



COUNCIL WORK SESSION MEETING SUMMARY MINUTES

July 29, 2025 6:00 P.M.

Mayor & City Council

Mayor Anthony S. Ford At-Large
Mayor Pro Tem LaKeisha Gantt – Council District 1
Councilmember Alphonso Thomas – Council District 2
Councilmember Kyle D. Berry, Sr. – Council District 3
Councilmember Yolanda Barber – Council District 4
Councilmember Elton Alexander – Council District 5

Administration

Vacant – City Manager
Vanessa Holiday – City Clerk
Frank Milazi - City Treasurer
Quinton Washington – City Attorney
Megan McCullough – Associate 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 6:03 p.m.

Invocation by: Mr. Charles Marshall

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 except Councilmember Thomas.

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

PUBLIC COMMENTS

Mr. Paul Turner made comments regarding the accountability of the \$32 million-dollar 2024 budget amendment and asked for action from the city; referenced the 2022 and 2023 budget expenditures; commented on Councilmember Barber's request for records and noted she is the only member of the governing body who has not been appointed to any board or committee; and referenced additional amphitheater construction expenditures.

Ms. Marion Calhoun expressed concerns about the FY2024 \$32 million dollar budget amendment; questioned transparency of the FY2025 budget and formatting changes, specifically relating to ARPA and SPLOST accounts; and looks forward to participating in the FY2026 Budget process.

Ms. Anika Potts, Main Street Advisory Board Member, requested funding for the Alleyway Project, noting the request was initially made in 2019, along with making improvements to elevate the city's downtown district.

Mr. Willie Hopkins, Main Street Advisory Board Chair, noted the Board is committed to promoting entrepreneurship downtown, and promotes successful initiatives, such as the Tiny Tent events, and appreciates the city's ongoing support; and requested approval of the Alleyway Project.

Motion to amend the Agenda to add the Main Street Advisory Board Discussion of the Alleyway Project was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0

REVIEW OF THE MINUTES

1. Review of the July 15, 2025 Council Meeting Minutes
No Action Taken

DISCUSSION

Main Street Advisory Board – Alleyway Project

Presented by: Willie Hopkins, MSAB Chair and Gerald Sanders, Economic Development Director and Lisa Fareed, Main Street/Downtown Manager

Mr. Hopkins noted there are vital needs in the downtown district to include updates to the city's Open Container Ordinance, adding a Private Event Policy, and Reinforcing the Arts. Mr. Hopkins noted the Main Street Advisory Board is genuinely exciting and committed and is the hardest working Board in the city.

Mayor Pro Tem Gantt noted the City Council supports the development of the downtown district and had an understanding that the Alleyway Project had been approved and funded, noting the prior Main Street Manager placed a hold on the project noting there were some items that needed to be resolved.

Mr. Sanders thanked the City Council for their support of the Board and asked for clarification of the funding source to complete the Alleyway Project.

Mayor Pro Tem Gantt recommended the City Council hold a joint meeting with Main Street.

Councilmember Alexander stated the project needs to advance noting the funds are available in SPLOST V and SPLOST VI, asking the City Treasurer to confirm.

Mr. Milazi stated he would review the accounts and respond accordingly.

Mr. Edmondson, the city's future City Manager, stated that under his administration no project will be presented to the Council without a clear understanding of the funding source.

Ms. Fareed thanked the Main Street Advisory Board for their commitment to the Alleyway Project that was introduced in 2019, with an approved Resolution in 2020; noting she had been advised by the former City Manager that the funding for the project was no longer available.

Ms. Fareed noted the Alleyway Project has been included in the Main Street Action Plan, and has been advised that the City Council ranked downtown development as the #3 priority project at the Winter Retreat; however there remains no identified funding source for the project; noted there has been increased activity in the downtown district, and the City Council needs to re-evaluate the codes and ordinances, and noted there are concerns from business owners regarding the lack of enforcement of laws currently on the books, and parking issues.

Mayor Pro Tem Gantt noted that downtown parking is a premium everywhere and referenced downtown Griffin having the same issue.

Councilmember Barber noted her support of the Alleyway Project, and that the Downtown District is in District 4, and asked that any and all issues and or concerns be brought to her attention as the District Representative, and she will discuss with city staff and the City Manager; and asked that the Shipping Container Initiative for the downtown be reconsidered to increase foot traffic in the downtown area, especially during the concert seasons; and requested all city boards be included in the Council Retreats so that the boards are not working in silos, and where everyone is on the same page to review the priorities of the city.

Mr. Edmondson stated he needs to review the city's Comprehensive Plan and Master Plan to plan for strategic and smart growth.

Councilmember Berry offered his full support to Mr. Edmondson and his requests.

Councilmember Alexander stated the City Council ranked the priorities, and that staff needs to execute the plan; and noted that over 700 parking spaces are available in the downtown area, and similar to other venues in the downtown, there may be walking involved; noted a trade-off agreement with Norfolk Southern and expressed of the city's approved RSVP Plan.

Mr. Hopkins noted his membership on the Main Street Advisory Board for 5 ½ years and recommended the City Council appoint Councilmember Barber as the Board Liaison.

Councilmember Barber stated she accepts the recommendation made by Mr. Hopkins.

PRESENTATION

2. CITY MANAGER'S REPORT 2ND QUARTER 2025 - Includes: Reports from Finance, Clerk's Office, Governing Body Administration, Information Technology, Human Resources, Public Works, Community Development, Economic Development, Events, Municipal Court, Police Department, Citywide Development Authority and Youth Council.
Mayor Ford gave an overview of the Department and Board/Committee Reports, noting the department reports are available online.
3. Economic Development Presentation – SSD (Special Services District)
Presented by: Gerald Sanders, Economic Development Director, and John Ernst of Ernst Legal Group.
Mr. Sanders noted the SSD was approved by Ordinance in October 2024 and introduced Mr. John Ernst to proceed with the presentation.

Mr. Ernst noted he worked with the previous City Manager to create the SSD, a new funding tool for the city, noting grants are becoming harder to obtain, and this tool will become a funding mechanism for the city.

Mr. Ernst referenced the CID (Community Improvement District) that was also proposed to the city, noting the CID is controlled by the business owners, not the city, and the City Council would need to decide which would be the priority project, noting the SSD can be done in layers, unlike a CID, and with the SSD the city chooses the properties, and does not recommend a CID and SSD at the same time, noting there are two different services.

Mayor Ford stated the city would not want to overtax business owners.

Councilmember Barber asked Mr. Edmondson if he has had an opportunity to review the SSD.

Mr. Edmondson confirmed that he has reviewed the SSD, and recommends approval, noting the SSD was approved by the City Council in October, however, the map needs to be approved to complete the file.

OLD BUSINESS

4. Council Consideration to approve the SSD (Special Services District) map.
Presented by: Gerald Sanders, Economic Development Director
Motion to approve was made by Councilmember Barber; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

NEW BUSINESS

5. Council Consideration to fill a vacancy and appoint a member to the Main Street Advisory Board and fill the remainder of the term.
Presented by: Megan McCulloch, Associate Attorney
Associate attorney noted the Main Street Advisory Board has received an application from Mr. Jaylan Holman to fill a vacancy on the Board; and noted the background was satisfied, one application, and the Board and Economic Development Staff recommend approval.

Motion to appoint Jaylan Holman to fill an unexpired term on the Main Street Advisory Board through December 31, 2027 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

6. TEXT AMENDMENT CASE #TX-2025-01 (Council District 4. FIRST READING

Council consideration of a text amendment to amend Title 12 (Unified Development Code), Section 2.5.3 (e) and Section 2.5.3 (f) of the City of Stockbridge Code of Ordinances relating to the Downtown Village (DT) Overlay District, so as to add certain uses to the list of "Special Uses" requiring a Special Use Permit, and to remove certain uses from the list of prohibited uses to allow them to now be permitted uses, provided that certain requirements are met; to provide for severability; to repeal conflicting ordinances; to provide an effective date; and for other purposes.

Presented by: Ryan Anderson, Community Development Director
Councilmember Alexander asked what prompted the Text Amendment.

Mr. Anderson stated that the amendment would be needed in order to facilitate the proposed 3-acre project across from City Hall and is being brought forward by Community Development.

Mayor Pro Tem Gantt exited the meeting at 7:24 p.m.

Mr. Anderson noted the city's United Development Code (UDC) was approved in March 2022, and this request is the 5th Text Amendment during his tenure, and noted the PMU was recently amended to allow for certain uses with a Special Use Permit to give the Council more discretion of developments that come to the city.

Mr. Anderson presented the Map, and the Purpose of the Downtown Village Overlay District, along with the regulations; noting there are current conflicts that need to be addressed with this text amendment.

Mr. Anderson presented the Permitted Uses, Special Uses, and Temporary Uses in the Downtown Overlay District; and presented the Prohibited Uses in the Downtown Overlay District.

Mr. Anderson presented the Proposed Changes in the Text Amendment noting the proposes changes would add certain uses to the list of "Special Uses" requiring a Special Use Permit; and removing certain uses from the list of Prohibited Uses and allow them to now be Permitted Uses, provided that certain requirements are met.

Mr. Anderson reviewed the reason for the Proposed Changes are due to interested businesses locating in the Downtown Overlay District, but are not currently allowed, and the proposed action is to remove and replace Section 2.5.3(E) and Section 2.5.3(F).

Councilmember Barber noted she does not support Staff Administrative Approval and requested (h) to be removed.

Mr. Anderson confirmed.

Councilmember Alexander stated that all the city's current distance requirement prohibitions need to remain in place, and recommended the city update the Sign Ordinance using the Amphitheater signage as a template.

Mr. Anderson confirmed, and noted an RFP was being prepared for a UDC Update, not a full re-write, and would work on the Sign Ordinance as well; and noted the City Council will vote on this Text Amendment following the Second Reading at the August 11, 2025 meeting.

7. TEXT AMENDMENT CASE #TX-2025-02. (Citywide.) FIRST READING
Council consideration of a text amendment for Personal Care Homes to replace Sections 3.2.28 and 3.2.29 in Chapter 3 of the Stockbridge Unified Development Code (UDC) to create a new section to combine, revise, and augment the provisions, standards, licensing, regulations, and oversight for Personal Care Homes; to amend Chapter 9.70 within Title 9 of the Stockbridge Code of Ordinances to add a new section which allows for the provisions, standards, licensing, regulation, and oversight of Personal Care Homes (as are distinguished from day care centers, family day care centers, and group day care homes) within the City of Stockbridge; to establish supplemental use standards for Personal Care Homes for one to six unrelated adults; to identify zoning districts where such uses are permitted by Special Use Permit; to establish compliance, operational, and development standards; to amend the Home Occupation section; and for other purposes. Currently, the City of Stockbridge has no mechanism for licensing and regulating Personal Care Homes.
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the Business License Department is governed by two documents: The Unified Development Code and the Code of Ordinances, and that there is currently conflict with regard to Personal Care Homes whereas the UDC allows; however, the Code of Ordinances does not allow the Business License Department to issue the Business License.

Mr. Anderson noted the Text Amendment request is to amend the Code of Ordinances to establish Supplemental Use Standards for Personal Care Homes for one to six adults; to identify Zoning Districts where such uses are permitted by Special Use Permit; and to establish Compliance, Operational, and Development Standards; and for other purposes; and asked the City Council to approve the request to remove the conflict.

Councilmember Alexander noted his support of the newly opened business A New Well located on Rock Quarry Rd., noting the business is a stand-alone facility, and is not located in a residential area.

Mr. Anderson reviewed the Regulations for Personal Care Homes, and noted the city's Code needs to be corrected; and stated that per State law, the last adopted code, the UDC that was adopted in 2022 prevails; and also stated that a Special Use Permit would still be required and approved by the City Council.

Councilmember Barber offered her support of the request and asked if there was a distance requirement.

Mr. Anderson stated the Distance Requirement will be recommended at 4,500 feet; and noted the State Law has stringent requirements, and the City will also require flock cameras for security, and that the location be on a minimum of one acre.

Councilmember Berry asked about the difference/conflict in the Code.

Mr. Anderson attributed the difference to Scribner's Error, an oversight when the UDC was updated in 2022.

Councilmember Alexander questioned placing a commercial business within a residential neighborhood.

Mr. Anderson noted daycare centers are allowed in subdivisions; however, Personal Care Homes must be single-family detached homes that are not located in a subdivision and reiterated that the request will still require a Special Use Permit approved by the City Council.

Councilmember Barber noted District 4 received the largest number of new residents when the city annexed more than 6,000 residents, and that the applicant purchased the home prior to the annexation when the property was located in unincorporated Henry County and has been waiting for the City to bring the matter to the City Council for more than a year.

Mr. Anderson noted this request is the First Reading, and that the item will be presented to the City Council for the Second Reading during the August 11th meeting for a vote.

8. CITY OF STOCKBRIDGE SHORT-TERM WORK PROGRAM / CAPITAL IMPROVEMENT ELEMENT (STWP/CIE) FOR 2026-2030. (Citywide.) Council Consideration to authorize Mayor Ford's signature on a letter to transmit the City of Stockbridge 2026-2030 STWP/CIE (Short-Term Work Program/Capital Improvement Element) to the Atlanta Regional Commission (ARC).
Presented by: Ryan Anderson, Community Development Director
Mr. Anderson noted the Short-Term Work Program/Capital Improvement Element (STWP/CIE) for 2026-2030 is the city's Wish List of projects of approximately \$89 million dollars, and includes proposed funding sources, and completed projects. Mr. Anderson noted the first step each year is to

submit an updated Transmittal Letter to the DCA (Department of /community Affairs) signed by the Mayor and Resolution. The DCA will provide feedback, and staff will adjust/amend the report based on recommendations from the DCA and submit the updated report to the City Council for approval.

Councilmember Alexander referenced the \$10 million dollars allocated for the Community Center, and noted the project was ranked #1 on the priority list of projects by the City Council during the Retreat earlier this year.

Motion to approve was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 3-0.

9. Council consideration for approving a forfeited vehicle to be added to the Police Department fleet in order to enhance police operations.

Presented by: Richard Godfrey, Assistant Police Chief

Asst. Chief Godfrey noted the city's Police Department is in receipt of a forfeited vehicle and is requesting to add the vehicle to the fleet for covert operations.

Motion to approve was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 3-0.

10. Council consideration to approve an emergency procurement exception increasing the Stockbridge Police Department's FY2025 spending authority with Legacy Ford to an amount not to exceed \$95,000. This authorization is necessary to cover \$22,955.69 in outstanding invoices and \$21,000 in projected vehicle maintenance costs over the next 60 days while a competitive Request for Proposals (RFP) is finalized.

Presented by: Frank Trammer, Police Chief

Chief Trammer noted the city's Procurement Code Motion caps at \$50,000 and the city's Police Department maintenance averages approximately \$10,500 per month utilizing Legacy Ford for repairs and maintenance; and noted the Police Department and Public Works Department is working with Procurement to create a citywide RFP for Fleet Services.

Councilmember Berry noted the approval would extend the services for 60 days.

Mr. Milazi noted the city's Public Works Department is working on bringing Fleet Services in-house, citywide, noting the full operations may not be in full effect until mid-year 2026.

Motion to approve a 60-day extension for fleet maintenance services, and to prepare a citywide Fleet Maintenance RFP was made by Councilmember Berry; seconded by Councilmember Barber. The motion passed unanimously 3-0.

COMING 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.

- Youth Council Meeting, Monday, August 4th at 6:30 p.m. – City Hall Levi Room
- Citizens Police Advisory Council – Meetings are held on the first Thursday of each month in the Stockbridge PD Community Room at 6:30 p.m. (Aug 7)
- Main Street Advisory Board – Meetings are held on the second Friday of each month at the Downtown Connection Center 130 M L King Sr. Heritage Trail at 9:00 a.m. (Aug 8)
- The first Millage Rate Public Hearing previously set for Monday, August 4th has been rescheduled for Monday, August 11th at 10:00 a.m. and the Second Millage Rate Public Hearing will also take place on August 4th at 6:30 p.m.– City Hall Council Chamber (Aug 11)
- The City Council Meeting held on the second Monday of each month will convene at a special time of 7:00 p.m. following the Millage Rate Public Hearing – City Hall Council Chamber (Aug 11)
- Citywide Development Authority – Meetings are held on the second Tuesday of each month (unless otherwise noted) in the Levi Room at 6:00 p.m. (Aug 12)
- Community Zoning Information Meeting – Wednesday, August 13th in the City Hall Council Chamber at 6:00 p.m. (Aug 13)
- The Third and Final Millage Rate Public Hearing and Adoption has been rescheduled and will take place on Monday, August 18th at 10:00 a.m. – City Hall Council Chamber (Aug 18)
- Downtown Development Authority – Meetings are held on the third Tuesday of each month at the Downtown Connection Center 130 M L King Sr. Heritage Trail at 6:00 p.m. (Aug 19)
- Youth Council Advisory Committee – Meetings are held on the third Tuesday of each month – City Hall Levi Room at 6:30 p.m. (Aug 19)
- Planning Commission – Meetings are held on the third Thursday of each month at City Hall in the Council Chamber at 6:30 p.m. (Aug 21)
- City Council Work Session – Meeting is held on the Last Tuesday of each month at City Hall in the Council Chamber (Aug 26)

UPCOMING CITY EVENTS/INITIATIVES

- Join Main Street for the Tiny Tent Concert Series Fridays from 6pm to 8pm at the Stockbridge Connection Center, 130 M L King Sr. Heritage Trail. Bring your lawn chairs. (Weather Permitting)
- Join Mayor Pro Tem Gantt for FREE Line Dance Class on Wednesday, July 30th from 6pm – 8pm at the Merle Manders Conference Center. Bring your own fan!
- Join Councilman Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, August 20th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Mayor Anthony Ford for the monthly Meet the Mayor - Monday, August 25th from 10am – noon at City Hall. Meetings are by appointment.

- The Economic Development Department host a FREE Business Health Clinic on the 2nd Thursday of every month from 9am – 12pm at the Stockbridge Connection Center 130 M L King Sr. Heritage Trail. Check the Health of Your Business with the FREE Clinic.
- 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.
- 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.
- Sign Up for real-time alerts about severe weather, road closures and emergencies on the Regroup App. Visit the city's website or social media pages for more information on how and where to sign up. Stay Safe!
- Municipal Election Qualifying takes place Monday August 18 – Friday August 22 from 8:30am to 4:30pm (closed from 12-1). More information is available on the City Clerk's Department page on the city's website at www.stockbridgega.org

Please contact Rosalynd Rawls to schedule an appointment for Meet the Mayor and for more information on Council Initiatives at 678-833-3348 or via email: rrawls@stockbridgega.org

2025 CONCERT SEASON SCHEDULE

- Saturday, August 16 – Stockbridge Jazz Festival hosted by Tommy Davidson, featuring David Benoit, Jazz Funk Soul, EFX Allstars, Chandra Currelley, Sonny Emory, Norman Brown, Jennifer Holliday, Karen Briggs, Eric Darius, and Keiko Matsui
- Saturday, August 30th – Jimmy Jam and Terry Lewis celebrating 40 years of iconic music featuring performances by Reuben Studdard, Deborah Cox, MC Lyfe, Jordan Knight, Yolanda Adams, Chante Moore, Morris Day & Jerome Benton, Cherrelle, and Ann Nesby
- Saturday, September 13th – For Lovers & Friends featuring Tank with special guest Lyfe Jennings, and Ginuwine
- Friday, September 6th & Saturday, September 7th, Southern Soul Weekend featuring King George, Tucka, West Love, Pokey Bear, TK Soul Tywaun Moore, and Tonio Armani
- Saturday, September 20th – Do the Reggae Tour 2025 featuring Ziggy Marley and Burning Spear

MAYOR'S COMMENTS

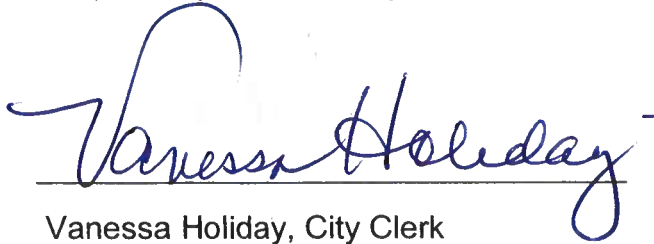
Mayor Ford noted the city has opened a Cooling Station at the Merle Manders Conference Center on Tuesday, July 29th, Wednesday, July 30th and Thursday, July 31st from 7am – 5pm offering free water and ice to relief those residents in need from the heat; noted Henry County Schools begin Thursday, July 31st and to be careful of the students.

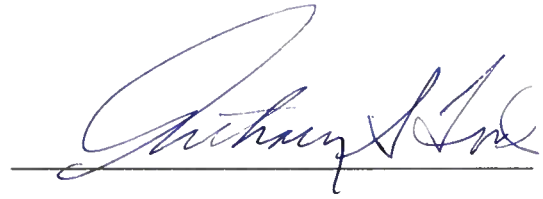
Motion to convene Executive Session for Personnel, Real Estate, Litigation and Cybersecurity was made by Councilmember Berry; seconded by Councilmember Barber. The motion passed unanimously 3-0.

Motion to adjourn Executive Session and sign an Affidavit with no action was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

The meeting adjourned at 9:30 p.m.

Respectfully submitted by:


Vanessa Holiday, City Clerk


Anthony S. Ford, Mayor