



Where Community Connects

**CITY COUNCIL WORK SESSION MEETING  
SUMMARY MINUTES  
TUESDAY, NOVEMBER 18, 2025 6:00 P.M.**

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**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**

Shawn Edmondson – City Manager  
Frank Milazi – City Treasurer  
Vanessa Holiday – City Clerk  
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 6:06 p.m.

Invocation by: Ms. Connie Hambrick

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 amend the Agenda to convene Executive Session following Item #4 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 3-0-1 (Councilmember Barber Abstained, citing she had not been made aware of Executive Session matters). Councilmember Alexander noted that he had likewise not been informed on Executive Session content and trust his colleagues.

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

There were no public comments.

## **REVIEW OF THE MINUTES**

1. Review of the November 10, 2025 Council Meeting Minutes  
No Action Taken

## **PRESENTATION**

2. Henry Helps Mobile Wellness Unit.

Presented by: Kevin Johnson, Deputy County Manager and Amanda Reeves, Director of Community Resources

Ms. Reeves cited the Mission Statement of the Henry County Community Resource Division; noted the Division was established as a public facing Community Resource Center where constituents can connect with vital resources necessary to maintain a healthy and stable life for themselves and their families; Development of the Henry Helps App, a repository for connecting constituents with available local agencies for assistance with a variety of needs. Available in the Apple store and coming soon to Google Play; noted the Creation of a Community Pantry where families in need can receive free food and personal care items; and noted the Inception of Mobile Wellness Unit: A mobile medical trailer providing free primary medical care throughout Henry County, in underserved areas of every municipality, and in collaboration with Hands of Hope Clinic and Piedmont Henry Hospital and will have the mobile unit in needed area every Friday.

Ms. Reeves gave an Overview of Services Connecting residents in need with vital resources, to include:

Emergency Shelter - Affordable Housing - Food and Personal Care Items  
Utility Deposit Assistance - Mortgage/Rental Payment Assistance  
Credit and Financial Counseling - Workforce Readiness - Eldercare  
Child well-being - Veteran Services - Behavioral Health Services  
Crisis Intervention - Astute Guidance - Charitable Healthcare

Ms. Reeves referenced the Mobile Wellness Unit termed “Turning Wheels Into Wellness”, noting the Custom-built trailer includes two medical operatories, a registration and waiting area, and a small kitchen; noted Mobile clinics are planned across the county on a weekly basis, with specific attention given to areas with the least access to healthcare. The Mobile Wellness Unit will be onsite at each location once every month consistently; and noted the team will provide preventive screenings, immunizations, primary care, chronic disease management, referral to free specialty care, health education, and enrollment in prescription assistance programs, on site. We also connect residents to ongoing care and community resources, turning brief encounters into long-term wellness connections.

Ms. Reeves noted the Piedmonth Henry Hospital graciously provides all lab work and diagnostics; and Hands of Hope Clinic staffs the Mobile Wellness Unit with licensed medical providers, administrative staff, and volunteers from their clinic, and providing ongoing referrals and care.

Ms. Reeves noted how everyone can help by including the Community Resource Division in your annual budget, become a sponsor, invite the mobile unit to your events, volunteer to serve when the mobile unit is in your

city, work collaboratively seeking locations within your city for the mobile unit; and attend fundraising events.

Councilmember Alexander asked what the annual budget was.

Ms. Reeves noted they are in their 22<sup>nd</sup> month, and the current budget is 300,000.

Councilmember Alexander asked if immediate funding is available or rental assistance.

Ms. Reeves's response was no; however, the County's Community Development Department may have some funding available, and they try to stay away from the General Fund Budget.

Ms. Reeves references meetings held by a variety of non-profit agencies that takes place monthly at 526 Industrial Blvd. in McDonough, where the conversation centers around meeting the need; and that another group of non-profit agencies meets are her office every other month as well.

Ms. Reeves stated that she notices there are several food drives happening in silos, and that it would be best if everyone came together and worked collaboratively to be able to distribute a more robust box of food; and noted her Division is independent of Connecting Henry and is not affiliated, however, is associated and sends referrals to their office.

Mayor Ford asked Ms. Reeves to send sponsorship information to the City Clerk.

Councilmember Berry asked about services for the unhoused.

Ms. Reeves noted the County provides emergency sheltering services, paying for hotel stays, and has a program in place where they are in contact with the police department of each of the municipalities regarding the sheltering services.

Councilmember Barber thanked Ms. Reeves for the work that she is doing and asked for a map and schedule.

Ms. Reeves noted the map and schedule are being finalized, will be posted to the website, and social media platforms.

Mayor Pro Tem Gantt asked what some of the biggest challenges are.

Ms. Reeves noted there has been an increase in population of the unhoused, and looking for a permanent solution, and the other challenge is funding.

Mayor Pro Tem Gantt asked where volunteers can help.

Ms. Reeves noted she will send a flyer, and noted the information is posted on social media pages.

Mayor Pro Tem Gantt referenced a non-profit mixer that she previously hosted and included the faith-based community.

Councilmember Alexander noted the city could make the Amphitheater available for distributions with the proper traffic plan.

### **CONSENT AGENDA**

3. A. Council Consideration to approve the 2026 Meeting Schedules for the City Council, Municipal Court, Main Street, Planning Commission, Community Zoning & Information Meeting, Downtown Development Authority, Citywide Development Authority, Ethics Board, Urban Redevelopment Agency, Public Facilities Authority, Youth Council, Youth Council Advisory Committee, and Stockbridge Police Advisory Council, 2026 Agenda Timeline and 2026 Holiday Calendar.

B. Council Consideration to approve an amendment to the Stockbridge Youth Council Bylaws.

Motion to approve Consent Agenda was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

### **PUBLIC HEARING** Mayor Ford Read the Public Hearing Rules

4. **SECOND READING** - Proposed FY2026 Operating Budget/Capital Improvements Plan.

Presented by: Shawn Edmondson, City Manager & Frank Milazi, Treasurer/CFO  
Mr. Edmondson referenced Section 2.21(5) of the Charter and read portions of the required Budget Memo referencing the Proposed FY2026 Budget.

Mr. Milazi gave an overview of the proposed FY26 Budget noting the General Fund Operating Budget of \$34,768,690 to be balanced with Revenues and Expenses, and noted the budget as presented represents an increase of \$5,529,379 or 19% over last year's budget, and a total proposed FY2026 Budget of all funds of \$73,302,280 including General Fund.

Mr. Milazi presented a Summary of Revenues for FY2026 noting the interest of \$450,000 is trending to be understated and will likely increase.

Mr. Milazi presented a comparison of General Fund Revenues for FY2022 of \$15,357, FY2023 of \$24,882,563, FY2024 of \$26,711,636 and, and FY2025 of \$29,239.11.

Mr. Milazi presented a comparison of General Fund Expenses for FY2024 of \$26,711,635.94, FY2025 of \$29,239,311 (Adopted), and FY2026 of \$34,768,690 (Proposed), noting significant increases in personnel and benefits.

Councilmember Barber noted there is a noticeable reduction to the expenses of the Conference Center.

Mr. Milazi noted the salaries were erroneously placed in the Conference Center budget and have been properly moved to the Events Department.

Mayor Pro Tem Gantt asked Mr. Milazi to confirm that no new personnel has been added to the Governing Body's department budget.

Mr. Milazi confirmed that no new personnel has been added.

Mr. Milazi reviewed the Mayor & Council Project Priorities List:

- Community Center
- T-SPLOST Project
- Downtown Development,
- Wayfinding
- City Municipal Buildings.

Mr. Milazi referenced 2026 Budget Highlights:

- Road and Sidewalk Improvements to continue – LMIG/SPLOST VI, noting there may be additional grant funding to come in.
- Public Safety Enhancement
- No increase in Property Tax Millage Rate 3.77 mills since 2023
- Community Development fee proposal to be submitted.
- 3% COLA for all City Employees
- Public Works new facility under construction
- Water receivables write off higher due to meters malfunction.
- Cemetery improvements
- Credit Card payment fees to be reimplemented.
- Pay off GEFA Loan of \$800,000 as a savings to the city, noting the Water Department Fund does not have enough money to pay the loan and transfers from the General Fund were being made, and that it is best to pay it off and save money.

Mayor Ford asked Mr. Milazi if the water meters in the city are being replaced. Mr. Milazi confirmed, yes, the water meters are being replaced.

Councilmember Alexander referenced the city's Project Priority List, noting \$10 million dollars has been allocated in SPLOST VI and \$14 Million dollars has been bonded for the \$30+ million-dollar facility; and funding for Rock Quarry Rd., and PATH Foundation Trail Projects; and noted funding allocated for the Alleyway Project, and Downtown Development; and requested an update on the Wayfinding Project, noting the city limit signs were a priority.

Mr. Edmondson noted staff is meeting with the sign company DeNyse, and the project is at the end of Phase I; noted Phase II is the largest portion of the project with a big portion of the budget for the project being funded by ARPA; and noted the ARPA balance is approximately \$1.1 million dollars, noting a meeting needs to be scheduled with the vendor.

Councilmember Alexander asked for an update of the Tye Street Curb & Gutter project.

Mr. Edmondson noted that the problem is being able to identify who should take the lead on the projects, noting that funding has been approved, and advised the Council that a Management Analyst will be joining the staff and will take the lead on the city's projects.

Councilmember Alexander referenced the Brush Creek Trail project, noting funds have been allocated in partnership with the PATH Foundation, and requested a timeline; and referenced the bonding allocated for the Cultural Arts Center, and asked how the city could officially shift the funds to the Recreation Center.

Attorney Washington stated he would need to confer with the City's Financial Advisor, Ed Wall, to review the bond documents, and advise, noting the city's approval of the Special Services District.

Mr. Edmondson noted he has met with TSW and reviewed the rendering.

Councilmember Barber thanked Mr. Milazi for the Budget presentation, noting that he presenter, and that this is the City Manager's budget; and noted the following for the record: During the 1st Reading of the Proposed FY2026 Budget, she submitted a series of questions to the Governing Body, City Manager, City Treasurer, City Clerk and City Attorney regarding a number of General Ledger Line Items, and also cited the City's Charter Section 3.04.060 that requires job descriptions, the Pay and Classification Report and Organizational Chart to be attached.

Councilmember Barber noted that yesterday afternoon, only partial responses were submitted to her, and noted the following:

- There was no response to the request for the list of items surplused in 2025 and the revenue received for sale of those items.
- There was no response to the request for the Marketing Plan for the MMCC to increase revenue.
- There was no response to the request for the Building & Maintenance Plan.
- There was no response to the request for the Sponsorship Plan to offset paid Concerts and Event expenses.
- There was no response to the request for an update/status of the Assistant Public Works Director or Engineering Services to reduce costs.

## HUMAN RESOURCES

As required in the Charter Section 3.04.060 all new positions require a Job Description, Org Chart and Pay and Classification. Please submit job descriptions for ALL new positions, a full and complete Organizational Chart and Pay and Classification Report for the city for 2026.

- There was no response to the request for the list of ALL 2026 salaries for current, new, and reclassified positions.

## EVENTS

- There was no response to the request to explain why the Events Department staff salaries have more than doubled from \$293,207.00 to \$667,758.00.

## PLANNING & ZONING

The Council was advised that the UDC update would take place in 2026, not 2025. Therefore, the \$100,000.00 budgeted in 2025 could/should have been allocated towards Council District 4 Master Plan/Studies as I requested.

## PERMITTING

General Ledger Line-Item No. 100-72200-523850 (Personnel Services) has \$112,000.00 budgeted for 2026. The response submitted was that the funds would be used to purchase defibrillators, first aid kits, and pay for fire inspections for buildings throughout the city and suggested the account coding needs to be corrected.

## PUBLIC WORKS

Additional positions were requested and approved for 2025, making the department fully staffed. Personnel Services Line-Item No. 100-42200-52380 for 2025 YTD is less than \$20,000.00 and yet \$100,000.00 has been budgeted for 2026. Please explain.

Our City has multiple contracts for engineering services, as we talked about engineers and engineering services in great lengths during the Budget Retreat regarding whether or not the city hires an Assistant PW Director with an engineering degree, and Mr. Aaron confirmed that we have engineering contracts for Public Works and the Community Development Department uses an engineering firm as well.

- What is the status of hiring the Assistant PW Director as discussed during the Budget Retreat to help offset the Professional and Engineering Services that are budgeted throughout Public Works, Water, Sewer, Stormwater and Sanitation Department budgets?

## SEWER

- General Ledger Line-Item No. 505-43300-531229 for Ga Power was \$170,000.00 in 2025 YTD. Do we anticipate an increase of more than \$100,000.00 for 2026? FY2026 has budgeted \$260,000.00 PLUS \$50,000.00 Line-Item No. 505-44200-531229.
- Please explain the Consent Order Fine General Ledger Line-Item No. 505-433000-573105.
- Merchant Credit Card Fees-per Mr. Milazi, the city will no longer absorb the credit card fees, and we should not budget \$40,000.00 in General Ledger Line-Item No. 505-433000-523902 or \$35,000.00 in General Ledger Line-Item No. 505-44200-523902 or \$7,000.00 in General Ledger Line-Item No. 510-425000-523902.

- Please explain TRANS. W/S SAN. General Ledger Line-Item No. 505-44200-61151, \$0.00 was billed in 2024 or 2025. However, \$100,000.00 has been budgeted for 2026. Please explain.

#### SANITATION

- The City outsources Sanitation Services through GFL, and \$1.7 million dollars has been budgeted for 2026, and asked why is there a budget for \$15,000.00 for postage when Sanitation is billed on the Henry County Property Tax Statement. General Ledger Line-Item No. 540-45200-523940. Please explain.
- Please explain General Ledger Line-Item No. 540-45200-524000 SWMP COST JT. HC AND CITY, and noted in 2025, the approved budget was \$1,096.00 and \$45,000.00 has been budgeted for 2026.
- General Ledger Line-Item No. 540-45200-561000 for Depreciation for 2025 was \$0.00 and \$25,000.00 is budgeted for 2026. Please explain.

#### AMPHITHEATER

There is no funding or revenue for the Amphitheater for 2026 in the budget that was presented to the Mayor & City Council. Has there been advertising for a Venue Management Company who will be 100% responsible for all aspects of the Amphitheater to include, Talent, Services and other Expenses and relieving the City's budget, staff, and other resources?

#### MERLE MANDER CONFERENCE CENTER

General Ledger Line-Item No. 555-15650-542502 Miscellaneous has budgeted \$0.00 in 2024 and 2025 and \$64,000.00 has been budgeted for 2026. Please explain.

#### CAPITAL IMPROVEMENT PLAN

- Please update the spreadsheet to where it is legible/readable.
- The City Council approved several vehicles to be purchased in 2025 for PD using RedSpeed and Public Works using SPLOST, and we just approved roof repairs, etc. However, the Capital Report attached to the 2026 Budget shows the funding source as General Fund for purchases in the 5-year plan, and for an updated 5-yr (2026-2031) Capital Improvement Plan be included in the budget.

#### TAKE HOME VEHICLE POLICY AND FUEL USAGE 2025

- Please provide a copy of the City's approved Vehicle Take-Home Policy, and a listing of take-home vehicles by department and by position and the 2025 YTD Fuel Usage by Department.
- Please also provide the total fuel usage by department for 2024 for comparison to FY2025, and the estimated usage for FY2026.

#### GIS

- There is one position on the ORG Chart that was submitted by Community Development. \$8,000.00 has been budgeted for uniforms. I am sure that this is an error and just needs to be corrected.

## POLICE

• General Ledger Line-Item No. 100-32100-523940 spent less than \$1,000.00 on postage for 2025. However, there is \$17,500.00 budgeted for 2026. There was no explanation submitted.

## AMPHITHEATER

Councilmember Barber noted this is the 2nd Reading of the Proposed 2026 Budget and the Amphitheater Budget of Revenues and Expenses remains at \$0.00.

Councilmember Barber noted there is a (Contracted)-General Manager Position with no salary referenced and the duties for the General Manager Position were read in its entirety as follows:

Responsible for the overall leadership, management, and operation of the Amphitheater. This position oversees event execution, venue operations, financial performance, staff management, vendor relations, customer experience, and safety compliance. The General Manager ensures that all concerts, festivals, community events, and private rentals are delivered at the highest level of quality, professionalism, and fiscal responsibility.

### Venue Operations & Event Management

- Oversee all Amphitheater event operations, including production, crowd management, hospitality, vendor services, concessions, and client relations.
- Serves as the primary liaison for touring managers, booking agents, promoters, artists, and production crews.
- Develop and enforce venue policies, SOPs, and operational standards.
- Review and approve event run sheets, technical riders, hospitality riders, and production requirements.
- Coordinate with City/County Departments (Police, Fire, EMS, Public Works, Communications) for event safety, logistics, and traffic plans.
- Hire, schedule, supervise, and evaluate Amphitheater staff, including ushers, stage crew, security, operations, and custodial support.
- Oversee vendor contracts for concessions, merchandise, production, and maintenance.
- Ensure vendor compliance with agreements, including commission structures and reporting requirements.
- Manage Amphitheater budget, including forecasting, revenue projections, and expense tracking.
- Submit POs, invoices, settlements, and financial reconciliations.
- Maximize revenue through ticketing strategies, sponsorships, rentals, and vendor agreements.
- Provide regular financial and attendance reports to the City Manager/Council and Events & Conference Center Director.
- Ensure a positive, safe, and memorable guest experience.
- Oversee customer service protocols, ADA guest services, and complaint resolution.

- Support the City's mission by incorporating community programs and accessible entertainment.
- Ensure all equipment, systems, trailers, dressing rooms, and backstage areas are maintained and show ready.
- Develop and enforce safety plans, emergency procedures, ADA compliance, and risk management policies.

Councilmember Barber stated that she absolutely agree with every duty listed- and should be done so 100% by a 3rd Party Venue Management Company, and to allow them to take on all of these duties and responsibilities.

Councilmember Barber stated that no budget for the Amphitheater has been presented to the Mayor & Council and asked: How is this City Council supposed to legitimately approve an Operating Budget for the City without having a complete and thorough budget for anticipated revenues and expenses? And stated, we must be fiscally responsible.

Councilmember Barber stated that she has repeatedly requested that after three years and millions of dollars of budget amendments, that we bring in a Venue Management Company (like a iHeart Radio or LIVE NATION) to run the Amphitheater 100% and bear all of the associated costs, and the city would negotiate a flat rate fee or percentage. Right now, as was clearly pointed out by our City Treasurer during the budget retreat, the Amphitheater has placed a strain on the City's finance department with both resources and manpower, and asked why would the city continue to place that burden on our finance personnel? You have to question why? And stated that she certainly does.

Councilmember Barber stated, we are a municipality, and our main goals and focus should be on providing services for our residents and businesses in the city. But every day, all day, we seem to be focused on concerts and events. And reiterated utilizing a 3rd Party Venue Management such as iHeart, LIVE NATION or others, noting there are experts who do that and do it well. Clearly, millions of dollars later, as you can see, we don't.

Councilmember Barber noted the city has another Budget Amendment on the Agenda tonight where we have to subsidize the Amphitheater, and it's draining our budget that is funded by taxpayer dollars.

Mr. Milazi noted the salaries were moved from to Events from the Conference Center, noting there were two employees working in the Events Department that were not included in the 2025 budget, and have been actively working. Mr. Milazi noted there has been no surplus sold in 2025.

Mr. Edmondson noted the responses regarding the Amphitheater will be given during a separate presentation for the Amphitheater, and noted the city will put out an RFP for a General Manager, who will be an expert in the field; noted the

city will have someone in-house who will have oversight over the Amphitheater General Manager; and noted he is preparing a full briefing of the Amphitheater and will present prior to the adoption of the budget.

Mr. Edmondson noted he sought pre-approval from the Council of new positions as the proper way.

Councilmember Barber noted the proper way was to adhere to the city's Charter and to include job descriptions, the Pay and Classification, and the Organizational Chart to be attached per Section 3.04.060 for all new positions that are created.

Mr. Edmondson stated the responses were provided and the documents are included in the book.

Councilmember Barber asked the City Clerk when the responses were submitted to the Clerk's Office.

Ms. Holiday noted the responses that were submitted to her from the City Manager's Office were forwarded to the Governing Body.

Mayor Pro Tem Gantt stated that she met with Mr. Milazi and Mr. Edmondson regarding the budget, and that the documents are in the Agenda Books, and that it is unfair to criticize staff; and noted she still has additional questions regarding the Amphitheater.

Councilmember Alexander noted his appreciation for the work that has been put in by staff, and that it would be ideal to set up a meeting offline to with budget questions; and noted everyone needs to remain professional, and setup one-on-one meetings, respectfully; noted it takes time to do the research, and that a 7-day response is not reasonable; and noted personnel matters are to be heard behind closed doors.

Councilmember Barber stated that she knows that Mr. Edmondson can only do what he is directed to do, and that the dysfunction comes from the Governing Body; noted members of the Council should not interfere and should allow staff to do their jobs without fear of repercussions, retaliation, or fear of losing their jobs.

Councilmember Barber noted that her comments and questions regarding the city's finances and the budget are for the public, noting members of the Council responded that they didn't know about the \$32.9 million dollars that were mismanaged, and that she believes in accountability, and recognizes that her asking questions is upsetting people.

Councilmember Barber stated there is interference from the Governing Body and referenced two zoning cases that she asked to be deferred, as those items were being presented during the same time that she was holding a Community Forum in her district.

Mayor Pro Tem Gantt called for a Point of Order, noting the comment was off topic.

Councilmember Barber reiterated the inference violations from the Governing Body and noted all of her comments and additional questions would be submitted via email to the Governing Body, the City Manager, City Treasurer, and the City Clerk.

Public Hearing Opened

There were no speakers In Favor

There were no speakers Opposed.

Public Hearing was closed.

Mayor Ford noted the Final Reading & Adoption is scheduled for December 8, 2025 at 6:00 p.m.

Councilmember Barber asked Mr. Edmondson to point out the Marketing Plan and Sponsorship Plan in the Agenda Books, noting neither plan has been provided as was stated.

Mayor Pro Tem Gantt noted her Agenda Book would be left available for the public to view the documents provided.

### **EXECUTIVE SESSION**

Motion to convene Executive Session for Real Estate, Personnel, Litigation and Cybersecurity was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed 3-0-1 (Barber Abstained).

Motion to adjourn Executive Session and sign an Affidavit with No Action, was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Motion to reconvene the meeting was made by Councilmember Aleander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

### **OLD BUSINESS**

5. SECOND READING - Council Consideration to approve an amendment to the Purchasing and Procurement Ordinance Section 3.30.160 - Exceptions. Presented by: Quinton Washington, City Attorney  
Mayor Pro Tem Gantt noted the request for the Ordinance to include three quotes.

Asst. Chief Godfrey noted there are four approved pursuit-ready tire locations in the United States, and noted the County can buy in bulk due to the number of vehicles they have, and that Discount Tires offers tires to the city for \$12 less, and comes on site to the facility to install/repair tires, and noted it takes too long to obtain three quotes, and that request is not feasible; and noted the city placed vehicle fleet maintenance out for bid and received three unfavorable responses; and noted the city wants to focus on utilizing businesses in the city.

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

## **NEW BUSINESS**

6. Council Consideration to approve the Stockbridge Citizens Police Advisory Council Policy as amended with respect to member terms.

Presented by: Frank Trammer, Police Chief

Chief Trammer noted the policy has four substantive changes: Extension of Terms/Term Limits, Requirement for new members to attend the Citizens Police Academy, New Meeting Time will be 6:30 p.m., and the Chair will be the meeting facilitator.

Councilmember Alexander stated he is not in favor of the requirement for the member to attend the Academy and wants the representative to be able to form an unbiased opinion; and noted their schedules may not allow attendance.

Chief Trammer noted that the District 1 representative is the only member who has not attended the Academy and voted in opposition to the requirement.

Chairman Thomas Smith noted attendance of the Academy gives the representative a better understanding of the inner workings of the police department.

Councilmember Barber offered her support of the CPAC members attending the Academy, noting she attended with Chairman Smith in the inaugural class, and noted attendance by each representative shows a level of commitment.

Motion to approve was made by Councilmember Barber; seconded by Councilmember berry. The motion passed 3-1 (Alexander Opposed).

7. FIRST READING - Council Consideration to approve FY2025 Budget Amendment Ordinance in the amount of \$8.8 million dollars.

Presented by: Frank Milazi, City Treasurer

Mr. Milazi referenced the FY2025 Budget Amendment of \$8.8 million dollars, noting the amendment covers areas of overspending during the fiscal year 2025; and noted there will be a 2nd Budget Amendment after December 31, 2025, noting the approved Operating Budget was \$29,290,311 and \$32,112 has been spent; and noted the city has received more in projected revenues; noted 0.00 was budgeted in FY2025 for ARPA, and \$1.9 million has been spent, and noted there are no new ARPA funded projects, and the overall difference is \$8,852,935, and advised the Council that Budget Amendments should be bi-annual.

Councilmember Barber stated the City Council is being irresponsible when it comes to spending for the Amphitheater, and that the city in 2024 overspent by \$32.9 million dollars, and prefers the Budget Amendments to come before the City Council quarterly, and does not support the budget amendment because it includes the overspending of millions of dollars for the Amphitheater; noted the city implemented the millage rate that was not to be used to pay for free city events and the Amphitheater, noting the budget documents did not include the Marketing Plan, or the Sponsorship Plan, and that is too much overspending.

Mr. Milazi noted there were two positions where employees have been working in the Events department all year that were not funded in 2025 budget, and the proposed Budget Amendment will add funding to pay salaries for those positions; and believes bi-annual Budget Amendments would be more feasible.

Councilmember Barber noted the Governing Body is not currently receiving the monthly financial reports, and at a minimum, the reports should be provided to the Governing Body quarterly.

Mayor Ford stated the reports should be submitted to all members;

Councilmember Alexander asked what would happen if the Budget Amendment is not approved.

Mr. Milazi noted the city cannot continue to operate with on-budgeted spending.

Councilmember Alexander stated \$32.9 million dollars was never missing.

Mr. Milazi stated the majority of the \$32.9 million dollars was never budgeted, nor was the funding approved or allocated.

Councilmember Alexander stated the Amphitheater was understated at \$2.6 million dollars based on the concerts from 2021 and should have been adjusted upwards; and noted economic development has spurred development into the area, where there was no life or development in the downtown area prior to the Amphitheater, and that revenue has increased; and referenced a DDA study where the average home was built in 1966.

Mayor Pro Tem Gantt noted the City Council was unaware of the mismanaged funds; noted the Budget Amendment was for various departments throughout the city; noted there has been no criminal activities, and that with the annexation of more residents, the city had to service 6,700 more residents and road; and noted the budget is a roadmap, and prefers to stay under projections; noted more people have into the city since the census; and noted it would be irresponsible not to vote on the Budget Amendment without a reason.

Councilmember Berry noted the campaign is over and noted it is the responsibility of the Council to move on and take care of the business of the city; noted there was staff who was negligent and did not present items to the Council for approval, and looking forward, everyone needs to move in unity.

No Action – Second Reading December 8, 2025

8. FIRST READING - Council Consideration to approve an ordinance to amend Title 3 of the City of Stockbridge Code of Ordinances regarding "Finance"; to amend Chapter 3.20 thereof entitled "Credit Card Payments"; to provide for Convenience Fees for certain transactions citywide effective January 1, 2026. Presented by: Frank Milazi, City Treasurer  
Mr. Milazi noted the city has been absorbing the credit card fees, and the fees need to be reinstated.

No Action – Second Reading December 8, 2025

9. FIRST READING - TEXT AMENDMENT CASE #TX-2025-04 FOR FAÇADE BUILDING MATERIALS. (Citywide)  
Council Consideration of an ordinance to revise Section 4.4.4 of the Unified Development Code (UDC) to establish updated requirements for building façade materials for non-residential and multi-family structures. The proposed ordinance outlines material standards to promote architectural consistency, durability, and neighborhood compatibility.  
Presented by: Ryan Anderson, Community Development Director  
Mr. Anderson noted the Text Amendment will require 75% Brick/Stone and does not apply to development in the hopper or master plans.

No Action – Second Reading December 8, 2025

10. FIRST READING - TEXT AMENDMENT CASE #TX-2025-05 FOR TWO-CAR GARAGES. (Citywide)  
Council Consideration of an ordinance to amend Section 4.4.2(F)(2) of the Unified Development Code (UDC) to require two-car garages for all single-family homes, townhomes, and each unit within duplexes. This amendment updates the architectural standards to promote adequate off-street parking and consistent residential design.  
Presented by: Ryan Anderson, Community Development Director  
Mr. Anderson noted the Text Amendment will require two-car garages, which was previously approved, however, the previous document included a scribe error has been corrected in this Text Amendment version.

No Action – Second Reading December 8, 2025

11. FIRST READING - TEXT AMENDMENT CASE #TX-2025-06 FOR THE ENTERTAINMENT DISTRICT. (Council Districts 4 and 5)  
Council Consideration of an ordinance to adopt Title 9, Chapter 200 of the Municipal Code of Ordinance for the City of Stockbridge to establish regulations for Entertainment Districts within the City. The ordinance outlines operational standards, alcohol permitting, smoking establishment requirements, and enforcement provisions to support safe and vibrant public spaces.  
Presented by: Ryan Anderson, Community Development Director, and Uneeda Smith-Sellers, Business Services Supervisor  
Mr. Anderson noted the Text Amendment is proposing two Entertainment Districts: Downtown Area and Bridges of Jodeco both at \$35,000, Plus 1 for an additional \$10,000.

Ms. Smith-Sellers noted City Council Districts 4 and 5 have nightlife, and open containers with 16oz. clear cup requirements and business logo, and is seeking a third location, perhaps Patrick Henry Parkway/Rock Quarry Rd.  
Mr. Anderson noted the third location would be determined based on trends and population.

Mayor Pro Tem Gantt noted the Citywide Development Authority has mentioned the idea of an Entertainment District in City Council District 1 along Hwy. 138.

Councilmember Alexander suggested removing the limitations on the number of Entertainment Districts, and to consider the Eagles Landing Pkwy. Area, capping at 6.

No Action – Second Reading December 8, 2025

12. FIRST READING - TEXT AMENDMENT CASE #TX-2025-07 FOR OUTDOOR FESTIVALS. (Citywide)

Council Consideration of an ordinance to revise Title 9, Chapter 28, Section 040 of the Municipal Code of Ordinances for the City of Stockbridge to establish updated permitting requirements for outdoor festivals and temporary special events within the City. The proposed ordinance outlines application procedures, public safety measures, and fee structures to ensure responsible event management.

Presented by: Ryan Anderson, Community Development Director and Uneeda Smith-Sellers, Business Services Supervisor

Mr. Anderson noted the request is to regulate the number of Events for a business to (4) four to take place during 60-day intervals, and to require a Special Events Permit to exceed the limit.

Councilmember Barber noted the city has not approved a Rental Policy for the Amphitheater.

Ms. Smith-Sellers noted the Special Events Committee does not review Amphitheater events and cannot speak to the rental policy.

Councilmember Alexander noted the city needs a public meeting/gathering space, and tasked staff with reviewing the Jodeco Development Agreement to see if there is green space that could be used as the gathering space.

No Action – Second Reading December 8, 2025

13. FIRST READING - TEXT AMENDMENT CASE #TX-2025-08 FOR TEMPORARY ALCOHOL LICENSES. (Citywide)

Council Consideration of an amendment to Chapter 9.04, Section 595.1 of the Municipal Code of Ordinances for the City of Stockbridge to establish a permitting process for temporary alcohol sales at outdoor events and special events within the City. The ordinance outlines application procedures, fee structures, and eligibility criteria for both nonprofit and commercial applicants.

Presented by: Ryan Anderson, Community Development Director and Uneeda Smith-Sellers, Business Services Supervisor

Ms. Smith-Sellers noted the request is for a Temporary Outdoor Alcohol Permit with a structured process for temporary pouring, noting the current ordinance allows for indoor pouring; and a Special Use Permit will come with fees for an outside bar of \$1,000.00.

Councilmember Alexander stated the \$1,000 fee is a lot.

Mr. Anderson stated the proposed fee can be reduced.

Mr. Edmondson noted Alcohol sales are a regulatory business and must be reported to the State.

Councilmember Alexander noted the fee should be nominal to support the downtown businesses; and asked staff to survey other municipalities for their fees on this type of service.

Ms. Smith-Sellers noted the ordinance has been written for citywide businesses, not just the businesses in the downtown area.

Mayor Pro Tem Gantt asked how this would affect the Food Trucks when they sell alcohol.

Ms. Smith-Sellers stated Food Trucks are not authorized to sell alcohol, and no permits have been issued by Businesses Services.

No Action – Second Reading December 8, 2025

14. FIRST READING - TEXT AMENDMENT CASE #TX-2025-10 FOR CONTAINER-BASED COMMERCIAL BUILDINGS. (District 4)

Council Consideration of an ordinance to amend Sections 2.5.3(E) and 2.5.3(H) of the Stockbridge Unified Development Code (UDC) to allow container-based commercial buildings as a type of "Special Use" within the Downtown Village Overlay District.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson noted the Text Amendment Request is to allow containers in the downtown area and would only apply to the Downtown Overlay District.

No Action – Second Reading December 8, 2025

15. Council Consideration for FY2024 Utility Billing Bad Debt Write Off's in the amount of \$18,827.32.

Presented by: Frank Milazi, City Treasurer/CFO

Mr. Milazi referenced the list of Bad Debt to be written off; however, collection attempts would continue utilizing a Collections agency to recoup the debts.

Motion to approve was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

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](http://www.stockbridgega.org) for updates.

- Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Nov 20)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Nov 20)
- Planning Commission Meeting, Third Thursday of each month at 6:30 p.m. City Hall Council Chamber (Nov 20)
- Youth Council Meeting, First Monday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Dec 1.)
- Citizens Police Advisory, First Thursday of each month, at 6:00 p.m. at the Stockbridge Police Department Community Meeting Room. 4545 N. Henry Blvd. (Dec 4)
- City Council Meeting, Second Monday of each month, at 6:00 p.m. FY2026 BUDGET ADOPTION — City Hall Council Chamber (Dec 8)
- Citywide Development Authority Meeting, Second Tuesday of each month at 6:00 p.m. City Hall Levi Meeting Room (Dec 9)
- Community Zoning and Information Meeting (CZIM) Wednesday, December 10th at 6:00 p.m. City Hall Council Chamber (Dec 10)
- Main Street Advisory Board Meeting, Second Friday of each Month, at 9:00 a.m. at the Downtown Connection Center 130 M L King Sr. Heritage Trail (Dec 12)
- Downtown Development Authority Board Meeting, Third Tuesday of each month, at 6:00 p.m. at the Downtown Connection Center, 130 M L King Sr. Heritage Trail (Dec 16)
- Planning Commission Meeting, Third Thursday of each month at 6:30 p.m. City Hall Council Chamber (Dec 18)
- Youth Council Advisory Committee Meeting, Third Thursday of each month, at 6:30 p.m. City Hall Levi Meeting Room (Dec 18)

#### UPCOMING CITY EVENTS/INITIATIVES

- Join Member of council Thomas & Councilman Berry in partnership for the monthly Bingo Bash on Wednesday, November 19th from 10am – noon at the Merle Manders Conference Center. Lots of fun to be had by all.
- Join Councilwoman Barber for the District 4 Community Town Hall on Thursday, November 20th at 6:30 p.m. at the Merle Manders Conference Center.
- The Economic Development Department hosts 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.
- 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!

Please contact Rosalynd Rawls for more information on Council Initiatives at 678-833-3348 or via email: [rrawls@stockbridgega.org](mailto:rrawls@stockbridgega.org)

Mayor Ford noted we are in the Fall season months and encouraged everyone to get their flu shots and COVID boosters; wished everyone a safe and Happy Thanksgiving; and offered condolences to the Mr. Aaron on the loss of his nephew.

Motion to adjourn the meeting at 9:40 p.m. was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

Respectfully submitted by:

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Vanessa Holiday, City Clerk

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Anthony S. Ford, Mayor