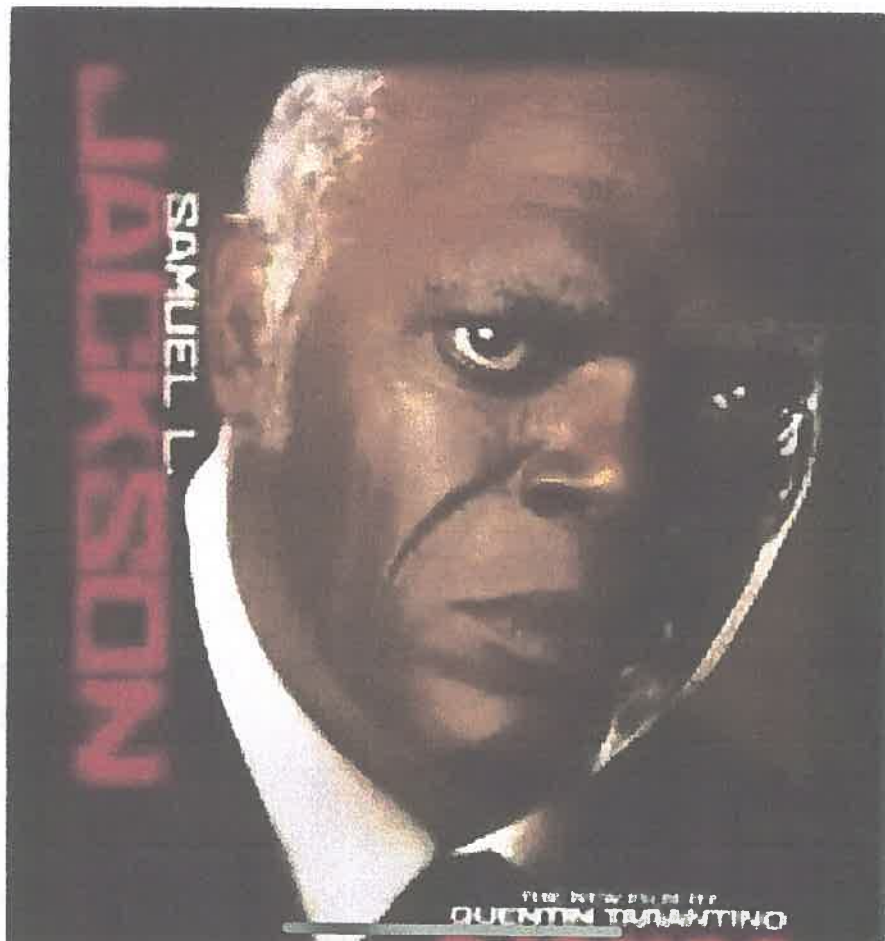


Elton Alexander → Stay in the know with Elton Ale...
Winslow · 2w · 🌐

The most dangerous individuals in our community are these types. They seek to tear down their own for the enjoyment of their handlers. They constantly attack your newly elected officials but remained silent for decades in the 1960's through 2020 when no roads, infrastructure, or schools were build to keep up with growth.

They actually opposed new roads, infrastructure, and school trying to stop growth. Pray for our new diverse leaders under attack by those who use to run Henry County. They just use these individuals as fronts for who is really behind the mask attacking your newly elected local Democratic Leaders after decades of Republican control. They are local MAGA under the guise of Conserve.

Any time you see the word conserve it is local Henry County MAGA! 100



8:03

Yahoo Mail

**Connie S.**

Jodeco · 17 hr ago ·

insurance paid out over a million but wasn't sure if there ever was an ethics investigation into that.
(edited)

6h 3

Like Reply Share

**Connie S.** Author · Jodeco

Carmen I do believe it was never filed with the state as BBQ restaurant owner went the lawsuit route.

5h 2

Like Reply Share

↪ See 3 more replies

**Angela Shell** · Glynn Addy

Definitely something unethical about a male politician who's so desperate that he gets kicked off Nextdoor and makes a fake account to post as a lady named Mindy. Just an unstable individual. He has no business having leadership over anything.

3h 5

Like Reply Share

**Marion Calhoun** · Spivey Glen

Angela now that's a good point and a great observation...

16m 1

Like Reply Share

**Marion Calhoun** · Spivey Glen

Elton regardless of whether Connie is on ND discussing this matter as a private citizen, she can do that, but you, as a councilman under investigation, you should not be res... [See more](#)

3h 6

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8:38

Yahoo Mail

**Anne Fields**

Jodeco • 1d •

haters who don't live in District 4! My Council District is in District 4 and I have won 3 elections telling voters the truth that growth is coming and we have a plan for the future with \$2 billion in traffic and infrastructure improvements underway. We started with the Hudson Bridge Rd to Jonesboro Rd Connector Highway underway and Rock Quarry Rd widening starting this Summer!

We are riding the wave bringing in Sprouts, Costco, Whataburger, Starbucks and more to an area that had nothing to build our own area of distinction in Henry County to keep our tax dollars here, that is the plan.

Vision and positivity wins races not negativity #Facts

You have no plan because saying stop all growth is not a plan, it lacks vision and projects self hate of officials who look like you as the only targets of the negativity.
(edited)

2m

Like Reply Share**Phedra Spivey** • MCDO

Elton weren't you a suspect in your late wife's death? Didn't you get kicked out of Cobb county for harassment and stalking? Didn't I ask you in SEVERAL occasions to STOP reaching out to me on ANY social platform? Haven't you already been warned in PRIOR CASES to STOP harassing people online? I WILL SEE YOU IN COURT STALKER!!



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nextdoor.com

"Ready to Lead Together.""If we fail to address these issues, we

Post insights

View

Reactions



1



0



0



0



0



0



Elton Alexander · Winslow · 1h



So, you want to put your best friend Vivian Thomas's Grandson in charge of Stockbridge! Talk about falling for the Okie doke 🤔 How did that work out for Eagles Ridge?

Like

Reply

Share



Denise Brooks · Author · Eagle ... · 2m · Edited



I laugh so hard at your comment, it's you. What are you talking about Willis! 😊 Sharing with the public who is running for a seat COS. This part "falling for Okie doke" you know better than that, because I didn't fall for your shenanigans. 😊 Now you go on now! Stop being so scared and fearful somebody will replace Ford, besides I read where Mayor Ford asked for your resignation. You got Ford and the rest of them in your pocket. I see it. Wait a minute, you're the one that was campaigning on ND vote Vivian Thomas on her 2nd term. I was the one saying do not re-elect Thomas. You are Hilarious! These xxxx ain't loyal to nobody. FYI My best friend is Father YHWH first then my hubby 😊

Like

Reply

Share

6:00

Yahoo Mail



Anne Fields

Jodeco • 1d • 🌐



Anne Stockbridge is not responsible for this county development, stop it. Call Henry County to address their developer.... [See more](#)

9h

Like Reply Share



Phedra Spivey • MCDO



Elton weren't you questioned in your late wife's death? Didn't you get kicked out of Cobb county for harassment and stalking? Didn't I ask you in SEVERAL occasions to STOP reaching out to me on ANY social platform? Haven't you already been warned in PRIOR CASES to STOP harassing people online? I WILL SEE YOU IN COURT STALKER!! (edited)

9h

Like Reply Share



Elton Alexander • Winslow



Phedra Ridiculous let me pass this along to Clayton County Chair Mrs. Anderson-Henry to see if Clayton County Police Officers should conduct themselves this way spreading unfounded misinformation (edited)

9h

Like Reply Share



Missy Butler • Jodeco Rd



I just want to add as a Henry county resident for 27 years. We have grown to hate this county. The growth is out of control along with crime. Still waiting on a court date for our house being



Add a comment...



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For Sale



Notifications

10:31

5G

October
11, 2021



Phedra Spivey

MCDO · 2h · 🌐



Elton Alexander · Winslow

Notice Phedra is not supporting any Democrats running for election in Henry County.

36m

Like Reply Share

↩ See 1 previous reply



Elton Alexander · Winslow

Phedra I thought you left the conversation two hours ago. I'm just getting started.

1m

Like Reply Share



Marion Calhoun · Spivey Glen

Tag team back again Elton Alexander and Montana Young (aka many names). There is something very nefarious with these two... Montana all over anything Elton, the 3x bankrupt multiple domestic violence... [See more](#)

30m

Like Reply Share



Linda Courvoisier · Windsong Plantation

A tactic "we" use? I'm not in cahoots with him or anyone else and seems a disparaging remark when asking for votes.

26m ❤️ 1

Like Reply Share



Jacque M. · Indian Creek

Elton I don't care what party she is. I've vote republican and most recently have voted democrat. You assume that everyon... [See more](#)

3m ❤️ 2

Like Reply Share



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Notifications

11:23

5G

**Phedra Spivey**

MCDO • 2h •

**Jacquie M.** • Indian Creek

Elton I don't care what party she is. I've voted republican and most recently have voted democrat. You assume that everyone is beholden to a party and that we care...[See more](#)

56m



2

Like**Reply****Share****Jacquie M.** • Indian Creek

Elton make no mistake I've researched the candidates. As a local business owner, commercial landlord, and resident for decades I'm not foolish. I will vote my values and my pocket book everytime!

42m

Like**Reply****Share****Elton Alexander** • Winslow

Who are you voting for President again

43m

Like**Reply****Share****Phedra Spivey** **Author** • MCDO

Jacquie hey I'm running for District 4 County Commissioner. He's just being himself, a distraction, liar, con and fake representative. He's not in this race. Let's pay him no mind and remember the ultimate goal is to vote smart.

37m



2

Like**Reply****Share****Jacquie M.** • Indian Creek

Phedra I'll message you. If you have any flyers or yard posters I'll take some.

31m



3

Like**Reply****Share**

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Notifications


Phedra Spivey

MCDO · 4 Oct · 🌐

1w ❤️ 1

Like Reply Share

➔ See 5 more replies


Tommy T. · Crystal Lake

To earn any vote, we need a public debate between candidates. Once in office, they do something else different from what they promised to do. Ain't that something?

1w ❤️ 1

Like Reply Share


Phedra Spivey **Author** · MCDO


Tommy

1w

Like Reply Share


Elton Alexander · Winslow

Phedra So why were you not there? (edited)

7m

Like Reply Share


gina martin · Chambers Rd/Jonesboro Rd

I've heard this SPLOST is due to the aquatic center being \$26 Million over budget. My property tax has **TRIPLED** since moving here in '07, yet the roads still look the same. Same divets, same potholes, same soft sho... **See more**

5d ❤️ 1

Like Reply Share



Add a comment...



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Post



For Sale



Notifications

ETHICS COMPLAINT NO. 05092025-01
FILED AGAINST: COUNCILMEMBER
YOLANDA BARBER
COMPLAINANT: MICHELE BATTLE
RECEIVED: MAY 9, 2025

RECEIVED

MAY 9 REC'D 2025



CITY OF STOCKBRIDGE BOARD OF ETHICS
Complaint Form

City Clerk's Office
City of Stockbridge

Holiday

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Michele L. Battle

Address: 3562 Habersham @ Northlake, Bld J, Suite 100

City: Tucker State: GA Zip: 30084

E-mail address: mib@battlawpc.com Telephone: 404-601-7616

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Councilmember Yolanda Barber

City position or title: City Councilmember

Department or agency: _____

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

Section 2.40.055 A.1. D & E and B.5

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): April 17, 2025

Place: Stockbridge City Hall

Describe what happened:

The Planning Commission held a public hearing on April 17, 2025 at 6:30pm. There were two cases presented that evening, both of which are located within Councilmember Yolanda Barber's District. After the cases were called, and the Staff made their recommendation to the Planning Commission, the Applicants were invited to speak. Once the Applicant completed their presentations, the Chair of the Planning Commission asked for those in support of the particular application to come forward to speak. Neither of the two cases had anyone there to speak in support. The Chair then asked for those in opposition to the applications to come and speak, and in both instances, Councilmember Yolanda Barber came to the podium to voice her opposition to the applications presented.

During her comments, she indicated the basis for her objection, and pled with the Planning Commission to understand her position. At one point during the hearing for the Templar Development matter on North Henry Blvd, one of the Commissioners reminded her that they are a recommending body and that she, along with the other City Councilmember had the final vote.

Her appearance at the Planning Commission hearing was intended to influence the outcome of the hearing, and it is arguable that it did, as the Planning Commission recommended denial of both cases. It should be noted that she also attended the Community Information Meeting on April 5, 2025 sponsored by the Planning Department as a forum for community input regarding pending, and made similar comments regarding her issues with the proposed applications.

As a member of City Council, it is inappropriate for a City Councilmember to participate in the decision-making process of a recommending body. The entire purpose for the Planning Commission is to provide an unbiased recommendation for review by City Council, along with the recommendation of the City's Planning Staff. Section 2.40.055 A.1. E states that Councilmember Barber's responsibility as a Councilmember is to "do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position." Additionally, Section 2.40.055 A. 1. D. states that "Council members have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole." Standing up in opposition to applications during a Planning Commission hearing does nothing to further these two ethical obligations. In fact, her actions have tainted the rezoning process by unduly influencing the outcome. Receiving a recommendation of denial from the Planning Commission is generally an indicator of how the City Council may vote on the applications presented. I believe that Councilmember Barber was well aware of this, particularly in light of staff recommending approval on at least the Templar Development applications. Therefore, getting a recommendation of denial would further her own objective of having the other City Councilmembers side with her to deny the applications, and thereby undermine the impartiality that is demanded of her review of zoning-related matters.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

Jay Knight, 160 Whitney St., Fayetteville, GA jay@templar-dev.com, 770-527-0323
Valerie Ross, Turner ROss Germain, LLC, 1501 Johnson Ferry Road, Suite 100, Marietta, A 30062
vross@lawtrg.com 470-264-1583
Sandra Winfree, 160 Whitney St., Fayetteville, GA, Sandra@templar-dev.com, 470-303-1642

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Here is the link to the Planning Commission Hearing.
<https://www.facebook.com/StockbridgeCityHall/videos/planning-commission/682378307515417/>
You can start at 42:00 to hear her comments regarding the first application and at 1:37:40 for the comments for the Templar applications.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Michele Battle Date 05-01-2025
By: Vanessa Holiday Title City Clerk Date 5/9/2025

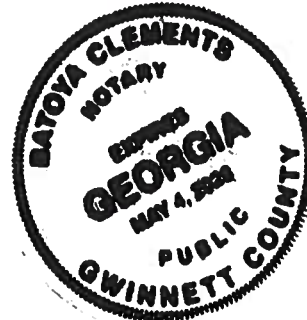
ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 01, 2025 Expires: May 04, 2028

Signature: [Signature]

Printed Name: Batoya Clements

Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org



Additional Persons Against Whom Complaint Is Brought

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address



**CITY OF STOCKBRIDGE BOARD OF ETHICS
Complaint Form**

RECEIVED
MAY 16 REC'D 2025
Holiday
City Clerk's Office
City of Stockbridge

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures or Reprimands

Section 1. Establishment of Policy-The Mayor and Council of The City of Stockbridge hereby establish the following policy with respect to censures or reprimands against Elected Officials of the City. Procedures and criteria for the issuance of Censures or Reprimands. No censure or reprimand against any Elected Official of the City shall be issued by the City Council without an investigation.....Such investigation shall allow the accused to be heard in a public hearing.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Monday, May 12, 2025

Place: City Hall- City Council Chambers

Describe what happened:

The Mayor read a Letter of Admonition that was issued to me by members of the Council near the conclusion of the Monday, May 12, 2025 Council Meeting. There was no investigation and/or due process which would allow me the opportunity to be heard in a public meeting. The letter was issued to me in retaliation, meant to further disrespect, humiliate, discredit and dismiss all of the concerns, questions that I have addressed on behalf of the stakeholders throughout our community. The members of the Governing Body continue to avoid accountability for their continuous violations of public trust, lack of transparency, appearances of improprieties, conflicts between public duties and private interests, the absolute dereliction of their duties as Elected Officials and their Oath of Office. This Letter is in fact retaliation and the present members of the Governing Body continue to specifically target me because community members are attending the meetings of the Governing Body and are holding the Council responsible for questionable decisions that have/are being made.

The City's Attorney began preparing the letter during the Council Meeting. Mr. Washington can be seen walking (with his laptop-twice) onto the dias to show Councilmember Elton Alexander what he had drafted on his laptop. You can see members of the Governing Body communicating with each other via text messages throughout the Meeting. At no time was an opportunity given to me to make a statement or even to defend myself

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

1. Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures/Reprimands.
2. Letter of Admonition-dated Monday, May 12, 2025.
3. Demand Letter from Ramsingh Legal-dated November 2024.
4. Other supporting documents can/will be made available, as needed.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber  Date 05-16-2025

By: Yolanda Barber Title Councilmember Date 16 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 16, 2025 Expires: 12/22/2026

Signature: Vanessa Holiday
Printed Name: Vanessa Holiday



Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

Name:

City position or title:

Department or agency:

Additional Witness Information

Name	Address	Telephone	Email Address

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. R20-1239

**A RESOLUTION ESTABLISHING A POLICY WITH RESPECT TO THE
ISSUANCE OF CENSURES OR REPRIMANDS**

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, the City Council desires to establish a formal policy with respect to the issuance of censures or reprimands against elected officials of the City;

WHEREAS, the City Council specifically finds that the proposed policy promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the proposed procedure is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Establishment of Policy** – The Mayor and Council of the City of Stockbridge hereby establish the following policy with respect to censures or reprimands against elected officials of the City:

Procedure and Criteria for the Issuance of Censures or Reprimands. No censure or reprimand against any elected official of the City shall be issued by the City Council without an investigation into the alleged wrongful act(s) conducted either by the City Council or the Ethics Committee. Such investigation shall allow the accused to be heard in a public hearing. Any such censure shall be based upon a proven violation and/or conviction for such violation of the City Charter, the City Ordinances (including the Ethics Ordinance) or the laws of the State of Georgia or the United States.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. **Repeal of Conflicting Provisions** - All City resolutions inconsistent with this Resolution are hereby repealed.

Section 5. **Effective Date** - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the 24th day of November, 2020.

CITY OF STOCKBRIDGE, GEORGIA



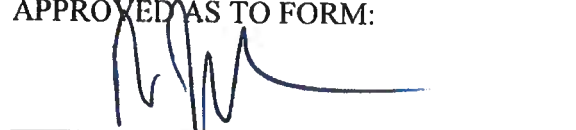
ANTHONY S. FORD, MAYOR

ATTEST:



VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:



MICHAEL WILLIAMS, CITY ATTORNEY



May 12, 2025

City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

Councilwoman Yolanda Barber
Stockbridge City Council
4640 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Formal Letter of Admonition for Violations of City of Stockbridge Ethics and Conduct Standards

Dear Councilwoman Barber:

This letter serves as a formal admonition regarding recent patterns of conduct observed during official meetings of the City Council, which violate the City of Stockbridge's Charter, Code of Ordinances, and ethical expectations binding on all elected officials.

It is the expectation of the Mayor and City Council that all elected members maintain a high standard of professionalism and ethical responsibility. Unfortunately, your repeated conduct during several council meetings—most notably those held from January 2024 through the present—has been inconsistent with these standards. The purpose of this letter is to formally identify the concerns and request immediate and sustained corrective behavior.

1. Failure to Respect the Authority of the Chair (Mayor Ford)

Under Section 2.40.055 of the Stockbridge Code of Ethics and the City's meeting rules, elected officials are required to observe proper decorum, including respecting the authority of the presiding officer. During multiple council meetings, you have interrupted Mayor Anthony Ford, disregarded his requests for order, and continued to speak out of turn without being recognized. These actions directly undermine the effectiveness of meetings and violate the norms of mutual respect required under this section.

2. Impugning the Integrity of Fellow Officials and City Staff

You have repeatedly made unsubstantiated accusations against fellow councilmembers, the Mayor, and professional city staff regarding alleged corruption, illegal conduct, and unethical behavior— without providing any credible evidence or following proper channels for reporting such concerns. This behavior contravenes the City's Code of Ethics, which mandates that city officials act with civility, integrity, and fairness, and avoid any conduct that would 'bring disrepute upon the city.' Additionally, the Charter prohibits elected officials from interfering in the execution of city contracts or giving orders to staff outside of proper channels.

3. Disruption of Meetings and Procedural Violations

On multiple occasions, you have spoken out of turn, refused to yield the floor, and engaged in verbal exchanges that disrupted the order of council proceedings and prolonged meetings unnecessarily due not obeying rules of conduct and procedure. These incidents have required multiple points of order from fellow councilmembers and repeated intervention by the Chair. Such behavior violates the Council's procedural rules, which requires elected officials to conduct business solely through the City Manager and to maintain appropriate roles during official meetings. It also contravenes the Charter where it requiring that all officials "conduct themselves in a manner that reflects favorably upon the city."

4. Making Baseless Allegations of Illegal Conduct in Governance and Contracts

In public settings, you have asserted that Stockbridge officials or processes are operating illegally—without filing formal complaints, requesting investigations, or presenting corroborating documentation. These actions erode public confidence in city governance and appear to be aimed more at provocation than at accountability. The Ethics Code specifically bars any official from using their position to 'create a hostile environment for other city officials or employees' and cautions against misuse of public forums to level personal or unsupported accusations.

Summary and Expectations

In light of the above, and pursuant to the authority vested in the Mayor and Council under this letter shall be retained as an official admonition and shall be considered in future evaluations of ethical conduct.

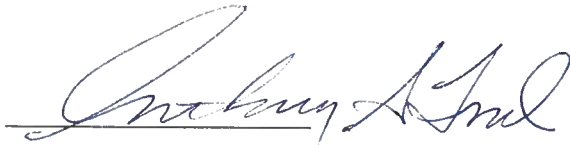
You are respectfully reminded of your obligations to:

- Respect the Chair's authority during meetings and refrain from speaking without recognition;

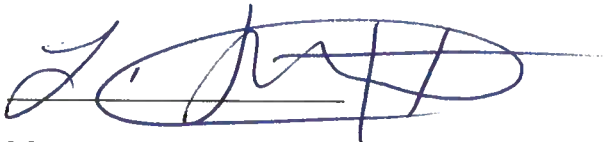
- Avoid personal attacks or defamatory comments against fellow officials or city staff;
- Raise any concerns about illegality or misconduct through proper internal or legal reporting channels;
- Follow the rules of procedure and ethical decorum at all times when conducting city business.

It is our sincere hope that this matter serves as a constructive turning point. We remain committed to working collaboratively with you in the best interests of the residents of Stockbridge and trust that future conduct will reflect the values of service and civility.

Sincerely,

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

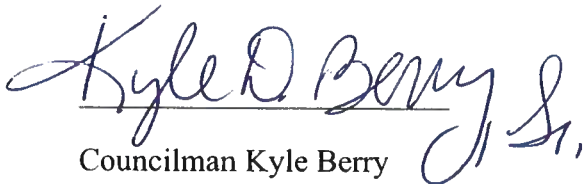
Mayor Anthony S. Ford

A handwritten signature in blue ink, appearing to read "Lakeisha Gantt", written over a horizontal line.

Mayor Pro Tem Lakeisha Gantt

A handwritten signature in blue ink, appearing to read "Elton Alexander", written over a horizontal line.

Councilman Elton Alexander

A handwritten signature in blue ink, appearing to read "Kyle D. Berry Sr.", written over a horizontal line.

Councilman Kyle Berry

cc:

Vanessa Holiday, City Clerk
City of Stockbridge Legal Department



Gabriel Medford
gabriel@ramsinghlegal.com
P: 478-246-7319
F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
Stockbridge City Hall
4640 North Henry Boulevard,
Stockbridge, GA, USA
quinton@wlga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ I (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) *To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records*

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

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Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.



RECEIVED
MAY 16 RECD 2025
Holiday
City Clerk's Office
City of Stockbridge

CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber
Address: 197 Talon Pl
City: McDonough State: Georgia Zip: 30253
E-mail address: ybarber@stockbridgega.org Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Anthony Ford
City position or title: Mayor
Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures or Reprimands

Section 1. Establishment of Policy-The Mayor and Council of The City of Stockbridge hereby establish the following policy with respect to censures or reprimands against Elected Officials of the City. Procedures and criteria for the issuance of Censures or Reprimands. No censure or reprimand against any Elected Official of the City shall be issued by the City Council without an investigation.....Such investigation shall allow the accused to be heard in a public hearing.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Monday, May 12, 2025

Place: City Hall- City Council Chambers

Describe what happened:

The Mayor read a Letter of Admonition that was issued to me by members of the Council near the conclusion of the Monday, May 12, 2025 Council Meeting. There was no investigation and/or due process which would allow me the opportunity to be heard in a public meeting. The letter was issued to me in retaliation, meant to further disrespect, humiliate, discredit and dismiss all of the concerns, questions that I have addressed on behalf of the stakeholders throughout our community. The members of the Governing Body continue to avoid accountability for their continuous violations of public trust, lack of transparency, appearances of improprieties, conflicts between public duties and private interests, the absolute dereliction of their duties as Elected Officials and their Oath of Office. This Letter is in fact retaliation and the present members of the Governing Body continue to specifically target me because community members are attending the meetings of the Governing Body and are holding the Council responsible for questionable decisions that have/are being made.

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PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

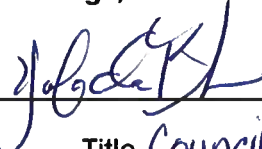
PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

1. Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures/Reprimands.
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3. Demand Letter from Ramsingh Legal-dated November 2024.
4. Other supporting documents can/will be made available, as needed.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber  Date 05-16-2025

By: Yolanda Barber Title Council member Date 16 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 16, 2025 Expires: 12/22/2026

Signature: Vanessa Holiday

Printed Name: Vanessa Holiday



Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: Kyle Berry Sr. _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: Elton Alexander _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. R20-1239

**A RESOLUTION ESTABLISHING A POLICY WITH RESPECT TO THE
ISSUANCE OF CENSURES OR REPRIMANDS**

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, the City Council desires to establish a formal policy with respect to the issuance of censures or reprimands against elected officials of the City;

WHEREAS, the City Council specifically finds that the proposed policy promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the proposed procedure is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Establishment of Policy** – The Mayor and Council of the City of Stockbridge hereby establish the following policy with respect to censures or reprimands against elected officials of the City:

Procedure and Criteria for the Issuance of Censures or Reprimands. No censure or reprimand against any elected official of the City shall be issued by the City Council without an investigation into the alleged wrongful act(s) conducted either by the City Council or the Ethics Committee. Such investigation shall allow the accused to be heard in a public hearing. Any such censure shall be based upon a proven violation and/or conviction for such violation of the City Charter, the City Ordinances (including the Ethics Ordinance) or the laws of the State of Georgia or the United States.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. Repeal of Conflicting Provisions - All City resolutions inconsistent with this Resolution are hereby repealed.

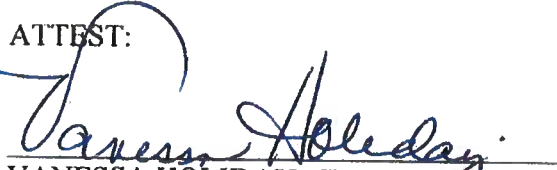
Section 5. Effective Date - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the 24th day of November, 2020.

CITY OF STOCKBRIDGE, GEORGIA


ANTHONY S. FORD, MAYOR

ATTEST:


VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:


MICHAEL WILLIAMS, CITY ATTORNEY



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

May 12, 2025

Councilwoman Yolanda Barber
Stockbridge City Council
4640 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Formal Letter of Admonition for Violations of City of Stockbridge Ethics and Conduct Standards

Dear Councilwoman Barber:

This letter serves as a formal admonition regarding recent patterns of conduct observed during official meetings of the City Council, which violate the City of Stockbridge's Charter, Code of Ordinances, and ethical expectations binding on all elected officials.

It is the expectation of the Mayor and City Council that all elected members maintain a high standard of professionalism and ethical responsibility. Unfortunately, your repeated conduct during several council meetings—most notably those held from January 2024 through the present—has been inconsistent with these standards. The purpose of this letter is to formally identify the concerns and request immediate and sustained corrective behavior.

1. Failure to Respect the Authority of the Chair (Mayor Ford)

Under Section 2.40.055 of the Stockbridge Code of Ethics and the City's meeting rules, elected officials are required to observe proper decorum, including respecting the authority of the presiding officer. During multiple council meetings, you have interrupted Mayor Anthony Ford, disregarded his requests for order, and continued to speak out of turn without being recognized. These actions directly undermine the effectiveness of meetings and violate the norms of mutual respect required under this section.

2. Impugning the Integrity of Fellow Officials and City Staff

You have repeatedly made unsubstantiated accusations against fellow councilmembers, the Mayor, and professional city staff regarding alleged corruption, illegal conduct, and unethical behavior— without providing any credible evidence or following proper channels for reporting such concerns. This behavior contravenes the City's Code of Ethics, which mandates that city officials act with civility, integrity, and fairness, and avoid any conduct that would 'bring disrepute upon the city.' Additionally, the Charter prohibits elected officials from interfering in the execution of city contracts or giving orders to staff outside of proper channels.

3. Disruption of Meetings and Procedural Violations

On multiple occasions, you have spoken out of turn, refused to yield the floor, and engaged in verbal exchanges that disrupted the order of council proceedings and prolonged meetings unnecessarily due not obeying rules of conduct and procedure. These incidents have required multiple points of order from fellow councilmembers and repeated intervention by the Chair. Such behavior violates the Council's procedural rules, which requires elected officials to conduct business solely through the City Manager and to maintain appropriate roles during official meetings. It also contravenes the Charter where it requiring that all officials "conduct themselves in a manner that reflects favorably upon the city."

4. Making Baseless Allegations of Illegal Conduct in Governance and Contracts

In public settings, you have asserted that Stockbridge officials or processes are operating illegally—without filing formal complaints, requesting investigations, or presenting corroborating documentation. These actions erode public confidence in city governance and appear to be aimed more at provocation than at accountability. The Ethics Code specifically bars any official from using their position to 'create a hostile environment for other city officials or employees' and cautions against misuse of public forums to level personal or unsupported accusations.

Summary and Expectations

In light of the above, and pursuant to the authority vested in the Mayor and Council under this letter shall be retained as an official admonition and shall be considered in future evaluations of ethical conduct.

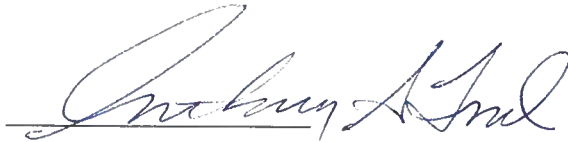
You are respectfully reminded of your obligations to:

- Respect the Chair's authority during meetings and refrain from speaking without recognition;

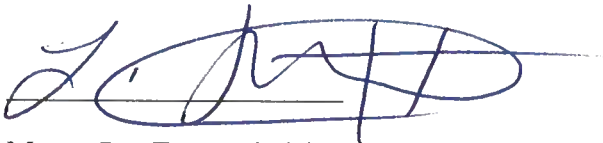
- Avoid personal attacks or defamatory comments against fellow officials or city staff;
- Raise any concerns about illegality or misconduct through proper internal or legal reporting channels;
- Follow the rules of procedure and ethical decorum at all times when conducting city business.

It is our sincere hope that this matter serves as a constructive turning point. We remain committed to working collaboratively with you in the best interests of the residents of Stockbridge and trust that future conduct will reflect the values of service and civility.

Sincerely,

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

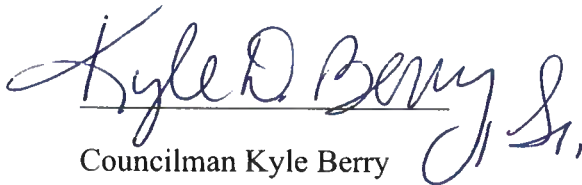
Mayor Anthony S. Ford

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Mayor Pro Tem Lakeisha Gantt

A handwritten signature in blue ink, appearing to read "Elton Alexander", written over a horizontal line.

Councilman Elton Alexander

A handwritten signature in blue ink, appearing to read "Kyle D. Berry Sr.", written over a horizontal line.

Councilman Kyle Berry

cc:

Vanessa Holiday, City Clerk
City of Stockbridge Legal Department



Gabriel Medford
gabriel@ramsinghlegal.com
P: 478-246-7319
F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
Stockbridge City Hall
4640 North Henry Boulevard,
Stockbridge, GA, USA
quinton@wlgga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ I (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) *To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records*

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

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Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

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5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.



RECEIVED
MAY 16 REC'D 2025
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City Clerk's Office
City of Stockbridge

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PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber
Address: 197 Talon Pl
City: McDonough State: Georgia Zip: 30253
E-mail address: ybarber@stockbridgega.org Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Lakeisha Gantt
City position or title: Council member
Department or agency: City of Stockbridge

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

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Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Monday, May 12, 2025

Place: City Hall- City Council Chambers

Describe what happened:

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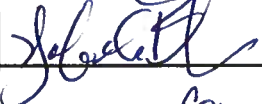
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4. Other supporting documents can/will be made available, as needed.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber  Date 05-16-2025

By: Yolanda Barber Title Council member Date 16 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 16, 2025 Expires: 12/22/2025

Signature: Vanessa Holiday

Printed Name: Vanessa Holiday



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City position or title: Council member _____

Department or agency: Governing Body _____

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City position or title: Council member _____

Department or agency: Governing Body _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. R20-1239

**A RESOLUTION ESTABLISHING A POLICY WITH RESPECT TO THE
ISSUANCE OF CENSURES OR REPRIMANDS**

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, the City Council desires to establish a formal policy with respect to the issuance of censures or reprimands against elected officials of the City;

WHEREAS, the City Council specifically finds that the proposed policy promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the proposed procedure is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. Establishment of Policy – The Mayor and Council of the City of Stockbridge hereby establish the following policy with respect to censures or reprimands against elected officials of the City:

Procedure and Criteria for the Issuance of Censures or Reprimands. No censure or reprimand against any elected official of the City shall be issued by the City Council without an investigation into the alleged wrongful act(s) conducted either by the City Council or the Ethics Committee. Such investigation shall allow the accused to be heard in a public hearing. Any such censure shall be based upon a proven violation and/or conviction for such violation of the City Charter, the City Ordinances (including the Ethics Ordinance) or the laws of the State of Georgia or the United States.

Section 2. Documents – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. Severability - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. Repeal of Conflicting Provisions - All City resolutions inconsistent with this Resolution are hereby repealed.

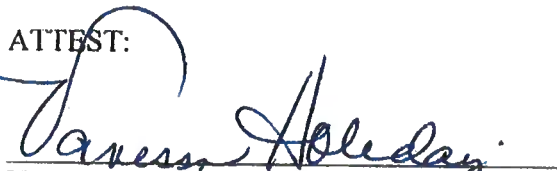
Section 5. Effective Date - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the 24th day of November, 2020.

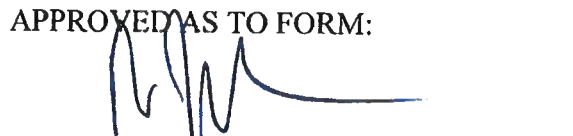
CITY OF STOCKBRIDGE, GEORGIA


ANTHONY S. FORD, MAYOR

ATTEST:


VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:


MICHAEL WILLIAMS, CITY ATTORNEY



May 12, 2025

City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

Councilwoman Yolanda Barber
Stockbridge City Council
4640 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Formal Letter of Admonition for Violations of City of Stockbridge Ethics and Conduct Standards

Dear Councilwoman Barber:

This letter serves as a formal admonition regarding recent patterns of conduct observed during official meetings of the City Council, which violate the City of Stockbridge's Charter, Code of Ordinances, and ethical expectations binding on all elected officials.

It is the expectation of the Mayor and City Council that all elected members maintain a high standard of professionalism and ethical responsibility. Unfortunately, your repeated conduct during several council meetings—most notably those held from January 2024 through the present—has been inconsistent with these standards. The purpose of this letter is to formally identify the concerns and request immediate and sustained corrective behavior.

1. Failure to Respect the Authority of the Chair (Mayor Ford)

Under Section 2.40.055 of the Stockbridge Code of Ethics and the City's meeting rules, elected officials are required to observe proper decorum, including respecting the authority of the presiding officer. During multiple council meetings, you have interrupted Mayor Anthony Ford, disregarded his requests for order, and continued to speak out of turn without being recognized. These actions directly undermine the effectiveness of meetings and violate the norms of mutual respect required under this section.

2. Impugning the Integrity of Fellow Officials and City Staff

You have repeatedly made unsubstantiated accusations against fellow councilmembers, the Mayor, and professional city staff regarding alleged corruption, illegal conduct, and unethical behavior— without providing any credible evidence or following proper channels for reporting such concerns. This behavior contravenes the City's Code of Ethics, which mandates that city officials act with civility, integrity, and fairness, and avoid any conduct that would 'bring disrepute upon the city.' Additionally, the Charter prohibits elected officials from interfering in the execution of city contracts or giving orders to staff outside of proper channels.

3. Disruption of Meetings and Procedural Violations

On multiple occasions, you have spoken out of turn, refused to yield the floor, and engaged in verbal exchanges that disrupted the order of council proceedings and prolonged meetings unnecessarily due not obeying rules of conduct and procedure. These incidents have required multiple points of order from fellow councilmembers and repeated intervention by the Chair. Such behavior violates the Council's procedural rules, which requires elected officials to conduct business solely through the City Manager and to maintain appropriate roles during official meetings. It also contravenes the Charter where it requiring that all officials "conduct themselves in a manner that reflects favorably upon the city."

4. Making Baseless Allegations of Illegal Conduct in Governance and Contracts

In public settings, you have asserted that Stockbridge officials or processes are operating illegally—without filing formal complaints, requesting investigations, or presenting corroborating documentation. These actions erode public confidence in city governance and appear to be aimed more at provocation than at accountability. The Ethics Code specifically bars any official from using their position to 'create a hostile environment for other city officials or employees' and cautions against misuse of public forums to level personal or unsupported accusations.

Summary and Expectations

In light of the above, and pursuant to the authority vested in the Mayor and Council under this letter shall be retained as an official admonition and shall be considered in future evaluations of ethical conduct.

You are respectfully reminded of your obligations to:

- Respect the Chair's authority during meetings and refrain from speaking without recognition;

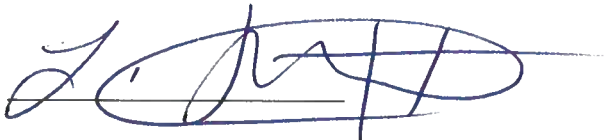
- Avoid personal attacks or defamatory comments against fellow officials or city staff;
- Raise any concerns about illegality or misconduct through proper internal or legal reporting channels;
- Follow the rules of procedure and ethical decorum at all times when conducting city business.

It is our sincere hope that this matter serves as a constructive turning point. We remain committed to working collaboratively with you in the best interests of the residents of Stockbridge and trust that future conduct will reflect the values of service and civility.

Sincerely,

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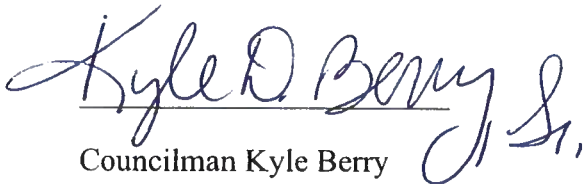
Mayor Anthony S. Ford

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Mayor Pro Tem Lakeisha Gantt

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Councilman Elton Alexander

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Councilman Kyle Berry

cc:

Vanessa Holiday, City Clerk
City of Stockbridge Legal Department



Gabriel Medford
gabriel@ramsinghlegal.com
P: 478-246-7319
F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
Stockbridge City Hall
4640 North Henry Boulevard,
Stockbridge, GA, USA
quinton@wlgga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ 1 (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) *To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records*

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.



**CITY OF STOCKBRIDGE BOARD OF ETHICS
Complaint Form**

RECEIVED

MAY 16 REC'D 2025
Holiday
City Clerk's Office
City of Stockbridge

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia **Zip:** 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: City of Stockbridge

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics. go to:

Resolution # R20-1239: Establishing A Policy With Respect To The Issuance of Censures or Reprimands

Section 1. Establishment of Policy-The Mayor and Council of The City of Stockbridge hereby establish the following policy with respect to censures or reprimands against Elected Officials of the City. Procedures and criteria for the issuance of Censures or Reprimands. No censure or reprimand against any Elected Official of the City shall be issued by the City Council without an investigation.....Such investigation shall allow the accused to be heard in a public hearing.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Monday, May 12, 2025

Place: City Hall- City Council Chambers

Describe what happened:

The Mayor read a Letter of Admonition that was issued to me by members of the Council near the conclusion of the Monday, May 12, 2025 Council Meeting. There was no investigation and/or due process which would allow me the opportunity to be heard in a public meeting. The letter was issued to me in retaliation, meant to further disrespect, humiliate, discredit and dismiss all of the concerns, questions that I have addressed on behalf of the stakeholders throughout our community. The members of the Governing Body continue to avoid accountability for their continuous violations of public trust, lack of transparency, appearances of improprieties, conflicts between public duties and private interests, the absolute dereliction of their duties as Elected Officials and their Oath of Office. This Letter is in fact retaliation and the present members of the Governing Body continue to specifically target me because community members are attending the meetings of the Governing Body and are holding the Council responsible for questionable decisions that have/are being made.

The City's Attorney began preparing the letter during the Council Meeting. Mr. Washington can be seen walking (with his laptop-twice) onto the dias to show Councilmember Elton Alexander what he had drafted on his laptop. You can see members of the Governing Body communicating with each other via text messages throughout the Meeting. At no time was an opportunity given to me to make a statement or even to defend myself

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

1. Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures/Reprimands.
2. Letter of Admonition-dated Monday, May 12, 2025.
3. Demand Letter from Ramsingh Legal-dated November 2024.
4. Other supporting documents can/will be made available, as needed.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber  Date 05-16-2025

By: Yolanda Barber Title Council member Date 16 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 16, 2025 Expires: 12/22/2026

Signature: Vanessa Holiday

Printed Name: Vanessa Holiday



Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

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Name:

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CITY OF STOCKBRIDGE

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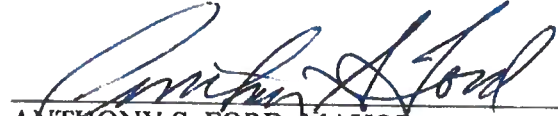
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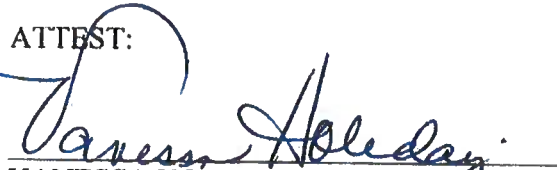
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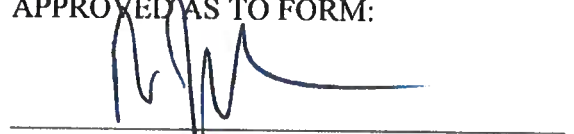
ANTHONY S. FORD, MAYOR

ATTEST:



VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:



MICHAEL WILLIAMS, CITY ATTORNEY



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

May 12, 2025

Councilwoman Yolanda Barber
Stockbridge City Council
4640 North Henry Boulevard
Stockbridge, Georgia 30281

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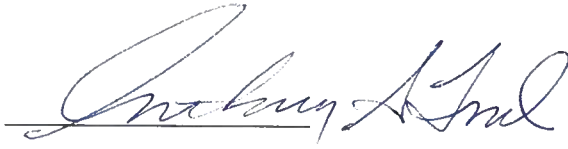
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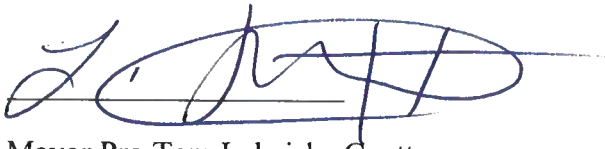
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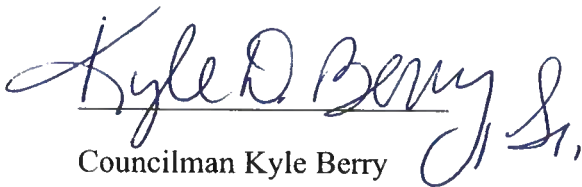
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Councilman Kyle Berry

cc:

Vanessa Holiday, City Clerk
City of Stockbridge Legal Department



Gabriel Medford
gabriel@ramsinghlegal.com
P: 478-246-7319
F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
Stockbridge City Hall
4640 North Henry Boulevard,
Stockbridge, GA, USA
quinton@wlga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ I (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) *To meet her duty of care as a trustee. Councilwoman Barber has the right to inspect city records*

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

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Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
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3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.



**CITY OF STOCKBRIDGE BOARD OF ETHICS
Complaint Form**

RECEIVED

MAY 16 REC'D 2025

City Clerk's Office
City of Stockbridge

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Elton Alexander

City position or title: Council member

Department or agency: City of Stockbridge

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

Resolution # R20-1239: Establishing A Policy With Respect To The Issuance of Censures or Reprimands

Section 1. Establishment of Policy-The Mayor and Council of The City of Stockbridge hereby establish the following policy with respect to censures or reprimands against Elected Officials of the City. Procedures and criteria for the issuance of Censures or Reprimands. No censure or reprimand against any Elected Official of the City shall be issued by the City Council without an investigation.....Such investigation shall allow the accused to be heard in a public hearing.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Monday, May 12, 2025

Place: City Hall- City Council Chambers

Describe what happened:

The Mayor read a Letter of Admonition that was issued to me by members of the Council near the conclusion of the Monday, May 12, 2025 Council Meeting. There was no investigation and/or due process which would allow me the opportunity to be heard in a public meeting. The letter was issued to me in retaliation, meant to further disrespect, humiliate, discredit and dismiss all of the concerns, questions that I have addressed on behalf of the stakeholders throughout our community. The members of the Governing Body continue to avoid accountability for their continuous violations of public trust, lack of transparency, appearances of improprieties, conflicts between public duties and private interests, the absolute dereliction of their duties as Elected Officials and their Oath of Office. This Letter is in fact retaliation and the present members of the Governing Body continue to specifically target me because community members are attending the meetings of the Governing Body and are holding the Council responsible for questionable decisions that have/are being made.

The City's Attorney began preparing the letter during the Council Meeting. Mr. Washington can be seen walking (with his laptop-twice) onto the dias to show Councilmember Elton Alexander what he had drafted on his laptop. You can see members of the Governing Body communicating with each other via text messages throughout the Meeting. At no time was an opportunity given to me to make a statement or even to defend myself

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

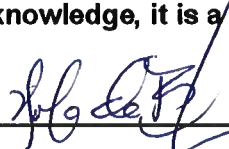
PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

1. Resolution# R20-1239: Establishing A Policy With Respect To The Issuance of Censures/Reprimands.
2. Letter of Admonition-dated Monday, May 12, 2025.
3. Demand Letter from Ramsingh Legal-dated November 2024.
4. Other supporting documents can/will be made available, as needed.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber  Date 05-16-2025

By: Yolanda Barber Title Council member Date 16 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 16, 2025 Expires: 12/22/2026

Signature: Vanessa Holiday

Printed Name: Vanessa Holiday

Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org



Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

RESOLUTION NO. R20-1239

**A RESOLUTION ESTABLISHING A POLICY WITH RESPECT TO THE
ISSUANCE OF CENSURES OR REPRIMANDS**

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds;

WHEREAS, the City Council desires to establish a formal policy with respect to the issuance of censures or reprimands against elected officials of the City;

WHEREAS, the City Council specifically finds that the proposed policy promotes and protects the safety, health, peace, security, good order, comfort, convenience, and general welfare of the city and its inhabitants;

WHEREAS, the Mayor and Council believe that the proposed procedure is in the best interest of the City and its citizens;

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED as follows:

Section 1. **Establishment of Policy** – The Mayor and Council of the City of Stockbridge hereby establish the following policy with respect to censures or reprimands against elected officials of the City:

Procedure and Criteria for the Issuance of Censures or Reprimands. No censure or reprimand against any elected official of the City shall be issued by the City Council without an investigation into the alleged wrongful act(s) conducted either by the City Council or the Ethics Committee. Such investigation shall allow the accused to be heard in a public hearing. Any such censure shall be based upon a proven violation and/or conviction for such violation of the City Charter, the City Ordinances (including the Ethics Ordinance) or the laws of the State of Georgia or the United States.

Section 2. **Documents** – The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.

Section 3. **Severability** - To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.

Section 4. Repeal of Conflicting Provisions - All City resolutions inconsistent with this Resolution are hereby repealed.

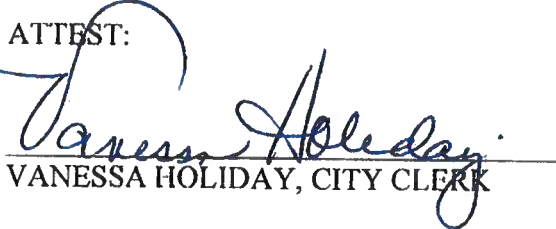
Section 5. Effective Date - This Resolution shall be effective immediately upon the date of its adoption by the City Council and Mayor as provided in the City Charter.

SO RESOLVED, this the 24th day of November, 2020.

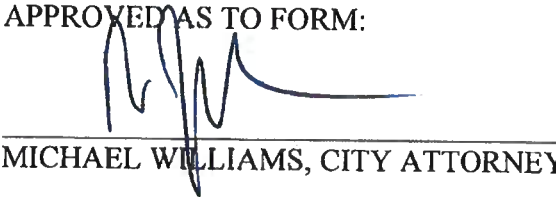
CITY OF STOCKBRIDGE, GEORGIA


ANTHONY S. FORD, MAYOR

ATTEST:


VANESSA HOLIDAY, CITY CLERK

APPROVED AS TO FORM:


MICHAEL WILLIAMS, CITY ATTORNEY



May 12, 2025

City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

Councilwoman Yolanda Barber
Stockbridge City Council
4640 North Henry Boulevard
Stockbridge, Georgia 30281

RE: Formal Letter of Admonition for Violations of City of Stockbridge Ethics and Conduct Standards

Dear Councilwoman Barber:

This letter serves as a formal admonition regarding recent patterns of conduct observed during official meetings of the City Council, which violate the City of Stockbridge's Charter, Code of Ordinances, and ethical expectations binding on all elected officials.

It is the expectation of the Mayor and City Council that all elected members maintain a high standard of professionalism and ethical responsibility. Unfortunately, your repeated conduct during several council meetings—most notably those held from January 2024 through the present—has been inconsistent with these standards. The purpose of this letter is to formally identify the concerns and request immediate and sustained corrective behavior.

1. Failure to Respect the Authority of the Chair (Mayor Ford)

Under Section 2.40.055 of the Stockbridge Code of Ethics and the City's meeting rules, elected officials are required to observe proper decorum, including respecting the authority of the presiding officer. During multiple council meetings, you have interrupted Mayor Anthony Ford, disregarded his requests for order, and continued to speak out of turn without being recognized. These actions directly undermine the effectiveness of meetings and violate the norms of mutual respect required under this section.

2. Impugning the Integrity of Fellow Officials and City Staff

You have repeatedly made unsubstantiated accusations against fellow councilmembers, the Mayor, and professional city staff regarding alleged corruption, illegal conduct, and unethical behavior— without providing any credible evidence or following proper channels for reporting such concerns. This behavior contravenes the City's Code of Ethics, which mandates that city officials act with civility, integrity, and fairness, and avoid any conduct that would 'bring disrepute upon the city.' Additionally, the Charter prohibits elected officials from interfering in the execution of city contracts or giving orders to staff outside of proper channels.

3. Disruption of Meetings and Procedural Violations

On multiple occasions, you have spoken out of turn, refused to yield the floor, and engaged in verbal exchanges that disrupted the order of council proceedings and prolonged meetings unnecessarily due not obeying rules of conduct and procedure. These incidents have required multiple points of order from fellow councilmembers and repeated intervention by the Chair. Such behavior violates the Council's procedural rules, which requires elected officials to conduct business solely through the City Manager and to maintain appropriate roles during official meetings. It also contravenes the Charter where it requiring that all officials "conduct themselves in a manner that reflects favorably upon the city."

4. Making Baseless Allegations of Illegal Conduct in Governance and Contracts

In public settings, you have asserted that Stockbridge officials or processes are operating illegally—without filing formal complaints, requesting investigations, or presenting corroborating documentation. These actions erode public confidence in city governance and appear to be aimed more at provocation than at accountability. The Ethics Code specifically bars any official from using their position to 'create a hostile environment for other city officials or employees' and cautions against misuse of public forums to level personal or unsupported accusations.

Summary and Expectations

In light of the above, and pursuant to the authority vested in the Mayor and Council under this letter shall be retained as an official admonition and shall be considered in future evaluations of ethical conduct.

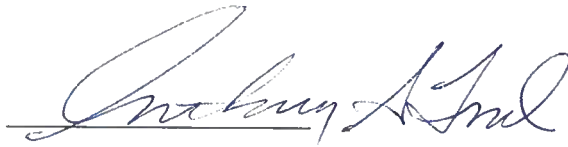
You are respectfully reminded of your obligations to:

- Respect the Chair's authority during meetings and refrain from speaking without recognition;

- Avoid personal attacks or defamatory comments against fellow officials or city staff;
- Raise any concerns about illegality or misconduct through proper internal or legal reporting channels;
- Follow the rules of procedure and ethical decorum at all times when conducting city business.

It is our sincere hope that this matter serves as a constructive turning point. We remain committed to working collaboratively with you in the best interests of the residents of Stockbridge and trust that future conduct will reflect the values of service and civility.

Sincerely,



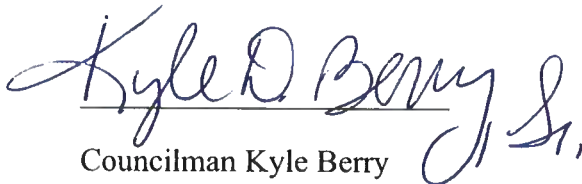
Mayor Anthony S. Ford



Mayor Pro Tem Lakeisha Gantt



Councilman Elton Alexander



Councilman Kyle Berry

.cc:

Vanessa Holiday, City Clerk
City of Stockbridge Legal Department

November 25, 2024

Sent via email

Quinton Washington, Esq.
Stockbridge City Hall
4640 North Henry Boulevard,
Stockbridge, GA, USA
quinton@wlga.com

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Respectfully yours,
Gabriel Medford

cc.

ETHICS COMPLAINT NO. 05212025-01
FILED AGAINST: MAYOR ANTHONY FORD
COMPLAINANT: COUNCILMEMBER
YOLANDA BARBR RECEIVED: MAY 21, 2025

RECEIVED

MAY 21 REC'D 2025



**CITY OF STOCKBRIDGE BOARD OF ETHICS
Complaint Form**

City Clerk's Office
City of Stockbridge

Holiday

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Anthony Ford

City position or title: Mayor

Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics. go to:

Section 2.18.- City Manager; appointment; qualifications; compensation.

(a) Within 60 days of a vacancy in the position of city manager, the mayor shall recommend to the council at least two qualified candidates for the position of city manager, which the council may either approve or reject by a majority vote.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Emails: April 24, 2025 and May 9, 2025

Place: Emails

Describe what happened:

As of today, the Mayor (acting as City Manager) has not submitted to the Council his recommendations of at least two qualified candidates for the position of City Manager within the 60 days of vacancy according to the Charter Code 2.18.-City Manager; appointment; qualifications; compensation.

Section 2.18.- City Manager; appointment; qualifications; compensation.

(a) Within 60 days of a vacancy in the position of city manager, the mayor shall recommend to the council at least two qualified candidates for the position of city manager, which the council may either approve or reject by a majority vote.

PART FIVE: WITNESS INFORMATION.

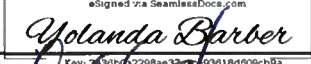
State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature  Yolanda Barber Yolanda Barber Date 05-21-2025

By: Yolanda Barber Title Councilmember Date 21 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: May 21, 2025 Expires: 12/22/2026

Signature: Vanessa Holiday

Printed Name: Vanessa Holiday



Complaints may also be delivered to
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Frederick Gardiner <fgardiner@stockbridgega.org>

Sent: Monday, January 13, 2025 5:33:56 PM

To: Alphonso Thomas <athomas@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Frederick Gardiner <fgardiner@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Renee Wheeler <rwheeler@stockbridgega.org>

Subject: Letter of Resignation, Frederick Gardiner, 1-8-2025

Mayor and Council!

I would like to extend my sincerely thanks to you for giving me the opportunity to serve as your city manager for the last three years. It has been an honor and a privilege to have served this community, a place my family has called home for the past 25 years.

With that being said, I have attached my letter of resignation and as a resident of the GREAT City of Stockbridge for 16 years, I will continue to support her moving forward the pinnacle of growth and development. My apologies for just sending this out but with all activities around the last weather alert, I thought it fitting to send it today.

Sincerely,

Fred Gardiner



MAYOR
Anthony S. Ford

January 8, 2025

COUNCIL MEMBERS

Elton Alexander
Yolanda Barber
Kyle Berry
LaKeisha T. Gantt
Alphonso Thomas

RE: Letter of Resignation

Dear Mayor and Council:

First, I would like to sincerely thank you for allowing me to serve as your city manager for the last three (3) years. It has been an honor and a privilege to have the opportunity to serve this community my family and I have called home for over 24 years. So, it is with a heavy heart that I submit this letter of resignation effective February 12, 2025. I will be taking some of my personal days during this period.

In the last three years, we have accomplished a lot to move the city forward in the areas of technology, economic development and intergovernmental affairs.

There are still a lot more projects that are underway in the city manager's office that will need to be completed. These include the Special Service District, Norfolk Land Lease; Citywide Wayfinding; Patrick Henry Implementation; Western Connector Master Plan and Zoning (2010 LCI); Eagles Landing Country Club Annexation, East Lake Parkway Annexation; new Eagles Landing Park Cherette and planning. I will present to the council that list with the designated staff to oversee the completion thereof based upon their area of expertise, knowledge and skill set.

Respectfully Submitted,

Frederick Gardiner

Frederick Gardiner, AICP, City Manager

Office of the City Manager

4640 N. Henry Blvd, Stockbridge, Georgia 30281 | 770-389-7904 | www.cityofstockbridge.com

From: Anthony Ford <asford@stockbridgega.org>

Sent: Friday, May 9, 2025 11:15:05 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Renee Wheeler <rwheeler@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: City Manager candidate update!

Councilwoman Barber/Teammates,

Well, there are three virtual interviews this afternoon and two more scheduled for Monday afternoon. There will be several more (4) scheduled next week as well. I have identified (4) current City Managers that will assist me in the initial interview process. These individuals will rotate depending on their actual day to day operational schedules. Once the initial interviews are completed; I will submit the names and resumes of those individuals who made the first cut for the City Council's interview. The City Council interviews will occur in person during a Special Called Meeting or an Executive Session which will occur later this month. Thank you for your understanding and support.

Take care,

Anthony S. Ford

Mayor

City of Stockbridge

(678) 215-6142

Get [Outlook for iOS](#)

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 10:43:07 AM

To: Anthony Ford <asford@stockbridgega.org>; Renee Wheeler <rwheeler@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: City Manager candidate update!

Good Morning All-

Mayor Ford/Ms. Wheeler,

What is the status of scheduling interviews for the City Manager position?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Thursday, April 24, 2025 1:36:38 PM

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Quinton Washington <quinton@wlgga.com>; Vanessa Holiday <vholiday@stockbridgega.org>; **Renee Wheeler** <rwheeler@stockbridgega.org>

Subject: City Manager candidate update!

Mayor, Ms. Wheeler,

Please provide an update on the City Manager interview process. When are interviews scheduled? We are almost in May.

ETHICS COMPLAINT NO. 05202025-02
FILED AGAINST: MAYOR ANTHONY FORD
COMPLAINANT:
COUNCILMEMBER YOLANDA BARBER
RECEIVED MAY 20, 2025



RECEIVED

MAY 20, 2025

City Clerk's Office
City of Stockbridge

C. Lester

CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Anthony Ford

City position or title: Mayor

Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community.

3.30.060 - Ethics.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices

Section 2.22 Council interference with administration

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Various dates since I was sworn in January 2020-May 2025 (during Council Meetings,

Place: Various places since I was sworn in January 2020-May 2025 (during Council Meetings,

Describe what happened:

Violation of the following:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

3.30.060 - Ethics.

It is the policy of the City of Stockbridge to seek the best overall value when procuring goods and services. Toward this end, the city finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the city. The City of Stockbridge will set up and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best value.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

Section 2.22. - Council interference with administration.

Elected officials are not prohibited from speaking with city employees, or from requesting information from city employees in furtherance of their service to the city as elected officials.

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances?nodeId=THCH_ARTIIGOSTELRE_S2.22COINAD

My complaint is against any/all individuals who have demonstrated a dereliction of their duties, failed to act in our city's best interest, by knowingly circumventing and/or ignoring established protocols and violating city ordinances. This conduct reflects a serious breach of public trust and accountability. Particularly when those in positions of authority intentionally ignore established checks and balances, control measures, policies and safeguards designed to ensure principles of Good Governance to include ethical behaviors, fairness, transparency, and fiscal responsibility.

According to our city's Ordinances, Council members are prohibited from violating the City's Official Code of Conduct and must always act in the best interest of our entire community, by applying laws impartially and avoiding even the appearance of self-interest or biased behavior. Decisions must not favor certain individuals, groups, or Agendas that would benefit them at our city's expense. Laws and policies must be applied evenly, regardless of who a person or entity is. No favoritism or unequal treatment is acceptable.

Our city's Procurement Policy requires fair and transparent vendor selection through the formal competitive bidding and contract award approval processes, which were not followed during the selection and awarding of contracts of the Amphitheater Operations. The City Manager, Treasurer, City Attorney and all Councilmembers who authorized or ignored my repeated inquiries and requests, are in violation of the Procurement Code as well as the Code of Conduct by allowing or enabling the circumvention of these required procedures. Allowing a contractor/consultant--Amphitheater Management--to directly hire vendors, disregarding the formal vetting process and to pay vendors. Many of the services that these vendors provided exceeded the \$50,000.00 threshold and were paid using city funds, bypassing our city's procurement protocols, and directly contradicts established conduct expectations and state and federal laws. The Stockbridge Amphitheater is NOT a private venue. The Stockbridge Amphitheater is a public venue and is operated primarily using taxpayer dollars.

All Councilmembers, staff members and contractors/consultants who authorized or failed to act on my repeated concerns and requests, appear to be prioritizing the interests of the contractor/consultant--Amphitheater Management and/or affiliated vendors over our city's fiduciary responsibility (in my opinion). Further neglecting their duty to ensure impartiality, transparency, and fiscal accountability. Thereby, damaging public trust and bringing discredit upon our city. I had hoped that my repeated objections and expressions of concerns/inquiries/requests/suggestions since January 2020, would give them pause. But instead, many of my concerns/inquiries/requests/suggestions were ignored and/or dismissed, which demonstrated to me a failure to act on behalf of our City and to protect our city, its citizenry and our city's assets.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Various public meetings (audio and video recorded), Meeting Minutes, emails, etc.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber Yolanda Barber Date 05-20-2025

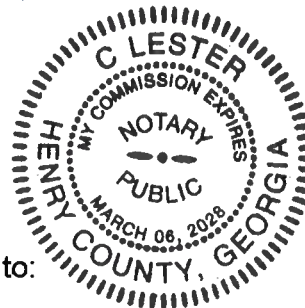
By: Yolanda Barber Title Councilmember Date 20 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 05/20/2025 Expires: 03/06/2028

Signature: C. Lester

Printed Name: C. Lester



Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Quinton Washington <quinton@wlgga.com>

Sent: Wednesday, April 30, 2025 9:25:11 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: RE:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber,

Whatever information you have requested you can freely seek again. Legal has not and does not place holds on information requests unless the requests involve privileged information and is sent to legal for review.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 29, 2025 11:14 PM

To: Quinton Washington <quinton@wlgga.com>

Cc: asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Hello Mr. Washington,

Would you please provide a response to my question below? I listened to what you told me at the start of tonight's Council Work Session. I would prefer to have your response in writing please. As of today, several of the items in the Demand Letter have still have not been provided.

In Service,

Yolanda Barber, Councilmember
City Council District 4

4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 11:17:05 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Have you followed up with anyone?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, April 28, 2025 10:38:31 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

I do not have anything responsive to the request under review. I am not holding anything back pursuant to your request. No one has asked me to review anything.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 10:28 AM

To: Quinton Washington <quinton@wlga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Morning All-

Dear Mr. Washington,

I have been more than patient with waiting to receive ALL of the items as was detailed in the Demand Letter that was emailed to you in November 2024 from an Open Records Attorney that I retained. As you are aware, ALL of my requests have not been fulfilled. I still need ALL of the appraisals and all of the advertisements/public notices.

When should I expect ALL of the information as outlined in the Demand Letter?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Saturday, May 10, 2025 8:28 PM

To: Anthony Ford <asford@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thanks for letting me know. I will pass this information along to ticket holders that have contacted me.

I didn't buy a ticket and I have no plans of being there. I don't see myself being there because I don't see how these concerts are being funded.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Anthony Ford <asford@stockbridgega.org>

Sent: Saturday, May 10, 2025 7:30:18 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Dear/Teammates,

able to conduct the concert tonight. See you soon.

Anthony S. Ford
Mayor
City of Stockbridge
(678) 215-6142

Get [Outlook for iOS](#)

From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Saturday, May 10, 2025 5:55:35 PM
To: Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>
Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mayor Ford,

Has tonight's concert been cancelled? Rain is expected all day today and tomorrow.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Harold Young <gm@stockbridgeamp.com>
Sent: Saturday, May 10, 2025 1:17:36 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning All,

Last week's concert will be rescheduled - the agent has to coordinate the schedule of the artists, band members, stage hands etc. There is a lot that goes into rescheduling - I should have the new date this week and the patrons if they can't make the date a refund will be offered.

Yes, the city did incurred expenses for last week's show.

Today's show is being closely monitored as well. Right now there is light rain and the artists are willing to perform - if anything changes for the worse, we will have to reschedule this show.

There are costs that will occur regardless of the weather if the artists, production crew are here. There are savings with police, security, ushers - labor charges.

Harold Young

On Fri, May 9, 2025 at 6:20 PM Yolanda Barber <Ybarber@stockbridgega.org> wrote:

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26:20 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

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The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

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From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

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Stacey Sussman

SES ENT LLC

917 297 3942

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

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From: LaKeisha Gantt <LGantt@stockbridgega.org>

Sent: Sunday, May 11, 2025 11:40:26 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning:

For the record I was the person to bring up this issue. No one is ignoring anything. I have also been told of industry standards but will also do my own research.

I am not ignoring any of my fiduciary responsibilities. I believe in resolving conflict without being loud. I have learned my lesson on giving the public a dog and pony show in the past. And will not partake in it. My duties I take serious. And I will continue to work and resolve issues quietly.

In Service,

Lakeisha Gantt, Esq.

Mayor ProTem

District 1

City of Stockbridge

Please note for a faster Response please cc my executive assistant at rrawls@cityofstockbridgega.org

or if a matter is Urgent please contact Stockbridge City Hall and leave a message with the Executive Assistant to the Mayor and Council.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 6:20 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

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City Hall: 770-389-7900

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:55:27 PM

To: Quinton Washington <quinton@wlga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

I appreciate your response, but those are my opinions.

In Service,

Yolanda Barber, Councilmember

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 2:50:45 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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I work every day to protect the interests of Council and the City and resent and take offense to any characterization otherwise. I do not appreciate the tone and tenor of your comments. I am a professional and acting in that space and wish to be treated as such. The will of council is three people and to date three people have not signed on to this request. If there have been and that is provided, then I am mistaken.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:42 PM

To: Quinton Washington <quinton@wlga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you for your response Mr. Washington. I specifically followed up with you regarding the City's contract/template and the force majeure language during our March 2025 Retreat. Your response then is contrary to what your email below suggests. So, I would like to know, what was the delay in providing these options to the Governing Body before/during our March 2025 Retreat? I'm sorry, but it seems to me your actions of law seek to protect the interests of the Artists and others. What are you doing to protect the interests of our City?

In Service,

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 2:11:11 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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This is part of the practice of law. There was no authorization required from council.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:06 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you Mr. Washington for providing options. Although I expected that this information would have been provided last year so that we could consider it prior to the start of 2025 Concert season. Please provide the status of quotes for insurance policies to cover acts of nature/force maker.

I inquired about the status of incorporating standard contract language into the City's contract/template to be used during negotiations to eliminate our City paying 100% of rescheduled/cancelled concerts due to acts of nature. Paying 100% is being fiscally irresponsible and wasteful spending. Our City cannot sustain this Amphitheater that way.

I want to reiterate, I do not/will not support paying more than 5% for rescheduled concerts for Artists. And I want to see quotes for insurance policies to cover weather related/force maker/acts of nature circumstances.

This is a government venue being funded by taxpayer dollars. This is not a private venue. The Artists contract should be attached as an Addendum to our City's contract. I have not been provided neither.

This will be my 3rd request:

Mr. Washington, Who gave you the directive to prepare the 'Trade Secret Affidavit'? There is no record of Council's discussion on Trade Secret Affidavit for Naming Rights nor the Artists. I need to know when and who authorized this?

In Service,

Yolanda Barber, Councilmember

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

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What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Tuesday, April 8, 2025 4:02 PM
To: Vanessa Holiday <vholiday@stockbridgega.org>
Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>
Subject: Re: Trade Secret Affidavit

Thank you.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Vanessa Holiday <vholiday@stockbridgega.org>
Sent: Tuesday, April 8, 2025 2:51:38 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>
Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>
Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

No, there are no meeting minutes on that subject matter.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

READER ADVISORY NOTICE: This information is intended only for the individual named above. If you received this in error, please call 678-833-3303 to notify the sender, and then delete the email without printing, copying or retransmitting it.

Georgia has a very broad Public Records Law. All written communications prepared and maintained or received in the course of official business by the City of Stockbridge are open records available to the public and news media upon request unless otherwise exempted by law (Ga. Statute 50-18-70).

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:50 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas

<athomas@stockbridgega.org>; Quinton Washington <quinton@wtgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you Mrs. Holiday,

Are there any Meeting Minutes regarding Council's discussion on a Trade Secret Affidavit?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 1:35:07 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

The requested documents do not exist.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 9:20 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Trade Secret Affidavit

Good Morning All-

Mrs. Holiday,

Please provide me with a copy of the Resolution approved by the Council for the Trade Secret Affidavit.

Please also provide me with the meeting minutes in which the Council discussed and approved directing the City Attorney to prepare a Trade Secret Affidavit.

When should I expect to receive this information?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Thursday, May 15, 2025 12:53 PM

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Afternoon All-

I am circling back to my request once again, because I wasn't allowed an opportunity to address my concerns in Executive Session of the May 12, 2025 Council Meeting. I will plan to address my concerns during our next upcoming meeting.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

Yolanda Barber, Councilmember
City Council District 4
4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

BY ORDER OF THE COURT, the undersigned, the Attorney for the Plaintiff, and the Consultant of the Plaintiff, do hereby certify that the foregoing is a true and correct copy of the original as filed with the Court.

Yolanda Barbo



Where Community Connects

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 being 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 \$125,0000 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 Sourcwell 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.

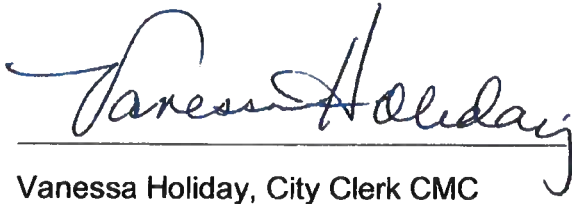
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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).

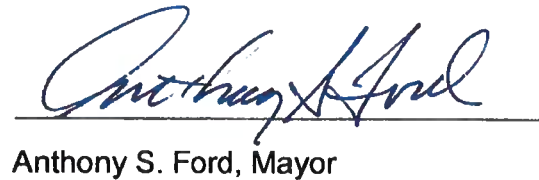
Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

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:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:30:19 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mrs. Holiday,

Exactly, follow the law and procedures of the law as outlined by the state as we have always done. Council should not direct staff to supersede the law. The law requires redactions and special handling of sensitive information to protect the privacy of individuals. We consult legal to follow Ga Law to make sure we are in compliance at every turn. This is especially key with sensitive documents from City of College park being found in or near a dumpster no being investigated. No, Ga Law I am aware of says follow the legal determination of City Council members. We need to leave politics out of this process and council should not interfere in any way with your role and the city attorney's role. Follow the law!

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:16:05 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Good afternoon everyone,

The clerk's office will comply with the Georgia open records act as normal. The clerk's office will reach out to the city attorney as necessary. Please note that open records responses must comply with the

Georgia open records act. If there are redactions, those will come from the code in accordance with the Georgia records act and will be cited in the response.

Vanessa Holiday

City Clerk

404-445-9341

Get [Outlook for iOS](#)

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 1:56:52 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mr. Gardiner, Mrs Holiday,

Legal should be advising whether redactions are necessary not Council, the process is not political. Again this is walking the grey lines of Council interference directing staff to potentially violate city policy which is prohibited under the charter. Legal or the city clerk should not act without the vote or consent of 3 council members. Redactions and open records should always have a thorough legal review before being released. One Council

member cannot change the policy or process. Should policy need to be changed a vote of 3 council members shall be required.

It should be noted releasing confidential documents or information without following the process is a violation of city policy and our sworn Oath of Office. Confidential documents are considered Executive Session materials. Please follow city policy and procedures.

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

This email serves as an official notice for a Request for Open Records to provide the following information:

Please provide the 2024 P&L statements for the Amphitheater Management/Operations.

***With no redactions.

Sincerely,

Yolanda Barber

City of Stockbridge

Councilmember–District 4

678-435-3450

YBarber@stockbridgega.org



COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA

Day One Recap by Mr. Frederick Gardiner

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect

school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and

recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.

Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from \$50 - \$100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at \$100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at \$150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at \$35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with \$6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber stated that only one newsletter was published and mailed out in 2023, noting the newsletter was not sent to the newly annexed residents; and stated she would be partnering with the schools again this year, noting she is preparing for a Council initiative for girls at eight elementary schools in the Stockbridge cluster.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday

Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September; noted no changes to the staffing levels for FY2025, and reviewed the various software applications utilized by the department; referenced the current boards and

committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is \$21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is \$160 and with Veracity, the cost would avg. \$80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where internships.

Ms. Wheeler noted the department makes the request for interns, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram

Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of \$808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay \$80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents year over year; and the cost has increased the proposed budget for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is \$808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines

Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be

obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a \$2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports; and stated that budget amendments should be presented to the Council.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to reactivate the Finance Committee; and stated that she would like to be appointed as Chair of the Finance Committee and noted she is the only member of Council currently not serving as a Council Liaison or on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

Ms. Holiday noted the city's Charter states the Mayor has the sole authority to appoint the Chair of each Committee, noting the Council Liaisons are not appointed to the Mayor's committees.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

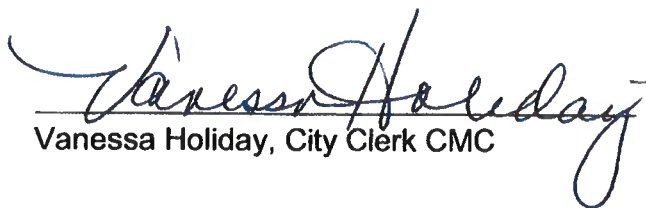
Councilmember Barber asked for the status of OpenGov.

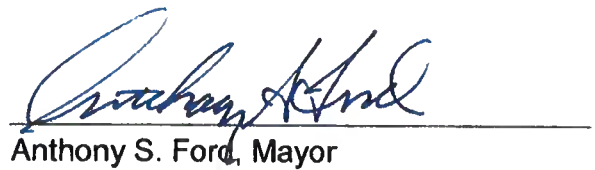
Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. **Previous Day Recap - Presented by: Frederick Gardiner**

Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

Councilmember Gantt joined the meeting at 10:15 a.m.

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around \$4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing shoe, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from \$30,000 to \$85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a \$100 ticket would cost \$142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what is the impact to the Amphitheater budget when concerts are canceled or rescheduled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color.

Mr. Gardiner noted \$500,000 was approved for Phase I of the Wayfinding Project.

Councilmember Barber asked why would the city pay 100% of the expenses for the rescheduled concert due to factors that are out of our control (such as weather), and asked if the rescheduled shows are being renegotiated.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds \$9,615,000; Public Facilities Authority revenue bonds \$28,805,000; Accrued compensated absences \$146,737; Net pension liability \$86,699/ Business type Activities: GEFA notes payable \$1,120,169; Accrued compensated absences \$61,918, Net pension liability \$54,490 for a total of Long-Term Debt Activity \$1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases.

Amounts outstanding at year-end of \$25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project \$326 million dollars and potential revenue of \$4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of \$1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or \$9,000,000/year over 6 years for a total of \$54,000,000 or \$58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an \$18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall's response was yes.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

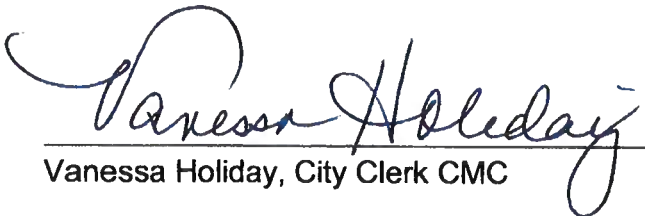
Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

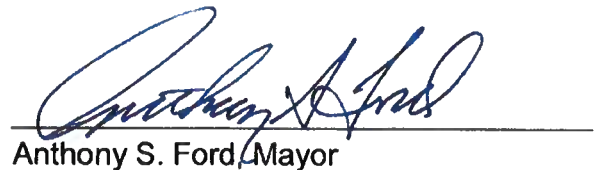
Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – 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. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.

Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.

A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.

Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).

Motion to approve Revised Provisions to the State Zoning Procedures Law as presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.

Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately \$4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around \$5 million to \$6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

The motion to amend the Agenda passed unanimously 5-0.

Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

Mayor Ford asked legal for an opinion to remedy the action on the floor.

Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE). Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of the projects and categories included in the plan.

Public Hearing Opened There were no comments. Public Hearing Closed.
Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the case.

Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.

The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)

Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner
Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10' sidewalks outside and 8' sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)

Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting. Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.) Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting. Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. (Council District 2) Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of \$26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; noted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

Mr. Gardiner noted he would have information and analysis at the next meeting.

Public Hearing Opened. No speakers in Favor.

Speaker Opposed: Ms. Anne Fields

Public Hearing Closed.

Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor

Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- 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. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- o 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.
- o 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 to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

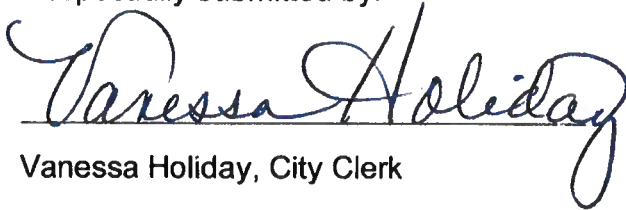
Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

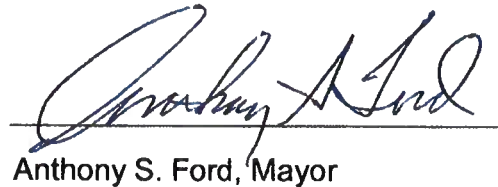
Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Sent: Thursday, August 17, 2023 11:50:27 AM

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Harold Young <gm@stockbridgeamp.com>; Elton Alexander <EAlexander@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; John Wiggins <JWiggins@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>; Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>; Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Councilwoman Barber:

No one council member can give a directive. If council wants a report after every concert then council will request it by consensus. We can only act in consensus. Please refrain from speaking as if when you say something it is the law. It always takes the majority of council. You are not new to this procedure.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

Stockbridge City Council

"Stockbridge is where Community Connects"

On Aug 16, 2023, at 11:29 PM, Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

Mr. Young,

Thank you for the below information. We need the Post Concert financials after every concert as agreed please.

Additionally, I'm troubled by what you have conveyed to the Council that 'potential' sponsors have pulled away because they have watched the Council Meetings.

Please forward the communications to the full Council of the specific sponsors who you have communicated with who you say have pulled away. This will give the Council the opportunity to reach out and temper their concerns.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Harold Young <gm@stockbridgeamp.com>

Date: 8/11/23 9:37 PM (GMT-05:00)

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, John Wiggins <JWiggins@cityofstockbridge-ga.gov>, John Blount <JBlount@cityofstockbridge-ga.gov>, LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>, Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>, Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber

The amphitheater staff is paid through the concert ticket sales and other concert revenue or by me personally. In order to operate the concert here are a list of the companies that is a paid expense through ticket sales

Pro Video

Spartan Security

Casper Atlanta

L-Park (Parking company)

Alexander Ballroom (Catering services)

Omega Backline (Backline equipment)

Houston Transportation

Productions and Concerts

Campbell Cleaning Services

Radio stations

Marketing (flyers, street team, TV etc)

The MC/DJ is also paid through ticket sales/sponsorships/vendor fees etc.

The Operations Manager is paid through the budgeted funds and the rest of my staff is paid by me.

Sponsorship status??? I am not sure what you are referring to. I have expressed to the council my difficulty in inquiring some of the larger sponsors.. This does not mean that I will stop seeking others. I will continue to seek others. Feel free to contact me with any clarity that you may need.

Harold Young

On Fri, Aug 11, 2023 at 6:25 AM Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

I agree. I am prepared to stay as long as it takes. I was baffled as to how the Council would be able to hear all of the presentations from each department and have time for questions/discussions within 2 days. In addition to the time allowed for 'manufactured drama' intended to interrupt/disrupt/derail asking questions and discussing important business of our City. I still have unanswered questions regarding the operations and funding of the Amphitheater (i.e. how are the Amphitheater staff being paid and status of Sponsorships).

I want to better understand how the funds collected through fines, citations, etc are tracked and reported on the financial statements and the budget.

I took note of the fact that #8-Community Development on DAY 1 of the Agenda was skipped, completely. With multiple residential developments approved/underway/pending approval in the downtown area. I am expecting to receive the latest updates on current/upcoming/potential projects throughout our entire City during this Retreat (including the Amphitheater ponds, East Atlanta Road left turn lane and sidewalk installation and Lee Street alignment and sidewalk installation). I too, have taken note of the delayed/stalled projects all within City Council District 4. I not only believe in transparency, I also believe in accountability.

I will not support approval of any new development(s) without a solid citywide Infrastructure Improvement Plan in place. I am awaiting, Staff's presentation on the analysis of all of the roads (including the newly annexed roads) as has been stated would be conducted 8+ months ago?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>

Date: 8/11/23 4:41 AM (GMT-05:00)

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>, gm@stockbridgeamp.com, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>

Subject: Retreat extended to 5pm today

My. Gardiner, All,

No one should plan on leaving here before 4pm or 5pm today because we have so much ground to cover in each department. I personally have plenty of questions for each department head as I am accustomed to a 3 day budget retreat not a 1 and half day retreat. You certainly can expect my question of what do you need to each department head in wishist form and some push back on things not getting done like East Atlanta Rd and Lee Street being completely stalled after being approved 3 years ago, unacceptable. We are not even close to finishing. We need explanations from legal and Falcon Design. The Amphitheater pool no movement at all after too many requests to count.

Honestly, I felt rushed with Harold Young after all the drama and would like for him to come back today and finish so we can discuss his 2024 budget and the type of talent we need to sell out these shows. The age of the performers leaves out the youth completely and that needs to be addressed. Ask Mr. Young to return today because he got caught up in the drama of the day in the middle of his presentation.

We also need to discuss this proposed T-Splost list being spread out so each Distict has projects. I certainly support the Tye Street projects being done but scheduling all of them in 2024 while other Districts have nothing needs to be adjusted. Why is Eagles Landing Pkwy paving in 2025 when it is our #1 commercial corridor and in worse shape than Walt Stephens Rd. These two repavings need to be expedited to late 2023 or 2024. When is Walt Stephens Rd paving scheduled? When is Rock Quarry Rd widening going to start? The whole T-Splost list needs to be prioritized by Council and voted on because staff gave us no input. I am prepared to stay to hash this out and not rush the day.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Where Community Connects

COUNCIL MEETING SUMMARY MINUTES

MONDAY, DECEMBER 12, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Mr. Maestro Evans.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilman Alexander and Councilwoman Gantt. Councilman Alexander joined the meeting at 6:05 p.m.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 Licensing Agreement for parking and Item #18 Contract Extension for GFL: Second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to adopt the amended Agenda: Second by Councilman Alexander. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilwoman Barber. The motion passed 4-0.

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

- Mr. Maestro Evans – Stockbridge (Henry County) referenced the recent passage of the Annexation Referendum and asked when information would be distributed to the new residents.

PRESENTATION

4. Presentation of Open Gov Project

Presented by: Frederick Gardiner, John Wiggins, Brice Percynski

Informational and reporting tool for government transparency was presented.

Mr. Percynski noted this would give the citizens full transparency with the operations of the city; noted it would be an informational tool along with helping with different reports such as monthly reporting from finance, permitting reports from community development, procurement, etc.

Councilman Blount asked what the advantage would be to use this company.

Mr. Wiggins noted the information would be pulled from Incode, the city's Finance platform, and provide information to the public to promote transparency.

Councilman Blount asked why the city needs an outside company to provide information and transparency, and do for the city what staff should provide to the public considering the information comes from city staff and is submitted to this company.

Mr. Gardiner noted the city's platform does not present the information in laymen's terms that would be easily understood and referenced cities currently using the platform to include the City of Roswell.

Councilman Alexander noted all financial information is available to the public via an open records request, and suggested that at the most, 2% of the citizens would request the information and has not heard where this software would provide new information, but rather the information that the city already has, and asked Mr. Percynski to provide statistics on the use by the cities currently utilizing the platform.

Mr. Percynski confirmed, and noted the firm has a plan and offers professionalism and training to make sure the platform get up and operating properly.

Councilman Alexander asked for clarification of the upfront cost of \$50,000 plus approximately \$40,000 for a total upfront cost of \$90,000.

Mr. Percynski confirmed those numbers to be correct.

NO ACTION TAKEN.

PUBLIC HEARING

5. Final Reading and Adoption - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner presented an overview of the proposed FY2023 Operating Budget and Capital Improvement Plan.

Councilman Blount referenced his request for the city's Financial Advisor to attend the meeting noting this is the first budget that is being balanced with Fund Balance and will rely on the \$1.9 mil county rollback; and not being transparent as to how the city will sustain the increases.

Mayor Pro Tem Thomas noted the city is absorbing credit card fees of over \$53,000 per year and motioned to no longer absorb the fees; second by Councilman Alexander. The motion failed 2-0-2 (Barber/Blount Abstained).

Mayor Pro Tem Thomas referenced the 2nd Budget Hearing where it was confirmed by the City Manager that the newly proposed positions would not be funded in the 2023 Operating Budget, and that the critical position of Economic Development Director is moving forward and being funded.

Mr. Gardiner confirmed, noting his intent was for the candidate to be confirmed later during the meeting.

Mayor Pro Tem noted historically, and traditionally, the Council receives the resume of any Director nominated by the City Manager prior to Council confirmation.

Councilman Blount noted he did not need to see the resume and asked that the City Manager be allowed to hire and build his team.

Councilwoman Barber asked if there are any mid-year budget review meetings scheduled for 2023, noting there were no meetings provided in 2022 following requests; referenced the budget retreat and the new format that did not include the governing body, and noted that because of the lack of a budget review to know where the city is financially, she cannot support approval of the budget; Councilwoman Barber referenced the ARPA report and asked if the numbers were for FY22 or FY23.

Mr. Wiggins confirmed the report references FY2022.

Councilwoman Barber asked for a detailed report for ARPA funds spent by the Stockbridge Police Department and the city's Public Works Department and asked for clarification of ARPA funds paid in the amount of \$280,000.

Mr. Wiggins confirmed the \$280,000 was for the Employee Retention Incentive; and noted the ARPA balance is \$1.5 million with \$1.167 restricted.

Mr. Gardiner noted the goal is to try to get the budget process started with the Retreat in February 2023 to include the city's Strategic Plan and priorities for FY23 Projects and have a working document to present in August 2023.

Mayor Pro Tem Thomas requested that Council receive financial reports from the City Manager on a monthly and quarterly basis; and cited Section 4.10 of the Charter whereas the Council shall confirm all Directors, noting the Council should see the background information of the Director for which they are being asked to confirm, stating the Council must do their due diligence with respect to vetting candidates and confirmations of department Directors.

Mr. Gardiner noted he was not aware of that process noting the Charter does not specify that resumes be submitted to the governing body and would have the information forwarded to the Council for review for confirmation of the Director at the December 20, 2022 meeting.

Councilman Blount referenced the Charter and noted areas that appear to be antiquated and needs to be updated to 21st century best practices and noted councilmembers should present their questions to staff in advance and behind closed doors.

Mayor Pro Tem Thomas noted the Council had not been made aware that a Director position was being brought forward for confirmation by the City Manager until today.

Mr. Gardiner noted he plans to meet with the county to request additional tax funds based on the passage of the annexation referendum and the approximately 7,000 new residents as a result and hopes the county will comply with the request without legal recourse.

Mr. Gardiner noted he is working with GMA (Georgia Municipal Association to draft the appropriate correspondence to submit to the county regarding L.O.S.T. (Local Option Sales Tax) and the new city residents/former county residents where there is law that speaks to an approximate 6% increase in population.

Councilman Blount noted there needs to be a financial analysis completed.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Ford called for a motion to adopt the FY2023 Operating Budget and Capital Improvement Plan. There was no motion.
NO ACTION TAKEN

6. Notice of Public Hearing and Adoption Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor)
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Gardiner presented the Tax Allocation District #1 for adoption noting upon approval, the next step would be to reach out to the County Tax Assessor to continue the process.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilman Alexander motioned to approve Adoption of the Proposed Stockbridge Redevelopment Plan for Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor: Second by Councilman Blount. The motion passed 3-0-1 (Thomas Abstained).

7. The governing authority for the City intends to consider and to vote upon an ordinance that will provide for an increase in compensation for the members of the governing authority and will provide that said increase for councilmembers shall increase from \$12,000 to \$20,000 annually and for the mayor shall increase from \$14,400 to \$22,400 annually. If so, approved on December 12, 2022, the annual salaries will become effective January 2024.
Presented by: Quinton Washington, City Attorney

Public Hearing Opened

Ms. Armenta Jones, Stockbridge (Henry County) asked where the money would come from to pay the additional salaries.

Mr. Maestro Evans asked what methodology was used to compute the 66.5% increase noting this percentage of an increase does not happen in the public or private sector.

Mayor Ford noted the salaries for the governing body have not increased in ten years.

Mr. Gardiner noted a salary analysis was completed taking into account compensation for similar municipalities.

No Speakers in Favor

Public Hearing Closed

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Thomas. The motion failed 2-0-2 (Blount/Barber Abstained).
NO ACTION TAKEN

Councilman Alexander exited the meeting.

NEW BUSINESS

8. Council Consideration to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83.

Presented by: John Wiggins

Mr. Wiggins noted council approve last year's write-offs in the amount of \$14,101.78 with an increase of \$31,548.05, Mayor Ford inquired on the increase; noted no cut-offs were processed due to the pandemic from March 2020 until July 2021 and those on the list had already vacated properties when cut-offs were reinstated.

Councilman Blount motioned to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83: Second by Councilwoman Barber. The motion passed 3-0.

9. Council Consideration to approve Water Deposit Change/Increase from \$150 to \$200.

Presented by: John Wiggins

Mr. Wiggins noted the current deposit for water services to be connected requires is \$150 for renters only; noted the Finance Dept is requesting authorization to increase the water deposit to \$200 which would put the city in line with the other sister cities in the county and to change the language to include homeowners, property management companies and investment companies.

Councilman Blount asked if the deposit increase is expected to cause a decrease in future write-offs.

Mr. Wiggins noted a decrease due to the increase with more funding with the extra \$50 with the other deposit such as the homeowners and property managers; noted all the other sister cities implemented an increase three years ago.

Mr. Aaron noted the average water bill is approximately \$61.20.

Mayor Pro Tem Thomas motioned to approve Water Deposit Change/Increase from \$150 to \$200: Second by Councilman Blount. The motion passed 3-0.

10. Water and Sewer Rate Increase Ordinance – Council Consideration to approve the Ordinance for FY23 – FY27.

Presented by: Decius Aaron and Chad Peden (Carter & Sloope Engineer)

Mr. Aaron noted staff has looked at the water and sewer rate's structure and has reviewed the past audit and note GEFA (Georgia Environmental Finance Authority) requires the city to maintain a certain debt service coverage ratio; noted the city has not met the

requirement and with the loan with GEFA (Georgia Environmental Finance Authority) it allows them to raise the rates to meet the debt service coverage ratio; noted Carter & Sloope, city engineers has prepared a rate analysis study for the next 5 years to meet the with GEFA (Georgia Environmental Finance Authority) requirements which is a debt services ratio of 1.1%.

Mr. Peden noted the biggest challenge for the City of Stockbridge is that their cost recovery (operating revenues divided by operating expenditures) has fallen below 1.0 in recent years and in general, this ratio must be higher than 1.0 for a self-sustaining enterprise; noted the City of Stockbridge operates under an "increasing block" rate structure; noted this rate structure defines itself by charging higher rates per unit of water and sewer as the volume of consumption increases; noted consumers face a lower rate up to the first block of consumption and pay a higher price up to the limit of the second block, and so on until the highest block of consumption; noted customers are billed the base charge plus usage except for irrigation and hydrant meters and recommended residents have a typical block structure which is described as the cost per 1,000 gallons from 0 to 10,000 is uniformed with whatever is used and if residents use more than 4,000 gallons, the cost will go up.

Mayor Ford inquired if that would include a reduced rate based on quantity.

Mr. Peden noted it would not be a reduced rate, and would cover whatever expenses to provide and produce water; noted three options were identified for with the goal of maintaining a sustainable enterprise, Proportional Increase, Uniform Increase and Custom Increase with recommending going forward with Custom Increase; noted Overall, the average residential water and sewer bill (4,000 gallons) would increase from \$61.28 per month to \$90.10 per month, equivalent to 1.85% of the median household income, which is still below the 2.0 guideline recommended by USDA.

Councilman Blount motioned to approve Water and Sewer Rate Increase Ordinance for FY23 – FY27: Second by Councilwoman Barber. The motion passed 3-0.

11. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc. in the amount of 250,000.00. The funding source is SPLOST V.

Presented by: Decius Aaron

Mr. Aaron noted the city had an assessment completed in 2018 of the streets with council wanting to include sidewalks; noted the assessment is similar to the LMIG (Local Maintenance and Improvement Grant) analysis, with DAF Concrete, Inc repairing over 11,100 linear ft. of sidewalks and used a rating system on how locations would be chosen and spent \$260,00 repairing and replacing sidewalks; noted work has been completed in Monarch Village, Windsong and Summit View with the goal next year of obtaining the same amount as LMIG (Local Maintenance and Improvement Grant) with a minimum of 5

miles and a minimum of sidewalk replacement of at least 11,000 linear feet; noted staff would like to be proactive to keep the city sidewalks safe.

Mayor Ford asked how the newly annexed streets would be incorporated into the city's LMIG Plan.

Mr. Aaron noted he is having conversations with the City Manager about the new subdivisions coming into the city and assumes they will all have the same conditions with roads and sidewalks and will gradually start working on them; noted staff has already identified the location due to SPLOST being approved for specific areas with the new areas starting in 2024 and have already identified the streets and sidewalks to be repaired; noted after a new evaluation is completed, new areas will be added.

Councilwoman Barber noted the city awarded a LMIG contract for as a separate contract and asked why this contract is needed.

Mr. Aaron noted GDOT (Georgia Department of Transportation) requires an annual list of streets that would be resurfaced under the LMIG (Local Maintenance and Improvement Grant) and noted the repair of damaged sidewalks in the city is beyond what the Public Works staff can do.

Councilman Blount motioned to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of 250,000.00: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

12. Council Consideration to approve the 2023 City Events Calendar

Presented by: Kim Jordan, Frederick Gardiner

Mr. Gardiner noted the 2023 events calendar includes 15 planned events that includes the date, time, location and a brief description of the event.

Mayor Pro Tem Thomas requested to move BridgeFest date from 9/23/23 to 9/30/23 and to have lateral leeway to be able to adjust some dates where there may be a conflict:

Mayor Ford noted the time for BridgeFest states 7pm-11pm and noted this has historically been an all-day event.

Mr. Gardiner noted he would check with staff on the time for the event.

Councilwoman Barber motioned to remove the \$50,000 for Re-opening of the Merle Manders Conference Center: Second by Councilman Blount. The motion passed 3-0.

Councilwoman Barber motioned to Table the Item: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

13. Council Consideration to approve the 2023 Council Initiative Calendar

Presented by: Rosalynd Rawls

Ms. Rawls presented the proposed Council Initiatives Calendar, noting changes may occur during the year.

Councilwoman Barber requested the calendar to be amended noting the free Zumba sessions would begin in May 2023; asked that the Blood Drives be removed from the calendar noting she would schedule those; and asked that the non-profit entity, Hands of Hope, currently listed for the Annual Kickball Charity event be removed as she would be announcing the 2023 non-profit benefactor.

**Motion to approve the 2023 Council Initiative Calendar as amended: Barber/Thomas
Passed 3-0.**

14. Council Consideration to appoint members to the Planning Commission

Presented by: Quinton Washington

Mayor Ford inquired on the number of slots available for each board/committee.

Ms. Holiday noted a number of individuals would like to be re-appointed, however with the new residents coming in, a number of applications have come in and was hoping Mayor and Council would extend the deadline to allow for additional applications before making appointing; noted staff has received applications for the Citizens Police Advisory Council where the policy states the Mayor and Council shall appoint members as well as the Chief of Police; noted there has been a number of applications received for District 2 and inquired on who would make the appointment first, noting there needs to be more clarification; noted citizens have been applying for more than one board/committee with vacancies on a few boards; noted the Chief Trammer has advised the Citizens Police Advisory Council will not appoint members until the latter part of the first quarter of 2023 and recommends delaying until there is clarity, noting it has also been requested that anyone applying for the Citizens Police Advisory Council also apply for the Citizens Police Academy and vice versa; and asked the Council to consider the Planning Commission needs appointments to conduct business with a quorum.

Mayor Ford noted the Councilmember of the district would make the initial appointment to the Citizen-Police Advisory Council.

Councilwoman Barber recommended postponing new appointments until February with the exception of the Planning Commission and allow the new residents a chance to apply.

Ms. Holiday referenced the Charter, where the term for the Planning Commission ends 12/31.

Mayor Pro Tem Thomas motioned to Table appointments to the January 9, 2023 meeting with the swearing-in to take place in February: Second by Councilwoman Barber. The motion failed 2-1 (Blount Opposed).

Mayor Ford suggested the appointments at the December 20, 2022 Work Session meeting.

Councilman Blount motioned to Table appointments until December 20, 2022 at the Work Session meeting with the swearing-in in January 2023: Second by Mayor Pro Tem Thomas. The motion Failed 2-0-1 (Barber Abstained). NO ACTION TAKEN

15. Council Consideration to appoint members to the Youth Council Advisory Committee
Presented by: Quinton Washington
NO ACTION TAKEN

16. Council Consideration to appoint members to the Main Street Advisory Board
Presented by: Quinton Washington
NO ACTION TAKEN

17. Council Consideration to approve a Licensing Agreement for parking at Stockbridge Municipal Court and City Hall between the Stockbridge First Baptist Church and the City of Stockbridge during the Right-of-Way Easement construction.
Presented by: Danielle Davis, Fredrick Gardiner
Mr. Gardiner noted during the road improvements and widening to Lee Street, Stockbridge First Baptist Church has asked to utilize the city hall parking lot and the Municipal Courts parking lot during construction.

Councilwoman Barber motioned to approve: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

18. Council Consideration to approve a one-year renewal contract extension for sanitation services with GFL.
Presented by: Danielle Davis, Frederick Gardiner, and Decius Aaron
Mr. Aaron noted staff is currently receiving the correct list of parcels from the Tax Commissioner regarding the newly annexed properties to work with and noted some parcels are listed as commercial but in fact are residential; staff will have to go through each parcel and integrate into the current route structure with GFL; noted GFL has requested at least 90 days to start providing service to the newly annexed residents, noting current GFL residents are billed property taxes and the new residents would have to be billed directly; noted by June 1, 2023, the city would have to have the information to give to the tax assessor office to bill residents on the tax statements in year 2024.

Mayor Ford inquired on the transition for the new residents.

Mr. Gardiner noted having the chief elected official sending out a letter to the new residents informing them on what services would be included once annexed into the city.

Councilwoman Barber inquired if the city issued a solicitation to bid for residential and commercial waste collection services.

Mr. Aaron confirmed; noting the bid closed on December 8th, and the selection committee has been named; and noted once procurement gives the committee a date to meet and review the two proposals, the committee will evaluate the proposals and staff will come before council to award the contract.

Councilwoman Barber noted it has been recommended that service comments for the current provided be noted and properly documented.

Councilman Blount motioned to approve a one-year contract extension with GFL for sanitation services: Second by Mayor Pro Tem Thomas. The motion failed 2-0-1 (Barber Abstained).

Councilwoman Gantt joined the meeting at 10:05 p.m.

Councilman Blount motioned to approve a one-year contract extension with performance improvement standards: Second by Councilwoman Gantt. The motion passed 3-0-1 (Barber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Dec 13)
- Planning Commission Meeting, Special Date - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- City Council Work Session Meeting, Special Date - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Jan 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Jan 9)

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford referenced the recently held Volunteer Appreciation Gala where the city thanked the volunteers who serve and support the city throughout the year, and thanked Mayor Pro Tem Thomas for taking the lead on the event; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations and boosters and flu shots throughout the county and at the Henry County Health Department Monday – Friday 9am – 11:30am and 1pm – 2:30pm; noted COVID testing was available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm; Mayor Ford wished everyone Happy Holidays, prosperity and good health, and to be safe, and wished everyone a happy new year.

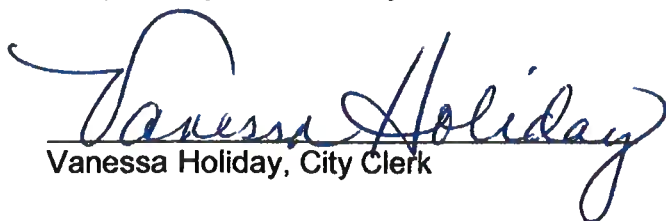
EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

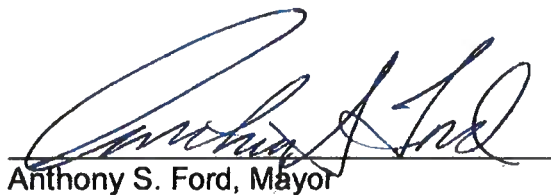
Councilwoman Gantt motioned to convene Executive Session for Personnel: Second by Councilman Blount. The motion failed 2-1-1 (Thomas Opposed/Barber Abstained).

ADJOURNMENT

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar

Presented by: Renee Wheeler, HR Manager

Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.

Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director and Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holtsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- **A Continuous Salute to Veterans:** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

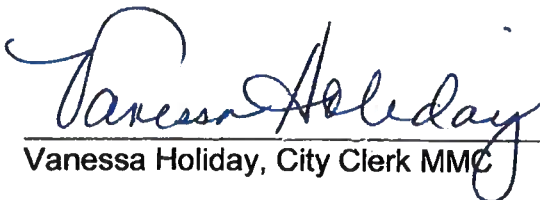
MAYOR'S COMMENTS (Mayor Anthony Ford)

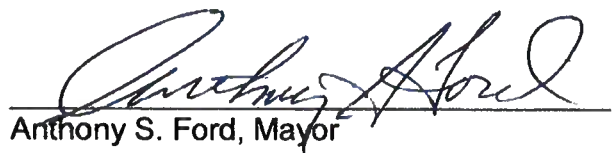
Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk MMC


Anthony S. Ford, Mayor

I began my 1st term in January 2020. In 2020, 2021 and in all previous years, the results from the Independent Audits have been presented by the Auditing firm directly to the Mayor & Council in our Public Meetings in July/August and hardcopies were provided by the Auditing firm and given directly to each member of the Governing Body. That did not happen with the results of the 2022 Independent Audit which was expected to be presented to the Governing Body in July/August of 2023. For your review, I have submitted a series of emails since July 2023 which will show countless inquiries/requests that I have sent requesting the Engagement Letter as well as the results of the **2022** Independent Audit from Mauldin and Jenkins (the auditing firm). You will also see a series of emails from a consensus of the Council dated October 2023 who directed the City Manager/City Treasurer/Mayor to delay presenting the Independent Audit until after the Elections in November 2023.

On July 31, 2023 at 5:34 PM **(Subject of email: RE: June 2023 Monthly Reports-Mauldin & Jenkins Financial Audit)**, I initiated my first email inquiry to our City Manager (Fred Gardiner) and Treasurer/Finance Director (John Wiggins-resigned as of Oct 2023) asking "has Mauldin & Jenkins conducted the Financial Audit this year? If not, has it been scheduled? If so, when?" All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On August 1, 2023 at 8:23 AM**, Mr. Gardiner replied to my inquiry stating that the auditors had been conducting the annual audit and it is his understanding that it would be presented to the Mayor and Council at our Budget Retreat on August 10 & 11th by the firm and or Mr. Wiggins.

➤ *It did not happen in August. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

One week later, on August 8, 2023 at 9:10 AM **(Subject of email: Mauldin & Jenkins Financial Audit)**, Mr. Wiggins replied to my initial email inquiry from July 31st stating that the audit is scheduled to be completed by August 31st and MJ will present to Council on the 11th or 26th of September.

➤ *It did not happen in September. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

On October 3, 2023 at 2:54 PM, **(Subject of email: Mauldin & Jenkins Financial Audit)**, I sent a follow-up email to Mr. Wiggins and Mr. Gardiner inquiring about the status of the audit. All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On Oct 4, 2023 at 11:11 AM**, Mr. Wiggins replied to my inquiry stating that a representative from Mauldin & Jenkins would present a brief synopsis of the Audit on October 31st meeting.

➤ *It did not happen in October. The 2022 Independent Audit was not provided nor was it presented to the Governing Body during the meeting as was previously conveyed.*

On October 20, 2023 at 11:07 AM, **(Subject of email: Request for Information)**, I sent an initial email to the Representative of Mauldin and Jenkins (Hope Pendergrass) requesting a copy of the full audit as well as a copy of the Engagement Letter. I did not receive a response from the Representative. I followed up with a **2nd email** to the Representative on 10/23/2023 at 11:49 PM. I sent a **3rd and final follow up email** to the Representative on 10/27/2023 at 8:52 AM. I also included the editor of the AJC. I never received a response from neither individual regarding my requests.

At the start of our November 13, 2023 Council Meeting, the CAFR report (Comprehensive Accounting/Finance Report) (pages stapled together) was disseminated (on the Dias) to each member of the Governing Body and included a few pages that show the logo of the auditing firm. The CAFR is a financial report compiled and generated by the City of Stockbridge's Finance Department (an internal report). It is NOT the Independent Audit. The Representative from the Auditing firm gave a brief presentation of the observations from the 2022 Audit, but she did not provide copies of the Engagement Letter as well as the Independent Audit conducted by the firm to the Governing Body for review. During the presentation by the Representative of the Auditing Firm, I specifically asked the Auditor for a copy of the Engagement Letter and a copy of the Audit Adjustments. Hope Pendergrass stated that the Engagement Letter was not included in the report and that Management has a copy of the Audit Adjustments. She also stated that if she hadn't sent them to Management, she would send them tomorrow. Keep in mind that the CAFR report was disseminated to each member of the Governing Body during our Council meeting. There was no time for me to review the information contained in the CAFR report and ask questions. When I arrived home, I reviewed the CAFR report. The full Independent Audit still was not provided to the Governing Body.

An Independent Audit is crucial in ensuring that there is no waste, fraud or abuse. Each member of the Governing Body has a fiduciary responsibility to the taxpayers to not only receive this important financial information, but to review it thoroughly, ask questions of the auditor and hold our City's Treasurer and City Manager accountable for implementing checks and balances and putting the necessary control measures in place, to ensure that tax dollars are not being wasted and that there is transparency in all of the City's financial transactions.

The Engagement Letter is a contract between Mauldin and Jenkins that describes their scope of work. See the attached copy. In reviewing the Engagement Letter from the auditing firm, under the section entitled "Reporting", it states: the audit should come directly to the Governing Body from the Auditing Firm. This is to ensure that there is independence in the audit process. It was never provided prior to my Open Records Request to the Georgia Department of Law's Office-Attorney General's Office. It is the responsibility of the Mayor, as the Chief Executive Officer of the City of Stockbridge to make sure that the Audit process is followed. My many requests for the audit was ignored since July 2023. I included the Mayor (Anthony S. Ford) on every email communication that I have sent to City staff and the Council inquiring about the Independent Audit. Not only did he not assist with obtaining the information that I requested, he also did not speak up when three other Council Members agreed to withhold the audit.

On February 13, 2024 at 6:39 PM, (Subject of email: REQUEST FOR OPEN RECORD: 2022 INDEPENDENT AUDIT FROM MAULDIN AND JENKINGS ALONG WITH THE ENGAGEMENT LETTER, I submitted an Open Records Request to the City of Stockbridge. All members of the Governing Body are included on the email as well as the City Clerk, City Manager and City Attorney.

On Feb/Mar 2024, I submitted an Open Records Complaint to the Georgia Department of Law's Office-Attorney General's Office.

On April 27, 2024 at 1:46 PM, (Subject of email: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter, I sent an email to the Governing Body, once again requesting support to obtain the Independent Audit along with the Engagement Letter. I informed them that I still had not received a copy of the Independent Audit. I reiterated that the Auditing Firm (Mauldin and Jenkins) were contracted by the City of Stockbridge to perform the

mandated audit. I also once again advised that the CAFR (Certified Accounting/Financial Report) is an 'internal report' prepared by City staff. It should not be provided in lieu of the Independent Audit that is **mandated under The City of Stockbridge's Ordinance Section 6.29 Audits**. Only one member of the Governing Body 'concurred' with my request (Councilman Alphonso Thomas).

On April 30, 2023, when I arrived for our City Council Worksession at appxly 5:45pm, I saw that copies of the Engagement Letter and the 2022 Independent Audit conducted by Mauldin and Jenkins had been distributed/placed on the dias for each member of the Governing Body. Later that evening, I noticed an email from the Attorney Georgia Department of Law's Office informing me that a letter was issued to the City Attorney of Stockbridge (Quinton Washington) regarding my complaint. As a result of my complaint to the Georgia Department of Law's Office-Attorney General's Office, the 2022 Independent Audit along with the Engagement Letter was finally provided to each member of the Governing Body.

As a Councilmember, it is a shame that I have had to resort to contacting an outside entity to intervene to receive the audit results, nearly ten months after my original and repeated requests (via emails and public meetings) for information that should have been given directly to each member of the Governing Body and should be readily available.

From: **Yolanda Barber** <Ybarber@stockbridgega.org>

Date: Sat, Apr 27, 2024 at 1:46 PM

Subject: Fwd: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter

To: Anthony Ford <asford@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Elton Alexander <ealexander@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>

Cc: Quinton Washington <quinton@washingtondreyer.com>

To All Members of the Governing Body of the City of Stockbridge,

Since July 2023, I have made countless attempts to receive the '2022 Independent Audit' conducted by Maulding and Jenkins, along with the Engagement Letter to no avail (during public meetings and emails directed to City Manager the former Treasurer as well as a representative from the contracted firm-Maulding and Jenkins, Ms. Pendergrass (see the series of emails below).

As of today, I have not received a response from any representative of the Independent Auditing Firm (Maulding and Jenkins) who were contracted by the City of Stockbridge to perform the mandated Audit. The CAFR (Certified Accounting/Financial Report) that has been prepared and provided to the Governing Body by City staff is an 'internal financial report' prepared by City staff. I am highly offended that the CAFR would be given to the Governing Body in lieu of the Independent Audit conducted by Maulding and Jenkins. Independent Audits are unbiased and should not be provided to staff. Independent Audits should be provided directly to the Governing Body as it has been in the past.

At the start of January 2024 and prior to the first Council meeting of 2024, I sent an email directly to all members of the Governing Body with a series of motions that I intended to bring forth. In which one of the motions was to direct staff to post a solicitation seeking proposals from Independent Auditing firms. In which, three members of the Governing Body chose to abstain from voting. One member of the Governing Body left the dias and was notably absent from voting. As such, all of my motions failed.

As a result of my email at the start of January 2024, one Council member brought forth the motion as though it was his idea. I seconded his motion, with the directive to staff to present Staff's Recommendation to Award a new contract back to the Governing Body during our first Council Meeting in March 2024. As of today, no such Recommendation of Award has been presented to the Governing Body.

Let this email serve as another attempt by me to receive the 2022 Independent Audit along with the Engagement Letter from the firm that was contracted to conduct the 2022 Independence Audit along with the Engagement Letter. Each one of us took an Oath and each one of us have a fiduciary responsibility to ensure that the taxpayers monies are being spent wisely. To be complacent/complicit is a dereliction of your duties as Elected Officials.

I am requesting support from every member of the Governing Body to give a directive to our City's Attorney to draft and submit a letter to the firm requesting the 2022 Independent Audit along with the Engagement Letter.

Sincerely,

Yolanda Barber

City of Stockbridge
Councilmember-District 4

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/27/23 8:52 AM (GMT-05:00)

To: hpenderggrass@micpa.com

Cc: Leon.Stafford@ajc.com

Subject: RE: 3rd Follow-up Request for Information

Good Morning Ms. Pendergrass,

I'm following up on my request to you for a copy of the full audit and the Engagement Letter so that I can fulfill my duties as a member of the Governing Body.

When should I expect this information? It has been one week and I have not received a response from you.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/23/23 11:49 PM (GMT-05:00)

To: hpenderggrass@micpa.com

Subject: 2nd Request for Information

Good Evening Ms. Pendergrass,

I wanted to follow-up on my email request below. How soon should I expect a copy of the Engagement Letter along with the Audit that your firm conducted this year?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/20/23 11:07 AM (GMT-05:00)

To: hpenderggrass@micpa.com

Subject: Request for Information

Good Day Ms. Pendergrass,

I understand that the Audit had been completed sometime ago, but it has not been shared with the full Council or the Public. Please forward to me a copy of the full audit so that I can fulfill my duties as a member of the Governing Body.

Also, would you please provide me with a copy of the Engagement Letter? Thank you.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Friday, October 13, 2023 11:37:10 AM

To: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: RE: Request to hold the city Audit discussion November 13th

Mayor Ford,

We have a Council Consensus to review the city audit on November 13th, please do not put it on the October work session agenda.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Date: 10/13/23 11:08 AM (GMT-05:00)

To: John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Mayor Council <councilmayor@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: Re: Request to hold the city Audit discussion November 13th

I'm ok with holding off until November 13.

In Service,

LaKeisha Gantt, Esq.
Councilwoman
District 1

On Oct 13, 2023, at 10:56 AM, John Blount <JBlount@cityofstockbridge-ga.gov> wrote:

I'm okay with November 13th

Sent from my iPhone

On Oct 13, 2023, at 9:48 AM, Elton Alexander <EAlexander@cityofstockbridge-ga.gov> wrote:

Mr. Gardiner,

I am requesting we have the city audit discussion November 13th to stop a potential political circus at our work session campaigning during the meeting. We have seen blatant campaigning at meetings repeatedly as of late with Council members actually going into the audience during the meeting to lobby for their position on rezonings. The staff should not be placed in the position of being used as political pawns to score points with the naysayers and haters of the city. Council and the public should receive the city audit information now for our review and any questions but the discussion should occur at our November meeting.

Our Treasure is leaving today and he said one of the reasons he is leaving is being publicly embarrassed and attacked by Council at our city council meetings when Council members go on wild goose chases looking for information they could have requested before the meeting so he could be prepared. If you know you want the information let him know so he could bring it to the meeting was his point.

On November 13th there will be no political points to score or votes to seek so the discussion should be informative versus political and dramatic. I make this request for the benefit of everyone involved especially our staff.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

RAMSINGH

Gabriel Medford
 gabriel@ramsinghlegal.com
 P: 478-246-7319
 F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
 Stockbridge City Hall
 4640 North Henry Boulevard,
 Stockbridge, GA, USA
 quinton@wlga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ 1 (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.

RECEIVED

MAY 20, 2025

City Clerk's Office
City of Stockbridge

C. Lester



CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community.

3.30.060 - Ethics.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices.

Section 2.22. - Council interference with administration.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Various dates since I was sworn in January 2020-May 2025 (during Council Meetings,

Place: Various places since I was sworn in January 2020-May 2025 (during Council Meetings,

Describe what happened:

Violation of the following:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

3.30.060 - Ethics.

It is the policy of the City of Stockbridge to seek the best overall value when procuring goods and services. Toward this end, the city finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the city. The City of Stockbridge will set up and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best value.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

Section 2.22. - Council interference with administration.

Elected officials are not prohibited from speaking with city employees, or from requesting information from city employees in furtherance of their service to the city as elected officials.

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances?nodeId=THCH_ARTIIIGOSTELRE_S2.22COINAD

My complaint is against any/all individuals who have demonstrated a dereliction of their duties, failed to act in our city's best interest, by knowingly circumventing and/or ignoring established protocols and violating city ordinances. This conduct reflects a serious breach of public trust and accountability. Particularly when those in positions of authority intentionally ignore established checks and balances, control measures, policies and safeguards designed to ensure principles of Good Governance to include ethical behaviors, fairness, transparency, and fiscal responsibility.

According to our city's Ordinances, Council members are prohibited from violating the City's Official Code of Conduct and must always act in the best interest of our entire community, by applying laws impartially and avoiding even the appearance of self-interest or biased behavior. Decisions must not favor certain individuals, groups, or Agendas that would benefit them at our city's expense. Laws and policies must be applied evenly, regardless of who a person or entity is. No favoritism or unequal treatment is acceptable.

Our city's Procurement Policy requires fair and transparent vendor selection through the formal competitive bidding and contract award approval processes, which were not followed during the selection and awarding of contracts of the Amphitheater Operations. The City Manager, Treasurer, City Attorney and all Councilmembers who authorized or ignored my repeated inquiries and requests, are in violation of the Procurement Code as well as the Code of Conduct by allowing or enabling the circumvention of these required procedures. Allowing a contractor/consultant--Amphitheater Management--to directly hire vendors, disregarding the formal vetting process and to pay vendors. Many of the services that these vendors provided exceeded the \$50,000.00 threshold and were paid using city funds, bypassing our city's procurement protocols, and directly contradicts established conduct expectations and state and federal laws. The Stockbridge Amphitheater is NOT a private venue. The Stockbridge Amphitheater is a public venue and is operated primarily using taxpayer dollars.

All Councilmembers, staff members and contractors/consultants who authorized or failed to act on my repeated concerns and requests, appear to be prioritizing the interests of the contractor/consultant--Amphitheater Management and/or affiliated vendors over our city's fiduciary responsibility (in my opinion). Further neglecting their duty to ensure impartiality, transparency, and fiscal accountability. Thereby, damaging public trust and bringing discredit upon our city. I had hoped that my repeated objections and expressions of concerns/inquiries/requests/suggestions since January 2020, would give them pause. But instead, many of my concerns/inquiries/requests/suggestions were ignored and/or dismissed, which demonstrated to me a failure to act on behalf of our City and to protect our city, it's citizenry and our city's assets.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Various recorded public meetings, emails, Meeting Minutes, etc.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

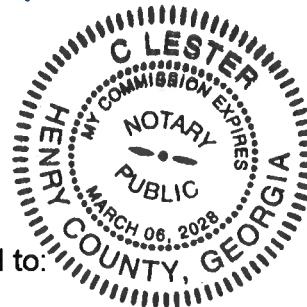
Signature Uplanda Barber Uplanda Barber Date 05-20-2025
By: [Signature] Title Council member Date 20 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 05/20/2025 Expires: 03/06/2028

Signature: C. Lester

Printed Name: C. Lester



Complaints may also be delivered to:

City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281

Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

Name:

City position or title:

Department or agency:

Additional Witness Information

Name	Address	Telephone	Email Address

From: Quinton Washington <quinton@wlgga.com>

Sent: Wednesday, April 30, 2025 9:25:11 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: RE:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber,

Whatever information you have requested you can freely seek again. Legal has not and does not place holds on information requests unless the requests involve privileged information and is sent to legal for review.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 29, 2025 11:14 PM

To: Quinton Washington <quinton@wlgga.com>

Cc: asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Hello Mr. Washington,

Would you please provide a response to my question below? I listened to what you told me at the start of tonight's Council Work Session. I would prefer to have your response in writing please. As of today, several of the items in the Demand Letter have still have not been provided.

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 11:17:05 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Have you followed up with anyone?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
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Mobile: 678-435-3450
www.cityofstockbridge.com**

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From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, April 28, 2025 10:38:31 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

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I do not have anything responsive to the request under review. I am not holding anything back pursuant to your request. No one has asked me to review anything.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 10:28 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Morning All-

Dear Mr. Washington,

I have been more than patient with waiting to receive ALL of the items as was detailed in the Demand Letter that was emailed to you in November 2024 from an Open Records Attorney that I retained. As you are aware, ALL of my requests have not been fulfilled. I still need ALL of the appraisals and all of the advertisements/public notices.

When should I expect ALL of the information as outlined in the Demand Letter?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
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Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Saturday, May 10, 2025 8:28 PM

To: Anthony Ford <asford@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thanks for letting me know. I will pass this information along to ticket holders that have contacted me.

I didn't buy a ticket and I have no plans of being there. I don't see myself being there because I don't see how these concerts are being funded.

In Service,

Yolanda Barber, Councilmember

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Stockbridge, GA 30281

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Mobile: 678-435-3450

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From: Anthony Ford <asford@stockbridgega.org>

Sent: Saturday, May 10, 2025 7:30:18 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

to our Teammates,

able to conduct the concert tonight. See you soon.

Anthony S. Ford
Mayor
City of Stockbridge
(678) 215-6142

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From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Saturday, May 10, 2025 5:55:35 PM
To: Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>
Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mayor Ford,

Has tonight's concert been cancelled? Rain is expected all day today and tomorrow.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Harold Young <gm@stockbridgeamp.com>
Sent: Saturday, May 10, 2025 1:17:36 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Caution: This email originated from outside your organization.

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Good Morning All,

Last week's concert will be rescheduled - the agent has to coordinate the schedule of the artists, band members, stage hands etc. There is a lot that goes into rescheduling - I should have the new date this week and the patrons if they can't make the date a refund will be offered.

Yes, the city did incur expenses for last week's show.

Today's show is being closely monitored as well. Right now there is light rain and the artists are willing to perform - if anything changes for the worse, we will have to reschedule this show.

There are costs that will occur regardless of the weather if the artists, production crew are here. There are savings with police, security, ushers - labor charges.

Harold Young

On Fri, May 9, 2025 at 6:20 PM Yolanda Barber <Ybarber@stockbridgega.org> wrote:

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26:20 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 12:44 PM

To: Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <L.Gantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

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From: Harold Young <gm@stockbridgeamp.com>

Sent: Monday, May 12, 2025 9:45 AM

To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <L.Gantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does no come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmlazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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From: LaKeisha Gantt <LGantt@stockbridgega.org>

Sent: Sunday, May 11, 2025 11:40:26 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning:

For the record I was the person to bring up this issue. No one is ignoring anything. I have also been told of industry standards but will also do my own research.

I am not ignoring any of my fiduciary responsibilities. I believe in resolving conflict without being loud. I have learned my lesson on giving the public a dog and pony show in the past. And will not partake in it. My duties I take serious. And I will continue to work and resolve issues quietly.

In Service,

Lakeisha Gantt, Esq.

Mayor ProTem

District 1

City of Stockbridge

Please note for a faster Response please cc my executive assistant at rrawls@cityofstockbridgega.org

or if a matter is Urgent please contact Stockbridge City Hall and leave a message with the Executive Assistant to the Mayor and Council.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 6:20 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:55:27 PM

To: Quinton Washington <quinton@wlga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

I appreciate your response, but those are my opinions.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 2:50:45 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

I work every day to protect the interests of Council and the City and resent and take offense to any characterization otherwise. I do not appreciate the tone and tenor of your comments. I am a professional and acting in that space and wish to be treated as such. The will of council is three people and to date three people have not signed on to this request. If there have been and that is provided, then I am mistaken.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:42 PM

To: Quinton Washington <quinton@wlgga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you for your response Mr. Washington. I specifically followed up with you regarding the City's contract/template and the force majeure language during our March 2025 Retreat. Your response then is contrary to what your email below suggests. So, I would like to know, what was the delay in providing these options to the Governing Body before/during our March 2025 Retreat? I'm sorry, but it seems to me your actions of law seek to protect the interests of the Artists and others. What are you doing to protect the interests of our City?

In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

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To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 2:11:11 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is part of the practice of law. There was no authorization required from council.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:06 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you Mr. Washington for providing options. Although I expected that this information would have been provided last year so that we could consider it prior to the start of 2025 Concert season. Please provide the status of quotes for insurance policies to cover acts of nature/force maker.

I inquired about the status of incorporating standard contract language into the City's contract/template to be used during negotiations to eliminate our City paying 100% of rescheduled/cancelled concerts due to acts of nature. Paying 100% is being fiscally irresponsible and wasteful spending. Our City cannot sustain this Amphitheater that way.

I want to reiterate, I do not/will not support paying more than 5% for rescheduled concerts for Artists. And I want to see quotes for insurance policies to cover weather related/force maker/acts of nature circumstances.

This is a government venue being funded by taxpayer dollars. This is not a private venue. The Artists contract should be attached as an Addendum to our City's contract. I have not been provided neither.

This will be my 3rd request:

Mr. Washington, Who gave you the directive to prepare the 'Trade Secret Affidavit'? There is no record of Council's discussion on Trade Secret Affidavit for Naming Rights nor the Artists. I need to know when and who authorized this?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

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From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 12:44 PM

To: Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

Get [Outlook for iOS](#)

From: Harold Young <gm@stockbridgeamp.com>

Sent: Monday, May 12, 2025 9:45 AM

To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does no come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

Begin forwarded message:

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi

<fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

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Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 4:02 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:51:38 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

No, there are no meeting minutes on that subject matter.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:50 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you Mrs. Holiday,

Are there any Meeting Minutes regarding Council's discussion on a Trade Secret Affidavit?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 1:35:07 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wtgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

The requested documents do not exist.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 9:20 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Trade Secret Affidavit

Good Morning All-

Mrs. Holiday,

Please provide me with a copy of the Resolution approved by the Council for the Trade Secret Affidavit.

Please also provide me with the meeting minutes in which the Council discussed and approved directing the City Attorney to prepare a Trade Secret Affidavit.

When should I expect to receive this information?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Thursday, May 15, 2025 12:53 PM

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Afternoon All-

I am circling back to my request once again, because I wasn't allowed an opportunity to address my concerns in Executive Session of the May 12, 2025 Council Meeting. I will plan to address my concerns during our next upcoming meeting.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

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Mobile: 678-435-3450

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A large, irregular black redaction mark covers the bottom half of the page, obscuring all text and graphics in this section. The redaction is dense and appears to be a stamp or heavy marker.

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Yolanda Barbo



Where Community Connects

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.

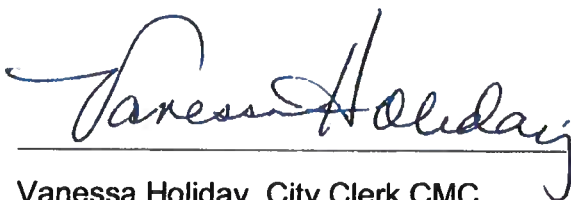
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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).

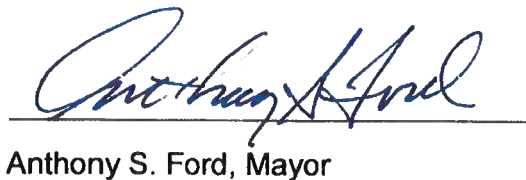
Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

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, appearing to read "Vanessa Holiday", written over a horizontal line.

Vanessa Holiday, City Clerk CMC

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

Anthony S. Ford, Mayor

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:30:19 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mrs. Holiday,

Exactly, follow the law and procedures of the law as outlined by the state as we have always done. Council should not direct staff to supersede the law. The law requires redactions and special handling of sensitive information to protect the privacy of individuals. We consult legal to follow Ga Law to make sure we are in compliance at every turn. This is especially key with sensitive documents from City of College park being found in or near a dumpster no being investigated. No, Ga Law I am aware of says follow the legal determination of City Council members. We need to leave politics out of this process and council should not interfere in any way with your role and the city attorney's role. Follow the law!

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:16:05 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Good afternoon everyone,

The clerk's office will comply with the Georgia open records act as normal. The clerk's office will reach out to the city attorney as necessary. Please note that open records responses must comply with the

Georgia open records act. If there are redactions, those will come from the code in accordance with the Georgia records act and will be cited in the response.

Vanessa Holiday

City Clerk

404-445-9341

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 1:56:52 PM

To: Yolanda Barber <ybarber@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mr. Gardiner, Mrs Holiday,

Legal should be advising whether redactions are necessary not Council, the process is not political. Again this is walking the grey lines of Council interference directing staff to potentially violate city policy which is prohibited under the charter. Legal or the city clerk should not act without the vote or consent of 3 council members. Redactions and open records should always have a thorough legal review before being released. One Council

member cannot change the policy or process. Should policy need to be changed a vote of 3 council members shall be required.

It should be noted releasing confidential documents or information without following the process is a violation of city policy and our sworn Oath of Office. Confidential documents are considered Executive Session materials. Please follow city policy and procedures.

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

This email serves as an official notice for a Request for Open Records to provide the following information:

Please provide the 2024 P&L statements for the Amphitheater Management/Operations.

***With no redactions.

Sincerely,

Yolanda Barber

City of Stockbridge

Councilmember-District 4

678-435-3450

YBarber@stockbridgega.org



COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
 Mayor Pro Tem Kyle Berry
 Councilman Elton Alexander
 Councilman Yolanda Barber
 Councilwoman LaKeisha Gantt
 Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
 Vanessa Holiday, City Clerk
 Lakeisha Gaines, Interim City Treasurer
 Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA

Day One Recap by Mr. Frederick Gardiner

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. **Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley**

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect

school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and

recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.

Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from \$50 - \$100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at \$100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at \$150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at \$35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with \$6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber stated that only one newsletter was published and mailed out in 2023, noting the newsletter was not sent to the newly annexed residents; and stated she would be partnering with the schools again this year, noting she is preparing for a Council initiative for girls at eight elementary schools in the Stockbridge cluster.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday

Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September; noted no changes to the staffing levels for FY2025, and reviewed the various software applications utilized by the department; referenced the current boards and

committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is \$21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is \$160 and with Veracity, the cost would avg. \$80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where internships.

Ms. Wheeler noted the department makes the request for interns, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram

Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of \$808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay \$80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents year over year; and the cost has increased the proposed budget for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is \$808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines

Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be

obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a \$2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports; and stated that budget amendments should be presented to the Council.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to reactivate the Finance Committee; and stated that she would like to be appointed as Chair of the Finance Committee and noted she is the only member of Council currently not serving as a Council Liaison or on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

Ms. Holiday noted the city's Charter states the Mayor has the sole authority to appoint the Chair of each Committee, noting the Council Liaisons are not appointed to the Mayor's committees.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

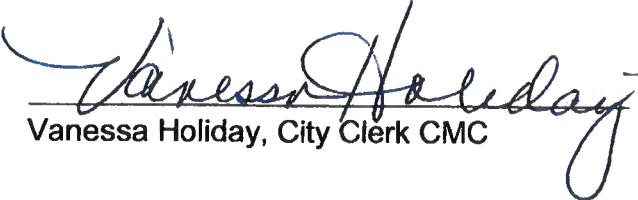
Councilmember Barber asked for the status of OpenGov.

Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

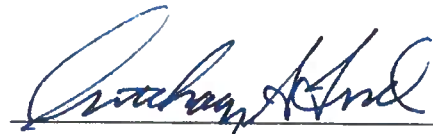
Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor



COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. Previous Day Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

Councilmember Gantt joined the meeting at 10:15 a.m.

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around \$4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing shoe, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from \$30,000 to \$85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a \$100 ticket would cost \$142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what is the impact to the Amphitheater budget when concerts are canceled or rescheduled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color.

Mr. Gardiner noted \$500,000 was approved for Phase I of the Wayfinding Project.

Councilmember Barber asked why would the city pay 100% of the expenses for the rescheduled concert due to factors that are out of our control (such as weather), and asked if the rescheduled shows are being renegotiated.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds \$9,615,000; Public Facilities Authority revenue bonds \$28,805,000; Accrued compensated absences \$146,737; Net pension liability \$86,699/ Business type Activities: GEFA notes payable \$1,120,169; Accrued compensated absences \$61,918, Net pension liability \$54,490 for a total of Long-Term Debt Activity \$1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases.

Amounts outstanding at year-end of \$25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project \$326 million dollars and potential revenue of \$4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of \$1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or \$9,000,000/year over 6 years for a total of \$54,000,000 or \$58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an \$18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall's response was yes.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

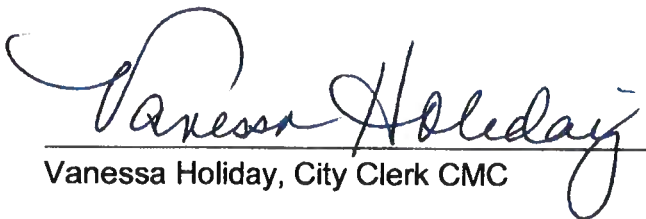
Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:



Vanessa Holiday, City Clerk CMC



Anthony S. Ford, Mayor



Where Community Connects

CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – 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. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.
Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.
Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).
Motion to approve Revised Provisions to the State Zoning Procedures Law as presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.
Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately \$4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around \$5 million to \$6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

The motion to amend the Agenda passed unanimously 5-0.

Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

Mayor Ford asked legal for an opinion to remedy the action on the floor.

Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE). Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of the projects and categories included in the plan.

Public Hearing Opened There were no comments. Public Hearing Closed.
Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the case.

Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.
The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)

Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10' sidewalks outside and 8' sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers – The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)

Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.)
Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.
(Council District 2)
Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of \$26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; noted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

Mr. Gardiner noted he would have information and analysis at the next meeting.

Public Hearing Opened. No speakers in Favor.

Speaker Opposed: Ms. Anne Fields

Public Hearing Closed.

Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor

Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- 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. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalyn Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- 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 to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

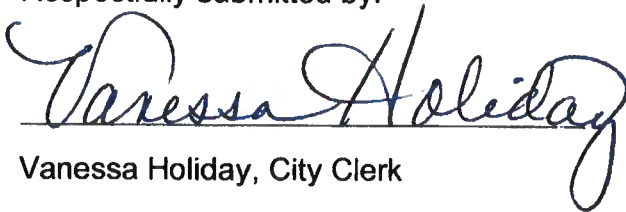
Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

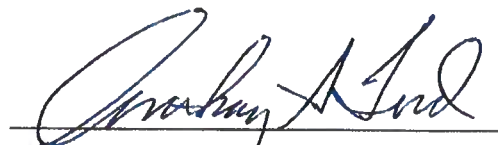
Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:



Vanessa Holiday, City Clerk



Anthony S. Ford, Mayor

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Sent: Thursday, August 17, 2023 11:50:27 AM

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Harold Young <gm@stockbridgega.com>; Elton Alexander <EAlexander@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreya.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; John Wiggins <JWiggins@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>; Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>; Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Councilwoman Barber:

No one council member can give a directive. If council wants a report after every concert then council will request it by consensus. We can only act in consensus. Please refrain from speaking as if when you say something it is the law. It always takes the majority of council. You are not new to this procedure.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

Stockbridge City Council

"Stockbridge is where Community Connects"

On Aug 16, 2023, at 11:29 PM, Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

Mr. Young,

Thank you for the below information. We need the Post Concert financials after every concert as agreed please.

Additionally, I'm troubled by what you have conveyed to the Council that 'potential' sponsors have pulled away because they have watched the Council Meetings.

Please forward the communications to the full Council of the specific sponsors who you have communicated with who you say have pulled away. This will give the Council the opportunity to reach out and temper their concerns.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Harold Young <gm@stockbridgeamp.com>

Date: 8/11/23 9:37 PM (GMT-05:00)

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, John Wiggins <JWiggins@cityofstockbridge-ga.gov>, John Blount <JBlount@cityofstockbridge-ga.gov>, LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>, Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>, Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber

The amphitheater staff is paid through the concert ticket sales and other concert revenue or by me personally. In order to operate the concert here are a list of the companies that is a paid expense through ticket sales

Pro Video

Spartan Security

Casper Atlanta

L-Park (Parking company)

Alexander Ballroom (Catering services)

Omega Backline (Backline equipment)

Houston Transportation

Productions and Concerts

Campbell Cleaning Services

Radio stations

Marketing (flyers, street team, TV etc)

The MC/DJ is also paid through ticket sales/sponsorships/vendor fees etc.

The Operations Manager is paid through the budgeted funds and the rest of my staff is paid by me.

Sponsorship status??? I am not sure what you are referring to. I have expressed to the council my difficulty in inquiring some of the larger sponsors.. This does not mean that I will stop seeking others. I will continue to seek others. Feel free to contact me with any clarity that you may need.

Harold Young

On Fri, Aug 11, 2023 at 6:25 AM Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

I agree. I am prepared to stay as long as it takes. I was baffled as to how the Council would be able to hear all of the presentations from each department and have time for questions/discussions within 2 days. In addition to the time allowed for 'manufactured drama' intended to interrupt/disrupt/derail asking questions and discussing important business of our City. I still have unanswered questions regarding the operations and funding of the Amphitheater (i.e. how are the Amphitheater staff being paid and status of Sponsorships).

I want to better understand how the funds collected through fines, citations, etc are tracked and reported on the financial statements and the budget.

I took note of the fact that #8-Community Development on DAY 1 of the Agenda was skipped, completely. With multiple residential developments approved/underway/pending approval in the downtown area. I am expecting to receive the latest updates on current/upcoming/potential projects throughout our entire City during this Retreat (including the Amphitheater ponds, East Atlanta Road left turn lane and sidewalk installation and Lee Street alignment and sidewalk installation). I too, have taken note of the delayed/stalled projects all within City Council District 4. I not only believe in transparency, I also believe in accountability.

I will not support approval of any new development(s) without a solid citywide Infrastructure Improvement Plan in place. I am awaiting, Staff's presentation on the analysis of all of the roads (including the newly annexed roads) as has been stated would be conducted 8+ months ago?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>

Date: 8/11/23 4:41 AM (GMT-05:00)

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>, gm@stockbridgeamp.com, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>

Subject: Retreat extended to 5pm today

My. Gardiner, All,

No one should plan on leaving here before 4pm or 5pm today because we have so much ground to cover in each department. I personally have plenty of questions for each department head as I am accustomed to a 3 day budget retreat not a 1 and half day retreat. You certainly can expect my question of what do you need to each department head in wishist form and some push back on things not getting done like East Atlanta Rd and Lee Street being completely stalled after being approved 3 years ago, unacceptable. We are not even close to finishing. We need explanations from legal and Falcon Design. The Amphitheater pool no movement at all after too many requests to count.

Honestly, I felt rushed with Harold Young after all the drama and would like for him to come back today and finish so we can discuss his 2024 budget and the type of talent we need to sell out these shows. The age of the performers leaves out the youth completely and that needs to be addressed. Ask Mr. Young to return today because he got caught up in the drama of the day in the middle of his presentation.

We also need to discuss this proposed T-Splost list being spread out so each Distict has projects. I certainly support the Tye Street projects being done but scheduling all of them in 2024 while other Districts have nothing needs to be adjusted. Why is Eagles Landing Pkwy paving in 2025 when it is our #1 commercial corridor and in worse shape than Walt Stephens Rd. These two repavings need to be expedited to late 2023 or 2024. When is Walt Stephens Rd paving scheduled? When is Rock Quarry Rd widening going to start? The whole T-Splost list needs to be prioritized by Council and voted on because staff gave us no input. I am prepared to stay to hash this out and not rush the day.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Where Community Connects

COUNCIL MEETING SUMMARY MINUTES

MONDAY, DECEMBER 12, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Mr. Maestro Evans.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilman Alexander and Councilwoman Gantt. Councilman Alexander joined the meeting at 6:05 p.m.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 Licensing Agreement for parking and Item #18 Contract Extension for GFL: Second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to adopt the amended Agenda: Second by Councilman Alexander. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilwoman Barber. The motion passed 4-0.

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

- Mr. Maestro Evans – Stockbridge (Henry County) referenced the recent passage of the Annexation Referendum and asked when information would be distributed to the new residents.

PRESENTATION

4. Presentation of Open Gov Project

Presented by: Frederick Gardiner, John Wiggins, Brice Percynski

Informational and reporting tool for government transparency was presented.

Mr. Percynski noted this would give the citizens full transparency with the operations of the city; noted it would be an informational tool along with helping with different reports such as monthly reporting from finance, permitting reports from community development, procurement, etc.

Councilman Blount asked what the advantage would be to use this company.

Mr. Wiggins noted the information would be pulled from Incode, the city's Finance platform, and provide information to the public to promote transparency.

Councilman Blount asked why the city needs an outside company to provide information and transparency, and do for the city what staff should provide to the public considering the information comes from city staff and is submitted to this company.

Mr. Gardiner noted the city's platform does not present the information in laymen's terms that would be easily understood and referenced cities currently using the platform to include the City of Roswell.

Councilman Alexander noted all financial information is available to the public via an open records request, and suggested that at the most, 2% of the citizens would request the information and has not heard where this software would provide new information, but rather the information that the city already has, and asked Mr. Percynski to provide statistics on the use by the cities currently utilizing the platform.

Mr. Percynski confirmed, and noted the firm has a plan and offers professionalism and training to make sure the platform get up and operating properly.

Councilman Alexander asked for clarification of the upfront cost of \$50,000 plus approximately \$40,000 for a total upfront cost of \$90,000.

Mr. Percynski confirmed those numbers to be correct.

NO ACTION TAKEN.

PUBLIC HEARING

5. Final Reading and Adoption - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner presented an overview of the proposed FY2023 Operating Budget and Capital Improvement Plan.

Councilman Blount referenced his request for the city's Financial Advisor to attend the meeting noting this is the first budget that is being balanced with Fund Balance and will rely on the \$1.9 mil county rollback; and not being transparent as to how the city will sustain the increases.

Mayor Pro Tem Thomas noted the city is absorbing credit card fees of over \$53,000 per year and motioned to no longer absorb the fees; second by Councilman Alexander. The motion failed 2-0-2 (Barber/Blount Abstained).

Mayor Pro Tem Thomas referenced the 2nd Budget Hearing where it was confirmed by the City Manager that the newly proposed positions would not be funded in the 2023 Operating Budget, and that the critical position of Economic Development Director is moving forward and being funded.

Mr. Gardiner confirmed, noting his intent was for the candidate to be confirmed later during the meeting.

Mayor Pro Tem noted historically, and traditionally, the Council receives the resume of any Director nominated by the City Manager prior to Council confirmation.

Councilman Blount noted he did not need to see the resume and asked that the City Manager be allowed to hire and build his team.

Councilwoman Barber asked if there are any mid-year budget review meetings scheduled for 2023, noting there were no meetings provided in 2022 following requests; referenced the budget retreat and the new format that did not include the governing body, and noted that because of the lack of a budget review to know where the city is financially, she cannot support approval of the budget; Councilwoman Barber referenced the ARPA report and asked if the numbers were for FY22 or FY23.

Mr. Wiggins confirmed the report references FY2022.

Councilwoman Barber asked for a detailed report for ARPA funds spent by the Stockbridge Police Department and the city's Public Works Department and asked for clarification of ARPA funds paid in the amount of \$280,000.

Mr. Wiggins confirmed the \$280,000 was for the Employee Retention Incentive; and noted the ARPA balance is \$1.5 million with \$1.167 restricted.

Mr. Gardiner noted the goal is to try to get the budget process started with the Retreat in February 2023 to include the city's Strategic Plan and priorities for FY23 Projects and have a working document to present in August 2023.

Mayor Pro Tem Thomas requested that Council receive financial reports from the City Manager on a monthly and quarterly basis; and cited Section 4.10 of the Charter whereas the Council shall confirm all Directors, noting the Council should see the background information of the Director for which they are being asked to confirm, stating the Council must do their due diligence with respect to vetting candidates and confirmations of department Directors.

Mr. Gardiner noted he was not aware of that process noting the Charter does not specify that resumes be submitted to the governing body and would have the information forwarded to the Council for review for confirmation of the Director at the December 20, 2022 meeting.

Councilman Blount referenced the Charter and noted areas that appear to be antiquated and needs to be updated to 21st century best practices and noted councilmembers should present their questions to staff in advance and behind closed doors.

Mayor Pro Tem Thomas noted the Council had not been made aware that a Director position was being brought forward for confirmation by the City Manager until today.

Mr. Gardiner noted he plans to meet with the county to request additional tax funds based on the passage of the annexation referendum and the approximately 7,000 new residents as a result and hopes the county will comply with the request without legal recourse.

Mr. Gardiner noted he is working with GMA (Georgia Municipal Association to draft the appropriate correspondence to submit to the county regarding L.O.S.T. (Local Option Sales Tax) and the new city residents/former county residents where there is law that speaks to an approximate 6% increase in population.

Councilman Blount noted there needs to be a financial analysis completed.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Ford called for a motion to adopt the FY2023 Operating Budget and Capital Improvement Plan. There was no motion.
NO ACTION TAKEN

6. Notice of Public Hearing and Adoption Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor)
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Gardiner presented the Tax Allocation District #1 for adoption noting upon approval, the next step would be to reach out to the County Tax Assessor to continue the process.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilman Alexander motioned to approve Adoption of the Proposed Stockbridge Redevelopment Plan for Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor: Second by Councilman Blount. The motion passed 3-0-1 (Thomas Abstained).

7. The governing authority for the City intends to consider and to vote upon an ordinance that will provide for an increase in compensation for the members of the governing authority and will provide that said increase for councilmembers shall increase from \$12,000 to \$20,000 annually and for the mayor shall increase from \$14,400 to \$22,400 annually. If so, approved on December 12, 2022, the annual salaries will become effective January 2024.
Presented by: Quinton Washington, City Attorney

Public Hearing Opened

Ms. Armenta Jones, Stockbridge (Henry County) asked where the money would come from to pay the additional salaries.

Mr. Maestro Evans asked what methodology was used to compute the 66.5% increase noting this percentage of an increase does not happen in the public or private sector.

Mayor Ford noted the salaries for the governing body have not increased in ten years.

Mr. Gardiner noted a salary analysis was completed taking into account compensation for similar municipalities.

No Speakers in Favor

Public Hearing Closed

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Thomas. The motion failed 2-0-2 (Blount/Barber Abstained).
NO ACTION TAKEN

Councilman Alexander exited the meeting.

NEW BUSINESS

8. Council Consideration to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83.

Presented by: John Wiggins

Mr. Wiggins noted council approve last year's write-offs in the amount of \$14,101.78 with an increase of \$31,548.05, Mayor Ford inquired on the increase; noted no cut-offs were processed due to the pandemic from March 2020 until July 2021 and those on the list had already vacated properties when cut-offs were reinstated.

Councilman Blount motioned to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83: Second by Councilwoman Barber. The motion passed 3-0.

9. Council Consideration to approve Water Deposit Change/Increase from \$150 to \$200.

Presented by: John Wiggins

Mr. Wiggins noted the current deposit for water services to be connected requires is \$150 for renters only; noted the Finance Dept is requesting authorization to increase the water deposit to \$200 which would put the city in line with the other sister cities in the county and to change the language to include homeowners, property management companies and investment companies.

Councilman Blount asked if the deposit increase is expected to cause a decrease in future write-offs.

Mr. Wiggins noted a decrease due to the increase with more funding with the extra \$50 with the other deposit such as the homeowners and property managers; noted all the other sister cities implemented an increase three years ago.

Mr. Aaron noted the average water bill is approximately \$61.20.

Mayor Pro Tem Thomas motioned to approve Water Deposit Change/Increase from \$150 to \$200: Second by Councilman Blount. The motion passed 3-0.

10. Water and Sewer Rate Increase Ordinance – Council Consideration to approve the Ordinance for FY23 – FY27.

Presented by: Decius Aaron and Chad Peden (Carter & Sloope Engineer)

Mr. Aaron noted staff has looked at the water and sewer rate's structure and has reviewed the past audit and note GEFA (Georgia Environmental Finance Authority) requires the city to maintain a certain debt service coverage ratio; noted the city has not met the

requirement and with the loan with GEFA (Georgia Environmental Finance Authority) it allows them to raise the rates to meet the debt service coverage ratio; noted Carter & Sloope, city engineers has prepared a rate analysis study for the next 5 years to meet the with GEFA (Georgia Environmental Finance Authority) requirements which is a debt services ratio of 1.1%.

Mr. Peden noted the biggest challenge for the City of Stockbridge is that their cost recovery (operating revenues divided by operating expenditures) has fallen below 1.0 in recent years and in general, this ratio must be higher than 1.0 for a self-sustaining enterprise; noted the City of Stockbridge operates under an "increasing block" rate structure; noted this rate structure defines itself by charging higher rates per unit of water and sewer as the volume of consumption increases; noted consumers face a lower rate up to the first block of consumption and pay a higher price up to the limit of the second block, and so on until the highest block of consumption; noted customers are billed the base charge plus usage except for irrigation and hydrant meters and recommended residents have a typical block structure which is described as the cost per 1,000 gallons from 0 to 10,000 is uniformed with whatever is used and if residents use more than 4,000 gallons, the cost will go up.

Mayor Ford inquired if that would include a reduced rate based on quantity.

Mr. Peden noted it would not be a reduced rate, and would cover whatever expenses to provide and produce water; noted three options were identified for with the goal of maintaining a sustainable enterprise, Proportional Increase, Uniform Increase and Custom Increase with recommending going forward with Custom Increase; noted Overall, the average residential water and sewer bill (4,000 gallons) would increase from \$61.28 per month to \$90.10 per month, equivalent to 1.85% of the median household income, which is still below the 2.0 guideline recommended by USDA.

Councilman Blount motioned to approve Water and Sewer Rate Increase Ordinance for FY23 – FY27: Second by Councilwoman Barber. The motion passed 3-0.

11. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc. in the amount of 250,000.00. The funding source is SPLOST V.

Presented by: Decius Aaron

Mr. Aaron noted the city had an assessment completed in 2018 of the streets with council wanting to include sidewalks; noted the assessment is similar to the LMIG (Local Maintenance and Improvement Grant) analysis, with DAF Concrete, Inc repairing over 11,100 linear ft. of sidewalks and used a rating system on how locations would be chosen and spent \$260,00 repairing and replacing sidewalks; noted work has been completed in Monarch Village, Windsong and Summit View with the goal next year of obtaining the same amount as LMIG (Local Maintenance and Improvement Grant) with a minimum of 5

miles and a minimum of sidewalk replacement of at least 11,000 linear feet; noted staff would like to be proactive to keep the city sidewalks safe.

Mayor Ford asked how the newly annexed streets would be incorporated into the city's LMIG Plan.

Mr. Aaron noted he is having conversations with the City Manager about the new subdivisions coming into the city and assumes they will all have the same conditions with roads and sidewalks and will gradually start working on them; noted staff has already identified the location due to SPLOST being approved for specific areas with the new areas starting in 2024 and have already identified the streets and sidewalks to be repaired; noted after a new evaluation is completed, new areas will be added.

Councilwoman Barber noted the city awarded a LMIG contract for as a separate contract and asked why this contract is needed.

Mr. Aaron noted GDOT (Georgia Department of Transportation) requires an annual list of streets that would be resurfaced under the LMIG (Local Maintenance and Improvement Grant) and noted the repair of damaged sidewalks in the city is beyond what the Public Works staff can do.

Councilman Blount motioned to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of 250,000.00: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

12. Council Consideration to approve the 2023 City Events Calendar

Presented by: Kim Jordan, Frederick Gardiner

Mr. Gardiner noted the 2023 events calendar includes 15 planned events that includes the date, time, location and a brief description of the event.

Mayor Pro Tem Thomas requested to move BridgeFest date from 9/23/23 to 9/30/23 and to have lateral leeway to be able to adjust some dates where there may be a conflict:

Mayor Ford noted the time for BridgeFest states 7pm-11pm and noted this has historically been an all-day event.

Mr. Gardiner noted he would check with staff on the time for the event.

Councilwoman Barber motioned to remove the \$50,000 for Re-opening of the Merle Manders Conference Center: Second by Councilman Blount. The motion passed 3-0.

Councilwoman Barber motioned to Table the Item: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

13. Council Consideration to approve the 2023 Council Initiative Calendar

Presented by: Rosalynd Rawls

Ms. Rawls presented the proposed Council Initiatives Calendar, noting changes may occur during the year.

Councilwoman Barber requested the calendar to be amended noting the free Zumba sessions would begin in May 2023; asked that the Blood Drives be removed from the calendar noting she would schedule those; and asked that the non-profit entity, Hands of Hope, currently listed for the Annual Kickball Charity event be removed as she would be announcing the 2023 non-profit benefactor.

Motion to approve the 2023 Council Initiative Calendar as amended: Barber/Thomas
Passed 3-0.

14. Council Consideration to appoint members to the Planning Commission

Presented by: Quinton Washington

Mayor Ford inquired on the number of slots available for each board/committee.

Ms. Holiday noted a number of individuals would like to be re-appointed, however with the new residents coming in, a number of applications have come in and was hoping Mayor and Council would extend the deadline to allow for additional applications before making appointing; noted staff has received applications for the Citizens Police Advisory Council where the policy states the Mayor and Council shall appoint members as well as the Chief of Police; noted there has been a number of applications received for District 2 and inquired on who would make the appointment first, noting there needs to be more clarification; noted citizens have been applying for more than one board/committee with vacancies on a few boards; noted the Chief Trammer has advised the Citizens Police Advisory Council will not appoint members until the latter part of the first quarter of 2023 and recommends delaying until there is clarity, noting it has also been requested that anyone applying for the Citizens Police Advisory Council also apply for the Citizens Police Academy and vice versa; and asked the Council to consider the Planning Commission needs appointments to conduct business with a quorum.

Mayor Ford noted the Councilmember of the district would make the initial appointment to the Citizen-Police Advisory Council.

Councilwoman Barber recommended postponing new appointments until February with the exception of the Planning Commission and allow the new residents a chance to apply.

Ms. Holiday referenced the Charter, where the term for the Planning Commission ends 12/31.

Mayor Pro Tem Thomas motioned to Table appointments to the January 9, 2023 meeting with the swearing-in to take place in February: Second by Councilwoman Barber. The motion failed 2-1 (Blount Opposed).

Mayor Ford suggested the appointments at the December 20, 2022 Work Session meeting.

Councilman Blount motioned to Table appointments until December 20, 2022 at the Work Session meeting with the swearing-in in January 2023: Second by Mayor Pro Tem Thomas. The motion Failed 2-0-1 (Barber Abstained). NO ACTION TAKEN

15. Council Consideration to appoint members to the Youth Council Advisory Committee
Presented by: Quinton Washington
NO ACTION TAKEN

16. Council Consideration to appoint members to the Main Street Advisory Board
Presented by: Quinton Washington
NO ACTION TAKEN

17. Council Consideration to approve a Licensing Agreement for parking at Stockbridge Municipal Court and City Hall between the Stockbridge First Baptist Church and the City of Stockbridge during the Right-of-Way Easement construction.
Presented by: Danielle Davis, Fredrick Gardiner
Mr. Gardiner noted during the road improvements and widening to Lee Street, Stockbridge First Baptist Church has asked to utilize the city hall parking lot and the Municipal Courts parking lot during construction.

Councilwoman Barber motioned to approve: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

18. Council Consideration to approve a one-year renewal contract extension for sanitation services with GFL.
Presented by: Danielle Davis, Frederick Gardiner, and Decius Aaron
Mr. Aaron noted staff is currently receiving the correct list of parcels from the Tax Commissioner regarding the newly annexed properties to work with and noted some parcels are listed as commercial but in fact are residential; staff will have to go through each parcel and integrate into the current route structure with GFL; noted GFL has requested at least 90 days to start providing service to the newly annexed residents, noting current GFL residents are billed property taxes and the new residents would have to be billed directly; noted by June 1, 2023, the city would have to have the information to give to the tax assessor office to bill residents on the tax statements in year 2024.

Mayor Ford inquired on the transition for the new residents.

Mr. Gardiner noted having the chief elected official sending out a letter to the new residents informing them on what services would be included once annexed into the city.

Councilwoman Barber inquired if the city issued a solicitation to bid for residential and commercial waste collection services.

Mr. Aaron confirmed; noting the bid closed on December 8th, and the selection committee has been named; and noted once procurement gives the committee a date to meet and review the two proposals, the committee will evaluate the proposals and staff will come before council to award the contract.

Councilwoman Barber noted it has been recommended that service comments for the current provided be noted and properly documented.

Councilman Blount motioned to approve a one-year contract extension with GFL for sanitation services: Second by Mayor Pro Tem Thomas. The motion failed 2-0-1 (Barber Abstained).

Councilwoman Gantt joined the meeting at 10:05 p.m.

Councilman Blount motioned to approve a one-year contract extension with performance improvement standards: Second by Councilwoman Gantt. The motion passed 3-0-1 (Barber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Dec 13)
- Planning Commission Meeting, Special Date - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- City Council Work Session Meeting, Special Date - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Jan 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Jan 9)

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford referenced the recently held Volunteer Appreciation Gala where the city thanked the volunteers who serve and support the city throughout the year, and thanked Mayor Pro Tem Thomas for taking the lead on the event; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations and boosters and flu shots throughout the county and at the Henry County Health Department Monday – Friday 9am – 11:30am and 1pm – 2:30pm; noted COVID testing was available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm; Mayor Ford wished everyone Happy Holidays, prosperity and good health, and to be safe, and wished everyone a happy new year.

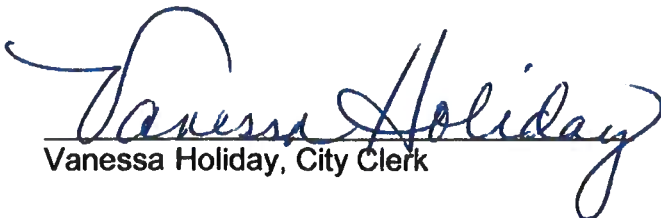
EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Councilwoman Gantt motioned to convene Executive Session for Personnel: Second by Councilman Blount. The motion failed 2-1-1 (Thomas Opposed/Barber Abstained).

ADJOURNMENT

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar
Presented by: Renee Wheeler, HR Manager
Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.
Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.
Presented by: Decius Aaron, Public Works Director
Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.
Presented by: Decius Aaron, Public Works Director and
Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holtsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- ***A Continuous Salute to Veterans:*** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

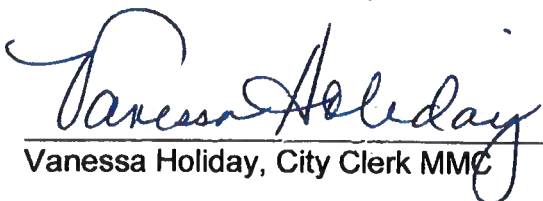
MAYOR'S COMMENTS (Mayor Anthony Ford)

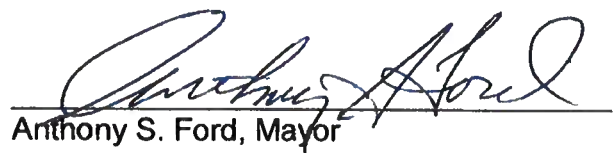
Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk MMC


Anthony S. Ford, Mayor

I began my 1st term in January 2020. In 2020, 2021 and in all previous years, the results from the Independent Audits have been presented by the Auditing firm directly to the Mayor & Council in our Public Meetings in July/August and hardcopies were provided by the Auditing firm and given directly to each member of the Governing Body. That did not happen with the results of the 2022 Independent Audit which was expected to be presented to the Governing Body in July/August of 2023. For your review, I have submitted a series of emails since July 2023 which will show countless inquiries/requests that I have sent requesting the Engagement Letter as well as the results of the 2022 Independent Audit from Mauldin and Jenkins (the auditing firm). You will also see a series of emails from a consensus of the Council dated October 2023 who directed the City Manager/City Treasurer/Mayor to delay presenting the Independent Audit until after the Elections in November 2023.

On July 31, 2023 at 5:34 PM (Subject of email: RE: June 2023 Monthly Reports-Mauldin & Jenkins Financial Audit), I initiated my first email inquiry to our City Manager (Fred Gardiner) and Treasurer/Finance Director (John Wiggins-resigned as of Oct 2023) asking "has Mauldin & Jenkins conducted the Financial Audit this year? If not, has it been scheduled? If so, when?" All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On August 1, 2023 at 8:23 AM**, Mr. Gardiner replied to my inquiry stating that the auditors had been conducting the annual audit and it is his understanding that it would be presented to the Mayor and Council at our Budget Retreat on August 10 & 11th by the firm and or Mr. Wiggins.

➤ *It did not happen in August. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

One week later, on August 8, 2023 at 9:10 AM (Subject of email: Mauldin & Jenkins Financial Audit), Mr. Wiggins replied to my initial email inquiry from July 31st stating that the audit is scheduled to be completed by August 31st and MJ will present to Council on the 11th or 26th of September.

➤ *It did not happen in September. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

On October 3, 2023 at 2:54 PM, (Subject of email: Mauldin & Jenkins Financial Audit), I sent a follow-up email to Mr. Wiggins and Mr. Gardiner inquiring about the status of the audit. All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On Oct 4, 2023 at 11:11 AM**, Mr. Wiggins replied to my inquiry stating that a representative from Mauldin & Jenkins would present a brief synopsis of the Audit on October 31st meeting.

➤ *It did not happen in October. The 2022 Independent Audit was not provided nor was it presented to the Governing Body during the meeting as was previously conveyed.*

On October 20, 2023 at 11:07 AM, (Subject of email: Request for Information), I sent an initial email to the Representative of Mauldin and Jenkins (Hope Pendergrass) requesting a copy of the full audit as well as a copy of the Engagement Letter. I did not receive a response from the Representative. I followed up with a **2nd email** to the Representative on 10/23/2023 at 11:49 PM. I sent a **3rd and final follow up email** to the Representative on 10/27/2023 at 8:52 AM. I also included the editor of the AJC. I never received a response from neither individual regarding my requests.

At the start of our November 13, 2023 Council Meeting, the CAFR report (Comprehensive Accounting/Finance Report) (pages stapled together) was disseminated (on the Dias) to each member of the Governing Body and included a few pages that show the logo of the auditing firm. The CAFR is a financial report compiled and generated by the City of Stockbridge's Finance Department (an internal report). It is NOT the Independent Audit. The Representative from the Auditing firm gave a brief presentation of the observations from the 2022 Audit, but she did not provide copies of the Engagement Letter as well as the Independent Audit conducted by the firm to the Governing Body for review. During the presentation by the Representative of the Auditing Firm, I specifically asked the Auditor for a copy of the Engagement Letter and a copy of the Audit Adjustments. Hope Pendergrass stated that the Engagement Letter was not included in the report and that Management has a copy of the Audit Adjustments. She also stated that if she hadn't sent them to Management, she would send them tomorrow. Keep in mind that the CAFR report was disseminated to each member of the Governing Body during our Council meeting. There was no time for me to review the information contained in the CAFR report and ask questions. When I arrived home, I reviewed the CAFR report. The full Independent Audit still was not provided to the Governing Body.

An Independent Audit is crucial in ensuring that there is no waste, fraud or abuse. Each member of the Governing Body has a fiduciary responsibility to the taxpayers to not only receive this important financial information, but to review it thoroughly, ask questions of the auditor and hold our City's Treasurer and City Manager accountable for implementing checks and balances and putting the necessary control measures in place, to ensure that tax dollars are not being wasted and that there is transparency in all of the City's financial transactions.

The Engagement Letter is a contract between Mauldin and Jenkins that describes their scope of work. See the attached copy. In reviewing the Engagement Letter from the auditing firm, under the section entitled "Reporting", it states: the audit should come directly to the Governing Body from the Auditing Firm. This is to ensure that there is independence in the audit process. It was never provided prior to my Open Records Request to the Georgia Department of Law's Office-Attorney General's Office. It is the responsibility of the Mayor, as the Chief Executive Officer of the City of Stockbridge to make sure that the Audit process is followed. My many requests for the audit was ignored since July 2023. I included the Mayor (Anthony S. Ford) on every email communication that I have sent to City staff and the Council inquiring about the Independent Audit. Not only did he not assist with obtaining the information that I requested, he also did not speak up when three other Council Members agreed to withhold the audit.

On February 13, 2024 at 6:39 PM, (Subject of email: REQUEST FOR OPEN RECORD: 2022 INDEPENDENT AUDIT FROM MAULDIN AND JENKINGS ALONG WITH THE ENGAGEMENT LETTER), I submitted an Open Records Request to the City of Stockbridge. All members of the Governing Body are included on the email as well as the City Clerk, City Manager and City Attorney.

On Feb/Mar 2024, I submitted an Open Records Complaint to the Georgia Department of Law's Office-Attorney General's Office.

On April 27, 2024 at 1:46 PM, (Subject of email: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter), I sent an email to the Governing Body, once again requesting support to obtain the Independent Audit along with the Engagement Letter. I informed them that I still had not received a copy of the Independent Audit. I reiterated that the Auditing Firm (Mauldin and Jenkins) were contracted by the City of Stockbridge to perform the

mandated audit. I also once again advised that the CAFR (Certified Accounting/Financial Report) is an 'internal report' prepared by City staff. It should not be provided in lieu of the Independent Audit that is **mandated under The City of Stockbridge's Ordinance Section 6.29 Audits**. Only one member of the Governing Body 'concurred' with my request (Councilman Alphonso Thomas).

On April 30, 2023, when I arrived for our City Council Worksession at appxly 5:45pm, I saw that copies of the Engagement Letter and the 2022 Independent Audit conducted by Mauldin and Jenkins had been distributed/placed on the dias for each member of the Governing Body. Later that evening, I noticed an email from the Attorney Georgia Department of Law's Office informing me that a letter was issued to the City Attorney of Stockbridge (Quinton Washington) regarding my complaint. As a result of my complaint to the Georgia Department of Law's Office-Attorney General's Office, the 2022 Independent Audit along with the Engagement Letter was finally provided to each member of the Governing Body.

As a Councilmember, it is a shame that I have had to resort to contacting an outside entity to intervene to receive the audit results, nearly ten months after my original and repeated requests (via emails and public meetings) for information that should have been given directly to each member of the Governing Body and should be readily available.

From: **Yolanda Barber** <Ybarber@stockbridgega.org>

Date: Sat, Apr 27, 2024 at 1:46 PM

Subject: Fwd: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter

To: Anthony Ford <asford@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Elton Alexander <ealexander@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>

Cc: Quinton Washington <quinton@washingtondreyer.com>

To All Members of the Governing Body of the City of Stockbridge,

Since July 2023, I have made countless attempts to receive the '2022 Independent Audit' conducted by Maulding and Jenkins, along with the Engagement Letter to no avail (during public meetings and emails directed to City Manager the former Treasurer as well as a representative from the contracted firm-Maulding and Jenkins, Ms. Pendergrass (see the series of emails below).

As of today, I have not received a response from any representative of the Independent Auditing Firm (Maulding and Jenkins) who were contracted by the City of Stockbridge to perform the mandated Audit. The CAFR (Certified Accounting/Financial Report) that has been prepared and provided to the Governing Body by City staff is an 'internal financial report' prepared by City staff. I am highly offended that the CAFR would be given to the Governing Body in lieu of the Independent Audit conducted by Maulding and Jenkins. Independent Audits are unbiased and should not be provided to staff. Independent Audits should be provided directly to the Governing Body as it has been in the past.

At the start of January 2024 and prior to the first Council meeting of 2024, I sent an email directly to all members of the Governing Body with a series of motions that I intended to bring forth. In which one of the motions was to direct staff to post a solicitation seeking proposals from Independent Auditing firms. In which, three members of the Governing Body chose to abstain from voting. One member of the Governing Body left the dias and was notably absent from voting. As such, all of my motions failed.

As a result of my email at the start of January 2024, one Council member brought forth the motion as though it was his idea. I seconded his motion, with the directive to staff to present Staff's Recommendation to Award a new contract back to the Governing Body during our first Council Meeting in March 2024. As of today, no such Recommendation of Award has been presented to the Governing Body.

Let this email serve as another attempt by me to receive the 2022 Independent Audit along with the Engagement Letter from the firm that was contracted to conduct the 2022 Independence Audit along with the Engagement Letter. Each one of us took an Oath and each one of us have a fiduciary responsibility to ensure that the taxpayers monies are being spent wisely. To be complacent/complicit is a dereliction of your duties as Elected Officials.

I am requesting support from every member of the Governing Body to give a directive to our City's Attorney to draft and submit a letter to the firm requesting the 2022 Independent Audit along with the Engagement Letter.

Sincerely,

Yolanda Barber

City of Stockbridge
Councilmember-District 4

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/27/23 8:52 AM (GMT-05:00)

To: hendergrass@micpa.com

Cc: Leon.Stafford@ajc.com

Subject: RE: 3rd Follow-up Request for Information

Good Morning Ms. Pendergrass,

I'm following up on my request to you for a copy of the full audit and the Engagement Letter so that I can fulfill my duties as a member of the Governing Body.

When should I expect this information? It has been one week and I have not received a response from you.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/23/23 11:49 PM (GMT-05:00)

To: hendergrass@micpa.com

Subject: 2nd Request for Information

Good Evening Ms. Pendergrass,

I wanted to follow-up on my email request below. How soon should I expect a copy of the Engagement Letter along with the Audit that your firm conducted this year?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/20/23 11:07 AM (GMT-05:00)

To: hendergrass@micpa.com

Subject: Request for Information

Good Day Ms. Pendergrass,

I understand that the Audit had been completed sometime ago, but it has not been shared with the full Council or the Public. Please forward to me a copy of the full audit so that I can fulfill my duties as a member of the Governing Body.

Also, would you please provide me with a copy of the Engagement Letter? Thank you.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Friday, October 13, 2023 11:37:10 AM

To: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>;

Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: RE: Request to hold the city Audit discussion November 13th

Mayor Ford,

We have a Council Consensus to review the city audit on November 13th, please do not put it on the October work session agenda.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Date: 10/13/23 11:08 AM (GMT-05:00)

To: John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Mayor Council <councilmayor@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: Re: Request to hold the city Audit discussion November 13th

I'm ok with holding off until November 13.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

District 1

On Oct 13, 2023, at 10:56 AM, John Blount <JBlount@cityofstockbridge-ga.gov> wrote:

I'm okay with November 13th

Sent from my iPhone

On Oct 13, 2023, at 9:48 AM, Elton Alexander <EAlexander@cityofstockbridge-ga.gov> wrote:

Mr. Gardiner,

I am requesting we have the city audit discussion November 13th to stop a potential political circus at our work session campaigning during the meeting. We have seen blatant campaigning at meetings repeatedly as of late with Council members actually going into the audience during the meeting to lobby for their position on rezonings. The staff should not be placed in the position of being used as political pawns to score points with the naysayers and haters of the city. Council and the public should receive the city audit information now for our review and any questions but the discussion should occur at our November meeting.

Our Treasure is leaving today and he said one of the reasons he is leaving is being publicly embarrassed and attacked by Council at our city council meetings when Council members go on wild goose chases looking for information they could have requested before the meeting so he could be prepared. If you know you want the information let him know so he could bring it to the meeting was his point.

On November 13th there will be no political points to score or votes to seek so the discussion should be informative versus political and dramatic. I make this request for the benefit of everyone involved especially our staff.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

RAMSINGH

Gabriel Medford
 gabriel@ramsinghlegal.com
 P: 478-246-7319
 F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
 Stockbridge City Hall
 4640 North Henry Boulevard,
 Stockbridge, GA, USA
 quinton@wlga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ 1 (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.

RECEIVED

MAY 20, 2025

City Clerk's Office
City of Stockbridge

C. Jeter



CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community.

3.30.060 - Ethics.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices.

Section 2.22. - Council interference with administration.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Various dates since I was sworn in January 2020-May 2025 (during Council Meetings,

Place: Various places since I was sworn in January 2020-May 2025 (during Council Meetings,

Describe what happened:

Violation of the following:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

3.30.060 - Ethics.

It is the policy of the City of Stockbridge to seek the best overall value when procuring goods and services. Toward this end, the city finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the city. The City of Stockbridge will set up and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best value.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

Section 2.22. - Council interference with administration.

Elected officials are not prohibited from speaking with city employees, or from requesting information from city employees in furtherance of their service to the city as elected officials.

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances?nodeId=THCH_ARTIIIGOSTELRE_S2.22COINAD

My complaint is against any/all individuals who have demonstrated a dereliction of their duties, failed to act in our city's best interest, by knowingly circumventing and/or ignoring established protocols and violating city ordinances. This conduct reflects a serious breach of public trust and accountability. Particularly when those in positions of authority intentionally ignore established checks and balances, control measures, policies and safeguards designed to ensure principles of Good Governance to include ethical behaviors, fairness, transparency, and fiscal responsibility.

According to our city's Ordinances, Council members are prohibited from violating the City's Official Code of Conduct and must always act in the best interest of our entire community, by applying laws impartially and avoiding even the appearance of self-interest or biased behavior. Decisions must not favor certain individuals, groups, or Agendas that would benefit them at our city's expense. Laws and policies must be applied evenly, regardless of who a person or entity is. No favoritism or unequal treatment is acceptable.

Our city's Procurement Policy requires fair and transparent vendor selection through the formal competitive bidding and contract award approval processes, which were not followed during the selection and awarding of contracts of the Amphitheater Operations. The City Manager, Treasurer, City Attorney and all Councilmembers who authorized or ignored my repeated inquiries and requests, are in violation of the Procurement Code as well as the Code of Conduct by allowing or enabling the circumvention of these required procedures. Allowing a contractor/consultant--Amphitheater Management--to directly hire vendors, disregarding the formal vetting process and to pay vendors. Many of the services that these vendors provided exceeded the \$50,000.00 threshold and were paid using city funds, bypassing our city's procurement protocols, and directly contradicts established conduct expectations and state and federal laws. The Stockbridge Amphitheater is NOT a private venue. The Stockbridge Amphitheater is a public venue and is operated primarily using taxpayer dollars.

All Councilmembers, staff members and contractors/consultants who authorized or failed to act on my repeated concerns and requests, appear to be prioritizing the interests of the contractor/consultant--Amphitheater Management and/or affiliated vendors over our city's fiduciary responsibility (in my opinion). Further neglecting their duty to ensure impartiality, transparency, and fiscal accountability. Thereby, damaging public trust and bringing discredit upon our city. I had hoped that my repeated objections and expressions of concerns/inquiries/requests/suggestions since January 2020, would give them pause. But instead, many of my concerns/inquiries/requests/suggestions were ignored and/or dismissed, which demonstrated to me a failure to act on behalf of our City and to protect our city, its citizenry and our city's assets.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Public meetings (audio/video recorded), emails, Meeting Minutes, etc

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber Yolanda Barber Date 05-20-2025

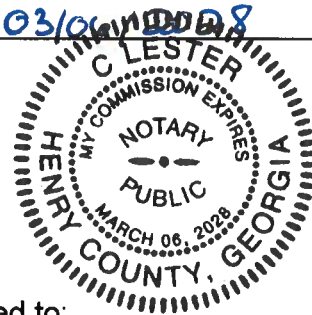
By: Yolanda Barber Title Councilmember Date 20 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 5.20.25 Expires: 03/06/2028

Signature: C. Lester

Printed Name: CASSANDRA LESTER C. Lester



Complaints may also be delivered to:

City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281

Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Quinton Washington <quinton@wlgga.com>

Sent: Wednesday, April 30, 2025 9:25:11 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: RE:

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Councilwoman Barber,

Whatever information you have requested you can freely seek again. Legal has not and does not place holds on information requests unless the requests involve privileged information and is sent to legal for review.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 29, 2025 11:14 PM

To: Quinton Washington <quinton@wlgga.com>

Cc: asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Hello Mr. Washington,

Would you please provide a response to my question below? I listened to what you told me at the start of tonight's Council Work Session. I would prefer to have your response in writing please. As of today, several of the items in the Demand Letter have still have not been provided.

In Service,

Yolanda Barber, Councilmember
City Council District 4

4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 11:17:05 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Have you followed up with anyone?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, April 28, 2025 10:38:31 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

I do not have anything responsive to the request under review. I am not holding anything back pursuant to your request. No one has asked me to review anything.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 10:28 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Morning All-

Dear Mr. Washington,

I have been more than patient with waiting to receive ALL of the items as was detailed in the Demand Letter that was emailed to you in November 2024 from an Open Records Attorney that I retained. As you are aware, ALL of my requests have not been fulfilled. I still need ALL of the appraisals and all of the advertisements/public notices.

When should I expect ALL of the information as outlined in the Demand Letter?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Saturday, May 10, 2025 8:28 PM

To: Anthony Ford <asford@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thanks for letting me know. I will pass this information along to ticket holders that have contacted me.

I didn't buy a ticket and I have no plans of being there. I don't see myself being there because I don't see how these concerts are being funded.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Anthony Ford <asford@stockbridgega.org>

Sent: Saturday, May 10, 2025 7:30:18 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

her/Teammates,

ule to conduct the concert tonight. See you soon.

Anthony S. Ford
Mayor
City of Stockbridge
(678) 215-6142

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From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Saturday, May 10, 2025 5:55:35 PM
To: Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>
Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mayor Ford,

Has tonight's concert been cancelled? Rain is expected all day today and tomorrow.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Harold Young <gm@stockbridgega.com>
Sent: Saturday, May 10, 2025 1:17:36 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Good Morning All,

Last week's concert will be rescheduled - the agent has to coordinate the schedule of the artists, band members, stage hands etc. There is a lot that goes into rescheduling - I should have the new date this week and the patrons if they can't make the date a refund will be offered.

Yes, the city did incurred expenses for last week's show.

Today's show is being closely monitored as well. Right now there is light rain and the artists are willing to perform - if anything changes for the worse, we will have to reschedule this show.

There are costs that will occur regardless of the weather if the artists, production crew are here. There are savings with police, security, ushers - labor charges.

Harold Young

On Fri, May 9, 2025 at 6:20 PM Yolanda Barber <Ybarber@stockbridgega.org> wrote:

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26:20 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 12:44 PM

To: Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

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From: Harold Young <gm@stockbridgega.org>

Sent: Monday, May 12, 2025 9:45 AM

To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does not come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgega.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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From: LaKeisha Gantt <LGantt@stockbridgega.org>

Sent: Sunday, May 11, 2025 11:40:26 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning:

For the record I was the person to bring up this issue. No one is ignoring anything. I have also been told of industry standards but will also do my own research.

I am not ignoring any of my fiduciary responsibilities. I believe in resolving conflict without being loud. I have learned my lesson on giving the public a dog and pony show in the past. And will not partake in it. My duties I take serious. And I will continue to work and resolve issues quietly.

In Service,

Lakeisha Gantt, Esq.

Mayor ProTem

District 1

City of Stockbridge

Please note for a faster Response please cc my executive assistant at rrawls@cityofstockbridgega.org

or if a matter is Urgent please contact Stockbridge City Hall and leave a message with the Executive Assistant to the Mayor and Council.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 6:20 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

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What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

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To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:55:27 PM

To: Quinton Washington <quinton@wlga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

I appreciate your response, but those are my opinions.

In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 2:50:45 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

I work every day to protect the interests of Council and the City and resent and take offense to any characterization otherwise. I do not appreciate the tone and tenor of your comments. I am a professional and acting in that space and wish to be treated as such. The will of council is three people and to date three people have not signed on to this request. If there have been and that is provided, then I am mistaken.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:42 PM

To: Quinton Washington <quinton@wlgga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you for your response Mr. Washington. I specifically followed up with you regarding the City's contract/template and the force majeure language during our March 2025 Retreat. Your response then is contrary to what your email below suggests. So, I would like to know, what was the delay in providing these options to the Governing Body before/during our March 2025 Retreat? I'm sorry, but it seems to me your actions of law seek to protect the interests of the Artists and others. What are you doing to protect the interests of our City?

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

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Mobile: 678-435-3450

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To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 2:11:11 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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This is part of the practice of law. There was no authorization required from council.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:06 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you Mr. Washington for providing options. Although I expected that this information would have been provided last year so that we could consider it prior to the start of 2025 Concert season. Please provide the status of quotes for insurance policies to cover acts of nature/force maker.

I inquired about the status of incorporating standard contract language into the City's contract/template to be used during negotiations to eliminate our City paying 100% of rescheduled/cancelled concerts due to acts of nature. Paying 100% is being fiscally irresponsible and wasteful spending. Our City cannot sustain this Amphitheater that way.

I want to reiterate, I do not/will not support paying more than 5% for rescheduled concerts for Artists. And I want to see quotes for insurance policies to cover weather related/force maker/acts of nature circumstances.

This is a government venue being funded by taxpayer dollars. This is not a private venue. The Artists contract should be attached as an Addendum to our City's contract. I have not been provided neither.

This will be my 3rd request:

Mr. Washington, Who gave you the directive to prepare the 'Trade Secret Affidavit'? There is no record of Council's discussion on Trade Secret Affidavit for Naming Rights nor the Artists. I need to know when and who authorized this?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

Get [Outlook for iOS](#)

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>
Sent: Monday, May 12, 2025 12:44 PM
To: Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

Get [Outlook for iOS](#)

From: Harold Young <gm@stockbridgeamp.com>
Sent: Monday, May 12, 2025 9:45 AM
To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

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Stacey Sussman

SES ENT LLC

917 297 3942

Begin forwarded message:

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

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City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi

<fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

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To Members of the Governing Body,

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In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 4:02 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:51:38 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

No, there are no meeting minutes on that subject matter.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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Georgia has a very broad Public Records Law. All written communications prepared and maintained or received in the course of official business by the City of Stockbridge are open records available to the public and news media upon request unless otherwise exempted by law (Ga. Statute 50-18-70).

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:50 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wtgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you Mrs. Holiday,

Are there any Meeting Minutes regarding Council's discussion on a Trade Secret Affidavit?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 1:35:07 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

The requested documents do not exist.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

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Cell: 404-445-9341

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 9:20 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Trade Secret Affidavit

Good Morning All-

Mrs. Holiday,

Please provide me with a copy of the Resolution approved by the Council for the Trade Secret Affidavit.

Please also provide me with the meeting minutes in which the Council discussed and approved directing the City Attorney to prepare a Trade Secret Affidavit.

When should I expect to receive this information?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Thursday, May 15, 2025 12:53 PM

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Afternoon All-

I am circling back to my request once again, because I wasn't allowed an opportunity to address my concerns in Executive Session of the May 12, 2025 Council Meeting. I will plan to address my concerns during our next upcoming meeting.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

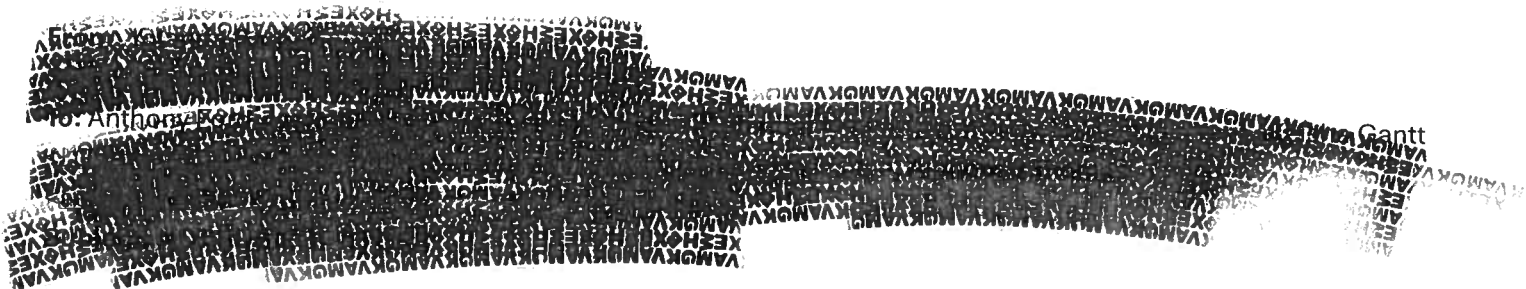
Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

A large, solid black rectangular redaction box covers the bottom half of the page, obscuring all text and graphics that might have been present. The redaction is complete, leaving no visible details of the content it covers.

Only the Attorney and the Consultant or the Engineer

Yolanda Barbo



Where Community Connects

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 \$125,0000 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.

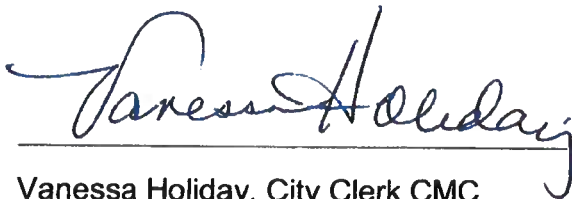
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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).

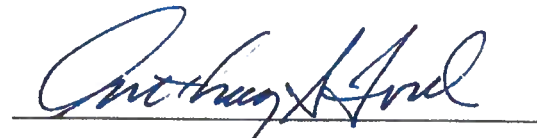
Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

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

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:30:19 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mrs. Holiday,

Exactly, follow the law and procedures of the law as outlined by the state as we have always done. Council should not direct staff to supersede the law. The law requires redactions and special handling of sensitive information to protect the privacy of individuals. We consult legal to follow Ga Law to make sure we are in compliance at every turn. This is especially key with sensitive documents from City of College park being found in or near a dumpster no being investigated. No, Ga Law I am aware of says follow the legal determination of City Council members. We need to leave politics out of this process and council should not interfere in any way with your role and the city attorney's role. Follow the law!

Get Outlook for iOS

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:16:05 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Good afternoon everyone,

The clerk's office will comply with the Georgia open records act as normal. The clerk's office will reach out to the city attorney as necessary. Please note that open records responses must comply with the

Georgia open records act. If there are redactions, those will come from the code in accordance with the Georgia records act and will be cited in the response.

Vanessa Holiday

City Clerk

404-445-9341

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 1:56:52 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mr. Gardiner, Mrs Holiday,

Legal should be advising whether redactions are necessary not Council, the process is not political. Again this is walking the grey lines of Council interference directing staff to potentially violate city policy which is prohibited under the charter. Legal or the city clerk should not act without the vote or consent of 3 council members. Redactions and open records should always have a thorough legal review before being released. One Council

member cannot change the policy or process. Should policy need to be changed a vote of 3 council members shall be required.

It should be noted releasing confidential documents or information without following the process is a violation of city policy and our sworn Oath of Office. Confidential documents are considered Executive Session materials. Please follow city policy and procedures.

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

This email serves as an official notice for a Request for Open Records to provide the following information:

Please provide the 2024 P&L statements for the Amphitheater Management/Operations.

***With no redactions.

Sincerely,

Yolanda Barber

City of Stockbridge

Councilmember–District 4

678-435-3450

YBarber@stockbridgega.org



COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA

Day One Recap by Mr. Frederick Gardiner

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect

school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and

recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.

Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from \$50 - \$100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at \$100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at \$150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at \$35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with \$6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber stated that only one newsletter was published and mailed out in 2023, noting the newsletter was not sent to the newly annexed residents; and stated she would be partnering with the schools again this year, noting she is preparing for a Council initiative for girls at eight elementary schools in the Stockbridge cluster.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday

Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September; noted no changes to the staffing levels for FY2025, and reviewed the various software applications utilized by the department; referenced the current boards and

committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is \$21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is \$160 and with Veracity, the cost would avg. \$80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where internships.

Ms. Wheeler noted the department makes the request for interns, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram

Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of \$808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay \$80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents year over year; and the cost has increased the proposed budget for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is \$808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines

Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be

obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a \$2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports; and stated that budget amendments should be presented to the Council.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to reactivate the Finance Committee; and stated that she would like to be appointed as Chair of the Finance Committee and noted she is the only member of Council currently not serving as a Council Liaison or on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

Ms. Holiday noted the city's Charter states the Mayor has the sole authority to appoint the Chair of each Committee, noting the Council Liaisons are not appointed to the Mayor's committees.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

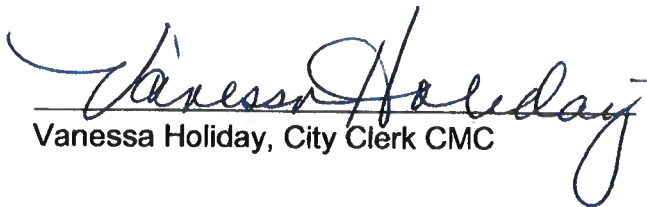
Councilmember Barber asked for the status of OpenGov.

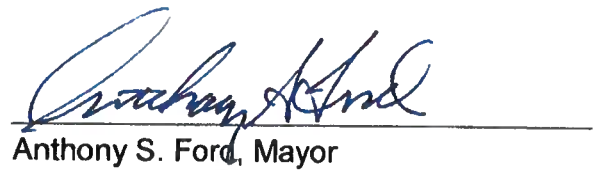
Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



Where Community Connects

COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. **Previous Day Recap - Presented by: Frederick Gardiner**

Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

Councilmember Gantt joined the meeting at 10:15 a.m.

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around \$4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing shoe, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from \$30,000 to \$85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a \$100 ticket would cost \$142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what is the impact to the Amphitheater budget when concerts are canceled or rescheduled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color.

Mr. Gardiner noted \$500,000 was approved for Phase I of the Wayfinding Project.

Councilmember Barber asked why would the city pay 100% of the expenses for the rescheduled concert due to factors that are out of our control (such as weather), and asked if the rescheduled shows are being renegotiated.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds \$9,615,000; Public Facilities Authority revenue bonds \$28,805,000; Accrued compensated absences \$146,737; Net pension liability \$86,699/ Business type Activities: GEFA notes payable \$1,120,169; Accrued compensated absences \$61,918, Net pension liability \$54,490 for a total of Long-Term Debt Activity \$1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases.

Amounts outstanding at year-end of \$25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project \$326 million dollars and potential revenue of \$4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of \$1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or \$9,000,000/year over 6 years for a total of \$54,000,000 or \$58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an \$18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall's response was yes.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

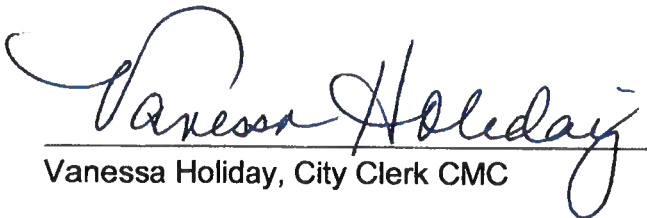
Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

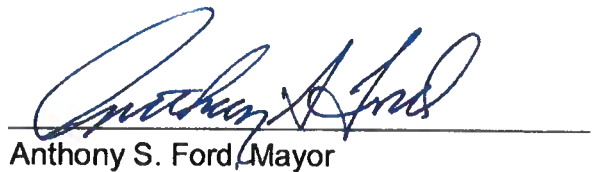
Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



Where Community Connects

CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – 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. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.
Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.
Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).
Motion to approve Revised Provisions to the State Zoning Procedures Law as presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.
Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately \$4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around \$5 million to \$6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

The motion to amend the Agenda passed unanimously 5-0.

Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

Mayor Ford asked legal for an opinion to remedy the action on the floor.

Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE). Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of the projects and categories included in the plan.

Public Hearing Opened There were no comments. Public Hearing Closed.
Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the case.

Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.
The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)

Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner
Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10' sidewalks outside and 8' sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers -- The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)

Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.)

Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.
(Council District 2)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of \$26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; noted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

Mr. Gardiner noted he would have information and analysis at the next meeting.

Public Hearing Opened. No speakers in Favor.

Speaker Opposed: Ms. Anne Fields

Public Hearing Closed.

Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor

Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- 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. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalynn Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- o 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.
- o 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 to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

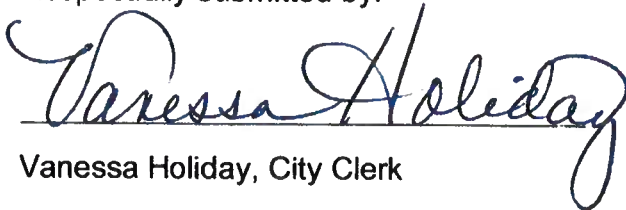
Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

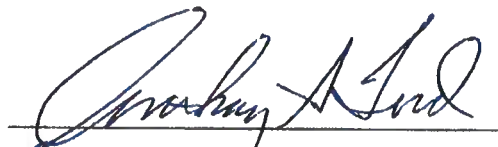
Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Sent: Thursday, August 17, 2023 11:50:27 AM

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Harold Young <gm@stockbridgeamp.com>; Elton Alexander <EAlexander@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreya.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; John Wiggins <JWiggins@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>; Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>; Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Councilwoman Barber:

No one council member can give a directive. If council wants a report after every concert then council will request it by consensus. We can only act in consensus. Please refrain from speaking as if when you say something it is the law. It always takes the majority of council. You are not new to this procedure.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

Stockbridge City Council

"Stockbridge is where Community Connects"

On Aug 16, 2023, at 11:29 PM, Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

Mr. Young,

Thank you for the below information. We need the Post Concert financials after every concert as agreed please. Additionally, I'm troubled by what you have conveyed to the Council that 'potential' sponsors have pulled away because they have watched the Council Meetings.

Please forward the communications to the full Council of the specific sponsors who you have communicated with who you say have pulled away. This will give the Council the opportunity to reach out and temper their concerns.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Harold Young <gm@stockbridgeamp.com>

Date: 8/11/23 9:37 PM (GMT-05:00)

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, John Wiggins <JWiggins@cityofstockbridge-ga.gov>, John Blount <JBlount@cityofstockbridge-ga.gov>, LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>, Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>, Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber

The amphitheater staff is paid through the concert ticket sales and other concert revenue or by me personally. In order to operate the concert here are a list of the companies that is a paid expense through ticket sales

Pro Video

Spartan Security

Casper Atlanta

L-Park (Parking company)

Alexander Ballroom (Catering services)

Omega Backline (Backline equipment)

Houston Transportation

Productions and Concerts

Campbell Cleaning Services

Radio stations

Marketing (flyers, street team, TV etc)

The MC/DJ is also paid through ticket sales/sponsorships/vendor fees etc.

The Operations Manager is paid through the budgeted funds and the rest of my staff is paid by me.

Sponsorship status??? I am not sure what you are referring to. I have expressed to the council my difficulty in inquiring some of the larger sponsors.. This does not mean that I will stop seeking others. I will continue to seek others. Feel free to contact me with any clarity that you may need.

Harold Young

On Fri, Aug 11, 2023 at 6:25 AM Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

I agree. I am prepared to stay as long as it takes. I was baffled as to how the Council would be able to hear all of the presentations from each department and have time for questions/discussions within 2 days. In addition to the time allowed for 'manufactured drama' intended to interrupt/disrupt/derail asking questions and discussing important business of our City. I still have unanswered questions regarding the operations and funding of the Amphitheater (i.e. how are the Amphitheater staff being paid and status of Sponsorships).

I want to better understand how the funds collected through fines, citations, etc are tracked and reported on the financial statements and the budget.

I took note of the fact that #8-Community Development on DAY 1 of the Agenda was skipped, completely. With multiple residential developments approved/underway/pending approval in the downtown area. I am expecting to receive the latest updates on current/upcoming/potential projects throughout our entire City during this Retreat (including the Amphitheater ponds, East Atlanta Road left turn lane and sidewalk installation and Lee Street alignment and sidewalk installation). I too, have taken note of the delayed/stalled projects all within City Council District 4. I not only believe in transparency, I also believe in accountability.

I will not support approval of any new development(s) without a solid citywide Infrastructure Improvement Plan in place. I am awaiting, Staff's presentation on the analysis of all of the roads (including the newly annexed roads) as has been stated would be conducted 8+ months ago?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>

Date: 8/11/23 4:41 AM (GMT-05:00)

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>, gm@stockbridgeamp.com, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>

Subject: Retreat extended to 5pm today

My. Gardiner, All,

No one should plan on leaving here before 4pm or 5pm today because we have so much ground to cover in each department. I personally have plenty of questions for each department head as I am accustomed to a 3 day budget retreat not a 1 and half day retreat. You certainly can expect my question of what do you need to each department head in written form and some push back on things not getting done like East Atlanta Rd and Lee Street being completely stalled after being approved 3 years ago, unacceptable. We are not even close to finishing. We need explanations from legal and Falcon Design. The Amphitheater pool no movement at all after too many requests to count.

Honestly, I felt rushed with Harold Young after all the drama and would like for him to come back today and finish so we can discuss his 2024 budget and the type of talent we need to sell out these shows. The age of the performers leaves out the youth completely and that needs to be addressed. Ask Mr. Young to return today because he got caught up in the drama of the day in the middle of his presentation.

We also need to discuss this proposed T-Splotted list being spread out so each District has projects. I certainly support the Tye Street projects being done but scheduling all of them in 2024 while other Districts have nothing needs to be adjusted. Why is Eagles Landing Pkwy paving in 2025 when it is our #1 commercial corridor and in worse shape than Walt Stephens Rd. These two repavings need to be expedited to late 2023 or 2024. When is Walt Stephens Rd paving scheduled? When is Rock Quarry Rd widening going to start? The whole T-Splotted list needs to be prioritized by Council and voted on because staff gave us no input. I am prepared to stay to hash this out and not rush the day.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Where Community Connects

COUNCIL MEETING SUMMARY MINUTES

MONDAY, DECEMBER 12, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Mr. Maestro Evans.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilman Alexander and Councilwoman Gantt. Councilman Alexander joined the meeting at 6:05 p.m.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 Licensing Agreement for parking and Item #18 Contract Extension for GFL: Second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to adopt the amended Agenda: Second by Councilman Alexander. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilwoman Barber. The motion passed 4-0.

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

- Mr. Maestro Evans – Stockbridge (Henry County) referenced the recent passage of the Annexation Referendum and asked when information would be distributed to the new residents.

PRESENTATION

4. Presentation of Open Gov Project

Presented by: Frederick Gardiner, John Wiggins, Brice Percynski

Informational and reporting tool for government transparency was presented.

Mr. Percynski noted this would give the citizens full transparency with the operations of the city; noted it would be an informational tool along with helping with different reports such as monthly reporting from finance, permitting reports from community development, procurement, etc.

Councilman Blount asked what the advantage would be to use this company.

Mr. Wiggins noted the information would be pulled from Incode, the city's Finance platform, and provide information to the public to promote transparency.

Councilman Blount asked why the city needs an outside company to provide information and transparency, and do for the city what staff should provide to the public considering the information comes from city staff and is submitted to this company.

Mr. Gardiner noted the city's platform does not present the information in laymen's terms that would be easily understood and referenced cities currently using the platform to include the City of Roswell.

Councilman Alexander noted all financial information is available to the public via an open records request, and suggested that at the most, 2% of the citizens would request the information and has not heard where this software would provide new information, but rather the information that the city already has, and asked Mr. Percynski to provide statistics on the use by the cities currently utilizing the platform.

Mr. Percynski confirmed, and noted the firm has a plan and offers professionalism and training to make sure the platform get up and operating properly.

Councilman Alexander asked for clarification of the upfront cost of \$50,000 plus approximately \$40,000 for a total upfront cost of \$90,000.

Mr. Percynski confirmed those numbers to be correct.
NO ACTION TAKEN.

PUBLIC HEARING

5. Final Reading and Adoption - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner presented an overview of the proposed FY2023 Operating Budget and Capital Improvement Plan.

Councilman Blount referenced his request for the city's Financial Advisor to attend the meeting noting this is the first budget that is being balanced with Fund Balance and will rely on the \$1.9 mil county rollback; and not being transparent as to how the city will sustain the increases.

Mayor Pro Tem Thomas noted the city is absorbing credit card fees of over \$53,000 per year and motioned to no longer absorb the fees; second by Councilman Alexander. The motion failed 2-0-2 (Barber/Blount Abstained).

Mayor Pro Tem Thomas referenced the 2nd Budget Hearing where it was confirmed by the City Manager that the newly proposed positions would not be funded in the 2023 Operating Budget, and that the critical position of Economic Development Director is moving forward and being funded.

Mr. Gardiner confirmed, noting his intent was for the candidate to be confirmed later during the meeting.

Mayor Pro Tem noted historically, and traditionally, the Council receives the resume of any Director nominated by the City Manager prior to Council confirmation.

Councilman Blount noted he did not need to see the resume and asked that the City Manager be allowed to hire and build his team.

Councilwoman Barber asked if there are any mid-year budget review meetings scheduled for 2023, noting there were no meetings provided in 2022 following requests; referenced the budget retreat and the new format that did not include the governing body, and noted that because of the lack of a budget review to know where the city is financially, she cannot support approval of the budget; Councilwoman Barber referenced the ARPA report and asked if the numbers were for FY22 or FY23.

Mr. Wiggins confirmed the report references FY2022.

Councilwoman Barber asked for a detailed report for ARPA funds spent by the Stockbridge Police Department and the city's Public Works Department and asked for clarification of ARPA funds paid in the amount of \$280,000.

Mr. Wiggins confirmed the \$280,000 was for the Employee Retention Incentive; and noted the ARPA balance is \$1.5 million with \$1.167 restricted.

Mr. Gardiner noted the goal is to try to get the budget process started with the Retreat in February 2023 to include the city's Strategic Plan and priorities for FY23 Projects and have a working document to present in August 2023.

Mayor Pro Tem Thomas requested that Council receive financial reports from the City Manager on a monthly and quarterly basis; and cited Section 4.10 of the Charter whereas the Council shall confirm all Directors, noting the Council should see the background information of the Director for which they are being asked to confirm, stating the Council must do their due diligence with respect to vetting candidates and confirmations of department Directors.

Mr. Gardiner noted he was not aware of that process noting the Charter does not specify that resumes be submitted to the governing body and would have the information forwarded to the Council for review for confirmation of the Director at the December 20, 2022 meeting.

Councilman Blount referenced the Charter and noted areas that appear to be antiquated and needs to be updated to 21st century best practices and noted councilmembers should present their questions to staff in advance and behind closed doors.

Mayor Pro Tem Thomas noted the Council had not been made aware that a Director position was being brought forward for confirmation by the City Manager until today.

Mr. Gardiner noted he plans to meet with the county to request additional tax funds based on the passage of the annexation referendum and the approximately 7,000 new residents as a result and hopes the county will comply with the request without legal recourse.

Mr. Gardiner noted he is working with GMA (Georgia Municipal Association to draft the appropriate correspondence to submit to the county regarding L.O.S.T. (Local Option Sales Tax) and the new city residents/former county residents where there is law that speaks to an approximate 6% increase in population.

Councilman Blount noted there needs to be a financial analysis completed.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Ford called for a motion to adopt the FY2023 Operating Budget and Capital Improvement Plan. There was no motion.
NO ACTION TAKEN

6. Notice of Public Hearing and Adoption Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor)
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Gardiner presented the Tax Allocation District #1 for adoption noting upon approval, the next step would be to reach out to the County Tax Assessor to continue the process.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilman Alexander motioned to approve Adoption of the Proposed Stockbridge Redevelopment Plan for Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor: Second by Councilman Blount. The motion passed 3-0-1 (Thomas Abstained).

7. The governing authority for the City intends to consider and to vote upon an ordinance that will provide for an increase in compensation for the members of the governing authority and will provide that said increase for councilmembers shall increase from \$12,000 to \$20,000 annually and for the mayor shall increase from \$14,400 to \$22,400 annually. If so, approved on December 12, 2022, the annual salaries will become effective January 2024.
Presented by: Quinton Washington, City Attorney

Public Hearing Opened

Ms. Armenta Jones, Stockbridge (Henry County) asked where the money would come from to pay the additional salaries.

Mr. Maestro Evans asked what methodology was used to compute the 66.5% increase noting this percentage of an increase does not happen in the public or private sector.

Mayor Ford noted the salaries for the governing body have not increased in ten years.

Mr. Gardiner noted a salary analysis was completed taking into account compensation for similar municipalities.

No Speakers in Favor

Public Hearing Closed

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Thomas. The motion failed 2-0-2 (Blount/Barber Abstained).
NO ACTION TAKEN

Councilman Alexander exited the meeting.

NEW BUSINESS

8. Council Consideration to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83.

Presented by: John Wiggins

Mr. Wiggins noted council approve last year's write-offs in the amount of \$14,101.78 with an increase of \$31,548.05, Mayor Ford inquired on the increase; noted no cut-offs were processed due to the pandemic from March 2020 until July 2021 and those on the list had already vacated properties when cut-offs were reinstated.

Councilman Blount motioned to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83: Second by Councilwoman Barber. The motion passed 3-0.

9. Council Consideration to approve Water Deposit Change/Increase from \$150 to \$200.

Presented by: John Wiggins

Mr. Wiggins noted the current deposit for water services to be connected requires is \$150 for renters only; noted the Finance Dept is requesting authorization to increase the water deposit to \$200 which would put the city in line with the other sister cities in the county and to change the language to include homeowners, property management companies and investment companies.

Councilman Blount asked if the deposit increase is expected to cause a decrease in future write-offs.

Mr. Wiggins noted a decrease due to the increase with more funding with the extra \$50 with the other deposit such as the homeowners and property managers; noted all the other sister cities implemented an increase three years ago.

Mr. Aaron noted the average water bill is approximately \$61.20.

Mayor Pro Tem Thomas motioned to approve Water Deposit Change/Increase from \$150 to \$200: Second by Councilman Blount. The motion passed 3-0.

10. Water and Sewer Rate Increase Ordinance – Council Consideration to approve the Ordinance for FY23 – FY27.

Presented by: Decius Aaron and Chad Peden (Carter & Sloope Engineer)

Mr. Aaron noted staff has looked at the water and sewer rate's structure and has reviewed the past audit and note GEFA (Georgia Environmental Finance Authority) requires the city to maintain a certain debt service coverage ratio; noted the city has not met the

requirement and with the loan with GEFA (Georgia Environmental Finance Authority) it allows them to raise the rates to meet the debt service coverage ratio; noted Carter & Sloope, city engineers has prepared a rate analysis study for the next 5 years to meet the with GEFA (Georgia Environmental Finance Authority) requirements which is a debt services ratio of 1.1%.

Mr. Peden noted the biggest challenge for the City of Stockbridge is that their cost recovery (operating revenues divided by operating expenditures) has fallen below 1.0 in recent years and in general, this ratio must be higher than 1.0 for a self-sustaining enterprise; noted the City of Stockbridge operates under an "increasing block" rate structure; noted this rate structure defines itself by charging higher rates per unit of water and sewer as the volume of consumption increases; noted consumers face a lower rate up to the first block of consumption and pay a higher price up to the limit of the second block, and so on until the highest block of consumption; noted customers are billed the base charge plus usage except for irrigation and hydrant meters and recommended residents have a typical block structure which is described as the cost per 1,000 gallons from 0 to 10,000 is uniformed with whatever is used and if residents use more than 4,000 gallons, the cost will go up.

Mayor Ford inquired if that would include a reduced rate based on quantity.

Mr. Peden noted it would not be a reduced rate, and would cover whatever expenses to provide and produce water; noted three options were identified for with the goal of maintaining a sustainable enterprise, Proportional Increase, Uniform Increase and Custom Increase with recommending going forward with Custom Increase; noted Overall, the average residential water and sewer bill (4,000 gallons) would increase from \$61.28 per month to \$90.10 per month, equivalent to 1.85% of the median household income, which is still below the 2.0 guideline recommended by USDA.

Councilman Blount motioned to approve Water and Sewer Rate Increase Ordinance for FY23 – FY27: Second by Councilwoman Barber. The motion passed 3-0.

11. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc. in the amount of 250,000.00. The funding source is SPLOST V.

Presented by: Decius Aaron

Mr. Aaron noted the city had an assessment completed in 2018 of the streets with council wanting to include sidewalks; noted the assessment is similar to the LMIG (Local Maintenance and Improvement Grant) analysis, with DAF Concrete, Inc repairing over 11,100 linear ft. of sidewalks and used a rating system on how locations would be chosen and spent \$260,00 repairing and replacing sidewalks; noted work has been completed in Monarch Village, Windsong and Summit View with the goal next year of obtaining the same amount as LMIG (Local Maintenance and Improvement Grant) with a minimum of 5

miles and a minimum of sidewalk replacement of at least 11,000 linear feet; noted staff would like to be proactive to keep the city sidewalks safe.

Mayor Ford asked how the newly annexed streets would be incorporated into the city's LMIG Plan.

Mr. Aaron noted he is having conversations with the City Manager about the new subdivisions coming into the city and assumes they will all have the same conditions with roads and sidewalks and will gradually start working on them; noted staff has already identified the location due to SPLOST being approved for specific areas with the new areas starting in 2024 and have already identified the streets and sidewalks to be repaired; noted after a new evaluation is completed, new areas will be added.

Councilwoman Barber noted the city awarded a LMIG contract for as a separate contract and asked why this contract is needed.

Mr. Aaron noted GDOT (Georgia Department of Transportation) requires an annual list of streets that would be resurfaced under the LMIG (Local Maintenance and Improvement Grant) and noted the repair of damaged sidewalks in the city is beyond what the Public Works staff can do.

Councilman Blount motioned to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of 250,000.00: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

12. Council Consideration to approve the 2023 City Events Calendar

Presented by: Kim Jordan, Frederick Gardiner

Mr. Gardiner noted the 2023 events calendar includes 15 planned events that includes the date, time, location and a brief description of the event.

Mayor Pro Tem Thomas requested to move BridgeFest date from 9/23/23 to 9/30/23 and to have lateral leeway to be able to adjust some dates where there may be a conflict:

Mayor Ford noted the time for BridgeFest states 7pm-11pm and noted this has historically been an all-day event.

Mr. Gardiner noted he would check with staff on the time for the event.

Councilwoman Barber motioned to remove the \$50,000 for Re-opening of the Merle Manders Conference Center: Second by Councilman Blount. The motion passed 3-0.

Councilwoman Barber motioned to Table the Item: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

13. Council Consideration to approve the 2023 Council Initiative Calendar

Presented by: Rosalynd Rawls

Ms. Rawls presented the proposed Council Initiatives Calendar, noting changes may occur during the year.

Councilwoman Barber requested the calendar to be amended noting the free Zumba sessions would begin in May 2023; asked that the Blood Drives be removed from the calendar noting she would schedule those; and asked that the non-profit entity, Hands of Hope, currently listed for the Annual Kickball Charity event be removed as she would be announcing the 2023 non-profit benefactor.

Motion to approve the 2023 Council Initiative Calendar as amended: Barber/Thomas
Passed 3-0.

14. Council Consideration to appoint members to the Planning Commission

Presented by: Quinton Washington

Mayor Ford inquired on the number of slots available for each board/committee.

Ms. Holiday noted a number of individuals would like to be re-appointed, however with the new residents coming in, a number of applications have come in and was hoping Mayor and Council would extend the deadline to allow for additional applications before making appointing; noted staff has received applications for the Citizens Police Advisory Council where the policy states the Mayor and Council shall appoint members as well as the Chief of Police; noted there has been a number of applications received for District 2 and inquired on who would make the appointment first, noting there needs to be more clarification; noted citizens have been applying for more than one board/committee with vacancies on a few boards; noted the Chief Trammer has advised the Citizens Police Advisory Council will not appoint members until the latter part of the first quarter of 2023 and recommends delaying until there is clarity, noting it has also been requested that anyone applying for the Citizens Police Advisory Council also apply for the Citizens Police Academy and vice versa; and asked the Council to consider the Planning Commission needs appointments to conduct business with a quorum.

Mayor Ford noted the Councilmember of the district would make the initial appointment to the Citizen-Police Advisory Council.

Councilwoman Barber recommended postponing new appointments until February with the exception of the Planning Commission and allow the new residents a chance to apply.

Ms. Holiday referenced the Charter, where the term for the Planning Commission ends 12/31.

Mayor Pro Tem Thomas motioned to Table appointments to the January 9, 2023 meeting with the swearing-in to take place in February: Second by Councilwoman Barber. The motion failed 2-1 (Blount Opposed).

Mayor Ford suggested the appointments at the December 20, 2022 Work Session meeting.

Councilman Blount motioned to Table appointments until December 20, 2022 at the Work Session meeting with the swearing-in in January 2023: Second by Mayor Pro Tem Thomas. The motion Failed 2-0-1 (Barber Abstained). NO ACTION TAKEN

15. Council Consideration to appoint members to the Youth Council Advisory Committee
Presented by: Quinton Washington
NO ACTION TAKEN

16. Council Consideration to appoint members to the Main Street Advisory Board
Presented by: Quinton Washington
NO ACTION TAKEN

17. Council Consideration to approve a Licensing Agreement for parking at Stockbridge Municipal Court and City Hall between the Stockbridge First Baptist Church and the City of Stockbridge during the Right-of-Way Easement construction.
Presented by: Danielle Davis, Fredrick Gardiner
Mr. Gardiner noted during the road improvements and widening to Lee Street, Stockbridge First Baptist Church has asked to utilize the city hall parking lot and the Municipal Courts parking lot during construction.

Councilwoman Barber motioned to approve: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

18. Council Consideration to approve a one-year renewal contract extension for sanitation services with GFL.
Presented by: Danielle Davis, Frederick Gardiner, and Decius Aaron
Mr. Aaron noted staff is currently receiving the correct list of parcels from the Tax Commissioner regarding the newly annexed properties to work with and noted some parcels are listed as commercial but in fact are residential; staff will have to go through each parcel and integrate into the current route structure with GFL; noted GFL has requested at least 90 days to start providing service to the newly annexed residents, noting current GFL residents are billed property taxes and the new residents would have to be billed directly; noted by June 1, 2023, the city would have to have the information to give to the tax assessor office to bill residents on the tax statements in year 2024.

Mayor Ford inquired on the transition for the new residents.

Mr. Gardiner noted having the chief elected official sending out a letter to the new residents informing them on what services would be included once annexed into the city.

Councilwoman Barber inquired if the city issued a solicitation to bid for residential and commercial waste collection services.

Mr. Aaron confirmed; noting the bid closed on December 8th, and the selection committee has been named; and noted once procurement gives the committee a date to meet and review the two proposals, the committee will evaluate the proposals and staff will come before council to award the contract.

Councilwoman Barber noted it has been recommended that service comments for the current provided be noted and properly documented.

Councilman Blount motioned to approve a one-year contract extension with GFL for sanitation services: Second by Mayor Pro Tem Thomas. The motion failed 2-0-1 (Barber Abstained).

Councilwoman Gantt joined the meeting at 10:05 p.m.

Councilman Blount motioned to approve a one-year contract extension with performance improvement standards: Second by Councilwoman Gantt. The motion passed 3-0-1 (Barber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change.

Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Dec 13)
- Planning Commission Meeting, Special Date - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- City Council Work Session Meeting, Special Date - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Jan 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Jan 9)

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford referenced the recently held Volunteer Appreciation Gala where the city thanked the volunteers who serve and support the city throughout the year, and thanked Mayor Pro Tem Thomas for taking the lead on the event; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations and boosters and flu shots throughout the county and at the Henry County Health Department Monday – Friday 9am – 11:30am and 1pm – 2:30pm; noted COVID testing was available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm; Mayor Ford wished everyone Happy Holidays, prosperity and good health, and to be safe, and wished everyone a happy new year.

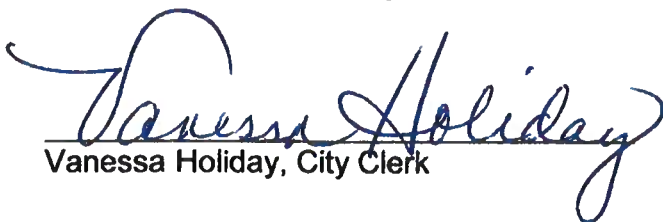
EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Councilwoman Gantt motioned to convene Executive Session for Personnel: Second by Councilman Blount. The motion failed 2-1-1 (Thomas Opposed/Barber Abstained).

ADJOURNMENT

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar

Presented by: Renee Wheeler, HR Manager

Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.

Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director and Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- **A Continuous Salute to Veterans:** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

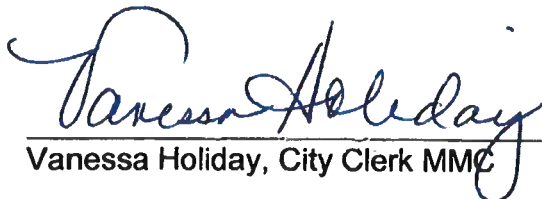
MAYOR'S COMMENTS (Mayor Anthony Ford)

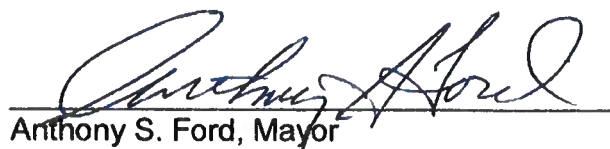
Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk MMC


Anthony S. Ford, Mayor

I began my 1st term in January 2020. In 2020, 2021 and in all previous years, the results from the Independent Audits have been presented by the Auditing firm directly to the Mayor & Council in our Public Meetings in July/August and hardcopies were provided by the Auditing firm and given directly to each member of the Governing Body. That did not happen with the results of the 2022 Independent Audit which was expected to be presented to the Governing Body in July/August of 2023. For your review, I have submitted a series of emails since July 2023 which will show countless inquiries/requests that I have sent requesting the Engagement Letter as well as the results of the 2022 Independent Audit from Mauldin and Jenkins (the auditing firm). You will also see a series of emails from a consensus of the Council dated October 2023 who directed the City Manager/City Treasurer/Mayor to delay presenting the Independent Audit until after the Elections in November 2023.

On July 31, 2023 at 5:34 PM (Subject of email: RE: June 2023 Monthly Reports-Mauldin & Jenkins Financial Audit), I initiated my first email inquiry to our City Manager (Fred Gardiner) and Treasurer/Finance Director (John Wiggins-resigned as of Oct 2023) asking "has Mauldin & Jenkins conducted the Financial Audit this year? If not, has it been scheduled? If so, when?" All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On August 1, 2023 at 8:23 AM**, Mr. Gardiner replied to my inquiry stating that the auditors had been conducting the annual audit and it is his understanding that it would be presented to the Mayor and Council at our Budget Retreat on August 10 & 11th by the firm and or Mr. Wiggins.

➤ *It did not happen in August. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

One week later, on August 8, 2023 at 9:10 AM (Subject of email: Mauldin & Jenkins Financial Audit), Mr. Wiggins replied to my initial email inquiry from July 31st stating that the audit is scheduled to be completed by August 31st and MJ will present to Council on the 11th or 26th of September.

➤ *It did not happen in September. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

On October 3, 2023 at 2:54 PM, (Subject of email: Mauldin & Jenkins Financial Audit), I sent a follow-up email to Mr. Wiggins and Mr. Gardiner inquiring about the status of the audit. All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On Oct 4, 2023 at 11:11 AM**, Mr. Wiggins replied to my inquiry stating that a representative from Mauldin & Jenkins would present a brief synopsis of the Audit on October 31st meeting.

➤ *It did not happen in October. The 2022 Independent Audit was not provided nor was it presented to the Governing Body during the meeting as was previously conveyed.*

On October 20, 2023 at 11:07 AM, (Subject of email: Request for Information), I sent an initial email to the Representative of Mauldin and Jenkins (Hope Pendergrass) requesting a copy of the full audit as well as a copy of the Engagement Letter. I did not receive a response from the Representative. I followed up with a 2nd email to the Representative on 10/23/2023 at 11:49 PM. I sent a 3rd and final follow up email to the Representative on 10/27/2023 at 8:52 AM. I also included the editor of the AJC. I never received a response from neither individual regarding my requests.

At the start of our November 13, 2023 Council Meeting, the CAFR report (Comprehensive Accounting/Finance Report) (pages stapled together) was disseminated (on the Dias) to each member of the Governing Body and included a few pages that show the logo of the auditing firm. The CAFR is a financial report compiled and generated by the City of Stockbridge's Finance Department (an internal report). It is NOT the Independent Audit. The Representative from the Auditing firm gave a brief presentation of the observations from the 2022 Audit, but she did not provide copies of the Engagement Letter as well as the Independent Audit conducted by the firm to the Governing Body for review. During the presentation by the Representative of the Auditing Firm, I specifically asked the Auditor for a copy of the Engagement Letter and a copy of the Audit Adjustments. Hope Pendergrass stated that the Engagement Letter was not included in the report and that Management has a copy of the Audit Adjustments. She also stated that if she hadn't sent them to Management, she would send them tomorrow. Keep in mind that the CAFR report was disseminated to each member of the Governing Body during our Council meeting. There was no time for me to review the information contained in the CAFR report and ask questions. When I arrived home, I reviewed the CAFR report. The full Independent Audit still was not provided to the Governing Body.

An Independent Audit is crucial in ensuring that there is no waste, fraud or abuse. Each member of the Governing Body has a fiduciary responsibility to the taxpayers to not only receive this important financial information, but to review it thoroughly, ask questions of the auditor and hold our City's Treasurer and City Manager accountable for implementing checks and balances and putting the necessary control measures in place, to ensure that tax dollars are not being wasted and that there is transparency in all of the City's financial transactions.

The Engagement Letter is a contract between Mauldin and Jenkins that describes their scope of work. See the attached copy. In reviewing the Engagement Letter from the auditing firm, under the section entitled "Reporting", it states: the audit should come directly to the Governing Body from the Auditing Firm. This is to ensure that there is independence in the audit process. It was never provided prior to my Open Records Request to the Georgia Department of Law's Office-Attorney General's Office. It is the responsibility of the Mayor, as the Chief Executive Officer of the City of Stockbridge to make sure that the Audit process is followed. My many requests for the audit was ignored since July 2023. I included the Mayor (Anthony S. Ford) on every email communication that I have sent to City staff and the Council inquiring about the Independent Audit. Not only did he not assist with obtaining the information that I requested, he also did not speak up when three other Council Members agreed to withhold the audit.

On February 13, 2024 at 6:39 PM, (Subject of email: REQUEST FOR OPEN RECORD: 2022 INDEPENDENT AUDIT FROM MAULDIN AND JENKINGS ALONG WITH THE ENGAGEMENT LETTER), I submitted an Open Records Request to the City of Stockbridge. All members of the Governing Body are included on the email as well as the City Clerk, City Manager and City Attorney.

On Feb/Mar 2024, I submitted an Open Records Complaint to the Georgia Department of Law's Office-Attorney General's Office.

On April 27, 2024 at 1:46 PM, (Subject of email: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter), I sent an email to the Governing Body, once again requesting support to obtain the Independent Audit along with the Engagement Letter. I informed them that I still had not received a copy of the Independent Audit. I reiterated that the Auditing Firm (Mauldin and Jenkins) were contracted by the City of Stockbridge to perform the

mandated audit. I also once again advised that the CAFR (Certified Accounting/Financial Report) is an 'internal report' prepared by City staff. It should not be provided in lieu of the Independent Audit that is **mandated under The City of Stockbridge's Ordinance Section 6.29 Audits**. Only one member of the Governing Body 'concurred' with my request (Councilman Alphonso Thomas).

On April 30, 2023, when I arrived for our City Council Worksession at appxly 5:45pm, I saw that copies of the Engagement Letter and the 2022 Independent Audit conducted by Mauldin and Jenkins had been distributed/placed on the dias for each member of the Governing Body. Later that evening, I noticed an email from the Attorney Georgia Department of Law's Office informing me that a letter was issued to the City Attorney of Stockbridge (Quinton Washington) regarding my complaint. As a result of my complaint to the Georgia Department of Law's Office-Attorney General's Office, the 2022 Independent Audit along with the Engagement Letter was finally provided to each member of the Governing Body.

As a Councilmember, it is a shame that I have had to resort to contacting an outside entity to intervene to receive the audit results, nearly ten months after my original and repeated requests (via emails and public meetings) for information that should have been given directly to each member of the Governing Body and should be readily available.

From: **Yolanda Barber** <Ybarber@stockbridgega.org>

Date: Sat, Apr 27, 2024 at 1:46 PM

Subject: Fwd: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter

To: Anthony Ford <asford@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Elton Alexander <ealexander@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>

Cc: Quinton Washington <quinton@washingtondreyer.com>

To All Members of the Governing Body of the City of Stockbridge,

Since July 2023, I have made countless attempts to receive the '2022 Independent Audit' conducted by Maulding and Jenkins, along with the Engagement Letter to no avail (during public meetings and emails directed to City Manager the former Treasurer as well as a representative from the contracted firm-Maulding and Jenkins, Ms. Pendergrass (see the series of emails below).

As of today, I have not received a response from any representative of the Independent Auditing Firm (Maulding and Jenkins) who were contracted by the City of Stockbridge to perform the mandated Audit. The CAFR (Certified Accounting/Financial Report) that has been prepared and provided to the Governing Body by City staff is an 'internal financial report' prepared by City staff. I am highly offended that the CAFR would be given to the Governing Body in lieu of the Independent Audit conducted by Maulding and Jenkins. Independent Audits are unbiased and should not be provided to staff. Independent Audits should be provided directly to the Governing Body as it has been in the past.

At the start of January 2024 and prior to the first Council meeting of 2024, I sent an email directly to all members of the Governing Body with a series of motions that I intended to bring forth. In which one of the motions was to direct staff to post a solicitation seeking proposals from Independent Auditing firms. In which, three members of the Governing Body chose to abstain from voting. One member of the Governing Body left the dias and was notably absent from voting. As such, all of my motions failed.

As a result of my email at the start of January 2024, one Council member brought forth the motion as though it was his idea. I seconded his motion, with the directive to staff to present Staff's Recommendation to Award a new contract back to the Governing Body during our first Council Meeting in March 2024. As of today, no such Recommendation of Award has been presented to the Governing Body.

Let this email serve as another attempt by me to receive the 2022 Independent Audit along with the Engagement Letter from the firm that was contracted to conduct the 2022 Independence Audit along with the Engagement Letter. Each one of us took an Oath and each one of us have a fiduciary responsibility to ensure that the taxpayers monies are being spent wisely. To be complacent/complicit is a dereliction of your duties as Elected Officials.

I am requesting support from every member of the Governing Body to give a directive to our City's Attorney to draft and submit a letter to the firm requesting the 2022 Independent Audit along with the Engagement Letter.

Sincerely,

Yolanda Barber

City of Stockbridge
Councilmember-District 4

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/27/23 8:52 AM (GMT-05:00)

To: hpenderggrass@micpa.com

Cc: Leon.Stafford@ajc.com

Subject: RE: 3rd Follow-up Request for Information

Good Morning Ms. Pendergrass,

I'm following up on my request to you for a copy of the full audit and the Engagement Letter so that I can fulfill my duties as a member of the Governing Body.

When should I expect this information? It has been one week and I have not received a response from you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/23/23 11:49 PM (GMT-05:00)

To: hpenderggrass@micpa.com

Subject: 2nd Request for Information

Good Evening Ms. Pendergrass,

I wanted to follow-up on my email request below. How soon should I expect a copy of the Engagement Letter along with the Audit that your firm conducted this year?

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Date: 10/20/23 11:07 AM (GMT-05:00)

To: hpenderggrass@micpa.com

Subject: Request for Information

Good Day Ms. Pendergrass,

I understand that the Audit had been completed sometime ago, but it has not been shared with the full Council or the Public. Please forward to me a copy of the full audit so that I can fulfill my duties as a member of the Governing Body.

Also, would you please provide me with a copy of the Engagement Letter? Thank you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Friday, October 13, 2023 11:37:10 AM

To: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: RE: Request to hold the city Audit discussion November 13th

Mayor Ford,

We have a Council Consensus to review the city audit on November 13th, please do not put it on the October work session agenda.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Date: 10/13/23 11:08 AM (GMT-05:00)

To: John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Mayor Council <councilmayor@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: Re: Request to hold the city Audit discussion November 13th

I'm ok with holding off until November 13.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

District 1

On Oct 13, 2023, at 10:56 AM, John Blount <JBlount@cityofstockbridge-ga.gov> wrote:

I'm okay with November 13th

Sent from my iPhone

On Oct 13, 2023, at 9:48 AM, Elton Alexander <EAlexander@cityofstockbridge-ga.gov> wrote:

Mr. Gardiner,

I am requesting we have the city audit discussion November 13th to stop a potential political circus at our work session campaigning during the meeting. We have seen blatant campaigning at meetings repeatedly as of late with Council members actually going into the audience during the meeting to lobby for their position on rezonings. The staff should not be placed in the position of being used as political pawns to score points with the naysayers and haters of the city. Council and the public should receive the city audit information now for our review and any questions but the discussion should occur at our November meeting.

Our Treasure is leaving today and he said one of the reasons he is leaving is being publicly embarrassed and attacked by Council at our city council meetings when Council members go on wild goose chases looking for information they could have requested before the meeting so he could be prepared. If you know you want the information let him know so he could bring it to the meeting was his point.

On November 13th there will be no political points to score or votes to seek so the discussion should be informative versus political and dramatic. I make this request for the benefit of everyone involved especially our staff.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

RAMSINGH

Gabriel Medford
 gabriel@ramsinghlegal.com
 P: 478-246-7319
 F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
 Stockbridge City Hall
 4640 North Henry Boulevard,
 Stockbridge, GA, USA
 quinton@wlgga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ 1 (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); 11 A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.

RECEIVED

MAY 20, 2025

City Clerk's Office
City of Stockbridge

@.doster



CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members

shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of

good ethical conduct for all citizens of the community.

3.30.060 - Ethics.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to

do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices.

Section 2.32 Council interference with administration

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Various dates since I was sworn in January 2020-May 2025 (during Council Meetings,

Place: Various places since I was sworn in January 2020-May 2025 (during Council Meetings,

Describe what happened:

Violation of the following:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

3.30.060 - Ethics.

It is the policy of the City of Stockbridge to seek the best overall value when procuring goods and services. Toward this end, the city finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the city. The City of Stockbridge will set up and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best value.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

Section 2.22. - Council interference with administration.

Elected officials are not prohibited from speaking with city employees, or from requesting information from city employees in furtherance of their service to the city as elected officials.

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances?nodeId=THCH_ARTIIIGOSTELRE_S2.22COINAD

My complaint is against any/all individuals who have demonstrated a dereliction of their duties, failed to act in our city's best interest, by knowingly circumventing and/or ignoring established protocols and violating city ordinances. This conduct reflects a serious breach of public trust and accountability. Particularly when those in positions of authority intentionally ignore established checks and balances, control measures, policies and safeguards designed to ensure principles of Good Governance to include ethical behaviors, fairness, transparency, and fiscal responsibility.

According to our city's Ordinances, Council members are prohibited from violating the City's Official Code of Conduct and must always act in the best interest of our entire community, by applying laws impartially and avoiding even the appearance of self-interest or biased behavior. Decisions must not favor certain individuals, groups, or Agendas that would benefit them at our city's expense. Laws and policies must be applied evenly, regardless of who a person or entity is. No favoritism or unequal treatment is acceptable.

Our city's Procurement Policy requires fair and transparent vendor selection through the formal competitive bidding and contract award approval processes, which were not followed during the selection and awarding of contracts of the Amphitheater Operations. The City Manager, Treasurer, City Attorney and all Councilmembers who authorized or ignored my repeated inquiries and requests, are in violation of the Procurement Code as well as the Code of Conduct by allowing or enabling the circumvention of these required procedures. Allowing a contractor/consultant--Amphitheater Management--to directly hire vendors, disregarding the formal vetting process and to pay vendors. Many of the services that these vendors provided exceeded the \$50,000.00 threshold and were paid using city funds, bypassing our city's procurement protocols, and directly contradicts established conduct expectations and state and federal laws. The Stockbridge Amphitheater is NOT a private venue. The Stockbridge Amphitheater is a public venue and is operated primarily using taxpayer dollars.

All Councilmembers, staff members and contractors/consultants who authorized or failed to act on my repeated concerns and requests, appear to be prioritizing the interests of the contractor/consultant--Amphitheater Management and/or affiliated vendors over our city's fiduciary responsibility (in my opinion). Further neglecting their duty to ensure impartiality, transparency, and fiscal accountability. Thereby, damaging public trust and bringing discredit upon our city. I had hoped that my repeated objections and expressions of concerns/inquiries/requests/suggestions since January 2020, would give them pause. But instead, many of my concerns/inquiries/requests/suggestions were ignored and/or dismissed, which demonstrated to me a failure to act on behalf of our City and to protect our city, its citizenry and our city's assets.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Various public meetings (recorded via audio/video). Meeting minutes, emails, etc

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber Yolanda Barber Date 05-20-2025

By: Yolanda Barber Title Councilmember Date 20 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 05/20/2025 Expires: 03/06/2028

Signature: C. Lester

Printed Name: C. LESTER



Complaints may also be delivered to:

City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281

Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt

City position or title: Council member

Department or agency: Governing Body

Name: Kyle Berry Sr.

City position or title: Council member

Department or agency: Governing Body

Name: Elton Alexander

City position or title: Council member

Department or agency: Governing Body

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Quinton Washington <quinton@wlgga.com>

Sent: Wednesday, April 30, 2025 9:25:11 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: RE:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber,

Whatever information you have requested you can freely seek again. Legal has not and does not place holds on information requests unless the requests involve privileged information and is sent to legal for review.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 29, 2025 11:14 PM

To: Quinton Washington <quinton@wlgga.com>

Cc: asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Hello Mr. Washington,

Would you please provide a response to my question below? I listened to what you told me at the start of tonight's Council Work Session. I would prefer to have your response in writing please. As of today, several of the items in the Demand Letter have still have not been provided.

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 11:17:05 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Have you followed up with anyone?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, April 28, 2025 10:38:31 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

I do not have anything responsive to the request under review. I am not holding anything back pursuant to your request. No one has asked me to review anything.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 10:28 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Morning All-

Dear Mr. Washington,

I have been more than patient with waiting to receive ALL of the items as was detailed in the Demand Letter that was emailed to you in November 2024 from an Open Records Attorney that I retained. As you are aware, ALL of my requests have not been fulfilled. I still need ALL of the appraisals and all of the advertisements/public notices.

When should I expect ALL of the information as outlined in the Demand Letter?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Saturday, May 10, 2025 8:28 PM

To: Anthony Ford <asford@stockbridgega.org>; Harold Young <gm@stockbridgega.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thanks for letting me know. I will pass this information along to ticket holders that have contacted me.

I didn't buy a ticket and I have no plans of being there. I don't see myself being there because I don't see how these concerts are being funded.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Anthony Ford <asford@stockbridgega.org>

Sent: Saturday, May 10, 2025 7:30:18 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Harold Young <gm@stockbridgega.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

her/Teammates,

ule to conduct the concert tonight. See you soon.

Anthony S. Ford
Mayor
City of Stockbridge
(678) 215-6142

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From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Saturday, May 10, 2025 5:55:35 PM
To: Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>
Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mayor Ford,

Has tonight's concert been cancelled? Rain is expected all day today and tomorrow.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Harold Young <gm@stockbridgeamp.com>
Sent: Saturday, May 10, 2025 1:17:36 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Good Morning All,

Last week's concert will be rescheduled - the agent has to coordinate the schedule of the artists, band members, stage hands etc. There is a lot that goes into rescheduling - I should have the new date this week and the patrons if they can't make the date a refund will be offered.

Yes, the city did incurred expenses for last week's show.

Today's show is being closely monitored as well. Right now there is light rain and the artists are willing to perform - if anything changes for the worse, we will have to reschedule this show.

There are costs that will occur regardless of the weather if the artists, production crew are here. There are savings with police, security, ushers - labor charges.

Harold Young

On Fri, May 9, 2025 at 6:20 PM Yolanda Barber <Ybarber@stockbridgega.org> wrote:

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26:20 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

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From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 12:44 PM

To: Harold Young <gm@stockbridgega.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

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From: Harold Young <gm@stockbridgega.com>

Sent: Monday, May 12, 2025 9:45 AM

To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does no come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

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To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: LaKeisha Gantt <LGantt@stockbridgega.org>

Sent: Sunday, May 11, 2025 11:40:26 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning:

For the record I was the person to bring up this issue. No one is ignoring anything. I have also been told of industry standards but will also do my own research.

I am not ignoring any of my fiduciary responsibilities. I believe in resolving conflict without being loud. I have learned my lesson on giving the public a dog and pony show in the past. And will not partake in it. My duties I take serious. And I will continue to work and resolve issues quietly.

In Service,

Lakeisha Gantt, Esq.

Mayor ProTem

District 1

City of Stockbridge

Please note for a faster Response please cc my executive assistant at rrawls@cityofstockbridgega.org

or if a matter is Urgent please contact Stockbridge City Hall and leave a message with the Executive Assistant to the Mayor and Council.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 6:20 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:55:27 PM

To: Quinton Washington <quinton@wlgga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

I appreciate your response, but those are my opinions.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

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Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 2:50:45 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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I work every day to protect the interests of Council and the City and resent and take offense to any characterization otherwise. I do not appreciate the tone and tenor of your comments. I am a professional and acting in that space and wish to be treated as such. The will of council is three people and to date three people have not signed on to this request. If there have been and that is provided, then I am mistaken.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:42 PM

To: Quinton Washington <quinton@wlgga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you for your response Mr. Washington. I specifically followed up with you regarding the City's contract/template and the force majeure language during our March 2025 Retreat. Your response then is contrary to what your email below suggests. So, I would like to know, what was the delay in providing these options to the Governing Body before/during our March 2025 Retreat? I'm sorry, but it seems to me your actions of law seek to protect the interests of the Artists and others. What are you doing to protect the interests of our City?

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

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Mobile: 678-435-3450

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To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 2:11:11 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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This is part of the practice of law. There was no authorization required from council.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:06 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you Mr. Washington for providing options. Although I expected that this information would have been provided last year so that we could consider it prior to the start of 2025 Concert season. Please provide the status of quotes for insurance policies to cover acts of nature/force maker.

I inquired about the status of incorporating standard contract language into the City's contract/template to be used during negotiations to eliminate our City paying 100% of rescheduled/cancelled concerts due to acts of nature. Paying 100% is being fiscally irresponsible and wasteful spending. Our City cannot sustain this Amphitheater that way.

I want to reiterate, I do not/will not support paying more than 5% for rescheduled concerts for Artists. And I want to see quotes for insurance policies to cover weather related/force maker/acts of nature circumstances.

This is a government venue being funded by taxpayer dollars. This is not a private venue. The Artists contract should be attached as an Addendum to our City's contract. I have not been provided neither.

This will be my 3rd request:

Mr. Washington, Who gave you the directive to prepare the 'Trade Secret Affidavit'? There is no record of Council's discussion on Trade Secret Affidavit for Naming Rights nor the Artists. I need to know when and who authorized this?

In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

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Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

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OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>
Sent: Monday, May 12, 2025 12:44 PM
To: Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

Get [Outlook for iOS](#)

From: Harold Young <gm@stockbridgega.org>
Sent: Monday, May 12, 2025 9:45 AM
To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does no come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

Begin forwarded message:

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlgga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi

<fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 4:02 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:51:38 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

No, there are no meeting minutes on that subject matter.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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Georgia has a very broad Public Records Law. All written communications prepared and maintained or received in the course of official business by the City of Stockbridge are open records available to the public and news media upon request unless otherwise exempted by law (Ga. Statute 50-18-70).

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:50 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas

<athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you Mrs. Holiday,

Are there any Meeting Minutes regarding Council's discussion on a Trade Secret Affidavit?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 1:35:07 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

The requested documents do not exist.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 9:20 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Trade Secret Affidavit

Good Morning All-

Mrs. Holiday,

Please provide me with a copy of the Resolution approved by the Council for the Trade Secret Affidavit.

Please also provide me with the meeting minutes in which the Council discussed and approved directing the City Attorney to prepare a Trade Secret Affidavit.

When should I expect to receive this information?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Thursday, May 15, 2025 12:53 PM

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Afternoon All-

I am circling back to my request once again, because I wasn't allowed an opportunity to address my concerns in Executive Session of the May 12, 2025 Council Meeting. I will plan to address my concerns during our next upcoming meeting.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

THE CONSULTANT OF THE ATTORNEY

Yolanda Barbo

A large, dark, abstract shape resembling a cloud or smoke, composed of many small, repeating text fragments. The fragments are mostly 'Yolanda Barber' and 'Yolanda Barber' in various orientations, creating a dense, textured effect.



Where Community Connects

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 being 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.

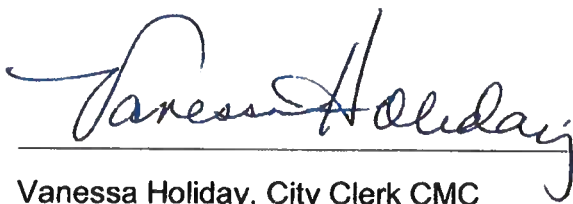
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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).

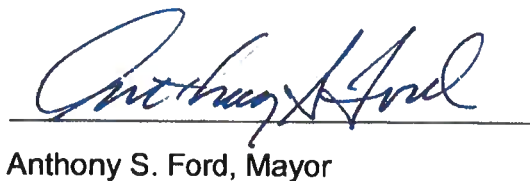
Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

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

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:30:19 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mrs. Holiday,

Exactly, follow the law and procedures of the law as outlined by the state as we have always done. Council should not direct staff to supersede the law. The law requires redactions and special handling of sensitive information to protect the privacy of individuals. We consult legal to follow Ga Law to make sure we are in compliance at every turn. This is especially key with sensitive documents from City of College park being found in or near a dumpster no being investigated. No, Ga Law I am aware of says follow the legal determination of City Council members. We need to leave politics out of this process and council should not interfere in any way with your role and the city attorney's role. Follow the law!

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:16:05 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Good afternoon everyone,

The clerk's office will comply with the Georgia open records act as normal. The clerk's office will reach out to the city attorney as necessary. Please note that open records responses must comply with the

Georgia open records act. If there are redactions, those will come from the code in accordance with the Georgia records act and will be cited in the response.

Vanessa Holiday

City Clerk

404-445-9341

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 1:56:52 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mr. Gardiner, Mrs Holiday,

Legal should be advising whether redactions are necessary not Council, the process is not political. Again this is walking the grey lines of Council interference directing staff to potentially violate city policy which is prohibited under the charter. Legal or the city clerk should not act without the vote or consent of 3 council members. Redactions and open records should always have a thorough legal review before being released. One Council

member cannot change the policy or process. Should policy need to be changed a vote of 3 council members shall be required.

It should be noted releasing confidential documents or information without following the process is a violation of city policy and our sworn Oath of Office. Confidential documents are considered Executive Session materials. Please follow city policy and procedures.

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

This email serves as an official notice for a Request for Open Records to provide the following information:

Please provide the 2024 P&L statements for the Amphitheater Management/Operations.

***With no redactions.

Sincerely,

Yolanda Barber

City of Stockbridge

Councilmember–District 4

678-435-3450

YBarber@stockbridgega.org



Where Community Connects

COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
 Mayor Pro Tem Kyle Berry
 Councilman Elton Alexander
 Councilman Yolanda Barber
 Councilwoman LaKeisha Gantt
 Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
 Vanessa Holiday, City Clerk
 Lakeisha Gaines, Interim City Treasurer
 Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA**Day One Recap by Mr. Frederick Gardiner**

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. **Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley**

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect

school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and

recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.

Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from \$50 - \$100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at \$100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at \$150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at \$35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with \$6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber stated that only one newsletter was published and mailed out in 2023, noting the newsletter was not sent to the newly annexed residents; and stated she would be partnering with the schools again this year, noting she is preparing for a Council initiative for girls at eight elementary schools in the Stockbridge cluster.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday

Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September; noted no changes to the staffing levels for FY2025, and reviewed the various software applications utilized by the department; referenced the current boards and

committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is \$21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is \$160 and with Veracity, the cost would avg. \$80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where internships.

Ms. Wheeler noted the department makes the request for interns, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram

Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of \$808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay \$80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents year over year; and the cost has increased the proposed budget for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is \$808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines

Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be

obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a \$2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports; and stated that budget amendments should be presented to the Council.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to reactivate the Finance Committee; and stated that she would like to be appointed as Chair of the Finance Committee and noted she is the only member of Council currently not serving as a Council Liaison or on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

Ms. Holiday noted the city's Charter states the Mayor has the sole authority to appoint the Chair of each Committee, noting the Council Liaisons are not appointed to the Mayor's committees.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

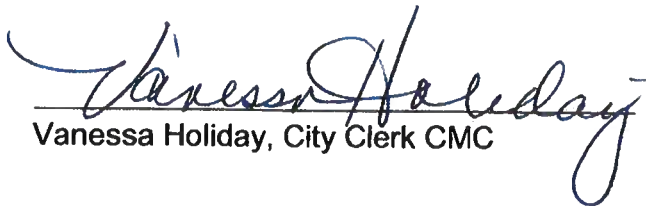
Councilmember Barber asked for the status of OpenGov.

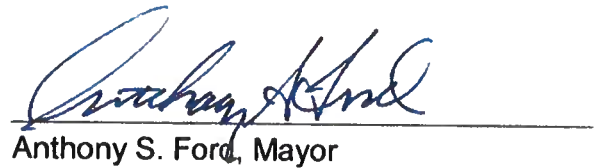
Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. **Previous Day Recap - Presented by: Frederick Gardiner**

Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

Councilmember Gantt joined the meeting at 10:15 a.m.

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around \$4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing show, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from \$30,000 to \$85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a \$100 ticket would cost \$142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what is the impact to the Amphitheater budget when concerts are canceled or rescheduled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color.

Mr. Gardiner noted \$500,000 was approved for Phase I of the Wayfinding Project.

Councilmember Barber asked why would the city pay 100% of the expenses for the rescheduled concert due to factors that are out of our control (such as weather), and asked if the rescheduled shows are being renegotiated.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds \$9,615,000; Public Facilities Authority revenue bonds \$28,805,000; Accrued compensated absences \$146,737; Net pension liability \$86,699/ Business type Activities: GEFA notes payable \$1,120,169; Accrued compensated absences \$61,918, Net pension liability \$54,490 for a total of Long-Term Debt Activity \$1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases.

Amounts outstanding at year-end of \$25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project \$326 million dollars and potential revenue of \$4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of \$1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or \$9,000,000/year over 6 years for a total of \$54,000,000 or \$58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an \$18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall's response was yes.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

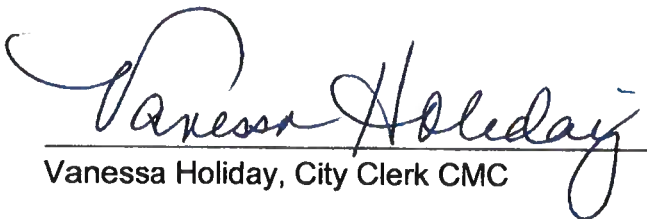
Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – 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. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.
Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.
Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).
Motion to approve Revised Provisions to the State Zoning Procedures Law as presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.
Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately \$4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around \$5 million to \$6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

The motion to amend the Agenda passed unanimously 5-0.

Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

Mayor Ford asked legal for an opinion to remedy the action on the floor.

Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE). Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of the projects and categories included in the plan.

Public Hearing Opened There were no comments. Public Hearing Closed.
Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the case.

Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)
Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.
The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.
Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)

Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10' sidewalks outside and 8' sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers – The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)

Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting. Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.) Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting. Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04. (Council District 2) Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of \$26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; noted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

Mr. Gardiner noted he would have information and analysis at the next meeting.

Public Hearing Opened. No speakers in Favor.

Speaker Opposed: Ms. Anne Fields

Public Hearing Closed.

Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor

Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- 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. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- 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 to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

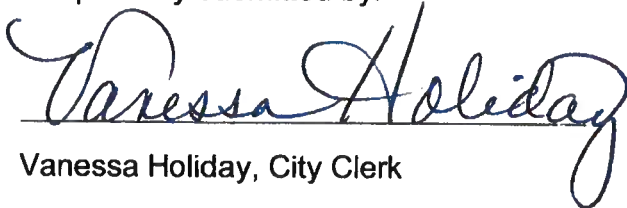
Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

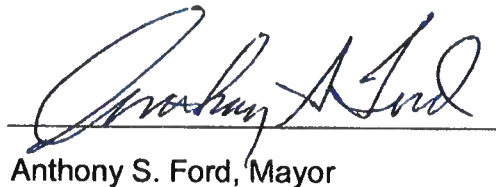
Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Sent: Thursday, August 17, 2023 11:50:27 AM

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Harold Young <gm@stockbridgeamp.com>; Elton Alexander <EAlexander@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreier.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; John Wiggins <JWiggins@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>; Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>; Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Councilwoman Barber:

No one council member can give a directive. If council wants a report after every concert then council will request it by consensus. We can only act in consensus. Please refrain from speaking as if when you say something it is the law. It always takes the majority of council. You are not new to this procedure.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

Stockbridge City Council

"Stockbridge is where Community Connects"

On Aug 16, 2023, at 11:29 PM, Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

Mr. Young,

Thank you for the below information. We need the Post Concert financials after every concert as agreed please.

Additionally, I'm troubled by what you have conveyed to the Council that 'potential' sponsors have pulled away because they have watched the Council Meetings.

Please forward the communications to the full Council of the specific sponsors who you have communicated with who you say have pulled away. This will give the Council the opportunity to reach out and temper their concerns.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Harold Young <gm@stockbridgeamp.com>

Date: 8/11/23 9:37 PM (GMT-05:00)

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, John Wiggins <JWiggins@cityofstockbridge-ga.gov>, John Blount <JBlount@cityofstockbridge-ga.gov>, LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>, Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>, Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber

The amphitheater staff is paid through the concert ticket sales and other concert revenue or by me personally. In order to operate the concert here are a list of the companies that is a paid expense through ticket sales

Pro Video

Spartan Security

Casper Atlanta

L-Park (Parking company)

Alexander Ballroom (Catering services)

Omega Backline (Backline equipment)

Houston Transportation

Productions and Concerts

Campbell Cleaning Services

Radio stations

Marketing (flyers, street team, TV etc)

The MC/DJ is also paid through ticket sales/sponsorships/vendor fees etc.

The Operations Manager is paid through the budgeted funds and the rest of my staff is paid by me.

Sponsorship status??? I am not sure what you are referring to. I have expressed to the council my difficulty in inquiring some of the larger sponsors.. This does not mean that I will stop seeking others. I will continue to seek others. Feel free to contact me with any clarity that you may need.

Harold Young

On Fri, Aug 11, 2023 at 6:25 AM Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

I agree. I am prepared to stay as long as it takes. I was baffled as to how the Council would be able to hear all of the presentations from each department and have time for questions/discussions within 2 days. In addition to the time allowed for 'manufactured drama' intended to interrupt/disrupt/derail asking questions and discussing important business of our City. I still have unanswered questions regarding the operations and funding of the Amphitheater (i.e. how are the Amphitheater staff being paid and status of Sponsorships).

I want to better understand how the funds collected through fines, citations, etc are tracked and reported on the financial statements and the budget.

I took note of the fact that #8-Community Development on DAY 1 of the Agenda was skipped, completely. With multiple residential developments approved/underway/pending approval in the downtown area. I am expecting to receive the latest updates on current/upcoming/potential projects throughout our entire City during this Retreat (including the Amphitheater ponds, East Atlanta Road left turn lane and sidewalk installation and Lee Street alignment and sidewalk installation). I too, have taken note of the delayed/stalled projects all within City Council District 4. I not only believe in transparency, I also believe in accountability.

I will not support approval of any new development(s) without a solid citywide Infrastructure Improvement Plan in place. I am awaiting, Staff's presentation on the analysis of all of the roads (including the newly annexed roads) as has been stated would be conducted 8+ months ago?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>

Date: 8/11/23 4:41 AM (GMT-05:00)

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>, gm@stockbridgeamp.com, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>

Subject: Retreat extended to 5pm today

My. Gardiner, All,

No one should plan on leaving here before 4pm or 5pm today because we have so much ground to cover in each department. I personally have plenty of questions for each hdepartment head as I am accustomed to a 3 day budget retreat not a 1 and half day retreat. You certainly can expect my question of what do you need to each department head in wishist form and some push back on things not getting done like East Atlanta Rd and Lee Street being completely stalled after being approved 3 years ago, unacceptable. We are not even close to finishing. We need explanations from legal and Falcon Design. The Amphitheater pool no movement at all after too many requests to count.

Honestly, I felt rushed with Harold Young after all the drama and would like for him to come back today and finish so we can discuss his 2024 budget and the type of talent we need to sell out these shows. The age of the performers leaves out the youth completely and that needs to be addressed. Ask Mr. Young to return today because he got caught up in the drama of the day in the middle of his presentation.

We also need to discuss this proposed T-Splost list being spread out so each Distict has projects. I certainly support the Tye Street projects being done but scheduling all of them in 2024 while other Districts have nothing needs to be adjusted. Why is Eagles Landing Pkwy paving in 2025 when it is our #1 commercial corridor and in worse shape than Walt Stephens Rd. These two repavings need to be expedited to late 2023 or 2024. When is Walt Stephens Rd paving scheduled? When is Rock Quarry Rd widening going to start? The whole T-Splost list needs to be prioritized by Council and voted on because staff gave us no input. I am prepared to stay to hash this out and not rush the day.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Where Community Connects

COUNCIL MEETING SUMMARY MINUTES

MONDAY, DECEMBER 12, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Mr. Maestro Evans.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilman Alexander and Councilwoman Gantt. Councilman Alexander joined the meeting at 6:05 p.m.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 Licensing Agreement for parking and Item #18 Contract Extension for GFL: Second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to adopt the amended Agenda: Second by Councilman Alexander. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilwoman Barber. The motion passed 4-0.

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

- Mr. Maestro Evans – Stockbridge (Henry County) referenced the recent passage of the Annexation Referendum and asked when information would be distributed to the new residents.

PRESENTATION

4. Presentation of Open Gov Project

Presented by: Frederick Gardiner, John Wiggins, Brice Percynski

Informational and reporting tool for government transparency was presented.

Mr. Percynski noted this would give the citizens full transparency with the operations of the city; noted it would be an informational tool along with helping with different reports such as monthly reporting from finance, permitting reports from community development, procurement, etc.

Councilman Blount asked what the advantage would be to use this company.

Mr. Wiggins noted the information would be pulled from Incode, the city's Finance platform, and provide information to the public to promote transparency.

Councilman Blount asked why the city needs an outside company to provide information and transparency, and do for the city what staff should provide to the public considering the information comes from city staff and is submitted to this company.

Mr. Gardiner noted the city's platform does not present the information in laymen's terms that would be easily understood and referenced cities currently using the platform to include the City of Roswell.

Councilman Alexander noted all financial information is available to the public via an open records request, and suggested that at the most, 2% of the citizens would request the information and has not heard where this software would provide new information, but rather the information that the city already has, and asked Mr. Percynski to provide statistics on the use by the cities currently utilizing the platform.

Mr. Percynski confirmed, and noted the firm has a plan and offers professionalism and training to make sure the platform get up and operating properly.

Councilman Alexander asked for clarification of the upfront cost of \$50,000 plus approximately \$40,000 for a total upfront cost of \$90,000.

Mr. Percynski confirmed those numbers to be correct.

NO ACTION TAKEN.

PUBLIC HEARING

5. Final Reading and Adoption - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner presented an overview of the proposed FY2023 Operating Budget and Capital Improvement Plan.

Councilman Blount referenced his request for the city's Financial Advisor to attend the meeting noting this is the first budget that is being balanced with Fund Balance and will rely on the \$1.9 mil county rollback; and not being transparent as to how the city will sustain the increases.

Mayor Pro Tem Thomas noted the city is absorbing credit card fees of over \$53,000 per year and motioned to no longer absorb the fees; second by Councilman Alexander. The motion failed 2-0-2 (Barber/Blount Abstained).

Mayor Pro Tem Thomas referenced the 2nd Budget Hearing where it was confirmed by the City Manager that the newly proposed positions would not be funded in the 2023 Operating Budget, and that the critical position of Economic Development Director is moving forward and being funded.

Mr. Gardiner confirmed, noting his intent was for the candidate to be confirmed later during the meeting.

Mayor Pro Tem noted historically, and traditionally, the Council receives the resume of any Director nominated by the City Manager prior to Council confirmation.

Councilman Blount noted he did not need to see the resume and asked that the City Manager be allowed to hire and build his team.

Councilwoman Barber asked if there are any mid-year budget review meetings scheduled for 2023, noting there were no meetings provided in 2022 following requests; referenced the budget retreat and the new format that did not include the governing body, and noted that because of the lack of a budget review to know where the city is financially, she cannot support approval of the budget; Councilwoman Barber referenced the ARPA report and asked if the numbers were for FY22 or FY23.

Mr. Wiggins confirmed the report references FY2022.

Councilwoman Barber asked for a detailed report for ARPA funds spent by the Stockbridge Police Department and the city's Public Works Department and asked for clarification of ARPA funds paid in the amount of \$280,000.

Mr. Wiggins confirmed the \$280,000 was for the Employee Retention Incentive; and noted the ARPA balance is \$1.5 million with \$1.167 restricted.

Mr. Gardiner noted the goal is to try to get the budget process started with the Retreat in February 2023 to include the city's Strategic Plan and priorities for FY23 Projects and have a working document to present in August 2023.

Mayor Pro Tem Thomas requested that Council receive financial reports from the City Manager on a monthly and quarterly basis; and cited Section 4.10 of the Charter whereas the Council shall confirm all Directors, noting the Council should see the background information of the Director for which they are being asked to confirm, stating the Council must do their due diligence with respect to vetting candidates and confirmations of department Directors.

Mr. Gardiner noted he was not aware of that process noting the Charter does not specify that resumes be submitted to the governing body and would have the information forwarded to the Council for review for confirmation of the Director at the December 20, 2022 meeting.

Councilman Blount referenced the Charter and noted areas that appear to be antiquated and needs to be updated to 21st century best practices and noted councilmembers should present their questions to staff in advance and behind closed doors.

Mayor Pro Tem Thomas noted the Council had not been made aware that a Director position was being brought forward for confirmation by the City Manager until today.

Mr. Gardiner noted he plans to meet with the county to request additional tax funds based on the passage of the annexation referendum and the approximately 7,000 new residents as a result and hopes the county will comply with the request without legal recourse.

Mr. Gardiner noted he is working with GMA (Georgia Municipal Association) to draft the appropriate correspondence to submit to the county regarding L.O.S.T. (Local Option Sales Tax) and the new city residents/former county residents where there is law that speaks to an approximate 6% increase in population.

Councilman Blount noted there needs to be a financial analysis completed.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Ford called for a motion to adopt the FY2023 Operating Budget and Capital Improvement Plan. There was no motion.
NO ACTION TAKEN

6. Notice of Public Hearing and Adoption Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor)
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Gardiner presented the Tax Allocation District #1 for adoption noting upon approval, the next step would be to reach out to the County Tax Assessor to continue the process.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilman Alexander motioned to approve Adoption of the Proposed Stockbridge Redevelopment Plan for Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor: Second by Councilman Blount. The motion passed 3-0-1 (Thomas Abstained).

7. The governing authority for the City intends to consider and to vote upon an ordinance that will provide for an increase in compensation for the members of the governing authority and will provide that said increase for councilmembers shall increase from \$12,000 to \$20,000 annually and for the mayor shall increase from \$14,400 to \$22,400 annually. If so, approved on December 12, 2022, the annual salaries will become effective January 2024.
Presented by: Quinton Washington, City Attorney

Public Hearing Opened

Ms. Armenta Jones, Stockbridge (Henry County) asked where the money would come from to pay the additional salaries.

Mr. Maestro Evans asked what methodology was used to compute the 66.5% increase noting this percentage of an increase does not happen in the public or private sector.

Mayor Ford noted the salaries for the governing body have not increased in ten years.

Mr. Gardiner noted a salary analysis was completed taking into account compensation for similar municipalities.

No Speakers in Favor

Public Hearing Closed

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Thomas. The motion failed 2-0-2 (Blount/Barber Abstained).
NO ACTION TAKEN

Councilman Alexander exited the meeting.

NEW BUSINESS

8. Council Consideration to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83.

Presented by: John Wiggins

Mr. Wiggins noted council approve last year's write-offs in the amount of \$14,101.78 with an increase of \$31,548.05, Mayor Ford inquired on the increase; noted no cut-offs were processed due to the pandemic from March 2020 until July 2021 and those on the list had already vacated properties when cut-offs were reinstated.

Councilman Blount motioned to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83: Second by Councilwoman Barber. The motion passed 3-0.

9. Council Consideration to approve Water Deposit Change/Increase from \$150 to \$200.

Presented by: John Wiggins

Mr. Wiggins noted the current deposit for water services to be connected requires is \$150 for renters only; noted the Finance Dept is requesting authorization to increase the water deposit to \$200 which would put the city in line with the other sister cities in the county and to change the language to include homeowners, property management companies and investment companies.

Councilman Blount asked if the deposit increase is expected to cause a decrease in future write-offs.

Mr. Wiggins noted a decrease due to the increase with more funding with the extra \$50 with the other deposit such as the homeowners and property managers; noted all the other sister cities implemented an increase three years ago.

Mr. Aaron noted the average water bill is approximately \$61.20.

Mayor Pro Tem Thomas motioned to approve Water Deposit Change/Increase from \$150 to \$200: Second by Councilman Blount. The motion passed 3-0.

10. Water and Sewer Rate Increase Ordinance – Council Consideration to approve the Ordinance for FY23 – FY27.

Presented by: Decius Aaron and Chad Peden (Carter & Sloope Engineer)

Mr. Aaron noted staff has looked at the water and sewer rate's structure and has reviewed the past audit and note GEFA (Georgia Environmental Finance Authority) requires the city to maintain a certain debt service coverage ratio; noted the city has not met the

requirement and with the loan with GEFA (Georgia Environmental Finance Authority) it allows them to raise the rates to meet the debt service coverage ratio; noted Carter & Sloope, city engineers has prepared a rate analysis study for the next 5 years to meet the with GEFA (Georgia Environmental Finance Authority) requirements which is a debt services ratio of 1.1%.

Mr. Peden noted the biggest challenge for the City of Stockbridge is that their cost recovery (operating revenues divided by operating expenditures) has fallen below 1.0 in recent years and in general, this ratio must be higher than 1.0 for a self-sustaining enterprise; noted the City of Stockbridge operates under an "increasing block" rate structure; noted this rate structure defines itself by charging higher rates per unit of water and sewer as the volume of consumption increases; noted consumers face a lower rate up to the first block of consumption and pay a higher price up to the limit of the second block, and so on until the highest block of consumption; noted customers are billed the base charge plus usage except for irrigation and hydrant meters and recommended residents have a typical block structure which is described as the cost per 1,000 gallons from 0 to 10,000 is uniformed with whatever is used and if residents use more than 4,000 gallons, the cost will go up.

Mayor Ford inquired if that would include a reduced rate based on quantity.

Mr. Peden noted it would not be a reduced rate, and would cover whatever expenses to provide and produce water; noted three options were identified for with the goal of maintaining a sustainable enterprise, Proportional Increase, Uniform Increase and Custom Increase with recommending going forward with Custom Increase; noted Overall, the average residential water and sewer bill (4,000 gallons) would increase from \$61.28 per month to \$90.10 per month, equivalent to 1.85% of the median household income, which is still below the 2.0 guideline recommended by USDA.

Councilman Blount motioned to approve Water and Sewer Rate Increase Ordinance for FY23 – FY27: Second by Councilwoman Barber. The motion passed 3-0.

11. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc. in the amount of 250,000.00. The funding source is SPLOST V.

Presented by: Decius Aaron

Mr. Aaron noted the city had an assessment completed in 2018 of the streets with council wanting to include sidewalks; noted the assessment is similar to the LMIG (Local Maintenance and Improvement Grant) analysis, with DAF Concrete, Inc repairing over 11,100 linear ft. of sidewalks and used a rating system on how locations would be chosen and spent \$260,00 repairing and replacing sidewalks; noted work has been completed in Monarch Village, Windsong and Summit View with the goal next year of obtaining the same amount as LMIG (Local Maintenance and Improvement Grant) with a minimum of 5

miles and a minimum of sidewalk replacement of at least 11,000 linear feet; noted staff would like to be proactive to keep the city sidewalks safe.

Mayor Ford asked how the newly annexed streets would be incorporated into the city's LMIG Plan.

Mr. Aaron noted he is having conversations with the City Manager about the new subdivisions coming into the city and assumes they will all have the same conditions with roads and sidewalks and will gradually start working on them; noted staff has already identified the location due to SPLOST being approved for specific areas with the new areas starting in 2024 and have already identified the streets and sidewalks to be repaired; noted after a new evaluation is completed, new areas will be added.

Councilwoman Barber noted the city awarded a LMIG contract for as a separate contract and asked why this contract is needed.

Mr. Aaron noted GDOT (Georgia Department of Transportation) requires an annual list of streets that would be resurfaced under the LMIG (Local Maintenance and Improvement Grant) and noted the repair of damaged sidewalks in the city is beyond what the Public Works staff can do.

Councilman Blount motioned to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of 250,000.00: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

12. Council Consideration to approve the 2023 City Events Calendar

Presented by: Kim Jordan, Frederick Gardiner

Mr. Gardiner noted the 2023 events calendar includes 15 planned events that includes the date, time, location and a brief description of the event.

Mayor Pro Tem Thomas requested to move BridgeFest date from 9/23/23 to 9/30/23 and to have lateral leeway to be able to adjust some dates where there may be a conflict:

Mayor Ford noted the time for BridgeFest states 7pm-11pm and noted this has historically been an all-day event.

Mr. Gardiner noted he would check with staff on the time for the event.

Councilwoman Barber motioned to remove the \$50,000 for Re-opening of the Merle Manders Conference Center: Second by Councilman Blount. The motion passed 3-0.

Councilwoman Barber motioned to Table the Item: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

13. Council Consideration to approve the 2023 Council Initiative Calendar

Presented by: Rosalynd Rawls

Ms. Rawls presented the proposed Council Initiatives Calendar, noting changes may occur during the year.

Councilwoman Barber requested the calendar to be amended noting the free Zumba sessions would begin in May 2023; asked that the Blood Drives be removed from the calendar noting she would schedule those; and asked that the non-profit entity, Hands of Hope, currently listed for the Annual Kickball Charity event be removed as she would be announcing the 2023 non-profit benefactor.

Motion to approve the 2023 Council Initiative Calendar as amended: Barber/Thomas
Passed 3-0.

14. Council Consideration to appoint members to the Planning Commission

Presented by: Quinton Washington

Mayor Ford inquired on the number of slots available for each board/committee.

Ms. Holiday noted a number of individuals would like to be re-appointed, however with the new residents coming in, a number of applications have come in and was hoping Mayor and Council would extend the deadline to allow for additional applications before making appointing; noted staff has received applications for the Citizens Police Advisory Council where the policy states the Mayor and Council shall appoint members as well as the Chief of Police; noted there has been a number of applications received for District 2 and inquired on who would make the appointment first, noting there needs to be more clarification; noted citizens have been applying for more than one board/committee with vacancies on a few boards; noted the Chief Trammer has advised the Citizens Police Advisory Council will not appoint members until the latter part of the first quarter of 2023 and recommends delaying until there is clarity, noting it has also been requested that anyone applying for the Citizens Police Advisory Council also apply for the Citizens Police Academy and vice versa; and asked the Council to consider the Planning Commission needs appointments to conduct business with a quorum.

Mayor Ford noted the Councilmember of the district would make the initial appointment to the Citizen-Police Advisory Council.

Councilwoman Barber recommended postponing new appointments until February with the exception of the Planning Commission and allow the new residents a chance to apply.

Ms. Holiday referenced the Charter, where the term for the Planning Commission ends 12/31.

Mayor Pro Tem Thomas motioned to Table appointments to the January 9, 2023 meeting with the swearing-in to take place in February: Second by Councilwoman Barber. The motion failed 2-1 (Blount Opposed).

Mayor Ford suggested the appointments at the December 20, 2022 Work Session meeting.

Councilman Blount motioned to Table appointments until December 20, 2022 at the Work Session meeting with the swearing-in in January 2023: Second by Mayor Pro Tem Thomas. The motion Failed 2-0-1 (Barber Abstained). NO ACTION TAKEN

15. Council Consideration to appoint members to the Youth Council Advisory Committee
Presented by: Quinton Washington
NO ACTION TAKEN

16. Council Consideration to appoint members to the Main Street Advisory Board
Presented by: Quinton Washington
NO ACTION TAKEN

17. Council Consideration to approve a Licensing Agreement for parking at Stockbridge Municipal Court and City Hall between the Stockbridge First Baptist Church and the City of Stockbridge during the Right-of-Way Easement construction.
Presented by: Danielle Davis, Fredrick Gardiner
Mr. Gardiner noted during the road improvements and widening to Lee Street, Stockbridge First Baptist Church has asked to utilize the city hall parking lot and the Municipal Courts parking lot during construction.

Councilwoman Barber motioned to approve: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

18. Council Consideration to approve a one-year renewal contract extension for sanitation services with GFL.
Presented by: Danielle Davis, Frederick Gardiner, and Decius Aaron
Mr. Aaron noted staff is currently receiving the correct list of parcels from the Tax Commissioner regarding the newly annexed properties to work with and noted some parcels are listed as commercial but in fact are residential; staff will have to go through each parcel and integrate into the current route structure with GFL; noted GFL has requested at least 90 days to start providing service to the newly annexed residents, noting current GFL residents are billed property taxes and the new residents would have to be billed directly; noted by June 1, 2023, the city would have to have the information to give to the tax assessor office to bill residents on the tax statements in year 2024.

Mayor Ford inquired on the transition for the new residents.

Mr. Gardiner noted having the chief elected official sending out a letter to the new residents informing them on what services would be included once annexed into the city.

Councilwoman Barber inquired if the city issued a solicitation to bid for residential and commercial waste collection services.

Mr. Aaron confirmed; noting the bid closed on December 8th, and the selection committee has been named; and noted once procurement gives the committee a date to meet and review the two proposals, the committee will evaluate the proposals and staff will come before council to award the contract.

Councilwoman Barber noted it has been recommended that service comments for the current provided be noted and properly documented.

Councilman Blount motioned to approve a one-year contract extension with GFL for sanitation services: Second by Mayor Pro Tem Thomas. The motion failed 2-0-1 (Barber Abstained).

Councilwoman Gantt joined the meeting at 10:05 p.m.

Councilman Blount motioned to approve a one-year contract extension with performance improvement standards: Second by Councilwoman Gantt. The motion passed 3-0-1 (Barber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Dec 13)
- Planning Commission Meeting, Special Date - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- City Council Work Session Meeting, Special Date - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Jan 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Jan 9)

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford referenced the recently held Volunteer Appreciation Gala where the city thanked the volunteers who serve and support the city throughout the year, and thanked Mayor Pro Tem Thomas for taking the lead on the event; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations and boosters and flu shots throughout the county and at the Henry County Health Department Monday – Friday 9am – 11:30am and 1pm – 2:30pm; noted COVID testing was available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm; Mayor Ford wished everyone Happy Holidays, prosperity and good health, and to be safe, and wished everyone a happy new year.

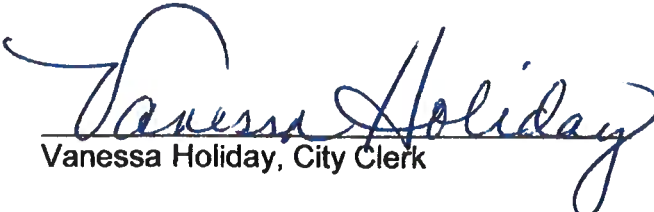
EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Councilwoman Gantt motioned to convene Executive Session for Personnel: Second by Councilman Blount. The motion failed 2-1-1 (Thomas Opposed/Barber Abstained).

ADJOURNMENT

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar

Presented by: Renee Wheeler, HR Manager

Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.

Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director and
Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holtsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

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- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- **A Continuous Salute to Veterans:** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

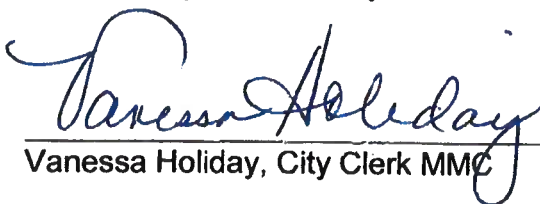
MAYOR'S COMMENTS (Mayor Anthony Ford)

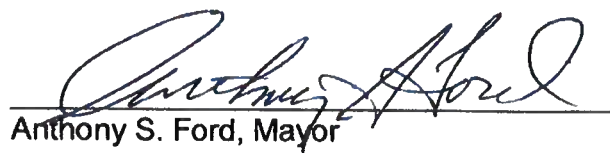
Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk MMC


Anthony S. Ford, Mayor

I began my 1st term in January 2020. In 2020, 2021 and in all previous years, the results from the Independent Audits have been presented by the Auditing firm directly to the Mayor & Council in our Public Meetings in July/August and hardcopies were provided by the Auditing firm and given directly to each member of the Governing Body. That did not happen with the results of the 2022 Independent Audit which was expected to be presented to the Governing Body in July/August of 2023. For your review, I have submitted a series of emails since July 2023 which will show countless inquiries/requests that I have sent requesting the Engagement Letter as well as the results of the 2022 Independent Audit from Mauldin and Jenkins (the auditing firm). You will also see a series of emails from a consensus of the Council dated October 2023 who directed the City Manager/City Treasurer/Mayor to delay presenting the Independent Audit until after the Elections in November 2023.

On July 31, 2023 at 5:34 PM (Subject of email: RE: June 2023 Monthly Reports-Mauldin & Jenkins Financial Audit), I initiated my first email inquiry to our City Manager (Fred Gardiner) and Treasurer/Finance Director (John Wiggins-resigned as of Oct 2023) asking "has Mauldin & Jenkins conducted the Financial Audit this year? If not, has it been scheduled? If so, when?" All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On August 1, 2023 at 8:23 AM**, Mr. Gardiner replied to my inquiry stating that the auditors had been conducting the annual audit and it is his understanding that it would be presented to the Mayor and Council at our Budget Retreat on August 10 & 11th by the firm and or Mr. Wiggins.

➤ *It did not happen in August. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

One week later, on August 8, 2023 at 9:10 AM (Subject of email: Mauldin & Jenkins Financial Audit), Mr. Wiggins replied to my initial email inquiry from July 31st stating that the audit is scheduled to be completed by August 31st and MJ will present to Council on the 11th or 26th of September.

➤ *It did not happen in September. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

On October 3, 2023 at 2:54 PM, (Subject of email: Mauldin & Jenkins Financial Audit), I sent a follow-up email to Mr. Wiggins and Mr. Gardiner inquiring about the status of the audit. All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On Oct 4, 2023 at 11:11 AM**, Mr. Wiggins replied to my inquiry stating that a representative from Mauldin & Jenkins would present a brief synopsis of the Audit on October 31st meeting.

➤ *It did not happen in October. The 2022 Independent Audit was not provided nor was it presented to the Governing Body during the meeting as was previously conveyed.*

On October 20, 2023 at 11:07 AM, (Subject of email: Request for Information), I sent an initial email to the Representative of Mauldin and Jenkins (Hope Pendergrass) requesting a copy of the full audit as well as a copy of the Engagement Letter. I did not receive a response from the Representative. I followed up with a **2nd email** to the Representative on 10/23/2023 at 11:49 PM. I sent a **3rd and final follow up email** to the Representative on 10/27/2023 at 8:52 AM. I also included the editor of the AJC. I never received a response from neither individual regarding my requests.

At the start of our November 13, 2023 Council Meeting, the CAFR report (Comprehensive Accounting/Finance Report) (pages stapled together) was disseminated (on the Dias) to each member of the Governing Body and included a few pages that show the logo of the auditing firm. The CAFR is a financial report compiled and generated by the City of Stockbridge's Finance Department (an internal report). It is NOT the Independent Audit. The Representative from the Auditing firm gave a brief presentation of the observations from the 2022 Audit, but she did not provide copies of the Engagement Letter as well as the Independent Audit conducted by the firm to the Governing Body for review. During the presentation by the Representative of the Auditing Firm, I specifically asked the Auditor for a copy of the Engagement Letter and a copy of the Audit Adjustments. Hope Pendergrass stated that the Engagement Letter was not included in the report and that Management has a copy of the Audit Adjustments. She also stated that if she hadn't sent them to Management, she would send them tomorrow. Keep in mind that the CAFR report was disseminated to each member of the Governing Body during our Council meeting. There was no time for me to review the information contained in the CAFR report and ask questions. When I arrived home, I reviewed the CAFR report. The full Independent Audit still was not provided to the Governing Body.

An Independent Audit is crucial in ensuring that there is no waste, fraud or abuse. Each member of the Governing Body has a fiduciary responsibility to the taxpayers to not only receive this important financial information, but to review it thoroughly, ask questions of the auditor and hold our City's Treasurer and City Manager accountable for implementing checks and balances and putting the necessary control measures in place, to ensure that tax dollars are not being wasted and that there is transparency in all of the City's financial transactions.

The Engagement Letter is a contract between Mauldin and Jenkins that describes their scope of work. See the attached copy. In reviewing the Engagement Letter from the auditing firm, under the section entitled "Reporting", it states: the audit should come directly to the Governing Body from the Auditing Firm. This is to ensure that there is independence in the audit process. It was never provided prior to my Open Records Request to the Georgia Department of Law's Office-Attorney General's Office. It is the responsibility of the Mayor, as the Chief Executive Officer of the City of Stockbridge to make sure that the Audit process is followed. My many requests for the audit was ignored since July 2023. I included the Mayor (Anthony S. Ford) on every email communication that I have sent to City staff and the Council inquiring about the Independent Audit. Not only did he not assist with obtaining the information that I requested, he also did not speak up when three other Council Members agreed to withhold the audit.

On February 13, 2024 at 6:39 PM, (Subject of email: REQUEST FOR OPEN RECORD: 2022 INDEPENDENT AUDIT FROM MAULDIN AND JENKINGS ALONG WITH THE ENGAGEMENT LETTER, I submitted an Open Records Request to the City of Stockbridge. All members of the Governing Body are included on the email as well as the City Clerk, City Manager and City Attorney.

On Feb/Mar 2024, I submitted an Open Records Complaint to the Georgia Department of Law's Office-Attorney General's Office.

On April 27, 2024 at 1:46 PM, (Subject of email: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter, I sent an email to the Governing Body, once again requesting support to obtain the Independent Audit along with the Engagement Letter. I informed them that I still had not received a copy of the Independent Audit. I reiterated that the Auditing Firm (Mauldin and Jenkins) were contracted by the City of Stockbridge to perform the

mandated audit. I also once again advised that the CAFR (Certified Accounting/Financial Report) is an 'internal report' prepared by City staff. It should not be provided in lieu of the Independent Audit that is **mandated under The City of Stockbridge's Ordinance Section 6.29 Audits**. Only one member of the Governing Body 'concurred' with my request (Councilman Alphonso Thomas).

On April 30, 2023, when I arrived for our City Council Worksession at appxly 5:45pm, I saw that copies of the Engagement Letter and the 2022 Independent Audit conducted by Mauldin and Jenkins had been distributed/placed on the dias for each member of the Governing Body. Later that evening, I noticed an email from the Attorney Georgia Department of Law's Office informing me that a letter was issued to the City Attorney of Stockbridge (Quinton Washington) regarding my complaint. As a result of my complaint to the Georgia Department of Law's Office-Attorney General's Office, the 2022 Independent Audit along with the Engagement Letter was finally provided to each member of the Governing Body.

As a Councilmember, it is a shame that I have had to resort to contacting an outside entity to intervene to receive the audit results, nearly ten months after my original and repeated requests (via emails and public meetings) for information that should have been given directly to each member of the Governing Body and should be readily available.

From: **Yolanda Barber** <Ybarber@stockbridgega.org>

Date: Sat, Apr 27, 2024 at 1:46 PM

Subject: Fwd: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter

To: Anthony Ford <asford@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Elton Alexander <ealexander@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>

Cc: Quinton Washington <quinton@washingtondreyer.com>

To All Members of the Governing Body of the City of Stockbridge,

Since July 2023, I have made countless attempts to receive the '2022 Independent Audit' conducted by Maulding and Jenkins, along with the Engagement Letter to no avail (during public meetings and emails directed to City Manager the former Treasurer as well as a representative from the contracted firm-Maulding and Jenkins, Ms. Pendergrass (see the series of emails below).

As of today, I have not received a response from any representative of the Independent Auditing Firm (Maulding and Jenkins) who were contracted by the City of Stockbridge to perform the mandated Audit. The CAFR (Certified Accounting/Financial Report) that has been prepared and provided to the Governing Body by City staff is an 'internal financial report' prepared by City staff. I am highly offended that the CAFR would be given to the Governing Body in lieu of the Independent Audit conducted by Maulding and Jenkins. Independent Audits are unbiased and should not be provided to staff. Independent Audits should be provided directly to the Governing Body as it has been in the past.

At the start of January 2024 and prior to the first Council meeting of 2024, I sent an email directly to all members of the Governing Body with a series of motions that I intended to bring forth. In which one of the motions was to direct staff to post a solicitation seeking proposals from Independent Auditing firms. In which, three members of the Governing Body chose to abstain from voting. One member of the Governing Body left the dias and was notably absent from voting. As such, all of my motions failed.

As a result of my email at the start of January 2024, one Council member brought forth the motion as though it was his idea. I seconded his motion, with the directive to staff to present Staff's Recommendation to Award a new contract back to the Governing Body during our first Council Meeting in March 2024. As of today, no such Recommendation of Award has been presented to the Governing Body.

Let this email serve as another attempt by me to receive the 2022 Independent Audit along with the Engagement Letter from the firm that was contracted to conduct the 2022 Independence Audit along with the Engagement Letter. Each one of us took an Oath and each one of us have a fiduciary responsibility to ensure that the taxpayers monies are being spent wisely. To be complacent/complicit is a dereliction of your duties as Elected Officials.

I am requesting support from every member of the Governing Body to give a directive to our City's Attorney to draft and submit a letter to the firm requesting the 2022 Independent Audit along with the Engagement Letter.

Sincerely,

Yolanda Barber

City of Stockbridge
Councilmember-District 4

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/27/23 8:52 AM (GMT-05:00)
To: hpenderggrass@micpa.com
Cc: Leon.Stafford@ajc.com
Subject: RE: 3rd Follow-up Request for Information

Good Morning Ms. Pendergrass,

I'm following up on my request to you for a copy of the full audit and the Engagement Letter so that I can fulfill my duties as a member of the Governing Body.

When should I expect this information? It has been one week and I have not received a response from you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/23/23 11:49 PM (GMT-05:00)
To: hpenderggrass@micpa.com
Subject: 2nd Request for Information

Good Evening Ms. Pendergrass,

I wanted to follow-up on my email request below. How soon should I expect a copy of the Engagement Letter along with the Audit that your firm conducted this year?

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/20/23 11:07 AM (GMT-05:00)
To: hpenderggrass@micpa.com
Subject: Request for Information

Good Day Ms. Pendergrass,

I understand that the Audit had been completed sometime ago, but it has not been shared with the full Council or the Public. Please forward to me a copy of the full audit so that I can fulfill my duties as a member of the Governing Body.

Also, would you please provide me with a copy of the Engagement Letter? Thank you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Friday, October 13, 2023 11:37:10 AM

To: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: RE: Request to hold the city Audit discussion November 13th

Mayor Ford,

We have a Council Consensus to review the city audit on November 13th, please do not put it on the October work session agenda.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Date: 10/13/23 11:08 AM (GMT-05:00)

To: John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Mayor Council <councilmayor@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: Re: Request to hold the city Audit discussion November 13th

I'm ok with holding off until November 13.

In Service,

LaKeisha Gantt, Esq.
Councilwoman
District 1

On Oct 13, 2023, at 10:56 AM, John Blount <JBlount@cityofstockbridge-ga.gov> wrote:

I'm okay with November 13th

Sent from my iPhone

On Oct 13, 2023, at 9:48 AM, Elton Alexander <EAlexander@cityofstockbridge-ga.gov> wrote:

Mr. Gardiner,

I am requesting we have the city audit discussion November 13th to stop a potential political circus at our work session campaigning during the meeting. We have seen blantant campaigning at meetings repeatedly as of late with Council members actually going into the audience during the meeting to lobby for their position on rezonings. The staff should not be placed in the position of being used as political pawns to score points with the naysayers and haters of the city. Council and the public should receive the city audit information now for our review and any questions but the discussion should occur at our November meeting.

Our Treasure is leaving today and he said one of the reasons he is leaving is being publicly embarrassed and attacked by Council at our city council meetings when Council members go on wild goose chases looking for information they could have requested before the meeting so he could be prepared. If you know you want the information let him know so he could bring it to the meeting was his point.

On November 13th there will be no political points to score or votes to seek so the discussion should be informative versus political and dramatic. I make this request for the benefit of everyone involved especially our staff.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

RAMSINGH

Gabriel Medford
 gabriel@ramsinghlegal.com
 P: 478-246-7319
 F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
 Stockbridge City Hall
 4640 North Henry Boulevard,
 Stockbridge, GA, USA
 quinton@wlgga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2. ¶ I (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); 11 A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.

RECEIVED

MAY 20, 2025

City Clerk's Office
City of Stockbridge

E. Lester



CITY OF STOCKBRIDGE BOARD OF ETHICS Complaint Form

The Board of Ethics has jurisdiction over the Standards of Conduct in sections 2.40 to 2.40.100 of the City's Code of Ordinances. If a complaint alleges violations of other laws, the Ethics Board may refer the complaint to the Department of Law, or other agency.

PART ONE: PERSON MAKING THE COMPLAINT

Name: Councilwoman Yolanda Barber

Address: 197 Talon Pl

City: McDonough

State: Georgia Zip: 30253

E-mail address: ybarber@stockbridgega.org

Telephone: 678-435-3450

PART TWO: PERSON AGAINST WHOM COMPLAINT IS BROUGHT.

If you are filing a complaint against more than one person, list the additional persons on page 3 and answer each question about them.

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

PART THREE: SPECIFIC LAW VIOLATED.

State the specific section of the City's Code of Ordinances that you believe was violated. To review the Code of Ethics, go to:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community.

3.30.060 - Ethics.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices

Section 2.22. - Council interference with administration.

PART FOUR: STATEMENT OF FACTS.

Describe the facts on which this complaint is based, including relevant dates, places, and actions.

Date(s): Various dates since I was sworn in January 2020-May 2025 (during Council Meetings,

Place: Various places since I was sworn in January 2020-May 2025 (during Council Meetings,

Describe what happened:

Violation of the following:

2.40.040 - Prohibitions.

Q.--No city official shall violate any provision of the code of conduct established by the city council.

2.40.055 - Code of conduct.

e.--Code of Ethics. In addition to the requirements of the city's ethics ordinance, council members shall conduct themselves so as to bring credit upon the city as a whole, and to set an example of good ethical conduct for all citizens of the community. Council members should constantly bear in mind these responsibilities to the entire electorate, and refrain from actions benefiting any individual or special interest group at the expense of the city as a whole. Council members should likewise do everything in their power to insure impartial application of the law to all citizens, and equal treatment of each citizen without regard to race, national origin, sex, social station, or economic position.

3.30.060 - Ethics.

It is the policy of the City of Stockbridge to seek the best overall value when procuring goods and services. Toward this end, the city finds and declares that its objectives will best be achieved through an open, competitive process with a broad range of responsible vendors wishing to furnish products and services to the city. The City of Stockbridge will set up and conduct a procurement program that maximizes service benefit to the community and awards contracts to vendors who offer the best value.

A.--The City of Stockbridge declares that city employees and officials along with those wishing to do business with the city have the shared responsibility for avoiding biased, anticompetitive or unethical practices when such receipt has the potential to influence a procurement decision or to gain undue advantage in a procurement competition.

Section 2.22. - Council interference with administration.

Elected officials are not prohibited from speaking with city employees, or from requesting information from city employees in furtherance of their service to the city as elected officials.

https://library.municode.com/ga/stockbridge/codes/code_of_ordinances?nodeId=THCH_ARTIIIGOSTELRE_S2.22COINAD

My complaint is against any/all individuals who have demonstrated a dereliction of their duties, failed to act in our city's best interest, by knowingly circumventing and/or ignoring established protocols and violating city ordinances. This conduct reflects a serious breach of public trust and accountability. Particularly when those in positions of authority intentionally ignore established checks and balances, control measures, policies and safeguards designed to ensure principles of Good Governance to include ethical behaviors, fairness, transparency, and fiscal responsibility.

According to our city's Ordinances, Council members are prohibited from violating the City's Official Code of Conduct and must always act in the best interest of our entire community, by applying laws impartially and avoiding even the appearance of self-interest or biased behavior. Decisions must not favor certain individuals, groups, or Agendas that would benefit them at our city's expense. Laws and policies must be applied evenly, regardless of who a person or entity is. No favoritism or unequal treatment is acceptable.

Our city's Procurement Policy requires fair and transparent vendor selection through the formal competitive bidding and contract award approval processes, which were not followed during the selection and awarding of contracts of the Amphitheater Operations. The City Manager, Treasurer, City Attorney and all Councilmembers who authorized or ignored my repeated inquiries and requests, are in violation of the Procurement Code as well as the Code of Conduct by allowing or enabling the circumvention of these required procedures. Allowing a contractor/consultant--Amphitheater Management--to directly hire vendors, disregarding the formal vetting process and to pay vendors. Many of the services that these vendors provided exceeded the \$50,000.00 threshold and were paid using city funds, bypassing our city's procurement protocols, and directly contradicts established conduct expectations and state and federal laws. The Stockbridge Amphitheater is NOT a private venue. The Stockbridge Amphitheater is a public venue and is operated primarily using taxpayer dollars.

All Councilmembers, staff members and contractors/consultants who authorized or failed to act on my repeated concerns and requests, appear to be prioritizing the interests of the contractor/consultant--Amphitheater Management and/or affiliated vendors over our city's fiduciary responsibility (in my opinion). Further neglecting their duty to ensure impartiality, transparency, and fiscal accountability. Thereby, damaging public trust and bringing discredit upon our city. I had hoped that my repeated objections and expressions of concerns/inquiries/requests/suggestions since January 2020, would give them pause. But instead, many of my concerns/inquiries/requests/suggestions were ignored and/or dismissed, which demonstrated to me a failure to act on behalf of our City and to protect our city, its citizenry and our city's assets.

PART FIVE: WITNESS INFORMATION.

State the names, addresses, telephone numbers, and email addresses of persons with firsthand knowledge of the facts alleged or other information that could help. List additional witnesses on page 3.

PART SIX: SUPPORTING DOCUMENTS.

List any records or documents that would assist the Board of Ethics in its investigation. Please mail or deliver to the Clerk's Office any documentary evidence that supports the facts.

Various public meetings (audio and video recorded), Meeting Minutes, emails, etc.

PART SEVEN: SWORN VERIFICATION (REQUIRED)

I declare under penalty of perjury that I have reviewed the information given in this complaint and, to the best of my knowledge, it is a true, accurate, and complete statement.

Signature Yolanda Barber eSigned via SeamlessDocs.com Key: 2025042208a37e1e03018d500cb0a Yolanda Barber Date 05-20-2025

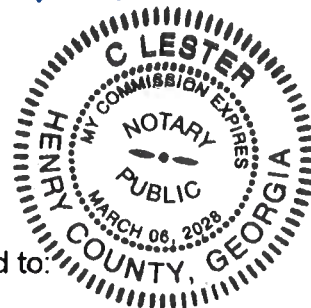
By: J. de B. Title Councilmember Date 20 May 2025

ALL COMPLAINTS MUST BE NOTARIZED AND SUBMITTED TO THE CITY CLERK OR DEPUTY CITY CLERK AT STOCKBRIDGE CITY HALL

Date: 05/20/2025 Expires: 03/06/2028

Signature: C. Lester

Printed Name: C. Lester



Complaints may also be delivered to:
City Clerk
4640 North Henry Blvd.
Stockbridge, GA 30281
Email: city_clerk@stockbridgega.org

Additional Persons Against Whom Complaint Is Brought

Name: Quinton Washington

City position or title: Attorney

Department or agency: Legal

Name: Anthony S. Ford

City position or title: Mayor

Department or agency: Governing Body

Name: Lakeisha Gantt _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: Kyle Berry Sr. _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: Elton Alexander _____

City position or title: Council member _____

Department or agency: Governing Body _____

Name: _____

City position or title: _____

Department or agency: _____

Additional Witness Information

Name	Address	Telephone	Email Address

From: Quinton Washington <quinton@wlgga.com>

Sent: Wednesday, April 30, 2025 9:25:11 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: RE:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber,

Whatever information you have requested you can freely seek again. Legal has not and does not place holds on information requests unless the requests involve privileged information and is sent to legal for review.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 29, 2025 11:14 PM

To: Quinton Washington <quinton@wlgga.com>

Cc: asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Hello Mr. Washington,

Would you please provide a response to my question below? I listened to what you told me at the start of tonight's Council Work Session. I would prefer to have your response in writing please. As of today, several of the items in the Demand Letter have still have not been provided.

In Service,

Yolanda Barber, Councilmember
City Council District 4

4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 11:17:05 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Have you followed up with anyone?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, April 28, 2025 10:38:31 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Re:

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

I do not have anything responsive to the request under review. I am not holding anything back pursuant to your request. No one has asked me to review anything.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, April 28, 2025 10:28 AM

To: Quinton Washington <quinton@wlgga.com>

Cc: Vanessa Holiday <vholiday@stockbridgega.org>; asford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Morning All-

Dear Mr. Washington,

I have been more than patient with waiting to receive ALL of the items as was detailed in the Demand Letter that was emailed to you in November 2024 from an Open Records Attorney that I retained. As you are aware, ALL of my requests have not been fulfilled. I still need ALL of the appraisals and all of the advertisements/public notices.

When should I expect ALL of the information as outlined in the Demand Letter?

In Service,

**Yolanda Barber, Councilmember
City Council District 4**

**4640 North Henry Boulevard
Stockbridge, GA 30281
City Hall: 770-389-7900
Mobile: 678-435-3450
www.cityofstockbridge.com**

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Saturday, May 10, 2025 8:28 PM

To: Anthony Ford <asford@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thanks for letting me know. I will pass this information along to ticket holders that have contacted me.

I didn't buy a ticket and I have no plans of being there. I don't see myself being there because I don't see how these concerts are being funded.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Anthony Ford <asford@stockbridgega.org>

Sent: Saturday, May 10, 2025 7:30:18 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>

Cc: Quinton Washington <quinton@wlga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Dear/Teammates,

able to conduct the concert tonight. See you soon.

Anthony S. Ford
Mayor
City of Stockbridge
(678) 215-6142

Get [Outlook for iOS](#)

From: Yolanda Barber <Ybarber@stockbridgega.org>
Sent: Saturday, May 10, 2025 5:55:35 PM
To: Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>
Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mayor Ford,

Has tonight's concert been cancelled? Rain is expected all day today and tomorrow.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'!

From: Harold Young <gm@stockbridgeamp.com>
Sent: Saturday, May 10, 2025 1:17:36 PM
To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Quinton Washington <quinton@wlgga.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning All,

Last week's concert will be rescheduled - the agent has to coordinate the schedule of the artists, band members, stage hands etc. There is a lot that goes into rescheduling - I should have the new date this week and the patrons if they can't make the date a refund will be offered.

Yes, the city did incurred expenses for last week's show.

Today's show is being closely monitored as well. Right now there is light rain and the artists are willing to perform - if anything changes for the worse, we will have to reschedule this show.

There are costs that will occur regardless of the weather if the artists, production crew are here. There are savings with police, security, ushers - labor charges.

Harold Young

On Fri, May 9, 2025 at 6:20 PM Yolanda Barber <Ybarber@stockbridgega.org> wrote:

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26:20 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$_____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 12:44 PM

To: Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

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From: Harold Young <gm@stockbridgeamp.com>

Sent: Monday, May 12, 2025 9:45 AM

To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

Caution: This email originated from outside your organization.

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does not come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgega.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses? What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: LaKeisha Gantt <LGantt@stockbridgega.org>

Sent: Sunday, May 11, 2025 11:40:26 AM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning:

For the record I was the person to bring up this issue. No one is ignoring anything. I have also been told of industry standards but will also do my own research.

I am not ignoring any of my fiduciary responsibilities. I believe in resolving conflict without being loud. I have learned my lesson on giving the public a dog and pony show in the past. And will not partake in it. My duties I take serious. And I will continue to work and resolve issues quietly.

In Service,

Lakeisha Gantt, Esq.

Mayor ProTem

District 1

City of Stockbridge

Please note for a faster Response please cc my executive assistant at rrawls@cityofstockbridgega.org

or if a matter is Urgent please contact Stockbridge City Hall and leave a message with the Executive Assistant to the Mayor and Council.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Friday, May 9, 2025 6:20 PM

To: Quinton Washington <quinton@wlgga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi <fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:55:27 PM

To: Quinton Washington <quinton@wlga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

I appreciate your response, but those are my opinions.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 2:50:45 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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I work every day to protect the interests of Council and the City and resent and take offense to any characterization otherwise. I do not appreciate the tone and tenor of your comments. I am a professional and acting in that space and wish to be treated as such. The will of council is three people and to date three people have not signed on to this request. If there have been and that is provided, then I am mistaken.

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:42 PM

To: Quinton Washington <quinton@wlgga.com>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you for your response Mr. Washington. I specifically followed up with you regarding the City's contract/template and the force majeure language during our March 2025 Retreat. Your response then is contrary to what your email below suggests. So, I would like to know, what was the delay in providing these options to the Governing Body before/during our March 2025 Retreat? I'm sorry, but it seems to me your actions of law seek to protect the interests of the Artists and others. What are you doing to protect the interests of our City?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Quinton Washington <quinton@wlgga.com>

Sent: Monday, May 12, 2025 2:11:11 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Exercise caution when opening attachments or clicking links, especially from unknown senders.

This is part of the practice of law. There was no authorization required from council.

Quinton

From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Monday, May 12, 2025 2:06 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Thank you Mr. Washington for providing options. Although I expected that this information would have been provided last year so that we could consider it prior to the start of 2025 Concert season. Please provide the status of quotes for insurance policies to cover acts of nature/force maker.

I inquired about the status of incorporating standard contract language into the City's contract/template to be used during negotiations to eliminate our City paying 100% of rescheduled/cancelled concerts due to acts of nature. Paying 100% is being fiscally irresponsible and wasteful spending. Our City cannot sustain this Amphitheater that way.

I want to reiterate, I do not/will not support paying more than 5% for rescheduled concerts for Artists. And I want to see quotes for insurance policies to cover weather related/force maker/acts of nature circumstances.

This is a government venue being funded by taxpayer dollars. This is not a private venue. The Artists contract should be attached as an Addendum to our City's contract. I have not been provided neither.

This will be my 3rd request:

Mr. Washington, Who gave you the directive to prepare the 'Trade Secret Affidavit'? There is no record of Council's discussion on Trade Secret Affidavit for Naming Rights nor the Artists. I need to know when and who authorized this?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Monday, May 12, 2025 1:26 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Quinton,

First of all the council has not authorized any changes in a vote or consensus! The language that is in the contract is standard language and it's going to hurt us if we try to change it because if they have a choice between an enclosed venue and us, they're gonna choose the enclosed venue every single time. Because it's not their fault that they chose us and the show got rained out.

Why would anybody choose us going forward if we changed and add this language! Adding this language choosing us means they might not get paid while choosing the other enclosed venue means they get paid. These contracts have already been signed

Clayton County has a new 8000 seat enclosed venue opening next year that's 5 miles up the street. Adding this language means they would choose the Clayton county venue instead of us every single time.

Get [Outlook for iOS](#)

From: Quinton Washington <quinton@wlga.com>

Sent: Monday, May 12, 2025 12:56:16 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Harold Young <gm@stockbridgeamp.com>; Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

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Here is some language that we can use. However, the language does not mean the artists will sign these contracts. I prepared the trade secret affidavit as it was alluded to in the artists contracts as the ones they were attempting were not sufficient to Georgia law. The artists request that their agreements be kept confidential so they don't have to bid against themselves when negotiating with other venues.

OPTION 1

Neither the City of Stockbridge ("City") nor Artist shall be liable for any delay or failure to perform under this Agreement if such delay or failure is due to an act of God, flood, fire, storm, hurricane, earthquake, epidemic or pandemic, war, civil unrest, governmental action, labor disputes, utility failure, or any other cause beyond the reasonable control of the affected party, whether foreseeable or unforeseeable (each, a "Force Majeure Event").

In the event a Force Majeure Event prevents the performance of the engagement, the City shall have the sole discretion to:

1. Cancel the event without liability for any fees, costs, or damages;
2. Reschedule the event to a mutually agreeable date; or
3. Modify the scope or delivery of services as may be appropriate under the circumstances.

If the City exercises its right to cancel due to a Force Majeure Event, Artist shall be entitled only to reimbursement of actual, documented, non-refundable out-of-pocket expenses incurred prior to the Force Majeure Event, up to a maximum of [insert cap, e.g., \$1,000], and shall not be entitled to performance fees, lost profits, consequential damages, or any further compensation.

OPTION 2

Force Majeure.

In the event that either party is unable to perform its obligations under this Agreement due to a Force Majeure Event—including acts of God, war, terrorism, natural disaster, governmental order, pandemic, public safety emergency, or any similar cause beyond the reasonable control of the affected party—such party shall promptly notify the other party.

If the performance is canceled due to a Force Majeure Event, the City and Artist shall work in good faith to reschedule the performance. If rescheduling is not feasible in the City's sole determination, the City's obligation to pay any fees shall be deemed waived, and Artist shall be entitled only to reasonable, documented, non-refundable expenses incurred prior to notice of cancellation, capped at \$_____.

OPTION 3

Force Majeure and Public Safety Clause.

The City of Stockbridge retains the right to cancel, delay, or terminate this Agreement, without penalty, in the event of inclement weather, threat to public safety, failure of critical infrastructure (power, water, sound systems), or any Force Majeure Event such as fire, flood, pandemic, riot, or governmental order.

Such determination shall be made at the City's discretion based on safety, operational, or logistical concerns. Artist waives any claim for consequential or lost profits and shall only be reimbursed for pre-approved, non-refundable out-of-pocket costs directly related to the canceled performance, not exceeding \$____.

Quinton

From: Elton Alexander <ealexander@stockbridgega.org>
Sent: Monday, May 12, 2025 12:44 PM
To: Harold Young <gm@stockbridgega.org>; asford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>
Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Mr. Young,

Thank you because, you previously have given us this information when Councilwoman Gantt requested it as an act of Nature in the contract. The city events team had the same experience several years ago when the Sugar Hill Gang Sounds of Summer Concert was cancelled and we had to pay them due to the storm. The concert was never rescheduled, and the city took the loss.

In situations like this you have two options: wait the storm out and go later into the night to Midnight or 1am on Friday or Saturday night.

Or

Reschedule the show

A Rescheduling contingency will need to be added to the budget yearly

Get [Outlook for iOS](#)

From: Harold Young <gm@stockbridgega.org>
Sent: Monday, May 12, 2025 9:45 AM
To: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander

<ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>; Quinton WASHINGTON <quinton@washingtondreyer.com>

Subject: Fwd: Request for Status Update: Force Majeure Clause/Insurance

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Good morning all, I asked one of our booking agents to explain what it is the contracts regarding Force Majeure. Ms. Stacey has been in the entertainment business over 30 years. She secured for us Gladys Knight, Morris Day, this past weekend's show with Dru Hill and many others shows.

----- Forwarded message -----

From: <staceysussman@mac.com>

Date: Sat, May 10, 2025 at 11:21 AM

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

To: Harold Young <gm@stockbridgeamp.com>

harold as per our conversation, all artists contracts have a force majeure in the "terms & conditions" which is part of the contract. In a outdoor venue, all artists are to be paid rain or shine as long as they show up for said show and are ready willing and able to perform. If the promoter cancels show due to weather, the artists are legally and contractually still obligated to be paid the full guarantee...

Shows can be rescheduled as mutually agreed between promoter and artist(s) for a future date and generally speaking can negotiate a fair deal. As a seasonable venue, where shows are outdoors, no one can predict weather of future dates booked, however this is the natural risk promoters take on to promote/produce shows. Bad weather/rain does no come under a force majeure if the promoter decides to cancel the show, thus all artists expect full payment of their contracts as they are ready, willing and able to perform and expenses have been incurred by the artists to get to venue and salaries need to be paid to crews.

Stacey Sussman

SES ENT LLC

917 297 3942

Begin forwarded message:

From: Yolanda Barber <Ybarber@stockbridgega.org>

Date: May 10, 2025 at 8:55:03 AM EDT

To: Quinton Washington <quinton@wlga.com>, Harold Young <gm@stockbridgeamp.com>, Harold Young <hyoung@stockbridgega.org>, Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbridgega.org>, Frank Milazi <fmilazi@stockbridgega.org>, Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Re: Request for Status Update: Force Majeure Clause/Insurance

Good Morning All-

Mayor Ford,(in your capacity as City Manager)

I'm expecting answers to my questions today.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber

Sent: Friday, May 9, 2025 6:20:43 PM

To: Quinton Washington <quinton@wlga.com>; Harold Young <gm@stockbridgeamp.com>; Harold Young <hyoung@stockbridgega.org>; Anthony Ford <asford@stockbridgega.org>

Cc: Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Frank Milazi

<fmilazi@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Subject: Request for Status Update: Force Majeure Clause/Insurance

Good Day All-

Mayor Ford/Mr. Washington/Mr. Young,

What is the status of the concert that was canceled/rescheduled last week? Did our City incur any expenses?
What if it rains tomorrow? Will our City incur expenses?

Mr. Washington,

I want to reiterate my concerns once again. We need the Force majeure clause added to all contracts for all concerts please. That includes City events. This Amphitheater is a government venue, being funded by taxpayer dollars. This is not a private venue. The Artists should be signing a contract that has been prepared and protects the interests of our City. Please help us to protect our City and its assets.

Did you receive a consensus of the Council to prepare a 'Trade Secret Affidavit' which protects the Artists?

You do not need a consensus of the Council to do the research and bring back reasonable solutions to this issue such as preparing the Force Majeure clause and/or insurance quote(s).

To Members of the Governing Body,

We have a fiduciary responsibility to the taxpayers. This issue cannot continue to be ignored. I support canceling all concerts starting today, until this issue is resolved permanently.

In Service,

Yolanda Barber, Councilmember

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Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 4:02 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you.

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:51:38 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

No, there are no meeting minutes on that subject matter.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 2:50 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Re: Trade Secret Affidavit

Thank you Mrs. Holiday,

Are there any Meeting Minutes regarding Council's discussion on a Trade Secret Affidavit?

In Service,

Yolanda Barber, Councilmember

City Council District 4

4640 North Henry Boulevard

Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Tuesday, April 8, 2025 1:35:07 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlgga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: RE: Trade Secret Affidavit

Good afternoon Councilwoman Barber,

The requested documents do not exist.

Thank you,

If you see something that is not right, not fair, not just, you have a moral obligation to do something....The Honorable John Lewis

Vanessa Holiday, CMC

City Clerk, Director, District 3

4640 North Henry Boulevard

Stockbridge, GA 30281

Cell: 404-445-9341

Office: 678-833-

3303 vholiday@stockbridgega.org

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Tuesday, April 8, 2025 9:20 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@wlga.com>; Frank Milazi <fmilazi@stockbridgega.org>

Subject: Trade Secret Affidavit

Good Morning All-

Mrs. Holiday,

Please provide me with a copy of the Resolution approved by the Council for the Trade Secret Affidavit.

Please also provide me with the meeting minutes in which the Council discussed and approved directing the City Attorney to prepare a Trade Secret Affidavit.

When should I expect to receive this information?

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Thursday, May 15, 2025 12:53 PM

To: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject:

Good Afternoon All-

I am circling back to my request once again, because I wasn't allowed an opportunity to address my concerns in Executive Session of the May 12, 2025 Council Meeting. I will plan to address my concerns during our next upcoming meeting.

In Service,

Yolanda Barber, Councilmember

City Council District 4

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Stockbridge, GA 30281

City Hall: 770-389-7900

Mobile: 678-435-3450

www.cityofstockbridge.com

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LaKeisha Gantt
Anthony Ford
Elton Alexander
Kyle Berry
Alphonso Thomas
Yolanda Barber

REDACTED

REDACTED

REDACTED

REDACTED

Yolanda Barbo

REDACTED



Where Community Connects

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.

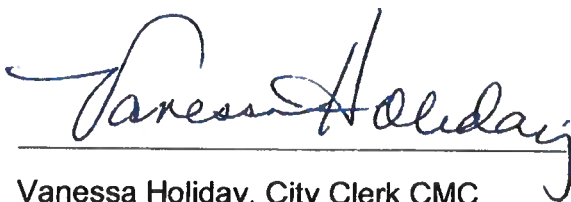
Motion to reconvene the meeting was made by Councilmember Gantt; seconded by Mayor Pro Tem Berry. The motion passed unanimously 5-0.

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).

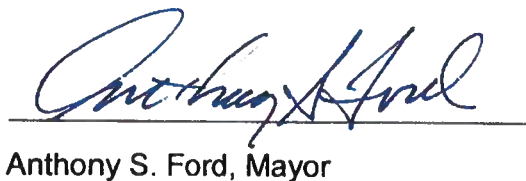
Councilmember Alexander noted the project is being paid for by the Downtown Development Authority.

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, appearing to read "Vanessa Holiday", written over a horizontal line.

Vanessa Holiday, City Clerk CMC

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

Anthony S. Ford, Mayor

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:30:19 PM

To: Vanessa Holiday <vholiday@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mrs. Holiday,

Exactly, follow the law and procedures of the law as outlined by the state as we have always done. Council should not direct staff to supersede the law. The law requires redactions and special handling of sensitive information to protect the privacy of individuals. We consult legal to follow Ga Law to make sure we are in compliance at every turn. This is especially key with sensitive documents from City of College park being found in or near a dumpster no being investigated. No, Ga Law I am aware of says follow the legal determination of City Council members. We need to leave politics out of this process and council should not interfere in any way with your role and the city attorney's role. Follow the law!

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From: Vanessa Holiday <vholiday@stockbridgega.org>

Sent: Wednesday, July 17, 2024 2:16:05 PM

To: Elton Alexander <ealexander@stockbridgega.org>; Yolanda Barber <Ybarber@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Re: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Good afternoon everyone,

The clerk's office will comply with the Georgia open records act as normal. The clerk's office will reach out to the city attorney as necessary. Please note that open records responses must comply with the

Georgia open records act. If there are redactions, those will come from the code in accordance with the Georgia records act and will be cited in the response.

Vanessa Holiday

City Clerk

404-445-9341

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From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Wednesday, July 17, 2024 1:56:52 PM

To: Yolanda Barber <Ybarber@stockbridgega.org>; Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>; Quinton Washington <quinton@washingtondreyer.com>; Frederick Gardiner <fgardiner@stockbridgega.org>

Subject: Atty Client Personnel/Possible Litigation Re: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

Mr. Gardiner, Mrs Holiday,

Legal should be advising whether redactions are necessary not Council, the process is not political. Again this is walking the grey lines of Council interference directing staff to potentially violate city policy which is prohibited under the charter. Legal or the city clerk should not act without the vote or consent of 3 council members. Redactions and open records should always have a thorough legal review before being released. One Council

member cannot change the policy or process. Should policy need to be changed a vote of 3 council members shall be required.

It should be noted releasing confidential documents or information without following the process is a violation of city policy and our sworn Oath of Office. Confidential documents are considered Executive Session materials. Please follow city policy and procedures.

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From: Yolanda Barber <Ybarber@stockbridgega.org>

Sent: Wednesday, July 17, 2024 11:23 AM

To: Vanessa Holiday <vholiday@stockbridgega.org>

Cc: Anthony Ford <asford@stockbridgega.org>; Elton Alexander <ealexander@stockbridgega.org>; LaKeisha Gantt <LGantt@stockbridgega.org>; Kyle Berry <kberry@stockbridgega.org>; Alphonso Thomas <athomas@stockbridgega.org>

Subject: Request for Open Records: Amphitheater Management/Operations- 2024 P&L Statements Year To Date

This email serves as an official notice for a Request for Open Records to provide the following information:

Please provide the 2024 P&L statements for the Amphitheater Management/Operations.

***With no redactions.

Sincerely,

Yolanda Barber

City of Stockbridge

Councilmember-District 4

678-435-3450

YBarber@stockbridgega.org



COUNCIL FY2025 BUDGET RETREAT
August 22, 2024
9:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, Ryan Anderson, William Conner, Econuel Ingram, Demeatrius Ivey, Rosalynd Rawls, Genea Stanley, Shana Thornton, Frank Trammer, Charisma Webster, and Renee Wheeler

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 9:43 a.m.

Invocation by Councilman Thomas

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

DAY TWO AGENDA

Day One Recap by Mr. Frederick Gardiner

Mr. Gardiner noted there were several concerns and issues around Code Enforcement, including where the department should be managed, and funding for nuisance and abatement; and reviewed the Agenda Outline for Day Two.

NEW BUSINESS

1. Municipal Court - Proposed FY2025 Budget - Presented by: Genea Stanley

Ms. Stanley reviewed the year to date citations, revenue and clearance rate of 79%, noting Pre-Trial Diversion cases can take up to six months to clear, and the numbers do not reflect

school zone case, which a number of citizens are protesting; reviewed the 2021, 2022, 2023 noting significant increases beginning in 2022 with the implementation of the Stockbridge Police Department; reviewed the spending trends for 2022, 2023 and 2024; noted a request for a Capital Improvement Project that previously approved and has now stalled in the Procurement Department; requests additional training, the Public Defender, Municipal Judge Training and Hospitality.

Councilmember Alexander asked what the renovations are for the court.

Ms. Stanley referenced renovations to the Courtroom to accommodate the those who appear for court cases, and also to payment window for security purposes.

Ms. Stanley referenced Personnel with the current staffing level at three (3) members with a desire to increase staff in FY2026.

Councilmember Thomas asked about the case load for Code Enforcement citations.

Ms. Stanley noted the cases have increased, however, there needs to be more clarity in this area and seeks guidance from Judge McCord.

Attorney Washington noted he has spoken with Judge McCord, and noted the City Council needs to decide with regard to the issuance of warrants by local ordinance as it relates to Code Enforcement.

Mr. Gardiner noted a Bench Warrant can be issued for Failure To Appear (FTA).

Councilmember Thomas suggested that a conversation needs to take place for the Council to act to make the city's departments more efficient and asked the City Manager to follow up with Judge McCord. Mr. Gardiner confirmed.

Councilmember Alexander noted there is no reason to delay the action, noting the City Council approved stiff residential and commercial fines.

Ms. Stanley noted there are no penalties or late fees that are being assessed, nor are there warrant fees.

Councilmember Alexander noted that it is important for the behavior of the defendant to change.

Judge McCord joined the meeting at 10:15 a.m. and noted the court has approximately 10 -15 Failure to Appear cases each month; and noted several are renters, and that the businesses are being cited, and not the business owner, who may live in a different state, and

recommends the City Attorney create a procedure that could shut down the business or place a lien on the business.

Councilmember Alexander agreed that a Lien or Business Shut Down would be appropriate to get the owners attention to act.

Mr. Gardiner stated that it was his understanding that the citation must be delivered in person and presented to someone at the business location, who would then notify the business owner.

Councilmember Thomas stated that the bottom line is to find ways to make the city more efficient and effective relating to Code Enforcement and Nuisance and Abatement, and recommends funding be placed in the budget.

Judge McCord stated in regard to homeless encampments, you can't fine individuals who have no money, and they can't do community service without an address, which makes jail the only option; and regarding the nuisance items such as failure to maintain properties, if the law is in place, the court can act and require the grass to be cut, or if cut by the city, send the resident a bill, and if the bill is not paid, they would receive a notice to appear in court and perhaps ending with a lien on the property; however, the court can only act if the law is in place, noting Municipal Court Judges are limited in their authority.

Councilmember Thomas stated the quality of life is diminished when there is no action taken against those who fail to comply and maintain their properties.

Judge McCord stated he welcomes the opportunity to meet with staff and others to produce a plan to address the issues, and commended Court Administrator, Genea Stanley, on her handling of the court and the volume of cases coming through the court.

Judge McCord noted FTA (Failure to Appear) Warrant Fees must be statutorily authorized and range from \$50 - \$100.

Motion to approve an Ordinance to set the FTA (Failure to Appear) fee at \$100.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Councilmember Barber. The motion passed unanimously 4-0.

Motion to approve an Ordinance to set the Warrant Fee at \$150.00 effective September 1, 2024 was made by Councilmember Alexander; seconded by Mayor Pro Tem Berry. The motion passed unanimously 4-0.

Councilmember Gantt joined the meeting at 10:39 a.m.

Councilmember Barber stated these discussions are the reasons she has requested the Departments present quarterly reports and keep the Council updated on matters of the City, noting this dialogue has been extremely helpful.

Mr. Gardiner noted he has proposed a true Work Session format and is open to moving in that direction.

Mr. Thomas stated he has received complaints about school zone signage, and perhaps that is why there are disputes regarding those citations.

Ms. Stanley reviewed the FY2024 highlights of the department; reviewed the proposed FY2025 budget; reviewed the List of Surcharges; reviewed the features and court schedule; and the requested items to consider in the FY2025 budget for the court.

Councilmember Barber asked Ms. Stanley if additional staff is needed now, instead of waiting until FY2026.

Ms. Stanley's responded that there is a need to bring in a Clerk I at \$35,000 salary, plus benefits.

Councilmember Barber asked Mr. Gardiner to add the position of Court Clerk 1 and funding to the FY2025 Budget as requested by Ms. Stanley.

2. Governing Body - Presented by: Rosalynd Rawls

Ms. Rawls presented the Governing Body's Proposed FY2025 Budget, noting in comparison to FY2024, a request is being made for additional overtime for the Administrative Assistant; Workers Compensation has moved to the Human Resources Department Budget, Copier Rental has moved to the IT Department Budget; Miscellaneous Expenses have been reduced; Hospitality is being increased; and the Youth Council line item along with \$6000 from Civic Events is being moved to the Clerk's Department Budget, noting the Clerk's Office manages the Youth Council's In/Out expenditures and coordinates with the Youth Council Committee Chair and Treasurer directly, and manages and coordinates the annual Municipal Dinner.

Councilmember Gantt asked about the process of transferring funds within the department.

Ms. Gaines noted in some cases, sponsorships are received that offset the cost of the expenses that may not been seen on the department budget but are reflected in the total cost of the event, and that funds are also transferred to/from accounts if available.

Ms. Rawls reviewed the Civic Events to include: The NAACP Breakfast and Parade, South Metro Development Conference, Henry County Chamber Annual Dinners, ARC State of the Region Breakfast, State of Henry County Address, and Ferst Readers Luncheon.

Councilmember Barber referenced a sponsorship she provided to the Stockbridge High School band, noting she conferred with the City Manager, and former City Treasurer, John Wiggins and there was no objection.

Councilmember Alexander noted he was advised there must be a benefit to the city.

Councilmember Thomas noted the Stockbridge High School band and ROTC perform for the City at several events including Memorial Day, 911, Veterans Day programs.

Attorney Washington noted that going forward, sponsorships should come from the City and not an individual initiative.

Councilmember Gantt requested the Council approve Resolution to reactivate the Henry County Schools Partners In Education Program.

Councilmember Thomas requested a listing of the schools to be included, and a copy of the overview of the program, noting the Stockbridge Cluster included Austin Road schools, and did not include Red Oak.

Ms. Rawls confirmed she had a list of the schools that include residents of the City and would provide the information to the Council.

Ms. Holiday notified the Council that she just provided the Mayor & Council the information for Partners in Education via email for review.

Motion to approve a Resolution to reactivate the Partners in Education Program was made by Councilmember Gantt; seconded by Councilmember Barber. The motion passed unanimously 5-0.

Councilmember Barber stated that only one newsletter was published and mailed out in 2023, noting the newsletter was not sent to the newly annexed residents; and stated she would be partnering with the schools again this year, noting she is preparing for a Council initiative for girls at eight elementary schools in the Stockbridge cluster.

Ms. Thornton advised the next edition is scheduled to be released in early September.

3. Office of the City Clerk - Presented by: Vanessa Holiday

Ms. Holiday gave an overview of the Clerk's Office noting the role and overall duties and responsibilities of the department with the Deputy beginning the Municipal Clerk certification process in September; noted no changes to the staffing levels for FY2025, and reviewed the various software applications utilized by the department; referenced the current boards and

committees, noting the increased meetings and activity with two additional boards to be activated, pending the hiring of the Economic Development Director; presented the proposed FY2025 Department Budget, noting an increase in Elections and Committee Expenses, a decrease in computer software expenditures; and referenced the Civic Events and Youth Council line items that were moved from the Governing Body Budget to the Clerk's Office Budget as referenced in the previous presentation.

Councilmember Alexander asked about the publication of the upcoming SPLOST Referendum. Ms. Holiday noted that she has been in contact with the Henry County Elections Office and will notify the city's Public Information Officer once the notice is published to add to the city's social media platform, and the newsletter if received prior to distribution.

4. Human Resources - Presented by: Renee Wheeler

Ms. Wheeler introduced Mr. John Leggett with MSI Benefits who gave an overview of the proposed FY2025 Medical Benefits and Insurance Plans; noting this is the 2nd full year with United Health Care who is expected to hold the rates, noting the renewal is due in early September; noted pharmacy accounts for 25% of the claims for the city, however, based on the claims experience for the past year, a decrease of the plan's premium is expected; noted the average cost per employee is \$21,000 annually.

Mr. Leggett recommended the city move to the Veracity RX Pharmacy Benefits Program where prescriptions can be mailed to members' homes, noting the city's current avg. RX cost is \$160 and with Veracity, the cost would avg. \$80; and recommended the city move its EAP which offers three visits, and the new vendor offer unlimited visits.

Ms. Wheeler noted they will also market the Disability Plan for a better product; noting the Benefits Renewal Package will be presented to the Council for approval at the October 14th meeting.

Ms. Wheeler noted there have been a number of challenges in the Human Resources Department over the last year, citing the current statistics for the last 5 years: As of 8/20/2024 there are 185 active employees and 25 terminated, As of 8/20/2023 there were 155 active employees and 38 terminated; As of 8/20/2022 there were 146 active employees and 21 terminated; As of 8/20/2021 there were 78 active employees and 11 terminated; and as of 8/20/20 there were 79 active employees and 4 terminated.

Ms. Wheeler noted the workloads of various departments have increased tremendously since 2020, and the following department personnel requests have been submitted for FY2025, noting all job descriptions will be included in the Budget Book.

Finance – the addition of an Accounting Specialist and Accountant 2 position, and to reclassification for the Senior Accountant to an Accounting Manager position.

Procurement – Reclassification of the Procurement Clerk to Procurement Coordinator and Procurement Specialist to Contract Specialist.

Human Resources – Addition of a Human Resources Generalist position.

Economic Development – Reclassification of the Administrative Assistant to Executive Assistant.

Community Development – Addition of a Building Inspector position.

Events – Addition of a Conference Center Coordinator position.

Police – Addition of an Accountant 1 position.

Public Works – Addition of (3) three Stormwater Technicians and the reclassification of the Stormwater Technician to AMI Meter Technician, and reclassification of the Executive Assistant to Administration Analyst.

Ms. Wheeler referenced the Code Enforcement Department, noting the current challenges with finding a good Supervisor to lead the department.

Councilmember Alexander recommends a Director with the power and authority to act.

Councilmember Thomas agreed, noting the need for results; and noted it the department appears to rely on SeeClickFix, and that a 3-member department should be sufficient with no need for a Code Enforcement Officer in each district; and noted the Code Enforcement deficiency needs to be resolved before the budget is adopted; and noted the request for a Public Works Assistant Director with an Engineering background was intentionally approved by the Council and is not sure why the title needs to be changed when the person can do the same duties as outlined for the Project Manager.

Mr. Gardiner noted that the number of Code Enforcement Officers is not based on the size of the city, but rather the condition of the city, and recommends (4) four GAPE Certified, and one of the four being a highly trained working supervisor.

Chief Trammer noted the Police Department inherited Code Enforcement in 2023, and during that time, there have been a number of personnel changes.

Councilmember Barber noted there needs to be more focus on recruitment and interns for departments outside of city hall, and this may be an area where the city could try to use Stockbridge residents, and interns, and some type of apprenticeship, and asked Ms. Wheeler when and where internships.

Ms. Wheeler noted the department makes the request for interns, and the positions are advertised on the city's website.

Ms. Wheeler reviewed the opportunities for city to include: Staff Training and Development; Compensation Tools; Employee Well-Being; and Semi-Annual Training; reviewed the city's eleven (11) Departments: Executive, Information Technology, Municipal Court, Finance, Economic Development, Community Development, Clerk's Office, Public Works, Police and Governing Body; and noted the goals for 2025: Succession Planning, Ongoing EEOC, ADA, FLSA Compliance Training; Leadership Training; Additional Staff Support and the Implementation of a Compensation Software Tool.

5. Events/Conference Center - Presented by: Charisma Webster & Econuel Ingram

Ms. Webster noted the Merle Manders Conference Center has booked 264 events to date, 13 citywide events, and an extensive advertising campaign with social media, flyers, radio promotions, billboards and digital banners; and noted the Events Department is seeking a 50% Budget Increase for FY2025 in the amount of \$808,750 for city events, noting the increase is needed to promote exciting events for the citizens who live and work in Stockbridge, and to appeal to, reach and draw attendees from outside of Stockbridge; referenced the City Events FY2024 and FY2025 Budgets noting the increases in performer's fees, fireworks costs, , supplies, entertainment equipment, décor and catering costs, specifically when events are held at the amphitheater, with holiday events where vendors charge for overtime or double time fees, and concert events require additional trailers used as dressing rooms and additional parking attendants; increased EMT staff due to the heat, and additional police officers (paid at overtime rate) for crowd control; and noted staff will continue to seek sponsorships.

Mayor Ford noted the budget costs appear to be too much, noting he would like to see the continuation of all proposed city events, but to cut back on the expenses.

Councilmember Gantt agreed, noting the events need to be streamlined, specifically July 4th, and Juneteenth, and referenced the Market Night Food Truck Themed events.

Staff noted there are currently two stage events during Food Truck Tuesdays where vendors pay \$80/each week for 15 weeks.

Councilmember Barber noted the city has imposed a city tax on its residents year over year; and the cost has increased the proposed budget for free entertainment for residents and non-residents, and therefore cannot support this budget, noting there is too much being spent.

Councilmember Thomas noted the bottom line is \$808,000 is too much, and suggest the city can do a great job, as has been done in the past for BridgeFest, July 4th and Juneteenth with less funds, noting there is great local talent and does not need the big named groups for city events, leaving that to the paid Amphitheater Concert Series.

Councilmember Gantt agreed the costs needs to be reduced and more use of local acts.

Councilmember Alexander noted the events bring people into the downtown; noted the concerts have a later start time and the concerts have three to four artists; and noted the biggest issue is the city is failing on the sponsorship side, noting the Council has been kind to fund in perpetuity, however, it was only supposed to be seed money to grow the event, and that the major focus needs to be sponsorship; and supports mirroring the FY2024 budget. Councilmember Thomas suggested one headliner and local artists.

Councilmember Gantt suggested hosting BridgeFest on the lawn across from city hall, and not the Amphitheater, with more diverse artists; and to enhance the Food Truck events; noted the Volunteer Gala began following the 2018 Eagles Landing Referendum in 2018; and asked if the Council wants to bring in a skating rink.

Mayor Ford noted the 9/11 City Event was not included on the Events List for FY2025.

Mr. Ingram noted the event will take place, there is no budget.

By consensus of the Council, all events for FY2025 need to be streamlined and reduce the costs; and the following events will have performers as follows: One artist (Headliner) at Level 1, One artist at Level 3 (High Local) and One artist at Level 5 (Local).

Councilmember Barber reiterated that all events must be reduced.

Councilmember Thomas recommended putting the savings toward other needed services, such as Nuisance and Abatement.

Ms. Holiday noted, based on the Decoration Committee's recommendation, the Holiday Decoration Line Item was increased to add holiday décor in the newly annexed areas of the city.

Councilmember Gantt exited the meeting at 3:15 p.m.

6. Finance - Presented by: Lakeisha Gaines

Ms. Gaines reviewed the department's Mission; reviewed the department's Organizational Chart noting the request for additional positions and reclassification of positions within the department, noting if approved, the need for personnel services would be eliminated; reviewed the FY2025 Proposed Budget, noting the largest increase is in additional staffing; and reviewed the department highlights with successful reporting and receiving the Certificate of Achievement for Financial Reporting from GFOA, and noted the FY2023 Audit has been submitted timely, and will be presented at the September 9, 2024 Council Meeting; noted the City is now a member of the American Purchasing Society and the Procurement Team will be

obtaining certifications related to their specific positions; and noted as the city continues to grow, staffing may need to increase to keep up with the needs of the city to insure accuracy, integrity and checks and balance; and noted the city will pay off the Series 2 Bonds in August 2025; and requests the city transfer to P-cards.

Councilmember Barber noted there is a \$2 million dollar budget approved by the Council for the Amphitheater Consultant and expenditures, and asked who is responsible for reconciling the Amphitheater reports; and stated that budget amendments should be presented to the Council.

Ms. Gaines noted the Amphitheater reports are being reconciled monthly, and are up to date, and have been distributed.

Councilmember Thomas noted as a matter of policy, all Budget Amendments are to be presented to the City Council for approval.

Mr. Gardiner stated two Budget Amendments will be presented to the Council at the next meeting: PD Budget Amendment, and Amphitheater Budget Amendment.

Councilmember Alexander noted the city needs to be more active with applying for grants to take the stress of the city's budget; and asked Ms. Gaines what would have been her ask for the city's millage rate.

Ms. Gaines responded 3.77 is not enough to provide services for a city of this size, noting taxes generate revenue to help fund services; noted the city is not a for profit entity; and noted the police department is the largest and most costly department of the budget.

Ms. Gaines noted there are processes that need to be put in place and utilizing the current ERP system to its full capabilities; noted there needs to be a backup for Payroll and Accounts Payable along with a separation of duties to account for better checks and balances.

Councilmember Alexander noted that once she gains access to FreshTix that she submit reports to the Governing Body and recommended the City Clerk also have access for recordkeeping; and referenced the McDonalds event.

There was discussion of the McDonalds event, ticket sales, payments, and reporting.

Councilmember Barber requested the Governing Body receive reporting following each event/concert and asked if the Finance department has a person in place to begin processing tax payments following the passing of the referendum in November.

Ms. Gaines asked the Council to consider this to be her official ask for the new Accounting position in 2024 to be in place when the 2025 year begins.

Councilmember Barber made a request of Mayor Ford to reactivate the Finance Committee; and stated that she would like to be appointed as Chair of the Finance Committee and noted she is the only member of Council currently not serving as a Council Liaison or on a Board or Committee in any capacity.

Mayor Ford noted he would take the appointment into consideration.

Ms. Holiday noted the city's Charter states the Mayor has the sole authority to appoint the Chair of each Committee, noting the Council Liaisons are not appointed to the Mayor's committees.

7. Information Technology: Presented By: Demeatrius Ivey

Mr. Ivey gave an overview of the proposed FY2025 IT Department budget noting an increase with a number of line items being removed from department budgets to the IT Department Budget; noted there are no requested personnel changes for 2025, but need to be considered for 2026 due to the city's growth; noted challenges with the department have been vendor coordination and backorders that have caused delays with the completion of projects; and better communication with internal and external clients; noted the opportunities include exploring grants to aid with financial support for technology upgrades, being able to implement new technology and remaining competitive and forward thinking; and presented new projects with include contract restructuring, consolidation of programs throughout the city and equipment upgrades.

Councilmember Gantt re-joined the meeting at 4:39 p.m.

Councilmember Alexander inquired about upgrading phones and laptops/tablets in 2024 if possible; positioning cameras in the Chamber to broadcast members as they speak, improving the ability to display documents for the public to view, and the installation of a voting system; and the capabilities to stream off site townhall meetings, and establish a channel for the city.

Mr. Ivey noted the current system allows two platforms to stream at the same time, and the city is streaming to Civic and Facebook.

Councilmember Thomas asked how often the city surpluses items no longer serviceable to the city.

Mr. Ivey noted a list of items are being compiled to be submitted to the City Council for approval.

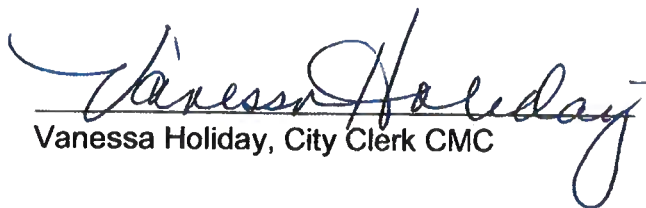
Councilmember Barber asked for the status of OpenGov.

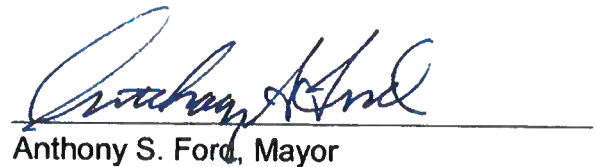
Mr. Gardiner noted the platform is currently being worked on by staff with a Go Live date in October or November 2024; and noted staff will come back with a new model for Events with hard cost associated with events that take place at the Amphitheater.

Adjourn

Motion to adjourn the meeting at 4:59 p.m. was made by Councilmember Barber; seconded by Councilmember Thomas. The motion passed 4-0. (Councilmember Gantt was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



COUNCIL FY2025 BUDGET RETREAT
August 23, 2024
10:00 a.m.
Summary Minutes

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Kyle Berry
Councilman Elton Alexander
Councilman Yolanda Barber
Councilwoman LaKeisha Gantt
Councilman Alphonso Thomas

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Lakeisha Gaines, Interim City Treasurer
Quinton Washington, City Attorney

Staff in Attendance: Decius Aaron, William Conner, Demeatrius Ivey, Rosalynd Rawls, Shana Thornton, and Renee Wheeler

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 10:05 a.m.

Invocation by Mayor Pro Tem Berry

Pledge of Allegiance recited by all in attendance.

The Clerk was asked to proceed with the Roll Call. All the members were present except Councilmember Gantt.

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

NEW BUSINESS

1. **Previous Day Recap - Presented by: Frederick Gardiner**

Mr. Gardiner noted proposed budget presentations for the Governing Body, Clerk's Office, HR, Finance, IT and Events, noting feedback from the Council.

Councilmember Gantt joined the meeting at 10:15 a.m.

2. Executive Department - Presented by: Frederick Gardiner

Mr. Gardiner reviewed the department noting there are no requested personnel changes for FY2025; reviewed the following Major Projects: Norfolk Southern Railroad Depot, noting the culture at the railroad has changed, and the company seems to be more receptive to the community; Patrick Henry Master Plan Initiative; OpenGov Implementation Initiative; Downtown Mixed-Use Project Initiative; Tax Allocation District (TAD) Negotiation with Henry County Board of Commissioners and Henry County School Board members; Georgia Power Utilities Relocation (Stockbridge Downtown); Electric Charging Station Project Initiative (Police & Public Works); Annexation Planning Initiative; and North Henry Highway Streetscape (Obtaining renderings for a turning lane, Federal assistance and TSPLOST options); noted to make the Vision happen, the needs are: City Council Full Support of the Vision; Full Support of the Stockbridge Community, and Full Support of the Henry County Board of Commissioners and Henry County Board of Education; reviewed the proposed department budget, noting the training requirements and continuing education; reviewed renderings of downtown Stockbridge in 2018 and 2019 and the proposed renderings with the new downtown vision, estimating the GA Power cost to be around \$4 million dollars.

Councilmember Alexander noted the idea was to attack the interstate corridors with commercial, noting Henry County has prevented development with a moratorium; noting with the county's millage rate and impact fee increase, developers are driven to other areas outside of the county, including Stockbridge.

Councilmember Thomas asked about the city's Wayfinding Project and Digital Reader Board.

Mr. Gardiner noted the vendor for the Wayfinding was approved by the City Council and is being incorporated in phases, noting ARPA funding must be used by December 31, 2024; and noted the location of the Digital Reader Board is in progress noting the locations to be East Atlanta Road on the city hall side of the street, and on Eagles Landing Parkway on the lawn.

Councilmember Barber referenced the residents in the downtown area, noting she does not want any resident to be displaced, and asked why the city abandoned the original plan for the residents in and around the downtown area.

Mr. Thomas noted the former broker, Mr. Capehart, presented a plan to the Council and that the contract has ended.

Councilmember Gantt noted the 2012 LCI (Livable Cities Initiative) needs to be updated due to the changes in population; and noted the City of Stockbridge was featured on the ARC webpage.

3. Amphitheater - Presented by: Harold Young and Tanya Barnhill

Mr. Young noted the Amphitheater is approaching its third year of success, noting the public loves the Amphitheater and noted his excitement for the many accolades received for the Stockbridge Amphitheater.

Mr. Young gave an overview of the Amphitheater staff, noting their roles and responsibilities, and introduced Tanya Barnhill of TM Consultants.

Ms. Barnhill noted this is her second-year marketing the Stockbridge Amphitheater, noting that in addition to the standard marketing via radio, television, social media, and billboards, the marketing campaign added WLCK (radio), Eblasts text emails and text messaging a Street Team who is distributing manual flyers, which is very labor intensive, but effective.

Councilmember Barber asked about the frequency and schedule of radio ads.

Ms. Barnhill noted advertising will begin no later than 30 days out and run from 6am to 10pm.

Councilmember Thomas asked if there is data tracking consumers who visit the Amphitheater.

Ms. Barnhill responded yes, noting zip codes are being used to reach out to consumers.

Councilmember Thomas noted the dedicated Uber/Lyft signage are not being utilized effectively, noting there is no signage to indicate the location.

Mr. Young noted it is difficult to relocate Rideshare concert goers in the event of rain, with no vehicle to return to, and there needs to be a designated area for those patrons; presented testimonials and reviews of the Amphitheater and noted the sponsors: VyStar and Piedmont Henry.

Councilmember Alexander expressed his concerns regarding concert advertising, attendance, and sponsorships.

Mr. Young responded that every show is not going to be a sellout, noting the McDonalds concert was a revenue-sharing shoe, not a rental, which did not go well, noting the lessons learned from this type of venture.

Councilmember Alexander noted the Council needs results, with city staff gaining access to ticket sales and other revenue centers, and reporting submitted to Ms. Gaines.

Mr. Young noted the city will be utilizing Ticketmaster.

Councilmember Alexander suggested more Amphitheater Concert signage along the major corridors of the city to alert local patrons of concerts; and noted there were issues with the stockbridgeamp.com website; and asked who is responsible for sponsorship.

Mr. Young noted Mr. James Smartt is the Director of Marketing, noting there are current talks with a potential sponsor for naming rights, and another major potential sponsor.

Councilmember Thomas noted the objective of the retreat is to see how we can be more productive and wants to see accomplishments come out of the retreat.

Mr. Young noted every concert has its own individual budget, noting rain insurance can range from \$30,000 to \$85,000 per show, and must be purchased two weeks in advance of the concert.

Mayor Pro Tem Berry suggested using the CodeRed Platform to determine whether or not to shut down the show.

Councilmember Barber asked for the pros and cons of using a third party such as Ticketmaster.

Mr. Young noted pros: Ticketmaster is being used in more than 120 Amphitheaters, they have a major database; great image and bring in top artists, and there would be no duplication of tickets.

Mr. Young noted cons: There is an 18% fee, a 5% fee and 15% royalties, and a that a \$100 ticket would cost \$142.00.

There was a consensus of the Council to hold another meeting with Mr. Young regarding the Amphitheater, ticket sales and expenses.

Mayor Pro Tem Berry exited the meeting at 12:55 p.m.

Councilmember Barber agreed concert reports and information needs to be sent to the Interim Treasurer timely following each concert, and the city needs sponsorship information by category; and asked if any 2025 shows have been booked.

Mr. Young noted he is working with a top broker; however, no concerts can be booked until the budget is approved.

Mr. Gardiner noted the city's current model is not sustainable and will require a third party to book 2025 shows.

Councilmember Barber asked what is the impact to the Amphitheater budget when concerts are canceled or rescheduled.

Mr. Young stated artists and production must be paid for the canceled and second show.

Councilmember Gantt stated there needs to be negotiations on behalf of the city to include a Force of Nature clause; noted the wayfinding and promotion of events is the responsibility of the city; and noted the online color of seats need to be shaded differently to show seat sold and those seats that are still available, noting there needs to be more contrast in color.

Mr. Gardiner noted \$500,000 was approved for Phase I of the Wayfinding Project.

Councilmember Barber asked why would the city pay 100% of the expenses for the rescheduled concert due to factors that are out of our control (such as weather), and asked if the rescheduled shows are being renegotiated.

Mr. Young presented the remaining upcoming concerts; and suggested a Winter Wonderland and Pop-Up Ice Skating Rink Event at the Amphitheater (Pit Area) to run from November 29th through December 25th, noting the event aims to create a festive holiday atmosphere for the community, providing a unique and enjoyable family-friendly experience.

4. Financial Advisor - Presented by: Edmund Wall

Mr. Wall reviewed the city's Long-Term Debt noting as of December 31, 2021 highlighted Governmental Activities: URA revenue bonds \$9,615,000; Public Facilities Authority revenue bonds \$28,805,000; Accrued compensated absences \$146,737; Net pension liability \$86,699/ Business type Activities: GEFA notes payable \$1,120,169; Accrued compensated absences \$61,918, Net pension liability \$54,490 for a total of Long-Term Debt Activity \$1,236,577; reviewed the URA Revenue Bonds noting the City entered into an agreement with a financial institution that provided the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. During the year ended December 31, 2021, the City repaid various bond issues in the amount of \$745,000. Amounts outstanding at year-end of \$9,615,000 reflect total drawdowns to date net of repayments, if any. Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest rate at 4.45%, matures 02/01/2031; Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 02/01/2031; Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest rate at 4.865%, matures 02/01/2031; reviewed the Public Facilities Authority Revenue Bonds noting the City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and equipment for the Amphitheater, and Cultural Arts Center, and the improvements of trails. Various bond issues were used by the City during the purchase and construction phases.

Amounts outstanding at year-end of \$25,808,000 reflect total drawdowns to date net of repayments, if any. Public Facilities Authority Fund long-term liabilities outstanding at December 31, 2021, are as follows: Series 2021 B Revenue Bonds payable to Truist Bank in the total amount of \$1,030,000, interest at 1.04%, matures 12/31/2025; Series 2021 A Revenue bonds payable to Truist Bank, in the total amount of \$9,910,000, current interest at 1/32%, matures 12/31/2025; Series 2021 C Revenue bonds payable to Truist Bank in the total amount of \$14,865,000, current interest at 2.53%, matures 12/31/2036; reviewed the Water and Sewer Long-term Debt, noting the City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Finance Authority (GEFA) where in both types of debt the government pledges include derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year related to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by GEFA in the total amount of \$1,911,900. During the year ended December 31, 2021, the City repaid \$93,480 of the note payable. Amounts outstanding at year-end of \$1,120,169 reflect total drawdowns to date net of repayments, if any, and presented a chart of the annual requirement to pay GEFA's note outstanding; presented the proposed Phase I and Phase 2 of the TAD (Tax Allocation District Project), noting a potential project \$326 million dollars and potential revenue of \$4,911,000 for the city; presented the Stockbridge 2023 Tax Digest of \$1,925,738; presented the LOST Collections and proposed SPLOST VI share at 15% or \$9,000,000/year over 6 years for a total of \$54,000,000 or \$58,000,000 as projected.

Councilmember Alexander expressed excitement of paying off the Amphitheater, taking financial pressure off the General Fund Budget, and commended the Council for bonding at the low interest rates in the 1's.

Mr. Wall noted the City at the time had an \$18 million dollar fund balance that was turned into cash for projects; and agreed with great timing on the low interest rate compared to today; and noted the URA Bonds mature in 2031 and can be re-financed to take pressure off of the General Fund Budget.

Councilmember Barber asked if the funds can be re-allocated.

Mr. Wall's response was yes.

Councilmember Alexander noted there is Trail funding in TSPLOST.

Mr. Wall referenced HB581, a Statewide Referendum and would be a Statewide Constitutional Amendment that will be on the November 2024 ballot where the County can call for a 1% sales tax (LOST), and if passed, will reduce the City's millage rate, taking the burden off residents; noting there is no impact on businesses, and homeowners are automatically opted in and would have to opt out.

Councilmember Barber that this would be a win for homeowners, but a decrease in revenue for the City.

Recap - Presented by: Frederick Gardiner

Mr. Gardiner noted the take aways from the Budget Retreat – Evaluate Code Enforcement, Events, and the Amphitheater, noting the feedback from Council; noted revenues may be understated; and will revise the Budget Books to include page numbers and Department Tabs.

Councilmember Alexander asked for an update on the renovations of the roof collapse on North Henry Blvd.

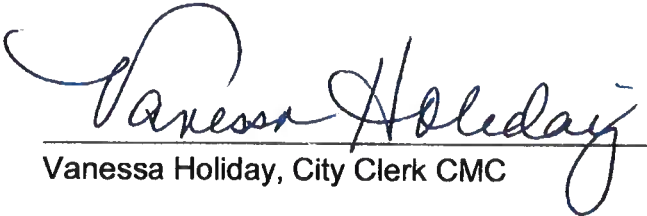
Mr. Anderson noted he would provide the Council with an update on that project as well as the Best Western Plus hotel.

Councilmember Gantt asked if there is a time limit on projects, and if not recommended the Ordinance be changed.

Adjourn

Motion to adjourn the meeting at 2:47 p.m. was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed 4-0. (Mayor Pro Tem Berry was not present for the vote).

Respectfully submitted by:


Vanessa Holiday, City Clerk CMC


Anthony S. Ford, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES

MONDAY, NOVEMBER 13, 2023 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem Yolanda Barber – Council District 4
Councilman Elton Alexander – Council District 5
Councilman John Blount – Council District 3
Councilwoman LaKeisha Gantt – Council District 1
Councilman Alphonso Thomas – Council District 2

Administration

Frederick Gardiner – City Manager
Vanessa Holiday – City Clerk
John Wiggins – 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. Mike Davis

The Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All Members were present.

Motion to amend the Agenda - to defer Items #12, Item #13, Item #14 to be heard at the December 11, 2023 meeting per the applicant's request made by Councilwoman Gantt; seconded by Councilman Blount. The motion passed unanimously 5-0.

Motion to adopt the Agenda – Motion to adopt the Agenda made by Councilwoman Gantt; seconded by Councilman Alexander. The motion passed unanimously 5-0.

Motion to approve the Minutes for the following meetings made Councilman Alexander; seconded by Councilman Blount. The motion passed unanimously 5-0.

1. Council Meeting Minutes September 11, 2023
2. Work Session Minutes September 26, 2023

PUBLIC COMMENTS

All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated. There were no public comments.

CEREMONIAL REVIEW

3. Mayor Ford reviewed the proclamations for: World Pancreatic Cancer Day, Small Business Saturday, the 2023 Bizness Matters Expo and National Native American Indian Month.
Motion to amend the Agenda to recognize an employee who recently retired with 32 years of service made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

The Mayor & Council presented retiree Tommy Mosley with a plaque from the city for his 32 years of service.

PRESENTATION

4. REVISED PROVISIONS TO STATE ZONING PROCEDURES LAW.
A presentation on the State of Georgia's Zoning Procedures Law regarding new mandated requirements.
Presented by: Ryan Anderson, Chief Planner and Ms. Rebecca Keifer of Clark, Patterson, Lee (CPL).
Motion to approve Revised Provisions to the State Zoning Procedures Law as presented and timeline made by Councilwoman Gantt; seconded by Councilman Thomas. The motion passed unanimously 5-0.

Attorney Washington stated that none of the Public Hearing cases presented tonight are subject to the new State Zoning Procedures Law.

Ms. Keifer stated that all cases that existed prior to today would be considered on a case by cases basis.

Councilwoman Gantt stated the policy should preserve the rights of the landowner, and should be applicant driven, and requested a mandate of Zoning Information Meetings to be required and written into the policy.

5. 2022 AUDITOR'S DISCUSSION & ANALYSIS OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FROM MAULDIN & JENKINS
Presented by: Frederick Gardiner, City Manager and Hope Pendergrass of Mauldin & Jenkins, CPA.
Ms. Pendergrass noted the FY2022 Audit Report and Auditor Adjustments reports prepared by Mauldin & Jenkins have been submitted to the city's Management staff, noting City has received an unmodified opinion; and noted the City's Finance Department has prepared an Annual Comprehensive Financial Report for FY2022 and gave an overview of the city's CAFR (Comprehensive Financial Report) for FY2022; noting the Fund Balance is approximately \$4.5 million, and Utility Funds are holding steady; noted there were material findings that can be corrected in 2023.

Councilman Alexander noted the firm's history and footprint of over 600 clients throughout the southeast; noted the city's adoption of the 3.77 millage rate, and noted the city's implementation of the police department for public safety reasons has impacted the budget; and asked the City Manager to review the impact of the property tax.

Mr. Gardiner noted the property tax will not be the major source of revenue, and that LOST and SPLOST is the city's major source of revenue, and noted the city is headed toward 50,000 fast and needs to take that into consideration, and projects escrows to be around \$5 million to \$6 million dollars.

Ms. Pendegrass noted with the city's budget cycle that ends December 31, you will receive most revenue at the end of the year 12/31, noting the city's expenditures are throughout the year, and the Council needs to take that into consideration.

Mr. Gardiner noted that while the city approved a 3.77 millage rate, citizens were already paying 1.904 for public safety to Henry County, therefore, the actual millage added to the budget will be approximately 1.866.

Councilman Alexander noted the millage allows for public safety with 60 officers patrolling the city of Stockbridge.

Mayor Pro Tem Barber asked if the Engagement Letter, and Budget and General Ledger Adjustments were included in the report.

Ms. Pendegrass noted they were not, however, there are budget to actual reports included.

Mayor Pro Tem Barber made a request to receive a copy of the Engagement Letter for the audit firm, the FY2022 Audit Report, all Management Reports and Auditor Adjustments that were submitted to management staff from Mauldin & Jenkins.

Councilman Thomas requested to receive the reports as well, noting Management has a copy, but Council does not.

Ms. Pendegrass noted it is the practice of the auditor to submit the reports to management for distribution to the governing body.

Mr. Gardiner confirmed the reports would be submitted as requested.

Councilwoman Gantt asked the Auditor to explain audit adjustments.

Mr. Pendegrass noted Management records the activities of the city in a general ledger, which is essentially the books and records of the city's transactions; and the city's finance staff presents the final numbers to the Auditor for audit, and findings and corrections are submitted to the city's management as audit adjustments and included as part of the final audit.

CONSENT AGENDA

6. Council consideration to approve the use of the Merle Manders Conference Center Ballroom for a Youth Council Holiday Event on December 16, 2023. Motion to approve the Consent Agenda made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

Mayor Ford asked for a Motion to amend the Agenda to hear Item #18 (Homestead Exemptions). Motion to amend the Agenda made by Councilwoman Gantt; seconded by Councilman Blount.

During discussion, Mayor Pro Tem Barber noted that Homestead Exemption item, along with the audit information was just distributed to the Governing Body right before the meeting and that the Council has not had an opportunity to read and review the information and will only vote for discussion and not approval of the item.

The motion to amend the Agenda passed unanimously 5-0.

Mr. Gardiner noted the information would not require a vote tonight, and apologized for the late distribution of information, and suggested the Council review the information and come back for a vote on the exemptions at the next meeting where a Resolution will be presented to the state legislature.

Mayor Pro Tem Barber asked that her vote to be rescinded to allow for the Public Hearing Items to be heard as presented on the Agenda,

Councilman Thomas stated that because Item #18 is a presentation, and out of respect for the citizens present for the Public Hearing, and also considering the information was just presented to the Governing Body tonight, and that the item should remain in its current position on the Agenda, and rescinded his vote and asked that other members of the Council do the same.

Councilman Blount noted the Homestead Exemption item is important for homeowners to hear as it relates to their taxes and did not view this matter as disrespect to the citizens.

Councilman Thomas noted the disrespect is leapfrog Item #18 over the Public Hearing items.

Mayor Ford asked legal for an opinion to remedy the action on the floor.

Councilman Thomas motioned to hear Item #18 in its current position on the Agenda; seconded by Councilman Blount. The motion passed unanimously 5-0.

Mayor Ford read the Public Hearing Rules.

PUBLIC HEARING

7. Council consideration to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE). Presented by: Ryan Anderson, Chief Planner
Mr. Anderson gave a brief overview of the projects and categories included in the plan.

Public Hearing Opened There were no comments. Public Hearing Closed.
Motion to approve the adoption of the 2024-2028 City of Stockbridge Short-Term Work Program and Capital Improvements Element (STWP/CIE) made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0. (Councilman Thomas was not present for the vote).

8. ZONING MODIFICATION CASE #ZM-2023-01. (Council District 5)
Council consideration of a request for a zoning modification to amend the Bridges at Jodeco Conceptual Plan to allow multi-family residential development in Pod A and to allow senior family residential in Pod B, identified by Parcel #053-01018000. The property has 14.630 +/- acres, and it is accessed via Chen Parkway and Argento Drive in Land Lots 77, 78, & 83 of District 6. Application by Michelle Y. Saade, Member (Applicant) of Southern Consulting Services, Inc. (Owner). The Staff recommendation is approval, and the Planning Commission Recommendation is approval. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Interim Community Development Director
Mr. Anderson presented an overview of the case.

Mr. Jeff Grant noted the only request is to approve the modification as requested and highlighted current and future development in the Bridges of Jodeco area.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve ZM-2023-01 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed unanimously 5-0.

9. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-02. (Council District 4)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density Residential' to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge city limits.

The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case no. CP-2023-02 and gave an overview of the Comprehensive Plan Amendment request, noting a new site plan had been submitted by the applicant earlier today and is therefore different than what has been submitted to the Council, noting the number of units has been reduced.

Ms. Hogan, who represents the applicant, D. R. Horton, Inc., gave an overview of the Comprehensive Plan Amendment request relating to the proposed development, and introduced Mr. Clay Smith of Keck and Wood, who noted a Traffic Study had been completed.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Mr. Richard Barrett; Ms. Joyce Andrews; Ms. Sandra Goings; Mr. John Reith; and Mr. Mike Davis.

Public Hearing Closed.

Ms. Hogan and Mr. Smith addressed inquiries from Mayor Pro Tem Barber, Councilman Alexander, Councilman Blount, and Councilwoman Gantt regarding the development.

Motion to approve CP-2023-02 made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-2. (Alexander, Blount, Gantt Approved), (Barber and Thomas Opposed).

10. REZONING CASE #RZ-2023-03. (Council District 4)

Council consideration of a request for rezoning to assign the 'MFR' (Multiple Family Residential) zoning district to property at 55 Valley Hill Road to allow for the construction of a townhome development. The applicant/agent is D.R. Horton, Inc., represented by Tiffany Hogan. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting.

Presented by: Ryan Anderson, Chief Planner

Mr. Anderson presented case #RZ-2023-03.

Councilwoman Gantt made a request for a legal opinion as to whether the city is required to hold a Public Hearing for each related item.

Attorney Washington stated the items could all be presented together with a single Public Hearing; however, each item would require a separate vote of the Council.

Mayor Pro Tem Barber exited the meeting at 8:50 p.m.

Ms. Hogan noted the reduction in the number of units to 156, noted there would be (84) additional guest parking throughout the development, noted all units are 3-bedroom units and (1) 4-bedroom unit on the end; noted all will be smart homes; noted the cul-de-sac has been removed; noted there

would be 10' sidewalks outside and 8' sidewalks on both sides of the street internally; noted the applicant agrees with the 5% rental cap and the gate; and the conditions as requested by staff.

Public Hearing Opened. No opponents spoke in favor.

Speakers Opposed: Mr. Stehen Bradford; Ms. Eve Bradford; Ms. Jan Chappell; and Mr. Richard Barrett.

Public Hearing Closed.

Mr. Anderson read the STAFF RECOMMENDATIONS into the record. The rezoning of the property at 55 Valley Hill Road from LI to MFR via RZ-2023-03 should be made with the following conditions:

1. Comprehensive Plan Amendment – The rezoning shall not be approved unless the applicant's requested Comprehensive Plan Amendment, via CP-2023-02, to change the subject property's future land use designation from Light Industrial to High-Density Residential is approved before, or simultaneously with, the approval of RZ-2023-03.
2. Variance – The rezoning shall not be approved unless the applicant's requested variance, via VR-2023-02, to reduce the required minimum front yard setback from 50 feet to 25 feet, is approved before, or simultaneously with, the approval of RZ-2023-03.
3. Site Plan – The proposed townhome development shall be constructed according to a design which is similar to the one that is shown on the applicant's submitted site plan, entitled "Concept Plan: Valley Hill Road Tract; Valley Hill Road; Stockbridge, Georgia, Henry Co.", which was prepared by Bowman Consulting Group, Ltd., dated 7/11/23, and received by the Planning and Zoning Office on July 3, 2023. The applicant shall submit a revised site plan which shows and labels all required setbacks and buffers, the number of unbuildable acres, and the net and gross densities of the proposed development.
4. Additional Buffers – The rezoning shall not be approved unless the applicant submits a revised site plan which shows the required 25-foot zoning buffer along the northern boundary, as well as the required 10-foot buffer at the eastern site boundary, adjacent to the railroad right-of-way.
5. Sanitary Sewer Availability – The rezoning shall not be approved unless the developer submits construction plans to the Stockbridge Public Works Department by June 29, 2024, or that office otherwise determines that sufficient sanitary sewer capacity is available to serve the proposed development.
6. Traffic Impact Study – The rezoning shall not be approved unless the applicant submits a traffic impact study which provides satisfactory traffic and transportation data.
7. Environmental Impact Study – The rezoning shall not be approved unless the applicant submits an environmental impact study which provides satisfactory environmental data.

The additional conditions for a gate and 5% Rental Cap were added to the conditions.

Attorney Washington restated his legal opinion noting public hearing items could all be presented together in a single Public Hearing; however, each item would require a separate vote of the Council.

Motion to approve RZ-2023-03 with the conditions recommended by staff and the added conditions of a gate to be consistent, and 5% rental cap made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 3-0-1 (Alexander, Blount and Thomas approved) (Blount Abstained). (Barber was not present for the vote).

11. VARIANCE CASE #VR-2023-02. (Council District 4)

Council consideration of a request for a variance on property at 55 Valley Hill Road to allow for the construction of a townhome development. The purpose of the variance is to allow the reduction in the front yard setbacks from the required 50 feet to 25 feet in the MFR (Multiple Family Residential) zoning district. The property represents Parcel Number S16-01006000, located in Land Lot 69 of District 12, and it contains 24.96 +/- acres within the Stockbridge City Limits. The Staff recommendation is approval, and the Planning Commission Recommendation is denial. Applicant requested a deferral to the November 13, 2023 Council meeting. Mr. Anderson presented case #VR-2023-02.

Public Hearing Opened There were no speakers in favor.
Speaker Opposed: Mr. Dione Smith.
Public Hearing Closed.

Motion to approve VR-2023-02 with 30' setback made by Councilman Alexander; seconded by Councilwoman Gantt. The motion passed 4-0 (Barber was not present for the vote).

12. ANNEXATION CASE #AX-2023-03. (To be located in Council District 5.)

Council consideration of a request for the annexation of property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, into the Stockbridge City Limits. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.16 +/- total acres. Property at 77 Holloway Road (Parcel #052-01023000) contains 1.16 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.00 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 meeting and the second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

13. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-03. (To be located in Council District 5.)

Council consideration of a request for a Comprehensive Plan Amendment to assign the future land use designation of 'High-Density

Residential' to property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. The property at 77 Holloway Road (Parcel #052-01023000) contains 1.160 +/- acres. The property at 87 Holloway Road (Parcel #052-01024000) contains 13.012 +/- acres. Staff recommendation is approval and Planning Commission recommendation is denial. Applicant requested the first deferral to the November 13, 2023 Council meeting and the second deferral to the December 11, 2023 meeting.
Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

14. REZONING CASE #RZ-2023-04. (To be located in Council District 5.)
Council consideration of a request for rezoning to assign the zoning district of 'PUD' (Planned Unit Development) to two parcels on property at 77 and 87 Holloway Road (with frontage on Patrick Henry Parkway), located in unincorporated Henry County, if and after the parcels are annexed into the Stockbridge City Limits. The purpose of the request is to allow for a mixed residential development. The applicant is NexMetro Acquisitions, LLC, c/o Battle Law, P.C. The property contains two parcels, as are listed below, in Land Lot 50 of District 6, with 14.162 +/- total acres. 77 Holloway Road (Parcel 052-01023000) -- Contains 1.160 +/- acres. 87 Holloway Road (Parcel #052-01024000) -- Contains 13.012 +/- acres. The Staff recommendation is approval, and the Planning Commission recommendation is denial. Applicant requested a first deferral to the November 13, 2023 meeting, and a second deferral to the December 11, 2023 meeting.

Item Deferred to the December 11, 2023 Council Meeting at the applicant's request.

15. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2023-04.
(Council District 2)

Consideration of a request for a Comprehensive Plan Amendment to change the future land use designation of three parcels on Davidson Parkway and Walter Way from 'Low-Density Vertical Mixed-Use' to 'High-Density Residential' to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by

Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

16. REZONING CASE #RZ-2023-05. (Council District 2)

Consideration of a request to rezone three parcels on Davidson Parkway and Walter Way from 'C-3' (Heavy Commercial) to 'PUD' (Planned Unit Development) to allow for a mixed residential development. The applicant is D. R. Horton, Atlanta East, represented by Tiffany D. Hogan. The property contains three parcels, as are listed below, in Land Lot 57 of District 12, with 79.16 +/- total acres. Parcel #030-01009000 contains 73.859 +/- acres. Parcel #030-01009005 contains 3.636 +/- acres. Parcel #030-01009006 contains 1.369 +/- acres. The Staff recommendation is denial, and the Planning Commission recommendation is denial. The applicant requested a deferral to the November 13, 2023 Council meeting. Motion to Table to be heard at the December 11, 2023 meeting at the applicant's request to give the developer an opportunity to have a meeting with the community members made by Councilman Thomas; seconded by Councilwoman Gantt. The motion passed 4-0 (Mayor Pro Tem Barber was not present for the vote).

17. First Reading of the Proposed FY2024 Operating Budget and Capital Expenditures.

Presented by: Frederick Gardiner, City Manager

Mr. Gardiner presented the Proposed FY2024 Operating Budget and Capital Expenditures of \$26.7 million dollars with the major revenue source being sales tax; noted the Memo to Council includes a proposal of a 4% COLA (Cost of Living Adjustment) for employees who have not had a COLA in the last two years and is contingent upon Council approval; noted the request for (4) additional police department employees, with no other department staff hires; noted no increase to employee health plan deductions, noting this may change upon further discussions with the city's broke and bids received; referenced the 3.77 millage rate adopted; noted the City is grow to approximately 50,000 residents over the next few years.

Councilwoman Gantt suggested bringing Building, Permitting and Inspections in-house.

Mr. Gardiner noted he would have information and analysis at the next meeting.

Public Hearing Opened. No speakers in Favor.

Speaker Opposed: Ms. Anne Fields

Public Hearing Closed.

Second Reading Date: November 28, 2023 6pm

NEW BUSINESS

18. Council review & consideration of the Property Tax Homestead Exemption Plan and Ordinance for 2025.

Presented by: Frederick Gardiner, City Manager and Ed Wall, Financial Advisor

Mr. Gardiner and Mr. Wall presented a cafeteria list of exemptions and asked for the Council to provide feedback that would be included in a Resolution to be presented to the General Assembly in the 2024 session.

ANNOUNCEMENTS OF UPCOMING MEETINGS

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 for updates.

- Citywide Development Authority Meeting, 2nd Tuesday of each month at 6:00 p.m. - City Hall Levi Meeting Room (Nov 14)
- Downtown Development Authority Meeting, at the Welcome Center 130 M L King, Sr. Heritage Trail – Rescheduled Date (Nov 14)
- Planning Commission Meeting, 6:30 p.m. - City Hall Council Chamber – Rescheduled Meeting Date (Nov 16)
- Youth Council Advisory Committee Meeting, 6:30 p.m. -3rd Tuesday of each month Levi Meeting Room - City Hall (Nov 21)
- City Council Work Session Meeting, last Tuesday of each month at 6:00 p.m. – City Hall Council (Nov 28)
- 2nd Reading of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Nov 28).
- 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. (Dec 7)
- Main Street Advisory Board Meeting, 2nd Friday of each month – Welcome Center located at 130 M L King, Sr. Heritage Trail at 9am (Dec 8)
- City Council Meeting, 2nd Monday of each month at 6:00 p.m. – City Hall Council Chamber (Dec 11)
- Adoption of the Proposed FY2024 Operating Budget – Public Hearing at 6:00 p.m. – City Hall Council Chamber (Dec 11).
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month - City Hall Levi Meeting Room - City Hall (Dec 11)

UPCOMING CITY EVENTS/INITIATIVES

- Join Councilman Blount for *Bingo Bash*, Wednesday, November 15th from 10am – noon at the Merle Manders Conference Center located at 111 Davis Rd.
- Join Mayor Ford for the monthly *Meet the Mayor* on Monday, November 27th from 10am – noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov
- Calling all Veterans! Join the City of Stockbridge for the Annual Veterans Day Luncheon on Friday, November 10th from 11am – 1pm at the Merle Manders Conference Center as we honor those who have served and continue to serve this great nation.

- o 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.
- o 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 to rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS

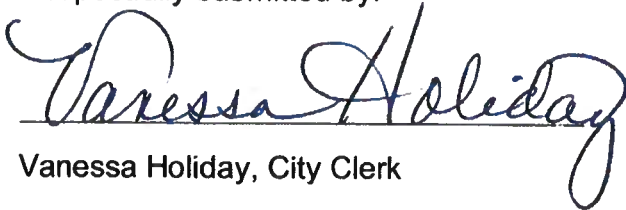
Mayor Ford noted the city recently held an outstanding Veterans Day Luncheon, and noted veterans were honored with a variety of activities throughout the weekend; noted COVID-19 is still actively among us and encouraged everyone to get vaccinated, get boosters and flu shots; and wished everyone a Happy Thanksgiving.

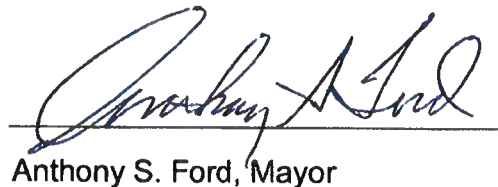
Attorney Washington noted the IGA (Intergovernmental Agreement) between the City of Stockbridge and the Citywide Development Authority that was discussed at the last meeting with changes by Councilwoman Gantt noting the revised copy has been placed on the dais and is ready for the Council to approve.

Motion to approve the IGA between the City of Stockbridge and the Citywide Development Authority made by Councilman Blount; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote).

Motion to adjourn made by Councilman Thomas; seconded by Councilman Alexander. The motion passed 4-0. (Barber was not present for the vote). The meeting adjourned at 10:40 p.m.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Sent: Thursday, August 17, 2023 11:50:27 AM

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Harold Young <gm@stockbridgeamp.com>; Elton Alexander <EAlexander@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; John Wiggins <JWiggins@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>; Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>; Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Councilwoman Barber:

No one council member can give a directive. If council wants a report after every concert then council will request it by consensus. We can only act in consensus. Please refrain from speaking as if when you say something it is the law. It always takes the majority of council. You are not new to this procedure.

In Service,

LaKeisha Gantt, Esq.

Councilwoman

Stockbridge City Council

"Stockbridge is where Community Connects"

On Aug 16, 2023, at 11:29 PM, Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

Mr. Young,

Thank you for the below information. We need the Post Concert financials after every concert as agreed please.

Additionally, I'm troubled by what you have conveyed to the Council that 'potential' sponsors have pulled away because they have watched the Council Meetings.

Please forward the communications to the full Council of the specific sponsors who you have communicated with who you say have pulled away. This will give the Council the opportunity to reach out and temper their concerns.

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Harold Young <gm@stockbridgeamp.com>

Date: 8/11/23 9:37 PM (GMT-05:00)

To: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, John Wiggins <JWiggins@cityofstockbridge-ga.gov>, John Blount <JBlount@cityofstockbridge-ga.gov>, LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>, Alphonso Thomas <AThomas@cityofstockbridge-ga.gov>, Anthony Ford <ASFord@cityofstockbridge-ga.gov>

Subject: Re: Retreat extended to 5pm today

Caution: This email originated from outside your organization.

Exercise caution when opening attachments or clicking links, especially from unknown senders.

Councilwoman Barber

The amphitheater staff is paid through the concert ticket sales and other concert revenue or by me personally. In order to operate the concert here are a list of the companies that is a paid expense through ticket sales

Pro Video

Spartan Security

Casper Atlanta

L-Park (Parking company)

Alexander Ballroom (Catering services)

Omega Backline (Backline equipment)

Houston Transportation

Productions and Concerts

Campbell Cleaning Services

Radio stations

Marketing (flyers, street team, TV etc)

The MC/DJ is also paid through ticket sales/sponsorships/vendor fees etc.

The Operations Manager is paid through the budgeted funds and the rest of my staff is paid by me.

Sponsorship status??? I am not sure what you are referring to. I have expressed to the council my difficulty in inquiring some of the larger sponsors.. This does not mean that I will stop seeking others. I will continue to seek others. Feel free to contact me with any clarity that you may need.

Harold Young

On Fri, Aug 11, 2023 at 6:25 AM Yolanda Barber <Ybarber@cityofstockbridge-ga.gov> wrote:

I agree. I am prepared to stay as long as it takes. I was baffled as to how the Council would be able to hear all of the presentations from each department and have time for questions/discussions within 2 days. In addition to the time allowed for 'manufactured drama' intended to interrupt/disrupt/derail asking questions and discussing important business of our City. I still have unanswered questions regarding the operations and funding of the Amphitheater (i.e. how are the Amphitheater staff being paid and status of Sponsorships).

I want to better understand how the funds collected through fines, citations, etc are tracked and reported on the financial statements and the budget.

I took note of the fact that #8-Community Development on DAY 1 of the Agenda was skipped, completely. With multiple residential developments approved/underway/pending approval in the downtown area. I am expecting to receive the latest updates on current/upcoming/potential projects throughout our entire City during this Retreat (including the Amphitheater ponds, East Atlanta Road left turn lane and sidewalk installation and Lee Street alignment and sidewalk installation). I too, have taken note of the delayed/stalled projects all within City Council District 4. I not only believe in transparency, I also believe in accountability.

I will not support approval of any new development(s) without a solid citywide Infrastructure Improvement Plan in place. I am awaiting, Staff's presentation on the analysis of all of the roads (including the newly annexed roads) as has been stated would be conducted 8+ months ago?

Sincerely,

Mayor Pro Tem, Yolanda Barber

City of Stockbridge

(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>

Date: 8/11/23 4:41 AM (GMT-05:00)

To: Mayor Council <councilmayor@cityofstockbridge-ga.gov>, gm@stockbridgeamp.com, Decius Aaron <DAaron@cityofstockbridge-ga.gov>, Adam Price <aprice@fdc-llc.com>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>

Subject: Retreat extended to 5pm today

My. Gardiner, All,

No one should plan on leaving here before 4pm or 5pm today because we have so much ground to cover in each department. I personally have plenty of questions for each department head as I am accustomed to a 3 day budget retreat not a 1 and half day retreat. You certainly can expect my question of what do you need to each department head in wishist form and some push back on things not getting done like East Atlanta Rd and Lee Street being completely stalled after being approved 3 years ago, unacceptable. We are not even close to finishing. We need explanations from legal and Falcon Design. The Amphitheater pool no movement at all after too many requests to count.

Honestly, I felt rushed with Harold Young after all the drama and would like for him to come back today and finish so we can discuss his 2024 budget and the type of talent we need to sell out these shows. The age of the performers leaves out the youth completely and that needs to be addressed. Ask Mr. Young to return today because he got caught up in the drama of the day in the middle of his presentation.

We also need to discuss this proposed T-Splost list being spread out so each Distict has projects. I certainly support the Tye Street projects being done but scheduling all of them in 2024 while other Districts have nothing needs to be adjusted. Why is Eagles Landing Pkwy paving in 2025 when it is our #1 commercial corridor and in worse shape than Walt Stephens Rd. These two repavings need to be expedited to late 2023 or 2024. When is Walt Stephens Rd paving scheduled? When is Rock Quarry Rd widening going to start? The whole T-Splost list needs to be prioritized by Council and voted on because staff gave us no input. I am prepared to stay to hash this out and not rush the day.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone



Where Community Connects

COUNCIL MEETING SUMMARY MINUTES

MONDAY, DECEMBER 12, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Mr. Maestro Evans.

Pledge of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were present except Councilman Alexander and Councilwoman Gantt. Councilman Alexander joined the meeting at 6:05 p.m.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #17 Licensing Agreement for parking and Item #18 Contract Extension for GFL: Second by Councilman Blount. The motion passed 4-0.

Mayor Pro Tem Thomas motioned to adopt the amended Agenda: Second by Councilman Alexander. The motion passed 4-0.

Councilman Blount motioned for the adoption of the Minutes: Second by Councilwoman Barber. The motion passed 4-0.

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

- Mr. Maestro Evans – Stockbridge (Henry County) referenced the recent passage of the Annexation Referendum and asked when information would be distributed to the new residents.

PRESENTATION

4. Presentation of Open Gov Project

Presented by: Frederick Gardiner, John Wiggins, Brice Percynski

Informational and reporting tool for government transparency was presented.

Mr. Percynski noted this would give the citizens full transparency with the operations of the city; noted it would be an informational tool along with helping with different reports such as monthly reporting from finance, permitting reports from community development, procurement, etc.

Councilman Blount asked what the advantage would be to use this company.

Mr. Wiggins noted the information would be pulled from Incode, the city's Finance platform, and provide information to the public to promote transparency.

Councilman Blount asked why the city needs an outside company to provide information and transparency, and do for the city what staff should provide to the public considering the information comes from city staff and is submitted to this company.

Mr. Gardiner noted the city's platform does not present the information in laymen's terms that would be easily understood and referenced cities currently using the platform to include the City of Roswell.

Councilman Alexander noted all financial information is available to the public via an open records request, and suggested that at the most, 2% of the citizens would request the information and has not heard where this software would provide new information, but rather the information that the city already has, and asked Mr. Percynski to provide statistics on the use by the cities currently utilizing the platform.

Mr. Percynski confirmed, and noted the firm has a plan and offers professionalism and training to make sure the platform get up and operating properly.

Councilman Alexander asked for clarification of the upfront cost of \$50,000 plus approximately \$40,000 for a total upfront cost of \$90,000.

Mr. Percynski confirmed those numbers to be correct.
NO ACTION TAKEN.

PUBLIC HEARING

5. Final Reading and Adoption - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner presented an overview of the proposed FY2023 Operating Budget and Capital Improvement Plan.

Councilman Blount referenced his request for the city's Financial Advisor to attend the meeting noting this is the first budget that is being balanced with Fund Balance and will rely on the \$1.9 mil county rollback; and not being transparent as to how the city will sustain the increases.

Mayor Pro Tem Thomas noted the city is absorbing credit card fees of over \$53,000 per year and motioned to no longer absorb the fees; second by Councilman Alexander. The motion failed 2-0-2 (Barber/Blount Abstained).

Mayor Pro Tem Thomas referenced the 2nd Budget Hearing where it was confirmed by the City Manager that the newly proposed positions would not be funded in the 2023 Operating Budget, and that the critical position of Economic Development Director is moving forward and being funded.

Mr. Gardiner confirmed, noting his intent was for the candidate to be confirmed later during the meeting.

Mayor Pro Tem noted historically, and traditionally, the Council receives the resume of any Director nominated by the City Manager prior to Council confirmation.

Councilman Blount noted he did not need to see the resume and asked that the City Manager be allowed to hire and build his team.

Councilwoman Barber asked if there are any mid-year budget review meetings scheduled for 2023, noting there were no meetings provided in 2022 following requests; referenced the budget retreat and the new format that did not include the governing body, and noted that because of the lack of a budget review to know where the city is financially, she cannot support approval of the budget; Councilwoman Barber referenced the ARPA report and asked if the numbers were for FY22 or FY23.

Mr. Wiggins confirmed the report references FY2022.

Councilwoman Barber asked for a detailed report for ARPA funds spent by the Stockbridge Police Department and the city's Public Works Department and asked for clarification of ARPA funds paid in the amount of \$280,000.

Mr. Wiggins confirmed the \$280,000 was for the Employee Retention Incentive; and noted the ARPA balance is \$1.5 million with \$1.167 restricted.

Mr. Gardiner noted the goal is to try to get the budget process started with the Retreat in February 2023 to include the city's Strategic Plan and priorities for FY23 Projects and have a working document to present in August 2023.

Mayor Pro Tem Thomas requested that Council receive financial reports from the City Manager on a monthly and quarterly basis; and cited Section 4.10 of the Charter whereas the Council shall confirm all Directors, noting the Council should see the background information of the Director for which they are being asked to confirm, stating the Council must do their due diligence with respect to vetting candidates and confirmations of department Directors.

Mr. Gardiner noted he was not aware of that process noting the Charter does not specify that resumes be submitted to the governing body and would have the information forwarded to the Council for review for confirmation of the Director at the December 20, 2022 meeting.

Councilman Blount referenced the Charter and noted areas that appear to be antiquated and needs to be updated to 21st century best practices and noted councilmembers should present their questions to staff in advance and behind closed doors.

Mayor Pro Tem Thomas noted the Council had not been made aware that a Director position was being brought forward for confirmation by the City Manager until today.

Mr. Gardiner noted he plans to meet with the county to request additional tax funds based on the passage of the annexation referendum and the approximately 7,000 new residents as a result and hopes the county will comply with the request without legal recourse.

Mr. Gardiner noted he is working with GMA (Georgia Municipal Association to draft the appropriate correspondence to submit to the county regarding L.O.S.T. (Local Option Sales Tax) and the new city residents/former county residents where there is law that speaks to an approximate 6% increase in population.

Councilman Blount noted there needs to be a financial analysis completed.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Mayor Ford called for a motion to adopt the FY2023 Operating Budget and Capital Improvement Plan. There was no motion.
NO ACTION TAKEN

6. Notice of Public Hearing and Adoption Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor)
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Gardiner presented the Tax Allocation District #1 for adoption noting upon approval, the next step would be to reach out to the County Tax Assessor to continue the process.

Public Hearing Opened

No Speakers in Favor

No Speakers Opposed

Public Hearing Closed

Councilman Alexander motioned to approve Adoption of the Proposed Stockbridge Redevelopment Plan for Tax Allocation District #1 - Downtown and North Henry Boulevard Corridor: Second by Councilman Blount. The motion passed 3-0-1 (Thomas Abstained).

7. The governing authority for the City intends to consider and to vote upon an ordinance that will provide for an increase in compensation for the members of the governing authority and will provide that said increase for councilmembers shall increase from \$12,000 to \$20,000 annually and for the mayor shall increase from \$14,400 to \$22,400 annually. If so, approved on December 12, 2022, the annual salaries will become effective January 2024.
Presented by: Quinton Washington, City Attorney

Public Hearing Opened

Ms. Armenta Jones, Stockbridge (Henry County) asked where the money would come from to pay the additional salaries.

Mr. Maestro Evans asked what methodology was used to compute the 66.5% increase noting this percentage of an increase does not happen in the public or private sector.

Mayor Ford noted the salaries for the governing body have not increased in ten years.

Mr. Gardiner noted a salary analysis was completed taking into account compensation for similar municipalities.

No Speakers in Favor

Public Hearing Closed

Councilman Alexander motioned to Table: Second by Mayor Pro Tem Thomas. The motion failed 2-0-2 (Blount/Barber Abstained).
NO ACTION TAKEN

Councilman Alexander exited the meeting.

NEW BUSINESS

8. Council Consideration to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83.

Presented by: John Wiggins

Mr. Wiggins noted council approve last year's write-offs in the amount of \$14,101.78 with an increase of \$31,548.05, Mayor Ford inquired on the increase; noted no cut-offs were processed due to the pandemic from March 2020 until July 2021 and those on the list had already vacated properties when cut-offs were reinstated.

Councilman Blount motioned to approve the 2022 Utility Billing Write-Offs for the prior year in the amount of \$45,649.83: Second by Councilwoman Barber. The motion passed 3-0.

9. Council Consideration to approve Water Deposit Change/Increase from \$150 to \$200.

Presented by: John Wiggins

Mr. Wiggins noted the current deposit for water services to be connected requires is \$150 for renters only; noted the Finance Dept is requesting authorization to increase the water deposit to \$200 which would put the city in line with the other sister cities in the county and to change the language to include homeowners, property management companies and investment companies.

Councilman Blount asked if the deposit increase is expected to cause a decrease in future write-offs.

Mr. Wiggins noted a decrease due to the increase with more funding with the extra \$50 with the other deposit such as the homeowners and property managers; noted all the other sister cities implemented an increase three years ago.

Mr. Aaron noted the average water bill is approximately \$61.20.

Mayor Pro Tem Thomas motioned to approve Water Deposit Change/Increase from \$150 to \$200: Second by Councilman Blount. The motion passed 3-0.

10. Water and Sewer Rate Increase Ordinance – Council Consideration to approve the Ordinance for FY23 – FY27.

Presented by: Decius Aaron and Chad Peden (Carter & Sloope Engineer)

Mr. Aaron noted staff has looked at the water and sewer rate's structure and has reviewed the past audit and note GEFA (Georgia Environmental Finance Authority) requires the city to maintain a certain debt service coverage ratio; noted the city has not met the

requirement and with the loan with GEFA (Georgia Environmental Finance Authority) it allows them to raise the rates to meet the debt service coverage ratio; noted Carter & Sloope, city engineers has prepared a rate analysis study for the next 5 years to meet the with GEFA (Georgia Environmental Finance Authority) requirements which is a debt services ratio of 1.1%.

Mr. Peden noted the biggest challenge for the City of Stockbridge is that their cost recovery (operating revenues divided by operating expenditures) has fallen below 1.0 in recent years and in general, this ratio must be higher than 1.0 for a self-sustaining enterprise; noted the City of Stockbridge operates under an "increasing block" rate structure; noted this rate structure defines itself by charging higher rates per unit of water and sewer as the volume of consumption increases; noted consumers face a lower rate up to the first block of consumption and pay a higher price up to the limit of the second block, and so on until the highest block of consumption; noted customers are billed the base charge plus usage except for irrigation and hydrant meters and recommended residents have a typical block structure which is described as the cost per 1,000 gallons from 0 to 10,000 is uniformed with whatever is used and if residents use more than 4,000 gallons, the cost will go up.

Mayor Ford inquired if that would include a reduced rate based on quantity.

Mr. Peden noted it would not be a reduced rate, and would cover whatever expenses to provide and produce water; noted three options were identified for with the goal of maintaining a sustainable enterprise, Proportional Increase, Uniform Increase and Custom Increase with recommending going forward with Custom Increase; noted Overall, the average residential water and sewer bill (4,000 gallons) would increase from \$61.28 per month to \$90.10 per month, equivalent to 1.85% of the median household income, which is still below the 2.0 guideline recommended by USDA.

Councilman Blount motioned to approve Water and Sewer Rate Increase Ordinance for FY23 – FY27: Second by Councilwoman Barber. The motion passed 3-0.

11. Council consideration to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc. in the amount of 250,000.00. The funding source is SPLOST V.

Presented by: Decius Aaron

Mr. Aaron noted the city had an assessment completed in 2018 of the streets with council wanting to include sidewalks; noted the assessment is similar to the LMIG (Local Maintenance and Improvement Grant) analysis, with DAF Concrete, Inc repairing over 11,100 linear ft. of sidewalks and used a rating system on how locations would be chosen and spent \$260,00 repairing and replacing sidewalks; noted work has been completed in Monarch Village, Windsong and Summit View with the goal next year of obtaining the same amount as LMIG (Local Maintenance and Improvement Grant) with a minimum of 5

miles and a minimum of sidewalk replacement of at least 11,000 linear feet; noted staff would like to be proactive to keep the city sidewalks safe.

Mayor Ford asked how the newly annexed streets would be incorporated into the city's LMIG Plan.

Mr. Aaron noted he is having conversations with the City Manager about the new subdivisions coming into the city and assumes they will all have the same conditions with roads and sidewalks and will gradually start working on them; noted staff has already identified the location due to SPLOST being approved for specific areas with the new areas starting in 2024 and have already identified the streets and sidewalks to be repaired; noted after a new evaluation is completed, new areas will be added.

Councilwoman Barber noted the city awarded a LMIG contract for as a separate contract and asked why this contract is needed.

Mr. Aaron noted GDOT (Georgia Department of Transportation) requires an annual list of streets that would be resurfaced under the LMIG (Local Maintenance and Improvement Grant) and noted the repair of damaged sidewalks in the city is beyond what the Public Works staff can do.

Councilman Blount motioned to approve the renewal of the City of Stockbridge On-Call Sidewalk Replacement and Repairs Contract with DAF Concrete, Inc., in the amount of 250,000.00: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

12. Council Consideration to approve the 2023 City Events Calendar

Presented by: Kim Jordan, Frederick Gardiner

Mr. Gardiner noted the 2023 events calendar includes 15 planned events that includes the date, time, location and a brief description of the event.

Mayor Pro Tem Thomas requested to move BridgeFest date from 9/23/23 to 9/30/23 and to have lateral leeway to be able to adjust some dates where there may be a conflict:

Mayor Ford noted the time for BridgeFest states 7pm-11pm and noted this has historically been an all-day event.

Mr. Gardiner noted he would check with staff on the time for the event.

Councilwoman Barber motioned to remove the \$50,000 for Re-opening of the Merle Manders Conference Center: Second by Councilman Blount. The motion passed 3-0.

Councilwoman Barber motioned to Table the Item: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

13. Council Consideration to approve the 2023 Council Initiative Calendar

Presented by: Rosalynd Rawls

Ms. Rawls presented the proposed Council Initiatives Calendar, noting changes may occur during the year.

Councilwoman Barber requested the calendar to be amended noting the free Zumba sessions would begin in May 2023; asked that the Blood Drives be removed from the calendar noting she would schedule those; and asked that the non-profit entity, Hands of Hope, currently listed for the Annual Kickball Charity event be removed as she would be announcing the 2023 non-profit benefactor.

Motion to approve the 2023 Council Initiative Calendar as amended: Barber/Thomas
Passed 3-0.

14. Council Consideration to appoint members to the Planning Commission

Presented by: Quinton Washington

Mayor Ford inquired on the number of slots available for each board/committee.

Ms. Holiday noted a number of individuals would like to be re-appointed, however with the new residents coming in, a number of applications have come in and was hoping Mayor and Council would extend the deadline to allow for additional applications before making appointing; noted staff has received applications for the Citizens Police Advisory Council where the policy states the Mayor and Council shall appoint members as well as the Chief of Police; noted there has been a number of applications received for District 2 and inquired on who would make the appointment first, noting there needs to be more clarification; noted citizens have been applying for more than one board/committee with vacancies on a few boards; noted the Chief Trammer has advised the Citizens Police Advisory Council will not appoint members until the latter part of the first quarter of 2023 and recommends delaying until there is clarity, noting it has also been requested that anyone applying for the Citizens Police Advisory Council also apply for the Citizens Police Academy and vice versa; and asked the Council to consider the Planning Commission needs appointments to conduct business with a quorum.

Mayor Ford noted the Councilmember of the district would make the initial appointment to the Citizen-Police Advisory Council.

Councilwoman Barber recommended postponing new appointments until February with the exception of the Planning Commission and allow the new residents a chance to apply.

Ms. Holiday referenced the Charter, where the term for the Planning Commission ends 12/31.

Mayor Pro Tem Thomas motioned to Table appointments to the January 9, 2023 meeting with the swearing-in to take place in February: Second by Councilwoman Barber. The motion failed 2-1 (Blount Opposed).

Mayor Ford suggested the appointments at the December 20, 2022 Work Session meeting.

Councilman Blount motioned to Table appointments until December 20, 2022 at the Work Session meeting with the swearing-in in January 2023: Second by Mayor Pro Tem Thomas. The motion Failed 2-0-1 (Barber Abstained). NO ACTION TAKEN

15. Council Consideration to appoint members to the Youth Council Advisory Committee
Presented by: Quinton Washington
NO ACTION TAKEN

16. Council Consideration to appoint members to the Main Street Advisory Board
Presented by: Quinton Washington
NO ACTION TAKEN

17. Council Consideration to approve a Licensing Agreement for parking at Stockbridge Municipal Court and City Hall between the Stockbridge First Baptist Church and the City of Stockbridge during the Right-of-Way Easement construction.
Presented by: Danielle Davis, Fredrick Gardiner
Mr. Gardiner noted during the road improvements and widening to Lee Street, Stockbridge First Baptist Church has asked to utilize the city hall parking lot and the Municipal Courts parking lot during construction.

Councilwoman Barber motioned to approve: Second by Mayor Pro Tem Thomas. The motion passed 3-0.

18. Council Consideration to approve a one-year renewal contract extension for sanitation services with GFL.
Presented by: Danielle Davis, Frederick Gardiner, and Decius Aaron
Mr. Aaron noted staff is currently receiving the correct list of parcels from the Tax Commissioner regarding the newly annexed properties to work with and noted some parcels are listed as commercial but in fact are residential; staff will have to go through each parcel and integrate into the current route structure with GFL; noted GFL has requested at least 90 days to start providing service to the newly annexed residents, noting current GFL residents are billed property taxes and the new residents would have to be billed directly; noted by June 1, 2023, the city would have to have the information to give to the tax assessor office to bill residents on the tax statements in year 2024.

Mayor Ford inquired on the transition for the new residents.

Mr. Gardiner noted having the chief elected official sending out a letter to the new residents informing them on what services would be included once annexed into the city.

Councilwoman Barber inquired if the city issued a solicitation to bid for residential and commercial waste collection services.

Mr. Aaron confirmed; noting the bid closed on December 8th, and the selection committee has been named; and noted once procurement gives the committee a date to meet and review the two proposals, the committee will evaluate the proposals and staff will come before council to award the contract.

Councilwoman Barber noted it has been recommended that service comments for the current provided be noted and properly documented.

Councilman Blount motioned to approve a one-year contract extension with GFL for sanitation services: Second by Mayor Pro Tem Thomas. The motion failed 2-0-1 (Barber Abstained).

Councilwoman Gantt joined the meeting at 10:05 p.m.

Councilman Blount motioned to approve a one-year contract extension with performance improvement standards: Second by Councilwoman Gantt. The motion passed 3-0-1 (Barber Abstained).

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- Citywide Development Authority Meeting, 6:00 p.m. City Hall Levi Meeting Room 2nd Tuesday of each month (Dec 13)
- Planning Commission Meeting, Special Date - Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 15)
- City Council Work Session Meeting, Special Date - Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)
- Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)
- Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)
- City Council Meeting, 2nd Monday of each month – City Hall Council Chamber (Jan 9)
- Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Jan 9)

- Main Street Advisory Board Meeting 2nd Friday of each month at 9:00 a.m. City Hall Levi Meeting Room (Jan 13)

UPCOMING CITY EVENTS/INITIATIVES

- *A Continuous Salute to Veterans*: Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Vivid Affairs Event Center located at 747 Davis Rd. Suite 400 Stockbridge at 8:00 a.m. Come out for FREE fitness!
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

MAYOR'S COMMENTS (Mayor Anthony Ford)

Mayor Ford referenced the recently held Volunteer Appreciation Gala where the city thanked the volunteers who serve and support the city throughout the year, and thanked Mayor Pro Tem Thomas for taking the lead on the event; noted we are still in a pandemic and encouraged everyone to get COVID vaccinations and boosters and flu shots throughout the county and at the Henry County Health Department Monday – Friday 9am – 11:30am and 1pm – 2:30pm; noted COVID testing was available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm; Mayor Ford wished everyone Happy Holidays, prosperity and good health, and to be safe, and wished everyone a happy new year.

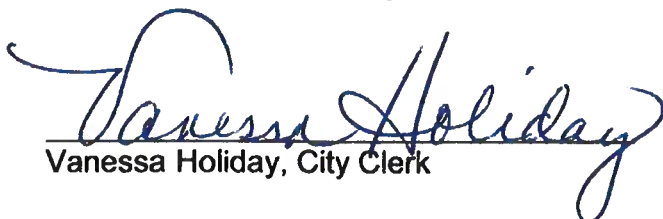
EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

Councilwoman Gantt motioned to convene Executive Session for Personnel: Second by Councilman Blount. The motion failed 2-1-1 (Thomas Opposed/Barber Abstained).

ADJOURNMENT

Mayor Pro Tem Thomas motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor



Where Community Connects

WORK SESSION MEETING SUMMARY MINUTES

TUESDAY, NOVEMBER 29, 2022 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford
Mayor Pro Tem Alphonso Thomas
Councilman Elton Alexander
Councilwoman Yolanda Barber
Councilman John Blount
Councilwoman LaKeisha Gantt

Administration

Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
John Wiggins, City Treasurer
Quinton Washington, City Attorney
Jeremy T. Berry, 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.

Invocation by Brad Holtsinger.

Pledge Of Allegiance was recited by all in attendance.

City Clerk, Vanessa Holiday was asked to proceed with a verbal roll call. All members were in attendance except Councilwoman Gantt and Councilman Blount.

Mayor Pro Tem Thomas motioned to amend the Agenda to add Item #13 Lost Negotiations Certificate: Second by Councilman Alexander. The motion passed 3-0.

Mayor Pro Tem Thomas motioned to adopt the Agenda: Second by Councilman Alexander. The motion passed 3-0.

REVIEW OF THE MINUTES – No Action

1. Draft Minutes Special Called Meeting October 3, 2022
2. Draft Minutes Council Meeting October 10, 2022
3. Draft Minutes Work Session Meeting October 25, 2022

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting noting your name, address, and phone number. You will be allotted three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated.

Ms. Jovanni Robbins addressed the Council regarding a new salon in the city limits and was denied a permit. The City Manager was tasked with following up with the salon owner.

Councilwoman Gantt joined the meeting.

PUBLIC HEARING

4. Second Reading - Public Hearing of the Proposed FY2023 Operating Budget and Capital Improvement Plan

Presented by: Frederick Gardiner, John Wiggins

Mr. Gardiner noted the adjustments were made to the proposed FY2023 Operating Budget noting an increase in revenue as a result of the recent L.O.S.T. (Local Option Sales Tax) negotiations with Henry County and the cities whereas the City of Stockbridge will receive 11.50% for the next ten years and will be projected at \$53,706,704.08 and Expenditures of \$51,039,306.59 with a projected surplus of \$2,667,397.50; referenced additional comments he received from Mayor Pro Tem Thomas earlier this morning regarding the proposed budget and will issue a response.

Mayor Pro Tem Thomas expressed his disappointment with there being no adjustments made to the proposed budget and noted his concern with the hiring of additional staff (excluding police), suggesting the city should hold the line noting there would be additional expenses related to benefits, insurance, equipment, travel, training and supplies in what has been said to be challenging times for the city; noted there were questions regarding the police department that need to be responded to as well, and asked that other council members chime in with their questions, comments and concerns; and further noted the budget is prepared by the City Manager based on the vision of the City.

Mr. Gardiner responded that with the exception of the Economic Development Director position, and Stormwater positions which will be covered by their Enterprise Fund, all proposed positions will not be filled; and noted the Budget Analyst and Risk Manager will be looked for the 2nd part of the year highlighting the risks and liabilities of the police department, trenching concerns and certifications of workers; noted both positions are not funded in the proposed budget and a budget amendment would be brought back to the Council; and noted the request for the Permit Manager was not moving forward and is not being funded.

Mayor Pro Tem Thomas requested the proposed FY2023 Final Reading exclude positions not being funded except for the two IT positions, noting the Council will review the recommendations for any new positions at that time.

Mr. Gardiner noted the request for IT in-house would have a significant savings compared to the current contracted IT Services of approximately \$450,000 versus approximately \$367,000 annually.

Mayor Ford noted the recent annexation of approximately 7,000 residents and that logically speaking, there would be a need to increase staff in certain areas.

Councilwoman Barber requested a Pay & Classification analysis and research for the Budget Analyst and Risk Manager positions and agrees the positions should not be funded in the proposed FY2023 Operating Budget; and asked for a Pay & Class analysis and research for IT with a comparison of in-house versus contracting IT services, and to include the proposed pay rate to be offered for the IT positions.

Mr. Gardiner confirmed the information would be provided, noting, a Pay & Classification analysis is typically performed citywide every 2-5 years to make sure the city's pay is in line. Councilwoman Barber requested ARPA (American Rescue Plan Act) balances and wanted to see the information in the budget and requested FY2022 Year-to-Date figures; inquired about the Amphitheater expenses (pg. 79) in the amount of \$60,000 allocated for equipment; and inquired about the \$50,000 allocated for construction costs.

Mr. Gardiner noted the city intends to purchase a lift, noting the city currently rents the equipment; and noted the construction costs are related to stormwater retention that the city may have to incur noting Falcon Design, the city's engineers, found the clay to be deficient.

Councilwoman Barber inquired if the city had a warranty on the construction of the Amphitheater Pond.

Mr. Gardiner responded that Falcon Design believes it to be outside of the warranty.

Councilwoman Barber inquired about Building & Improvements costs, Rental of Equipment & Vehicles.

Mr. Aaron noted these funds are used when there is damage to city buildings and less than the city's deductible amount; noted the city may have needs to specialized equipment that the city does not own and may have to rent to make repairs throughout the city.

Councilwoman Barber inquired about the landscaping associated with the Amphitheater and if there was a separate contract noting the 2022 budget amount is \$30,000 and the proposed budget amount for 2023 is \$75,000.

Mr. Aaron noted the landscaping contract amount for the Amphitheater for 2023 is \$6,185 per month, or approximately, \$75,000 annually.

Councilwoman Barber asked what time frame is reflected in the YTD totals.

Mr. Wiggins noted the budget numbers and YTD totals were prepared as of July 31, 2022.

Councilwoman Barber made a request for YTD totals to be submitted to the Mayor & Council prior to the Final Reading and Adoption.

Councilman Alexander noted he was glad to see that the proposed positions were not included in the proposed budget and would not be included in the Final Reading; noted he is pleased to see \$2 million dollars in surplus revenue as a result of the L.O.S.T. negotiations with proposed revenue of \$53 million and projected expenses of \$51 million dollars; noted that during his seven-year tenure as a councilmember, he has advocated to give staff what is needed to be effective and asked the City Manager to clarify the positions will not be funded; Mr. Gardiner confirmed. Councilman Alexander noted the \$2 million dollars in surplus has been a repeated trend; noted the IT positions will save the city revenue based on the \$330,000 compared to \$440,000 and we should re-invest in ourselves with a greater level of service when it comes to technology for the city; and asked what departments had the positions that were not being funded.

Mr. Gardiner noted the positions are in Permitting, Human Resources and Finance. Councilwoman Gantt joined the meeting.

Councilman Alexander noted the recent Black Friday and Cyber Monday were the largest sales days ever recorded and is not seeing an economic downturn with consumer confidence reflected in the spending on these two days; noted the city is growing and should continue to do so responsibly and save where we can.

Councilwoman Gantt made a request for actual YTD budget numbers for comparison.

Gardiner confirmed noting the budget process begins six months out.

Mayor Pro Tem Thomas noted he understands where the city proposes to go with IT and requested a comparison of IT Services in-house versus contract.

Councilwoman Barber asked for a project of IT fees noting there was nothing provided to the Council for comparison; there was no analysis or competitive bidding, and if the city would like to move forward with bringing the services in-house, tasked staff with providing salaries, benefits and expenses for IT Services and all proposed new positions.

Public Hearing Opened
No Comments in Favor
No Comments Opposed
Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

5. Notice of Public Hearing Comment on Proposed Stockbridge Redevelopment Plan for (Tax Allocation District #1 – Downtown and North Henry Boulevard Corridor).
Presented by: Frederick Gardiner, Gary Mongeon of KB Advisory Group
Mr. Mongeon reviewed the proposed (TAD) Tax Allocation District Plan noting if approved would be the first TAD in Henry County.

Mr. Mongeon noted the City Council has until December 31st to adopt a redevelopment plan and create a TAD to become effective in 2023, otherwise the process must be delayed a year; noted to use a tax increment financing, there must be a tax allocation district with a Resolution and a plan where the TAD must exist in a qualified area under the statute; noted 5 different categories that applies to the area: pervasive poverty, high vacancy, stagnant or declining rental or sales prices, substantial presences of structures and inadequate structures; noted the population and household growth is 1% lower than the city average and half of the homeownership rate are renters; the median owner-occupied housing is 30% lower than the city average and 37% lower than the county's average; noted a TAD does not impose a tax increase on grant abatements, has nothing to do with eminent domain, authorize bond issues, binds the county or school district to participate and not property is entitled to receive public funds for any purpose; noted the proposed TAD includes 344 parcels and 501 acres containing an estimated 2022 tax digest of just under \$35.9 million with the average age of buildings being built in the 1970's; noted if the TAD is created as of December 31, 2022 the digest would be fixed until the TAD is dissolved with the city's general fund continuing to collect revenues based on the \$35.9 million in the digest; noted if the county and school districts chose to participate in tax revenues from within the TAD, most of the revenue would go to the city and would be able to use for redevelopment purposes; noted the draft plan proposes that the City Council retain power as the Redevelopment Agency with the authority to delegate implementation tasks to the DDA and or URA as needed in the future; the TAD must be consistent with the city's zoning and future land use map; affirms the city's commitment to follow local and state historic preservation policies; establishes a potential 30-year life for the TAD; provide the city with flexibility to use different approaches to finance future redevelopment plans' includes a school system impact analysis and list individual TAD parcels in the appendix.

Public Hearing Opened

No Comments in Favor

No Comments Opposed

Public Hearing Closed

The Final Reading and Adoption will take place on Monday, December 12, 2022

Councilman Alexander thanked Mr. Mongeon for the presentation and thanked Mr. Gardiner, the City Manager, for being proactive with bringing this tool forward noting the TAD will aid the city with its development of the downtown and will be a tool to help with the Opportunity Zone which will provide \$3,500 in tax incentives to employers which can be used to re-invest back into their businesses by not be required to pay tax to the state as long as the employee remains active for one year; and noted there is a designated area that has been confirmed by the DCA (Department of Community Affairs) for the Opportunity Zone.

NEW BUSINESS

6. Council consideration to approve and publish the 2023 Public Meetings Schedule.

Presented by: Vanessa Holiday

Ms. Holiday noted the city is required to publish the meeting schedule for the upcoming year for public meetings to include the City Council, Planning Commission, Main Street Advisory Board, Downtown Development Authority, Youth Council, Youth Council Advisory Committee, Public Facility Authority, Citizen Police Advisory Council, Development Authority, and the Urban Redevelopment Authority. Mrs. Holiday noted the Public Facility Authority, Development Authority and Urban Redevelopment Authority are currently scheduled to meet as needed; noted the City Council is scheduled to meet the 2nd Monday of each month at 6:00pm in the council chambers; City Council Work Session meetings are scheduled to meet the last Tuesday of each month, noting exceptions around holidays and conventions; noted the Planning Commission is scheduled to meet the 4th Thursday of each month at 6:30pm in the council chambers; noted the Main Street Advisory Board is scheduled to meet the 2nd Friday at 9:00am at the new Welcome Center located at 130 Martin Luther King Sr. Heritage Trail; noted the Downtown Development Authority is scheduled to meet the 3rd Tuesday of each month at 6:00pm via zoom; Youth Council is scheduled to meet the 2nd Mondays at 6:30pm in the Levi Meeting Room; noted the Youth Council Advisory Committee is scheduled to meet 3rd Tuesday of each month at 6:30pm in the Levi Meeting Room; and noted the Citizens Police Advisory Committee is scheduled to meet every 1st Thursday at 6:00pm at the Stockbridge Police Department.

Councilwoman Gantt motioned to approve and publish the 2023 Public Meetings Schedule: Second by Councilwoman Barber. The motion passed 4-0.

7. Council consideration to approve the 2023 Agenda Timeline.

Presented by: Vanessa Holiday

Ms. Holiday noted the Agenda Timeline Schedule allows for staff to upload documents into the city's software program by a specific date to allow for the preparation of information to be submitted to the Mayor and Council to review one week prior to the upcoming meeting; and noted like the Meeting schedule, adjustments have been made regarding holidays and annual conferences.

Councilwoman Gantt motioned to approve the 2023 Agenda Timeline: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

8. Council consideration to approve the 2023 Holiday Calendar

Presented by: Renee Wheeler, HR Manager

Ms. Wheeler presented the 2023 Holiday Calendar for the city noting Veteran's Day has been added as a federal holiday.

Councilwoman Gantt motioned to approve the 2023 Holiday Calendar: Second by Councilman Alexander. The motion passed 4-0.

9. Council Approval of Health and Wellness Program administered by Corporate Health Partners in the amount of \$53,260.00.

Ms. Wheeler noted the Health and Wellness Program administered by Corporate Health is a program provided to employees who receive a health review and planning session which helps familiarize themselves with the culture in the city and also determines various locations and dates for screenings and results coaching; noted the program offers online wellness assessments and healthy risk assessments and allows for them to categorize employees to work on various issues they may have with yearly biometric screenings; noted each employee receives individual assessment report, staff receives a monthly progress report on participation with incentives management programs and each employee receives a 30 minute one on one coaching and various types of challenges employees can participate.

Councilwoman Barber requested a copy of the current contract.

Councilwoman Gantt motioned to approve the Health and Wellness Program administered by Corporate Health: Second by Mayor Pro Tem Thomas. The motion passed 3-0-1 (Barber Abstained and requested a copy of the current contract).

10. Council consideration to approve Surplus Items (Public Works Trucks) to be placed on GovDeals.

Presented by: Decius Aaron, Public Works Director

Mr. Aaron noted certain vehicles have exceeded their useful life with ages in range between 11-24 years and the average age being 15 years old; and noted his attempts to have the vehicles surplused as they have been inoperable and sitting at the maintenance shop for at least 6 years.

Councilwoman Gantt motioned to approve Surplus Items (Public Works Trucks) to be placed on GovDeals: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

11. Council consideration to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00. The funding source is from SPLOST V.

Presented by: Decius Aaron, Public Works Director and
Brad Holtsinger, Wastewater Superintendent.

Mr. Aaron noted in keeping up with improvements with the Wastewater Treatment Plant that is over 30 years old, continued improvements will allow to continue to receive the gold award.

Mr. Holtsinger noted the project would include the existing headworks diversion pump station, rehabilitation of the existing pond pump station, new aerators in the equalization pond, dredging of the equalization pond, replacement of existing digester blowers, modifications to existing disc filters and UV disinfection to provide additional capacity, provide automated valve to divert flow from surge tank to the equalization pond during high flows, new vacuum trucks discharge station, new plant generator, investigate and provide correction to nuisance tripping of main plant breaker, replacement of existing aqua aerobics control panel and replacement of 200 LF of 8" gravity sewer main and accompanying manholes near Old Conyers Rd.

Councilwoman Gantt motioned to approve Task Order No. 40 with Carter & Sloope – 2022 Wastewater Treatment Plant Improvements in the amount of \$398,200.00: Second by Mayor Pro Tem Thomas. The motion passed 4-0.

Staff was tasked with submitting a report to the Mayor & Council with ARPA and SPLOST V Account Balances.

12. Council Consideration to approve the Youth Council to utilize the Merle Manders Conference Center on December 9, 2022 between 6:30pm-8:00pm for a Youth Council End of the Year Banquet

Presented by: Ericka Harvey, Chairperson

Ms. Harvey noted the Youth Council is scheduled to host an end of the year banquet on December 9, 2022 between 6:30pm-8:00pm in the Merle Manders Conference Center ballroom to acknowledge the youth students for the events they have attended during the year and acknowledge volunteers and community partners who sponsored Youth Council activities. Ms. Harvey acknowledged she was not aware that approval from the Council was required to use the Merle Manders Conference Center, and that the staff liaison had provided approval on October 24th via email, and the event planning began.

Mayor Pro Tem Thomas noted the Council approved a Volunteer Appreciation Gala on Saturday, December 10th and will need access to the ballroom on December 9th; noting although a volunteer position, the Chairperson should be familiar with the city's policies and procedures.

Ms. Harvey noted she had been made aware of the city's Volunteer Appreciation Gala and as a Plan B, requested use of the lower level of the Merle Manders Conference Center.

Councilwoman Gantt expressed her appreciation for all volunteers of the city, noting in some instances, the elected body has been confused about the city's policies and procedures.

Councilman Alexander motioned to approve use of the Lower Level of the MMCC for the Youth Council year end event on December 9, 2022: Second by Councilwoman Gantt. The motion passed 4-0.

13. Council consideration to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years.

Presented by: Frederick Gardiner

Mr. Gardiner referenced the Resolution certifying for the Mayor to sign for the certification of the 34% distribution with the City of Stockbridge receiving 11.50 %, the City of Hampton receiving 5.5%, the City of Locust Grove receiving 5.5%, City of McDonough receiving 11.5% and the county receiving 66% which will be over a ten (10) year period of L.O.S.T. (Local Option Sales Tax Distribution) collections from 2023-2033.

Councilman Alexander motioned to approve the Resolution for Henry County L.O.S.T. (Local Option Sales Tax Distribution) Certification of Distribution for Henry County – 66%, Stockbridge 11.50%, McDonough 11.50%, Locust Grove 5.50%, and Hampton 5.50% for the next ten years: Second by Councilwoman Gantt. The motion passed 4-0.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

UPCOMING MEETINGS & ANNOUNCEMENTS: Council meetings will be held in the City Council Chamber. Meeting dates, locations and times are subject to change. Please visit the city's website www.cityofstockbridge.com for the meeting invitation link, Facebook page or contact City Hall offices at 770-389-7900 for updates.

- **Main Street Advisory Board Meeting, 2nd Friday of each month 9:00 a.m. City Hall Levi Meeting Room (Dec 9)**
- **City Council Meeting, Second Monday of each month – City Hall Council Chamber (Dec 12)**
- **Youth Council Meeting, 6:30 p.m. - 2nd Monday of each month City Hall Levi Meeting Room - City Hall (Dec 12)**
- **Downtown Development Authority Meeting, 6:00 p.m. Via Zoom - 3rd Tuesday of each month Via Zoom (Dec 20)**
- **Youth Council Advisory Committee Meeting, 6:30 p.m. - 3rd Tuesday of each month Levi Meeting Room - City Hall (Dec 20)**
- **City Council Work Session Meeting, Tuesday at 6:00 p.m. – City Hall Council Chamber (Dec 20)**
- **Planning Commission Meeting, 4th Thursday at 6:30 p.m. City Hall Council Chamber – (Dec 22)**

UPCOMING CITY EVENTS/INITIATIVES

- **A Continuous Salute to Veterans:** Please forward pictures of Veterans including name, branch, rank, and years of service as Mayor Pro Tem Thomas presents a special tribute to our local veterans. Pictures should be submitted to: Rosalynd Rawls at rrawls@cityofstockbridge-ga.gov Thank you for your service!
- Please join Councilwoman Barber for FREE Zumba on every Saturday morning at Clark Community Park at 8:00 a.m. Come out for fitness in the park!
- Please join the City of Stockbridge for the Annual Holiday Festival featuring Santa and Mrs. Claus, a Live Nativity Scene, Live Entertainment, Inflatables, Rides, a DJ and Food Trucks on Thursday, December 1st from 5:00 p.m. – 9:00 p.m. at the Stockbridge Amphitheater parking lot.
- Please join the Stockbridge Police Department for Coffee with a Cop at Drip-Thru Coffee 50 Hwy. 138 on Friday, December 2nd from 8:00 a.m. to 9:00 a.m.
- The Police Department is excited to announce its first Annual Shop With A Cop event on Saturday December 3rd at 10:00 AM at the N. Henry Blvd Walmart and Saturday December 10th at 10:00 AM at the Hudson Bridge Walmart. We are seeking children between the ages of 6 to 13 for this year's event. For information on how to participate please email: PDCommAffairs@cityofstockbridge-ga.gov.
- Bingo is Back! Please join Councilman Blount on Wednesday, December 7th from 10am – noon at the Merle Manders Conference Center for a great time.
- Here is your opportunity to *Meet the Mayor* and talk with Mayor Ford on Monday, December 19th from 10am to noon. Please contact Rosalynd Rawls to schedule an appointment at 678-833-3348 or via email at rrawls@cityofstockbridge-ga.gov

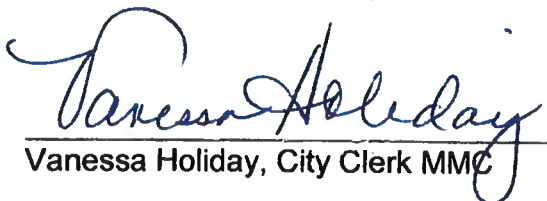
MAYOR'S COMMENTS (Mayor Anthony Ford)

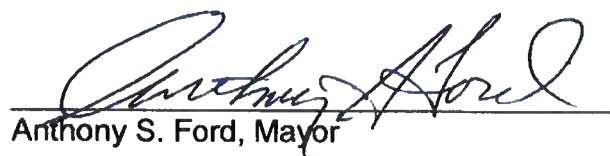
Mayor Ford noted the state's runoff election for U.S. Senate is underway between candidates Walker and Warnock noting voting is taking place through Friday, December 2nd at various locations throughout the County from 7am – 7pm; noted locations are available throughout the County for COVID vaccinations and booster shots noting the Henry County Health Department from 9am – 11:30 am and from 1pm – 2:30 pm at 130 Henry Parkway in McDonough, and to call 470-664-0005 for an appointment; and noted testing is available at Red Hawk Field Monday, Wednesday and Friday from 9am – 3pm and encouraged everyone to get a flu shot.

ADJOURNMENT

Councilman Alexander motioned to adjourn the meeting: Second by Councilwoman Gantt. The motion passed 4-0.

Respectfully submitted by:


Vanessa Holiday, City Clerk MMC


Anthony S. Ford, Mayor

I began my 1st term in January 2020. In 2020, 2021 and in all previous years, the results from the Independent Audits have been presented by the Auditing firm directly to the Mayor & Council in our Public Meetings in July/August and hardcopies were provided by the Auditing firm and given directly to each member of the Governing Body. That did not happen with the results of the 2022 Independent Audit which was expected to be presented to the Governing Body in July/August of 2023. For your review, I have submitted a series of emails since July 2023 which will show countless inquiries/requests that I have sent requesting the Engagement Letter as well as the results of the 2022 Independent Audit from Mauldin and Jenkins (the auditing firm). You will also see a series of emails from a consensus of the Council dated October 2023 who directed the City Manager/City Treasurer/Mayor to delay presenting the Independent Audit until after the Elections in November 2023.

On July 31, 2023 at 5:34 PM (Subject of email: RE: June 2023 Monthly Reports-Mauldin & Jenkins Financial Audit), I initiated my first email inquiry to our City Manager (Fred Gardiner) and Treasurer/Finance Director (John Wiggins-resigned as of Oct 2023) asking "has Mauldin & Jenkins conducted the Financial Audit this year? If not, has it been scheduled? If so, when?" All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On August 1, 2023 at 8:23 AM**, Mr. Gardiner replied to my inquiry stating that the auditors had been conducting the annual audit and it is his understanding that it would be presented to the Mayor and Council at our Budget Retreat on August 10 & 11th by the firm and or Mr. Wiggins.

➤ *It did not happen in August. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

One week later, on August 8, 2023 at 9:10 AM (Subject of email: Mauldin & Jenkins Financial Audit), Mr. Wiggins replied to my initial email inquiry from July 31st stating that the audit is scheduled to be completed by August 31st and MJ will present to Council on the 11th or 26th of September.

➤ *It did not happen in September. The 2022 Independent Audit was not provided nor was it presented to the Governing Body on either date as was previously conveyed.*

On October 3, 2023 at 2:54 PM, (Subject of email: Mauldin & Jenkins Financial Audit), I sent a follow-up email to Mr. Wiggins and Mr. Gardiner inquiring about the status of the audit. All members of the Governing Body (including Mayor Anthony S. Ford) were included on the email. **On Oct 4, 2023 at 11:11 AM**, Mr. Wiggins replied to my inquiry stating that a representative from Mauldin & Jenkins would present a brief synopsis of the Audit on October 31st meeting.

➤ *It did not happen in October. The 2022 Independent Audit was not provided nor was it presented to the Governing Body during the meeting as was previously conveyed.*

On October 20, 2023 at 11:07 AM, (Subject of email: Request for Information), I sent an initial email to the Representative of Mauldin and Jenkins (Hope Pendergrass) requesting a copy of the full audit as well as a copy of the Engagement Letter. I did not receive a response from the Representative. I followed up with a **2nd email** to the Representative on 10/23/2023 at 11:49 PM. I sent a **3rd and final follow up email** to the Representative on 10/27/2023 at 8:52 AM. I also included the editor of the AJC. I never received a response from neither individual regarding my requests.

At the start of our November 13, 2023 Council Meeting, the CAFR report (Comprehensive Accounting/Finance Report) (pages stapled together) was disseminated (on the Dias) to each member of the Governing Body and included a few pages that show the logo of the auditing firm. The CAFR is a financial report compiled and generated by the City of Stockbridge's Finance Department (an internal report). It is NOT the Independent Audit. The Representative from the Auditing firm gave a brief presentation of the observations from the 2022 Audit, but she did not provide copies of the Engagement Letter as well as the Independent Audit conducted by the firm to the Governing Body for review. During the presentation by the Representative of the Auditing Firm, I specifically asked the Auditor for a copy of the Engagement Letter and a copy of the Audit Adjustments. Hope Pendergrass stated that the Engagement Letter was not included in the report and that Management has a copy of the Audit Adjustments. She also stated that if she hadn't sent them to Management, she would send them tomorrow. Keep in mind that the CAFR report was disseminated to each member of the Governing Body during our Council meeting. There was no time for me to review the information contained in the CAFR report and ask questions. When I arrived home, I reviewed the CAFR report. The full Independent Audit still was not provided to the Governing Body.

An Independent Audit is crucial in ensuring that there is no waste, fraud or abuse. Each member of the Governing Body has a fiduciary responsibility to the taxpayers to not only receive this important financial information, but to review it thoroughly, ask questions of the auditor and hold our City's Treasurer and City Manager accountable for implementing checks and balances and putting the necessary control measures in place, to ensure that tax dollars are not being wasted and that there is transparency in all of the City's financial transactions.

The Engagement Letter is a contract between Mauldin and Jenkins that describes their scope of work. See the attached copy. In reviewing the Engagement Letter from the auditing firm, under the section entitled "Reporting", it states: the audit should come directly to the Governing Body from the Auditing Firm. This is to ensure that there is independence in the audit process. It was never provided prior to my Open Records Request to the Georgia Department of Law's Office-Attorney General's Office. It is the responsibility of the Mayor, as the Chief Executive Officer of the City of Stockbridge to make sure that the Audit process is followed. My many requests for the audit was ignored since July 2023. I included the Mayor (Anthony S. Ford) on every email communication that I have sent to City staff and the Council inquiring about the Independent Audit. Not only did he not assist with obtaining the information that I requested, he also did not speak up when three other Council Members agreed to withhold the audit.

On February 13, 2024 at 6:39 PM, (Subject of email: REQUEST FOR OPEN RECORD: 2022 INDEPENDENT AUDIT FROM MAULDIN AND JENKINGS ALONG WITH THE ENGAGEMENT LETTER), I submitted an Open Records Request to the City of Stockbridge. All members of the Governing Body are included on the email as well as the City Clerk, City Manager and City Attorney.

On Feb/Mar 2024, I submitted an Open Records Complaint to the Georgia Department of Law's Office-Attorney General's Office.

On April 27, 2024 at 1:46 PM, (Subject of email: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter), I sent an email to the Governing Body, once again requesting support to obtain the Independent Audit along with the Engagement Letter. I informed them that I still had not received a copy of the Independent Audit. I reiterated that the Auditing Firm (Mauldin and Jenkins) were contracted by the City of Stockbridge to perform the

mandated audit. I also once again advised that the CAFR (Certified Accounting/Financial Report) is an 'internal report' prepared by City staff. It should not be provided in lieu of the Independent Audit that is **mandated under The City of Stockbridge's Ordinance Section 6.29 Audits**. Only one member of the Governing Body 'concurred' with my request (Councilman Alphonso Thomas).

On April 30, 2023, when I arrived for our City Council Worksession at appxly 5:45pm, I saw that copies of the Engagement Letter and the 2022 Independent Audit conducted by Mauldin and Jenkins had been distributed/placed on the dias for each member of the Governing Body. Later that evening, I noticed an email from the Attorney Georgia Department of Law's Office informing me that a letter was issued to the City Attorney of Stockbridge (Quinton Washington) regarding my complaint. As a result of my complaint to the Georgia Department of Law's Office-Attorney General's Office, the 2022 Independent Audit along with the Engagement Letter was finally provided to each member of the Governing Body.

As a Councilmember, it is a shame that I have had to resort to contacting an outside entity to intervene to receive the audit results, nearly ten months after my original and repeated requests (via emails and public meetings) for information that should have been given directly to each member of the Governing Body and should be readily available.

From: **Yolanda Barber** <Ybarber@stockbridgega.org>

Date: Sat, Apr 27, 2024 at 1:46 PM

Subject: Fwd: 3rd Follow-up Request for Information: 2022 Independent Audit Results And Engagement Letter

To: Anthony Ford <asford@stockbridgega.org>, LaKeisha Gantt <LGantt@stockbridgega.org>, Elton Alexander <ealexander@stockbridgega.org>, Kyle Berry <kberry@stockbridgega.org>, Alphonso Thomas <athomas@stockbrldgega.org>

Cc: Quinton Washington <quinton@washingtondreyer.com>

To All Members of the Governing Body of the City of Stockbridge,

Since July 2023, I have made countless attempts to receive the '2022 Independent Audit' conducted by Maulding and Jenkins, along with the Engagement Letter to no avail (during public meetings and emails directed to City Manager the former Treasurer as well as a representative from the contracted firm-Maulding and Jenkins, Ms. Pendergrass (see the series of emails below).

As of today, I have not received a response from any representative of the Independent Auditing Firm (Maulding and Jenkins) who were contracted by the City of Stockbridge to perform the mandated Audit. The CAFR (Certified Accounting/Financial Report) that has been prepared and provided to the Governing Body by City staff is an 'internal financial report' prepared by City staff. I am highly offended that the CAFR would be given to the Governing Body in lieu of the Independent Audit conducted by Maulding and Jenkins. Independent Audits are unbiased and should not be provided to staff. Independent Audits should be provided directly to the Governing Body as it has been in the past.

At the start of January 2024 and prior to the first Council meeting of 2024, I sent an email directly to all members of the Governing Body with a series of motions that I intended to bring forth. In which one of the motions was to direct staff to post a solicitation seeking proposals from Independent Auditing firms. In which, three members of the Governing Body chose to abstain from voting. One member of the Governing Body left the dias and was notably absent from voting. As such, all of my motions failed.

As a result of my email at the start of January 2024, one Council member brought forth the motion as though it was his idea. I seconded his motion, with the directive to staff to present Staff's Recommendation to Award a new contract back to the Governing Body during our first Council Meeting in March 2024. As of today, no such Recommendation of Award has been presented to the Governing Body.

Let this email serve as another attempt by me to receive the 2022 Independent Audit along with the Engagement Letter from the firm that was contracted to conduct the 2022 Independence Audit along with the Engagement Letter. Each one of us took an Oath and each one of us have a fiduciary responsibility to ensure that the taxpayers monies are being spent wisely. To be complacent/complicit is a dereliction of your duties as Elected Officials.

I am requesting support from every member of the Governing Body to give a directive to our City's Attorney to draft and submit a letter to the firm requesting the 2022 Independent Audit along with the Engagement Letter.

Sincerely,

Yolanda Barber

City of Stockbridge
Councilmember-District 4

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/27/23 8:52 AM (GMT-05:00)
To: hpenderggrass@mjcpa.com
Cc: Leon.Stafford@ajc.com
Subject: RE: 3rd Follow-up Request for Information

Good Morning Ms. Pendergrass,

I'm following up on my request to you for a copy of the full audit and the Engagement Letter so that I can fulfill my duties as a member of the Governing Body.

When should I expect this information? It has been one week and I have not received a response from you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/23/23 11:49 PM (GMT-05:00)
To: hpenderggrass@mjcpa.com
Subject: 2nd Request for Information

Good Evening Ms. Pendergrass,

I wanted to follow-up on my email request below. How soon should I expect a copy of the Engagement Letter along with the Audit that your firm conducted this year?

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

----- Original message -----

From: Yolanda Barber <Ybarber@cityofstockbridge-ga.gov>
Date: 10/20/23 11:07 AM (GMT-05:00)
To: hpenderggrass@mjcpa.com
Subject: Request for Information

Good Day Ms. Pendergrass,

I understand that the Audit had been completed sometime ago, but it has not been shared with the full Council or the Public. Please forward to me a copy of the full audit so that I can fulfill my duties as a member of the Governing Body.

Also, would you please provide me with a copy of the Engagement Letter? Thank you.

Sincerely,
Mayor Pro Tem, Yolanda Barber
City of Stockbridge
(678) 435-3450

To report a problem you would like to see fixed in our city, please [click here](#) to submit a ticket for 'SeeClickFix'.

From: Elton Alexander <ealexander@stockbridgega.org>

Sent: Friday, October 13, 2023 11:37:10 AM

To: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>; John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Mayor Council <councilmayor@cityofstockbridge-ga.gov>; Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>; Quinton Washington <quinton@washingtondreyer.com>; Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: RE: Request to hold the city Audit discussion November 13th

Mayor Ford,

We have a Council Consensus to review the city audit on November 13th, please do not put it on the October work session agenda.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: LaKeisha Gantt <LGantt@cityofstockbridge-ga.gov>

Date: 10/13/23 11:08 AM (GMT-05:00)

To: John Blount <JBlount@cityofstockbridge-ga.gov>

Cc: Elton Alexander <EAlexander@cityofstockbridge-ga.gov>, Mayor Council <councilmayor@cityofstockbridge-ga.gov>, Frederick Gardiner <fgardiner@cityofstockbridge-ga.gov>, Quinton Washington <quinton@washingtondreyer.com>, Vanessa Holiday <VHoliday@cityofstockbridge-ga.gov>

Subject: Re: Request to hold the city Audit discussion November 13th

I'm ok with holding off until November 13.

In Service,

LaKeisha Gantt, Esq.
Councilwoman
District 1

On Oct 13, 2023, at 10:56 AM, John Blount <JBlount@cityofstockbridge-ga.gov> wrote:

I'm okay with November 13th

Sent from my iPhone

On Oct 13, 2023, at 9:48 AM, Elton Alexander <EAlexander@cityofstockbridge-ga.gov> wrote:

Mr. Gardiner,

I am requesting we have the city audit discussion November 13th to stop a potential political circus at our work session campaigning during the meeting. We have seen blantant campaigning at meetings repeatedly as of late with Council members actually going into the audience during the meeting to lobby for their position on rezonings. The staff should not be placed in the position of being used as political pawns to score points with the naysayers and haters of the city. Council and the public should receive the city audit information now for our review and any questions but the discussion should occur at our November meeting.

Our Treasure is leaving today and he said one of the reasons he is leaving is being publicly embarrassed and attacked by Council at our city council meetings when Council members go on wild goose chases looking for information they could have requested before the meeting so he could be prepared. If you know you want the information let him know so he could bring it to the meeting was his point.

On November 13th there will be no political points to score or votes to seek so the discussion should be informative versus political and dramatic. I make this request for the benefit of everyone involved especially our staff.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

RAMSINGH

Gabriel Medford
 gabriel@ramsinghlegal.com
 P: 478-246-7319
 F: 717-779-1534

November 25, 2024

Sent via email

Quinton Washington, Esq.
 Stockbridge City Hall
 4640 North Henry Boulevard,
 Stockbridge, GA, USA
 quinton@wlga.com

RE: Councilwoman Yolanda Barber's requests for City records

Dear Attorney Washington,

Our firm represents Councilwoman Yolanda Barber. It is our understanding that you represent the City of Stockbridge, Georgia. Over the last several years, Councilwoman Barber has requested to view various records relating to the City of Stockbridge's operations and finances.

The City has not provided many of these records to Councilwoman Barber, resulting in Councilwoman Barber resorting to submitting Open Records Requests—some of which remain unfulfilled. For the reasons that follow, Councilwoman Barber's requests to view City records must be granted immediately, without the necessity of filing an Open Records Act request.

1. Councilwoman Barber has an unfettered right to view City records, and City staff has the obligation to provide them to her

- a) Individual public officials, serving as trustees on behalf of the public, enjoy an unfettered right of access to records which relate to their governmental functions*

City council members can compel the inspection of any city books or records relating to any matter of city governance. The rationale behind the relevant case law is that public officials are the "trustees" of city property, and, therefore, that their duties demand the ability to inspect the books and records of the city:

The law is clear that a trustee may compel his cotrustee to permit an examination, inspection, and audit of the records of the trust estate and all matters in connection therewith that he may perform the duties with which he is intrusted and for whose exercise he is responsible.

Wilson v. Bd. of Directors of City Trusts, 188 A. 588, 594 (Pa. 1936) (permitting a city councilmember to insist upon the right to see the city's books and records); *see also* Bogert, *Trusts & Trustees*, § 961 ("If one trustee excludes the others from access to the books of the trust, they may obtain relief.").

The only limits that courts have placed on a public official's right to access records is that such access must relate to their government function. In other words, the records must either reasonably relate to governance issues which are currently before the governing body, or which might come before the governing body at a future date. *See, e.g., Stapleton v. Pub. Emps. Ret. Ass'n*, 412 P.3d 572, 576 (Co. Ct. App. 2013) (refusing to provide a public official with records when the request was inconsistent with the fiduciary relationship between the official and the public); *but c.f. Muth v. Pub. Sch. Employees' Ret. Bd.*, 276 A.3d 1218 (Pa. Commw. Ct. 2022) (holding that when the records relate to a matter which may come before the governing body at some future point, all public officials serving on that board enjoy an unfettered right of access to those records).

You will note that these cases are from other states. The law on this issue is judicially underdeveloped in Georgia, but as explained in the section below, we are confident that a Georgia court applying express, black letter principles from Georgia's Constitution would reach an identical conclusion.

b) Georgia law upholds the premise that public officials enjoy the same rights and responsibilities as common law trustees

Several Georgia Supreme Court decisions and a Georgia Attorney General's opinion all support Councilwoman Barber's position that she is entitled to inspect these records in her role as trustee, similar to the holdings of other jurisdictions as set forth in the section above.

First and foremost, Georgia's Constitution provides that "[p]ublic officers are the trustees and servants of the people and are at all times amenable to them." Ga. Const. art. I, § 2, ¶ 1 (emphasis added). Councilwoman Barber's role is that of a trustee.

Applying the Constitution's language characterizing public officials as "trustees," the Georgia Supreme Court has already expressly held that public officials have the same rights and responsibilities that trustees would enjoy at common law, given that they hold the sovereign powers they exercise in trust for the people of the State of Georgia. *See Malcom v. Webb*, 211 Ga. 449 (1955) ("Under the law, the title to and the control of the property of Fulton County are in the hands of the Board of Commissioners of Roads and Revenues, and in so holding the title to the public property, and in controlling its use and in disposing of it, the Commissioners are acting as fiduciaries or trustees for the taxpayers and citizens of the county.").

Councilwoman Barber, as a public official, "must, therefore, look to the law of trusts to determine [her] duties as [a trustee] of the people of this state." Ga. Op. Att'y Gen. 161 (1982).

The principle that public officials act as trustees, enshrined in Georgia's Constitution, has overwhelmingly led other courts to conclude that public officials have the corresponding right to inspect records relating to the matters they oversee on behalf of the public.

c) To meet her duty of care as a trustee, Councilwoman Barber has the right to inspect city records

A trustee is required to “exercise the degree of care and skill as a person of ordinary prudence would exercise in administering the trust.” *Davis v. Walker*, 288 Ga. App. 820, 822–23, 655 S.E.2d 634, 637 (2007) (citing to *C & S Nat. Bank*, 254 Ga. at 134(1), 327 S.E.2d 192; *Namik v. Wachovia Bank of Ga.*, 279 Ga. 250, 252(2), 612 S.E.2d 270 (2005); II A Scott on Trusts § 174 (4th ed. 2001)). As public officials, individual council members are vested with the responsibility to exercise their sovereign functions for the benefit of the public. *Morris v. Peters*, 203 Ga. 350, 357 (1948).

This duty is imposed on all public officials individually. *See id.* To meet this duty, Councilwoman Barber must ensure that she is properly informed before casting a vote on issues relating to City governance, or before drafting future resolutions to be submitted to the Council for its corporate consideration. In order to be able to exercise the fiduciary functions placed upon her as a trustee, Councilwoman Barber needs access to all relevant information.

Trust law is clear that a trustee is entitled to access all trust records. *See* Restatement (Third) of Trusts § 81 cmt. b (2007) (“[A]bsent clear provision in the trust to the contrary, even in the absence of any duty to intervene or grounds for suspicion, a trustee is entitled to request and receive reasonable information regarding an aspect of trust administration in which the trustee is not required to participate.”); *see also* George T. Bogert, *The Law of Trusts and Trustees* § 584 (2d ed. 1993) (“[E]ach trustee is entitled to access to trust records.”).

Stockbridge’s Charter does not prohibit an individual councilperson from accessing city records, nor could it do so without contravening Georgia Supreme Court precedent finding that individual public officials are vested with the same duties and powers as trustees. Georgia’s Constitution vests Councilwoman Barber with the privileges of a trustee, and Georgia’s Constitution will control over the City of Stockbridge’s Charter.

It’s important to note here that Councilwoman Barber is not seeking to expand the scope of her authority. No matter how much information she obtains, she still has only one vote to cast. Providing her with additional information does not expand the scope of her governing power. Providing individual council members with relevant information simply ensures that their vote is informed. Councilwoman Barber has no intention to use this information for any purpose except to govern Stockbridge fairly and thoughtfully, for the benefit of the people.

While we appreciate the City’s offer to process this request under Georgia’s Open Records Act, the Open Records Act process is insufficient under these circumstances. The Open Records Act is designed to provide access to the general public. *See Smith v. Northside Hosp., Inc.*, 347 Ga. App. 700, 704 (2018) (noting that “the Supreme Court of Georgia has held that the right of access afforded by the Act is a ‘public right of the People as a whole’” (brackets omitted) (quoting *Deal v. Coleman*, 294 Ga. 170, 184 (2013))). Its exemptions are designed to block access to information to which members of the general public are not privy. The Open Records Act is not designed to assist trustees in the fulfillment of their fiduciary obligations as they oversee and govern public trusts on behalf of the people.

The fact that this request may be voluminous (which is not immediately apparent from the face of the request) does not affect Councilwoman Barber's right to inspect these records, or the City's obligation to permit her to do so.

Councilwoman Barber restates her request that she be provided with these records, which she requests solely for the proper purpose of reviewing the effectiveness of City governance, such that it can be improved upon by her leadership and vote. She has not only the right, but the responsibility to inspect and examine all requested documents in order to act with the care required of trustees by law. Without this information, Councilwoman Barber cannot fulfill her fiduciary duties as a public official.

2. Councilwoman Barber's requests

Councilwoman Barber considers all of her currently unfulfilled requests (which date back to the start of her first term on the City Council in January of 2020) to be outstanding. We reiterate her top priority requests below:

1. A Profit & Loss statement from the amphitheater's operations Year To Date with no redactions. This should include all revenues and all operational expenses for each concert (including alcohol sales, host compensation, usher compensation, sound & lighting and other equipment expenses and compensations, total number of tickets sold, cost per ticket, concessions, Artist(s) contracts/Rider Agreements, etc.);
2. Full financial reporting on all of the City's Accounts including all bank statements for the last 365 days of each account owned by the City, the Income Statements with actual expenditures since the start of the year and Income Statements with actual expenditures in the last 365 days, and an updated Balance Sheet or Statement of Financial Position;
3. Current appraisals for all city-owned properties citywide as of 2020 through 2024;
4. A copy of all notices, advertisements, and solicitations for potential investors to submit to the City development proposals that were posted or advertised in 2024 on the City's website, the GA State Procurement Registry, and other sites used by the City;
5. All public notices that were submitted for advertisement from 2020 through Year To Date 2024 by the City's legal organ for the purpose to sell city-owned real estate property.

We value your cooperation in fulfilling Councilwoman Barber's document requests and thank you in advance for expediting this request.

Respectfully yours,
Gabriel Medford

cc.