

Stockbridge

Where Community Connects

STOCKBRIDGE CITY COUNCIL

Mayor At-Large

Jayden L. Williams

Mayor Pro Tem Elton Alexander

Council District 5

Councilmember LaKeisha Gantt

Council District 1

Councilmember Antwan Cloud

Council District 2

Councilmember Kyle D. Berry, Sr.

Council District 3

Councilmember Yolanda Barber

Council District 4

CITY MANAGER

Shawn Edmondson

INTERIM CITY CLERK

Cassandra Lester

CITY TREASURER

Frank Milazi

CITY ATTORNEY

Quinton G. Washington

Work Session Meeting Agenda January 27, 2026 6:00 PM



Stockbridge City Hall

4640 N. Henry Blvd.

Stockbridge, GA 30281

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AGENDA WORK SESSION MEETING CITY OF STOCKBRIDGE

TUESDAY, JANUARY 27, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

PUBLIC COMMENTS - All persons wishing to speak for public comment must sign in with the City Clerk prior to the beginning of the meeting. You must sign your name, address, and phone number. You will be able to address the Mayor and Council for three (3) minutes. Speakers must respect all members of the elected body, officials, and staff. Defamation, unruliness and/or swearing will not be tolerated while meetings are in session.

REVIEW OF THE MINUTES

- 1 Review of the December 8th, 2025, City Council Summary Meeting Minutes
Review of the January 12th, 2026, City Council Summary Meeting Minutes

CITY MANAGER'S 4TH QUARTER REPORT

- 2 CITY MANAGER'S REPORT 4TH QUARTER REPORT - 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, Downtown Development Authority, Citywide Development Authority and Youth Council.

PRESENTATION

- 3 **GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH) CERTIFICATION.**
Presentation by the Community Development Staff on the City of Stockbridge's pursuit of GICH certification to strengthen the City's long-term housing strategy and to address local housing affordability challenges. Achieving certification

would position the City to attract funding, foster economic growth, and improve the quality of life for City residents. - Presented by: Ryan Anderson

OLD BUSINESS

- 4 Council consideration to approve Task Order No. 2025.14 with Falcon Design – Pates Creek Bridge Repair Design at Patrick Henry Parkway and Eagles Landing Parkway in the amount of \$107,500.00. The funding source is from TSPLOST Account Number 335-42200-541409. - Presented by: Decius Aaron
- 5 Mayor's Recommendations:
Finance Committee: Yolanda Barber (Chair), Kyle Berry, Antwan Cloud, City Attorney
Education Committee: Lakeshia Gantt (Chair), Elton Alexander, Kyle Berry, Economic Development Director
IT Committee: Antwan Cloud (Chair), Elton Alexander, Lakeshia Gantt, IT Director
Public Works Committee: Elton Alexander (Chair), Antwan Cloud, Yolanda Barber, Public Works Director
Building Committee: Kyle Berry, Lakeshia Gantt, Yolanda Barber - Presented by: Quinton Washington
- 6 Council Consideration to appoint member(s) to the Planning Commission to fill vacancies in District 1, District 3, and District 4. Terms to be assigned accordingly. - Presented by: City Attorney
- 7 Council Consideration to appoint member(s) to the Citywide Development Authority to fill an unexpired term - to be assigned accordingly. - Presented by: City Attorney
- 8 Council Consideration to appoint member to the Ethics Board to fill an unexpired term to be assigned accordingly. - Presented by: City Attorney
- 9 Council Consideration to appoint member(s) to the Public Facilities Authority - Terms to be assigned accordingly. - Presented by: City Attorney
- 10 Council Consideration to appoint member(s) to the Youth Council Advisory Committee for a two-year term through 12/31/2027. - Presented by: City Attorney
- 11 Council Consideration to appoint member Council on Aging - Term to expire 12/31/2027. - Presented by: City Attorney

NEW BUSINESS

- 12 Request Mayor and City Council consideration to increase the City Manager's Contract Signing Authorization Limit from the current \$50,000. - Presented by: Frank Milazi

MAYOR'S COMMENTS (Mayor Jayden L. Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Council meetings will be held in the City Council Chamber noting some Board/Committee meetings will continue to take place via Zoom. Meeting dates 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.

ADJOURNMENT



Where Community Connects

**CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY, DECEMBER 8, 2025 6:00 P.M.**

Mayor & City Council

Mayor Jayden L. Willams At-Large
Mayor Pro Tem LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – 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: Is 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.

Mayor Ford called the meeting to order at 6:12 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 amend the Agenda to remove Item #7; Defer Item#10, 11 and 12 to the February 9, 2026 Council meeting; Add Item #24-Health Insurance Renewal; Add Item #25-Wayfinding Contract Renewal; and add a Soccer Field Resolution in place of Item #7 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

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

Mayor Ford reviewed the proclamations for Psi Alpha Omega's 20th Year Anniversary.

Public Comments: Mr. Charles Marshall spoke in support of the soccer fields to be developed in the new Eagles Landing park.

APPROVAL OF THE MINUTES

1. Approval of the November 10, 2025 Council Meeting Minutes
Approval of the November 18, 2025 Council Work Session Meeting Minutes
Approval of the November 24, 2025 Hometown Connection Meeting Minutes
Motion to approve the Minutes was made by Mayor Pro Tem Gantt; seconded by Councilmember Barber. The motion passed unanimously 4-0.

PRESENTATION

2. Tree Give Away Event - Grant ReLeaf Presented by: Rep. Regina Lewis-Ward
Representative Lewis-Ward referenced Arbor Day on February 20, 2026, and referenced the site Arbor Day Event Brite.com where you can check to see if you are eligible for a free tree; and introduced Sustainability Scientist, Ms. Charlotte King,

Ms. King gave an overview of the value of trees and noted that this initiative is important to Stockbridge noting the city is growing, and that growth brings increased stormwater runoff, infrastructure costs, energy costs, and public health impacts. Ms. King noted Urban trees are one of the highest returns, lowest-cost climate, and public health investments a city can make.

CONSENT AGENDA

3. A. 2026 Event Calendars
2026 City Events
2026 Main Street Events
2026 Mayor/Council Initiatives

B. Renewal of Board/Committee Appointments
Main Street Advisory Board: Willie Hopkins, Anika Potts, Crystal Park, Camille Mason, and Vanessa Gibson
Term Ends: December 31, 2027

Downtown Development Authority: Kenya Cook, Jerry Mays, and Toseika Thomas
Term Ends: December 31, 2029

Youth Council Advisory Council: Dr. Alfreda Gourdine, Denita Minnis, Candis Jones, and Sharika Zellars
Term Ends: December 31, 2027

Ethics Board: Mary Scott and Angela Jenkins
Term Ends: December 31, 2029

Citizens Police Advisory Council
District 1 - Carmen Reese
District 2 - Thomas Smith
District 3 - William Daniels
District 4 - Paige Jones III
District 5 - Raymond Martin
At-Large (Mayor) - Pastor Lavell Sanders

Bishop LaRay Tillman – Faith Based Community Representative
Reggie Sylvain – Business Community Representative
Neat Robinson, Zone 1
Nathan Banks, Zone 2
Judy Neal, Zone 4
Term Expires December 31, 2027

Councilmember Alexander requested Item A of the Consent Agenda be moved to New Business Item #27 on the Agenda.

Motion to approve Item B of the Consent Agenda and to provide information for the city to share on its social media platforms was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed unanimously 3-0. (Mayor Pro Tem Gantt was not present on the dais for the vote).

OLD BUSINESS

4. Council Consideration to approve Revised Copy of the SSD (Special Services District) Map. Presented by: Shawn Edmondson
Motion to approve was made by Councilmember Alexander; seconded by Councilmember Berry. (Councilmember Barber Abstained, citing she had not been included in discussions). The motion failed.

Item Revisited - Councilmember Alexander motioned to approve the Revised Copy of the SSD (Special Services District) Map; seconded by Councilmember Berry. The motion passed 3-1 (Barber Opposed).

5. SECOND READING - Council Consideration to approve FY2025 Budget Amendment Ordinance in the amount of \$8,852,935.00. Presented by: Frank Milazi
Motion to approve the FY2025 Budget Amendment in the amount of \$8,842,935.00 was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed 3-1 (Barber Opposed citing the Council approved Amphitheater Operations during an Executive Session and noted those discussions should occur in a public meeting).

Councilmember Alexander stated there is no voting in Executive Session, which is convened for privileged information, and that every municipality must have a balanced budget; and stated that without a public vote, the city would be in violation.

6. SECOND READING - Council Consideration to approve an ordinance to amend Title 3 of the 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
Attorney McCulloch noted the item should be approved as a Resolution to reinstate credit card fees instead of an Ordinance.

Motion to approve a Resolution to reinstate credit card fees was made by Councilmember Alexander; seconded by Councilmember Berry. The motion passed unanimously 4-0.

Councilmember Berry noted the fees would only pertain to credit card transactions, and not the other forms of payment.

EXECUTIVE SESSION

Attorney McCulloch noted Legal requested the Executive Session at this point on the Agenda relating to the Agenda Item #7 which has since been removed from the Agenda.

By consensus, the Council agreed to convene Executive Session after Item #27.

PUBLIC HEARING

7. APPEAL CASE #AP-2025-02. (Council District 4).

Council Consideration of an appeal of the denial of an application for an alcohol license by Reynell Hay, per City of Stockbridge letter dated September 5, 2025. The applicant proposed locating a package store at 110 Rock Quarry Road (Parcel #S33-01011002). Applicant: Reynell Hay. Agent: Law Firm of Smith, Welch, Webb & White. This item was removed from the Agenda.

Council Consideration to approve a Resolution of Support and partner with the Southern Crescent Soccer Foundation for Soccer Fields at the new Eagles Landing Park with \$200,000 provided by the Southern Crescent Soccer Foundation.

Presented by Shawn Edmondson, City Manager and Eric Morrison, President of the Southern Crescent Soccer Foundation.

Motion to authorize a commitment to support the soccer fields, and approve funding up to \$400,000 when construction begins, utilizing SPLOST VI funds toward the project, and to present a Plan, Schedule, and Timeline to implement the approved upgrades to Clark Park, Gardner Park and Memorial Park was made by Councilmember Berry; seconded by Councilmember Alexander. The motion passed 3-0. (Mayor Pro Tem Gantt was not present on the dais).

8. SPECIAL USE PERMIT CASE #SP-2025-04. (Council District 4.)

Council Consideration of a request for a special use permit for a portion of the property at 4498 North Henry Boulevard to allow the development and operation of a quick-serve restaurant with drive-through windows and / or lanes. Property Owner: City of Stockbridge. Applicant: Royal TH, LLC. Agent: Battle Law, PC. Proposed Business: Tim Wharton's, a coffee restaurant. Zoning District: C-2 (General Commercial). The property is located in Land Lot 61 of District 12 within the Stockbridge City Limits, and it contains 1.32 +/- acres. The applicant intends to develop only a 0.8-acre portion of the property.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson gave an overview of the request and presented Staff Recommended Conditions. Additional Conditions were made to include a minimum of 75% brick, decorative lighting and 8 – 10ft. sidewalks where feasible.

Attorney Mahoney presented on behalf of the Applicant who stated that because the site plan may need to be configured, he would need to confer with the Applicant regarding the Conditions presented.

Public Hearing Opened. There were no comments. Public Hearing Closed.

Motion to approve Special Use Permit Case #SP-2025-04 with Staff Recommended Conditions; Additional Conditions were made to include a minimum of 75% brick, decorative lighting and 8 – 10ft. sidewalks where feasible and to address the safety concerns was made by Councilmember Barber; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

9. ZONING MODIFICATION CASE #ZM-2025-03. (Council District 4.)
Council Consideration of a request for a zoning modification to Rezoning Case #RZ-2023-02 for property at 258 and 264 Valley Hill Road, plus Parcel #S08-01020000, for the purposes of 1) increasing the number of subdivisions lots from 16 to 28, and 2) changing the location and types of amenities to be included within the subdivision. Zoning District: SR (Suburban Residential). Property Owners: Claudia Perez Granados (for 258 Valley Hill Road) and Alejandro Granados Encinales (for 264 Valley Hill Road and Parcel #S08-01020000). Applicants: Claudia Perez Granados and Alejandro Granados Encinales. Agent: Jacqueline Funicello.

The property is located in Land Lot 92 of District 12 within the Stockbridge City Limits, and it contains 17.062 +/- total acres within three parcels, as is described below.

~258 Valley Hill Road Parcel #S09-06010000)--Contains 2.2492 +/- acres.

~264 Valley Hill Road Parcel #S08-01010000)--Contains 6.5254 +/- acres.

~Unaddressed Parcel No. #S08-01020000)--Contains 8.2874 +/- acres.

Presented by: Ryan Anderson, Community Development Director

Mr. Anderson gave an overview of the request and presented Staff Recommended Conditions and a Condition was added whereas 25% of the homes would be larger homes with a minimum of 3,000 sq. feet and allow for shared amenities with the adjacent subdivision and fencing.

Public Hearing Opened. No Speakers in Favor.

Ms. Susan Grosvenor and Judy spoke in Opposition.

Public Hearing Closed.

Motion to approve Zoning Modification Case #ZM-2025-03 with Staff Conditions and Additional Conditions of 25% of homes at 3,000 sq. feet, allow for shared amenities with the adjacent subdivision and fencing was made by Councilmember Alexanders; seconded by Mayor Pro Tem Gantt. The motion passed 3-1 (Barber Opposed citing health and safety concerns and proper drainage issues).

10. ANNEXATION CASE #AX-2025-02. (Council District 5.)

Council Consideration of a request for the annexation, using the 100 % Annexation Method of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, from unincorporated Henry County into the Stockbridge City Limits. Purpose: To allow for the construction of a multifamily (apartment) development.

Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 +/- total acres. ~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Ryan Anderson, Community Development Director

This item was deferred to the February 9, 2026 City Council meeting.

11. COMPREHENSIVE PLAN AMENDMENT CASE #CP-2025-03.(Council District 5.)

Council Consideration of a request for a Comprehensive Plan Amendment for property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property currently has the Henry County future land use designation of “High-Density Mixed-Use,” and the applicant requests that it be assigned the City of Stockbridge’s future land use designation of “High-Density Residential.”

Purpose: To allow for the construction of a multifamily (apartment) development.

Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP. The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 +/- total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Ryan Anderson, Community Development Director

This item was deferred to the February 9, 2026 City Council meeting.

12. REZONING CASE #RZ-2025-04. (Council District 5.)

Council Consideration of a request for the rezoning of the property at 2220 Jodeco Road (off Feucht Drive), plus the adjacent Parcel #052-01020001, if and after the property is annexed into the Stockbridge City Limits. The property’s current Henry County zoning district is ‘C-3’ (Heavy Commercial), and the applicant requests that the property be assigned the City of Stockbridge’s zoning district of ‘MFR’ (“Multiple Family Residential”). Purpose: To allow for the construction of a multifamily (apartment) development. Property Owner: Kenneth J. Butcher as representative for Glenn D. Cook, Carol J. Cook, Julia A. Cook, Bryan Cook, and Debra C. Butcher. Applicant: Emory Equity, LLC. Agent: Dennis J. Webb, Attorney with the law firm of Smith, Gambrell & Russell, LLP.

The property is located in Land Lot 51 of District 6, and it contains two parcels, as are listed below, with 24.995 + / - total acres.

~ 2220 Jodeco Road -- Contains 21.494 +/- acres.

~ Parcel #052-01020001 – Contains 3.501 +/- acres.

Presented by: Ryan Anderson, Community Development Director

This item was deferred to the February 9, 2026 City Council meeting.

13. FINAL READING & ADOPTION - FY2026 Operating Budget and Capital Improvements Plan. Presented by: Shawn Edmondson, City Manager and Frank Milazi, City Treasurer/CFO

Mr. Edmondson referenced Section 2.21(5) of the Charter and read the required Budget Memo referencing the Proposed FY2026 Budget; noted the overall budget is \$74.1 million dollars, noted a change of the proposed COLA (Cost of Living Adjustment) to 4%; recommended approval and thanked staff for their hard work and efforts during the budget process.

Mr. Milazi noted this is the 3rd and final presentation, with the scheduled adoption of the FY2026 Budget going into effect January 1, 2026 reviewed a 2026 Proposed Budget Summary Budget noting the Revenues and Expenditures are all estimates, with a proposed General Fund Operating Budget of \$34,768,690, and increase of \$5,529,379 or 19% over the 2025 approved budget of \$29,239,311; and noted the total Proposed Balanced Budget (Revenues and Expenditures) for all Funds including General Fund is \$73,302,280 for Fiscal Year 2026; noted the budget is a roadmap or fiscal plan for the City to continue providing various services across the city for the upcoming year; and noted some capital projects will take more than one year, however, the funding is approved annually.

Mr. Milazi noted amendments to the budget cannot be made without revenues; noted Wayfinding was paid with ARPA funds, and that there were not obligated expenses in 2026; noted credit card fees are currently being absorbed by the city, and that an ordinance would be coming forward for Council approval to remove the waiver for credit card fees; noted the duties of the Governing Body and that the vision is executed through the City Manager.

Mr. Milazi referenced the 2026 Budget Priorities as approved by the Governing Body: Community Center, T-SPLOST Projects, Downtown Development, Wayfinding, and City Municipal Buildings.

Mr. Milazi referenced 2026 Budget Highlights:
Road and Sidewalk Improvements to continue – LMIG/SPLOST VI
Public Safety Enhancement
No increase in Property Tax Millage Rate 3.77 mills since 2023
Community Development fee proposal to be submitted.
4% 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

Mr. Milazi referenced Department Overviews, noting that approximately \$4 million dollars is being transferred from the General Fund to fund the city's CDA and DDA with the Downtown Development Authority to receive with \$336,000, and the Citywide Development Authority to receive \$68,000; and noted the balance for the Amphitheater; and noted there was an adjustment made in the Public Works Department budgets where funding was coming from Reserves, and was corrected.

Mr. Milazi noted the budget is balanced and recommends approval of the proposed General Fund FY2026 Operating Budget in the \$34,768,690.

Councilmember Berry noted his concern of \$3 million dollars for the Amphitheater considering \$8.1 million was spent in 2024, and \$4 million to date for 2025.

Councilmember Alexander called Ms. Webster forward to state the number of paid concerts at the Amphitheater in 2025.

Ms. Webster's response was 10 concerts.

Councilmember Alexander stated that it would be best to get ahead of the game and bring in the vendors, receive the reports two weeks after each show, noting the vendors will be vetted, stating the halo affect around the Amphitheater; noted ticket sales will be low in this economy, sales will be less; noted there needs to be an RFP put out; and recommended a minimum \$4.5 million dollar budget set for the Amphitheater, noting the previous 3-year approach was not sustainable; noted the ticket vendor will change from FreshTix to Ticketmaster with tier ticketing, and that 40% of the ticket sales will cover costs, and the city will be intentional about the list of artists, and marketing efforts.

Mr. Edmondson noted the intent is to bring in mor partnership and sponsorship; and referenced the breakdown of the 3,600 seats, opening up 250 additional seats by removing the blocked view area.

Mayor Ford asked if the city needed to bring in HJ Russell, the Amphitheater's Architects.

Mr. Edmondson stated he didn't believe that would be necessary, noting most of the equipment used is rented.

Councilmember Alexander noted there needs to be an RFP for Sponsors, as sponsorships are currently not happening, and perhaps an IGA with Henry County similar to the IGA for marketing between the City of Jonesboro and Clayton County.

Mr. Milazi stated the \$3 million dollars for the Amphitheater is a combination of \$2.1 million from Amphitheater revenues from ticket sales of \$1.6 million, concession sales of \$60,000, sponsorship (VyStar) of \$300,000 and the shortfall of \$840,000 will be transferred from the City's General Fund; and recommended the Council approve the budget as is without an increase, and the revenue that comes in would offset the expenses; noting the Budget that has been presented is balanced, and requesting a change to the Amphitheater budget up to \$4.5 million would cause the Budget to be unbalanced, noting there are no additional projected revenues, and if the Council is insisting on \$4.5 million dollars for the Amphitheater, there would need to be decreases throughout the current budget, or projects would need to be delayed.

Councilmember Alexander noted there is money that will come in from Hotel/Motel tax.

Mr. Milazi noted there is projected revenue of \$900,000 and noted Hotel/Motel tax has restrictions of use; and stated the Finance Department will present a minimum of two budget amendments per year.

Councilmember Barber stated that she could not wrap her head around the conversation to fund the Amphitheater up to \$4.5 million dollars, when the priority should have been around the funding of the Soccer Fields where it was suggested that the city bond money for the soccer fields and other capital improvements; noting \$4.5 million dollars should go toward park improvements, not the Amphitheater; noted she brought a major naming rights sponsor to the city in 2021 who agreed to pay all expenses including the artists fees, production and lighting costs, etc., and that not one dime would have come from the city, and not use taxpayer dollars, noting the city is not a nightclub, and that tax dollars should go toward the Master Trail Plan and infrastructure projects, and that the city has instead wasted millions of dollars on free events and the operations of the Amphitheater which is a gross mismanagement.

Councilmember Barber noted her comments would all be for the record as follows, and noted she would send a copy of the letter to the governing body, City Manager, City Treasurer, City Attorney and City Clerk:

I want to be clear about how I see my fiduciary responsibilities as an elected official and a member of the Governing Body. While I cannot and will not speak for the other members of Council, what I will say is that I take the budget adoption and adhering to the city's approved Operating Budget very seriously. Equally, I take the City's Charter seriously as well.

Residents of our City are not looking for handouts. They're looking for an equitable return on the investment of their tax dollars. The arrogance and the lack of care and concern that has been exhibited, as the Governing Body has made decisions that have benefited the very few, rather than the collective, is something that we all will have to answer for. That's why I have been asking questions since I was sworn in and six years later, I have not stopped. I understand the weight of the

responsibilities that my position carries. I understand that my role is to save money and to cut costs, NOT WASTE MONEY. As elected officials, we each took an oath to act in the best interest of our city, and to provide oversight of each and every taxpayer dollar that comes in and goes out.

The Governing Body approved a Finance Policy and agreed to follow the processes and procedures in that policy, and we unanimously agreed to a 2 to 3 Year plan to follow the recommendations by the City Treasurer and the City's Financial Advisor to re-build the City's Fund Balance (Savings Account). I hope that the Governing Body will fulfil its obligation and to not use the city's Fund Balance and Contingency Fund except and only in case of an emergency.

On October 28th of this year, the City Manager made a request to add new positions and reclassify current positions with new titles and pay grades. The City's Charter Section 3.04.060 REQUIRES that when a new position is created, the Ordinance shall include the Job Description, a new Pay and Classification, and a new Organization Chart including the new and reclassified positions. On October 28th none of those documents were included and presented to the Governing Body as required. I opposed the vote to approve the new and reclassified positions. Not because I disagreed with the positions, but my opposition referenced the Charter which requires those documents and they had not been included. Members of the Governing Body should also question why the documents were not attached. Members of the Governing Body should also question why the city's legal counsel did not advise on the requirement for those specific. This is not the first instance of when new positions or reclassified positions have been created, so there is history of adhering to the process and the Charter by doing this the right way.

On November 10th, the City Manager presented the First Reading of the FY2026 Operating Budget and Capital Improvement Plan. The Mayor opened the Public Hearing portion of the meeting and members of the Council gave their input and responses to the budget that was presented. I read a statement into the record where I made it known that I had gone through every single line item of the proposed budget. What was missing from the First Reading of the Proposed Budget was funding for the Amphitheater, the Required Job Descriptions, Pay and Classification and a City Organizational Chart for the new and reclassified positions, making the budget (as presented) incomplete. I questioned several budget line items and various departmental budget amounts. I also recommended that the Council adopt an Ordinance regarding the use of Contingency Funds, which are only to be used in the event of an emergency such as a natural disaster. The Mayor and members of Council did not support moving forward with the approval of a Contingency Fund Ordinance that night and said that our City's Legal Counsel needs to review and bring back an Ordinance. I forwarded my email to all members of the Governing Body, the City's Legal Counsel, the City Manager, City Treasurer, and the City Clerk. To date, the city's legal counsel has not prepared an Ordinance for Contingency Funds, nor have I received a response following their review.

On November 17, 2025, City Staff submitted some, but not ALL, of the documents that I requested during the November 10th meeting. City Staff submitted some, but not ALL of the job descriptions for the newly created and the reclassified positions. City Staff submitted an incomplete Pay & Classification and responded to some, but not all of the questions and concerns that I raised regarding the FY2026 budget.

During the Second Reading of the Proposed FY2026 on November 18, 2025 again, I requested that ALL Job Descriptions, the Pay & Classification and Organizational Chart to be attached to the Budget as REQUIRED by the Charter Section 3.04.60. I requested the Amphitheater Marketing Plan, the Sponsorship Plan to understand the necessary steps to offset costs associated with concerts and FREE City events as was discussed during the Retreat. I also requested the Building Maintenance Plan for the MMCC to understand the necessary steps to increase revenues (as discussed during the Budget Retreat). I asked for an update to the Assistant Public Works Director position as it relates to the Engineering Services as discussed during the Retreat, along with other documents and questions relating to the Proposed FY2026 Budget.

I specifically asked during the November 18th meeting if the documents were attached as requested, and it was confirmed that they were included in the Governing Body's Agenda Books/Agenda Binders. However, all of the requested documents and responses were not included and had not been submitted. When I stated that the information was not there, I was attacked by Councilmember Alexander for asking the City Manager to respond to the budget questions raised. And I was attacked by Mayor Pro Tem Gantt who insisted that the information had been submitted by staff and was included in the Agenda Books. Mayor Pro Tem Gantt accused me of not reading the information prior to the meetings. She also accused me of 'gaslighting' for asking questions of staff and she again violated the city's Code of Conduct when she called me "crazy", which can be clearly heard on mic during our public meeting. What is interesting is, whenever I bring up questions regarding the Amphitheater, funding of the Amphitheater, putting the Amphitheater services out for bid, or turning the Amphitheater over to a 3rd Party Management Company, these two councilmembers become argumentative and want to shut me down for simply asking questions. During the Budget Retreat in Macon, GA, Mayor Pro Tem Gantt also violated the City's Code of Conduct when she called me a Bitch during the public meeting. Of course, the conversation was about Amphitheater funding.... During the Budget Retreat in September of this year, Mayor Pro Tem Gantt once again violated the Code of Conduct when the conversation centered around the Amphitheater funding and the operations, she called me a Bitch for the 2nd time during a public meeting. There were no consequences for any of these Code of Conduct violations.

Attorney Washington, I am requesting an investigation of all three of these incidents where Mayor Pro Tem Gantt violated the Code of Conduct with name calling in a public meeting, with action to be taken by the Governing Body.

The next day, after the last meeting of the Governing Body, on November 19, 2025, the Mayor & Council received a series of emails from City staff that included attachments and documents that two members of Council and the City Manager had just said the night before that the documents were in the Council Agenda Books/Binders. There were no explanations or apologies for their false accusations towards me during the last meeting of the Council.

Following the 2nd Reading of the proposed budget, I asked for clarification on additional budget line items, and again requested ALL job descriptions, the Pay and Classification and the Organizational Chart as required. I sent an email to the entire Governing Body, City's Legal Counsel, City Manager, City Treasurer and City Clerk.

On Friday, December 5, 2025 at 10:48 P.M., some but not ALL of the information was emailed to the Governing Body with the final reading and adoption on Monday. This is exactly why I make my comments and requests publicly. Coincidentally, *or not*, the job description for the 'new Events Director position was not submitted. Why is that?

I have been publicly requesting monthly, quarterly, and semi-annual financials since 2022 because I knew the math wasn't mathing. Two members of the Council and a former Councilmember directed the former City Manager (at the time)- via email NOT to release the financial information to me. It's on record. I had to use my own personal monies to retain an attorney as a way to obtain information from our City, and I had to file a complaint with the Secretary of State for a violation of the Open Records Act when documents were not given to me as requested, as an elected official. The Operations of the Amphitheater went millions of dollars over budget in 2022, 2023, 2024 and 2025. I was sounding the alarm each of those years, and I'm sounding the alarm now. Our city spent nearly a million dollars on free events last year and is proposing the same in the 2026 budget. Again, I am sounding the alarm. *There is no municipality that allows their city to repeatedly, year after year, go millions of dollars over budget, let alone overspend on FREE events and an Amphitheater. It is wasteful spending and irresponsible.*

The Governing Body approved a City tax, and the residents were told that the City tax would be used to cover expenses associated with Public Safety and Public Works to cover the additional areas as a result of the 2023 annexation of approximately 6,700 residents and businesses. However, we have been continuously spending millions of dollars OVER BUDGET on FREE CITY EVENTS AND THE AMPHITHEATER every year since 2022. Not thousands, but millions. I have pleaded with the Governing Body and the City Managers to outsource the Operations of the Amphitheater to a 3rd party Venue Management company who would bear all of the costs to run the shows, including booking the artists, etc. and the City would receive a portion of the profits for each show. My repeated recommendation has fallen on deaf ears with the Governing Body, who insist on having control of the Amphitheater by spending millions of taxpayer dollars to fund the Operations, even though we have in our face, four solid years of overspending

and losses. In 2021 I brought a potential Naming Rights Sponsor to the table, but the Council did not want to proceed with the negotiations. During a separate public meeting, I made a motion to give a directive to staff to do the research on what Sponsorships would mean for our City. My motion failed, as the majority of the Council did not support the motion.

In 2024, we exceeded the approved budget by \$32.9 million dollars. City Staff decided that although there was an overall approved budget of \$43 million dollars, a total of \$76 million dollars was spent. City Staff didn't come before the Governing Body to request an additional \$32 million dollars (AS REQUIRED) during a public meeting where the full Governing Body would have been present, and a vote of approval was required. They just spent it. UNAUTHORIZED and UNAPPROVED. Without the proper oversight from the Governing Body. Nobody was listening to me on the bull horn as I was continuously sounding the alarm that something was not right with the finances. That \$32.9 million dollars should still be available in the different accounts that it was pulled from and spent. But it's no longer there. And that is why there was a \$32.9 million budget amendment presented for 2024 expenses. I am trying to prevent that from happening to our city ever again. I had hoped that there would be a lesson learned and the members of the governing body, the leadership and the decision makers of our city will wake up and pay attention. There needs to be full oversight immediately. If not, we will be in the same dilemma with another budget amendment, and another, and another, until the well runs dry.

There are those who said they didn't know the city's funds were being spent without their knowledge, even though I was sounding the alarm and asking for financial reporting too many times to count, and it has been suggested that I ask my questions and address my concerns behind the scenes. Well, the behind-the-scenes conversations have cost us millions. The city has overspent over the approved budget for 4 consecutive years. This makes no sense! All discussions of funding sources such as SPLOST, TSPLOST, General Fund and other revenue streams should be discussed publicly, not behind closed doors in Executive Session and/or via text message or emails.

When I continued to raise concerns and ask questions publicly, I was censored. I was admonished because I was raising red flags, asking for budget documents, contracts, and other financial records during the public meetings and emails. No one listened, I was ignored. And talked over with numerous attempts to drown me out so that you couldn't hear what was really happening. The truth has since unfolded and been brought to the forefront, finally. However, the truth has not been accompanied by an apology and further review/discussions by the Governing Body. This is public money, and whenever we talk about city funds, those conversations need to take place in the open, for public knowledge.

The Governing Body is fully aware of what happened as it relates to the 2024 \$32.9 budget amendment, and the previous years of millions of dollars of overspending. Our city went over budget in 2022, 2023, 2024 and now in 2025.

Our City's Ethics Board recommended that an independent firm review the claims for dereliction of duties. Has the governing body acted on any of the Ethics Board recommendations? No.

Tonight, this Council is being asked to approve the 2026 budget for \$34 million dollars. City Staff asked the Council to approve the budget at this same time last year for \$29 million – and tonight we have a 2025 budget amendment for \$8.8 million dollars (*so far*). Staff has not provided ALL of the job descriptions and pay grades, or a complete city Organizational Chart. There have been three meetings in which I have asked for all of the job descriptions for new and reclassified positions including the and pay of the new position of Events Director, who will be responsible for overseeing the contractor who will manage all aspects of the Operations of the Amphitheater. It has not been submitted prior to this meeting tonight. Why is it been withheld? Members of Council should be asking that question too.

My requests tonight are not complicated:

- There needs to be proper reporting of spending, and oversight by the Governing Body frequently.
- Turn the Amphitheater over to a 3rd Party Venue Management Company who has the capital to cover the costs of operations of the venue at 100% without relying on taxpayer dollars to subsidize the operations.
- Reduce the budget for FREE City events.
- Ensure sufficient funds are available to complete the Downtown Utility Relocation Project
- Allocate adequate funding to the Rock Quarry Rd. Extension project.
- Ensure sufficient funds are available to complete the Wayfinding project.
- Ensure adequate funding is available to execute the Master Trail Plan.
- Ensure adequate funding is available to execute the Parks Master Plan.

Currently, the priorities of our city are not adequately reflected in the budget.

Also, the Governing Body should pass an ordinance for the city's Contingency Fund assuring those funds will only be used in an emergency as I mentioned on November 10th.

The Governing Body should provide proper oversight and must fulfil our fiduciary responsibilities as we swore to when we took the oath of office. When the budget is approved and adopted, that amount is what staff should adhere to. Of course, there may need to be adjustments that happen, but never again should overspending be in excess of millions of dollars. Not on my watch. I will continue to do my due diligence. I will continue to ask questions. I will continue to ask for documents, as it is my right, and my responsibility.

Members of the Governing Body must allow staff to do their jobs without interference, and without fear of losing their jobs simply because they are choosing to do what is right. And staff needs to do the job they have been hired to do. Our City will be better for it.

Based on my GMA training, if the Council does not approve and adopt the budget tonight, it's not a big deal. Our City operations would just continue using the 2025 budget until a new budget is adopted.

I will support approving the FY2026 Balanced Budget in the amount of \$34,768,690 dollars when all of the required documents are provided per the city's Charter when adopting the budget. If there are any changes made to this budget, it should not exceed \$34,768,690 dollars The bottom line is...the General Fund should remain at \$34,768,690.

All of the added positions requested by Mr. Edmondson are not included in this already balanced \$34,768,690 budget. Are these are newly added positions after the budget has been balanced with no additional projected revenues?

Soccer Field Project (new Park)

I support the soccer field project; however, the City Council approved a Parks Master Plan. I think it's a great idea considering the World Cup is coming to Atlanta. My only concern is, we made a financial commitment and entered into a contract to make upgrades to our current/existing park system (Clark, Gardiner and Memorial parks). The mismanagement of \$32.9 in 2024 has set us back on completing various Capital Improvement projects. The overspending on the Amphitheater Operations and FREE City events in 2022, 2023, 2024 and 2025 are examples of misguided priorities and how Capital projects are delayed due to wasteful spending. The Parks Master Plan has been delayed, just as the roll-out of our Trail network.

➤ Mr. Aaron, I believe the execution of the Parks Master Plan as was approved is outlined in phases and was approved during the Council Retreat in March of this year. What's the status? What phase are we in?

➤ Attorney Washington, what happens to our obligations under that contract agreement if we don't move forward with those upgrades because there is no funding?

➤ Mr. Aaron, what is the status of the execution of the Master Trail Plan?

Capital Improvement Projects List/LCI (Livable Cities Initiatives)

- Updates are needed to dates, projects and amounts.

Purchase of Vehicles

The City Council agreed to purchase four vehicles which will replace the older vehicles (two Ford Explorers) and adding a Passenger Van and a large SUV to the Governing Body's Fleet. It was said that we would transfer the vehicles that are being replaced to other departments, one being Main Street. I support moving the

other vehicle to Events, but I don't support purchasing another \$60,000 vehicle when we already have a vehicle that can be transferred once the new vehicles are received.

➤ The Ford Explorer that the City Manager drives still doesn't have city decals at all. Can it be transferred to Main Street and/or Events Department?

Budget for Unhoused

➤ Mr. Edmondson, during the Hometown Connection meeting, you confirmed that there was funding in the budget to partner with agencies in support of the unhoused population in our city. What is that account number? _____

DDA Budget

Funding for the DDA Budget has increased in the FY2026 Budget from \$45,000 to over \$336,000. The full Governing Body is unaware of why the budget has increased to this amount. DDA Rep did not present their 2025 YTD expenditures during the Budget Retreat. I still have unanswered questions regarding several expenses and what appear to be discrepancies that were listed on the quarterly report that was provided over the summer.

Job Descriptions/Pay and Classification and Org. Chart

- Did you have an opportunity to cross-check the job descriptions/pay and classification and Org. Chart? There are some positions on the Org Chart, but not on the Pay and Classification and vice versa.
- Mr. Edmondson can someone from the HR Department do a cross-check and provide make sure ALL the job descriptions are attached to the budget as required with a corrected Pay and Classification and Organizational Chart?
- Mr. Edmondson, the city advertised for a HR Manager to fill a vacancy; however, I see on the Organizational Chart a HR Director. Was a position of an HR Director advertised?

Director positions are appointed by the City Manager and are confirmed by the City Council. Please send the applications and resumes of all Directors that you wish to appoint so the Council can review and consider confirmation in accordance with the Charter.

Should the City Council approve this budget tonight without including all of the required documentation or a funding source of revenue for additional positions, this time, the governing body won't be able to say they didn't know. This time, just as been done in years past, you would have ignored all the tenants of Good Governance, and approving this budget without meeting the Charter requirements would be a violation and a dereliction of your duties.

As part of the Amphitheater Plan to increase revenues, the Governing Body needs to adopt/approve a Rental Policy. Currently, there is no approved cost structure to determine projected revenues based on rentals. As I mentioned during our Budget Retreat in September 2025. What criteria has staff been using?

During Councilmember Barber's comments, there was a Motion to end comments being made by Councilmember Barber was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion failed.

Point of Order was called by Councilmember Alexander, noting the length of the comments and that the comments were off-subject.

Mayor Ford stated the comments and questions were budget related.

Point of Order was made by Councilmember Alexander regarding comments made by Councilmember Barber with derogatory language.

Councilmember Barber apologized, noting she was repeating the comments made toward her by Mayor Pro Tem Gantt.

Councilmember Alexander called for a Point of Order for the length of time of Councilmember Barber's comments.

Councilmember Gantt called for a Point of Order for the length of time for Councilmember Barber's comments.

A Motion to end comments being made by Councilmember Barber was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed 3-1 (Barber Opposed, citing she remained quiet as other members of the governing body asked questions and had comments throughout the meeting, and is being shut down as she raises questions and makes comments that are budget related).

Mayor Ford noted the motion was approved by members of the Council to end Councilmember Barber's comments and questions relating to the budget.

Motion to approve the FY2026 Operating Budget and Capital Improvement Plan and to seek additional funding for the operations of the Amphitheater as described by staff was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed 3-1 (Barber Opposed)

Councilmember Alexander motioned to adjourn the meeting; seconded by Mayor Pro Tem Gantt.

Mayor Ford noted there were several items remaining on the Agenda that have not been voted on; and noted the Public Hearing for the Budget has not taken place.

Public Hearing Opened – No Comments in Favor

Comments to Oppose: Ms. Alicia Moore stated residents are concerned about the operations and costs associated with the Amphitheater, and it seems to be

personal perks for members of the governing body; stated the Amphitheater should be bid out for a Management Company to operate; stated it was inappropriate to shut down a member of the Governing Body who was asking questions and addressing concerns about the budget; and stated that she found the fact of the City Council being dead set on keeping the Amphitheater under its reign is very suspicious.

Public Hearing Closed.

14. SECOND 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 there were no changes from the First Reading.

Motion to approve TX-2025-04 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

15. SECOND 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 there were no changes from the First Reading.

Motion to approve TX-2025-05 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

16. SECOND 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

Mr. Anderson noted there were no changes from the First Reading.

Councilmember Alexander asked if the additional areas of Patrick Henry Pkwy., Eagles Landing Pkwy., or Rock Quarry Rd. were included.

Mr. Anderson noted the research is still in progress.

Motion to approve TX-2025-06 was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

17. SECOND 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
Mr. Anderson noted there were no changes from the First Reading

Motion to approve TX-2025-07 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

18. SECOND 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
Mr. Anderson noted recommendations from the First Reading have been included in the ordinance, reducing the fee to \$300 per event in the downtown district, and \$500 per event outside of the downtown district, and allowing a One-Year Pass in the amount of \$1,000.00 Citywide.

Motion to approve TX-2025-08 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.

19. SECOND 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.

Mr. Anderson noted there were no changes from the First Reading.

Motion to approve TX-2025-10 was made by Councilmember Barber; seconded by Councilmember Berry. The motion passed unanimously 4-0.

NEW BUSINESS

20. Council Consideration to approve the Public Works Maintenance Shop – Phase 2 interior build-out with Prime Contractors, Inc. in the amount of \$2,241,455.00. Funding source is from SPLOST VI.
Presented by: Decius Aaron, Public Works Director
Motion to approve Phase 2 of the Public Works Maintenance Shop was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.
21. Council Consideration to approve Change Order No. 2 for the 2025 LMIG Paving Project with Blount Construction Company in the amount of \$109,689.20. Funding Source: TSPLOST.
Presented by: Decius Aaron, Public Works Director
Motion to approve Change Order No. 2 for the 2025 LMIG Paving Project was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.
22. Council Consideration to approve Change Order No. 3 for the Walter Way, Pine View and Memorial Park Lift Station and Force Main Rehabilitation Project with Sol Construction, LLC in the amount of \$256,216.00. Funding Source is from SPLOST VI.

Presented by: Decius Aaron, Public Works Director
Motion to approve Change Order No. 3 for the Walter Way, Pine View and Memorial Park Lift Station and Force Main Rehabilitation Project was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Councilmember Alexander requested a listing of all funding expenses and balances for SPLOST, TSPLOST, ARPA and Contingency funds from 2025 to current.
23. Council Consideration to approve the award of the Governor's Office of Highway Safety H.E.A.T. Grant in the amount of \$268,928.00. The effective date of the grant is December 1, 2025, through September 30, 2026. Allowed costs incurred within this period are reimbursable at a rate of 100% of the approved federal funds allocated above.
Presented by: Asst. Chief Godfrey
Motion to approve acceptance of the Governor's Office of Highway Safety H.E.A.T. Grant in the amount of \$268,928,00 was made by Mayor Pro Tem Gantt; seconded by Councilmember Berry. The motion passed unanimously 4-0.
24. Council Consideration to approve the renewal of the City's Health Insurance Policy with Cigna the amount of \$3,400,531. Funding Source: General Fund.
Presented by: Frank Milazi, City Treasurer/CFO

Motion to approve the City's Health Insurance renewal with Cigna Insurance in the amount of \$3,400,531 was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

25. Council Consideration to approve Phase II & Phase III of the Wayfinding Contract for DeNyse Company in the amount of \$1.4 million dollars. Funding Source: ARPA

Presented by: Shawn Edmondson, City Manager

Motion to approve the DeNyse Co. contract renewal for Phase II of the Wayfinding Project was made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 4-0.

26. Council Consideration to approve the 2026 Event Calendars for Main Street, City Events and Council Initiatives.

Motion to approve the 2026 Event Calendars for 2026 transferring the African American History Program, the Women's History Month Program, and the Fall Festival Event to a City Event with staff determining the funding source for each event and revising the City's Events and Mayor & Council Initiatives Calendar and Budget was made by Councilmember Berry; seconded by Councilmember Alexander. 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 for updates.

- 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 CANCELLED.
- 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. (Dec 18) CANCELLED
- 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 the City of Stockbridge for the Swearing-In Ceremony for Mayor Jayden L. Williams, Councilwoman LaKeisha Gantt and Councilman Antwan Cloud on Friday, January 2, 2026, at 3pm at Home2 Suites 400 Speer Rd. Stockbridge, GA, This event is open to the public w/Free Shuttle Service from Kohls from 2-6pm.

- Join Councilman Alexander for a District 5 Town Hall Meeting on Thursday, December 11, 2025 at 7pm at the Winding Creek Community 254 Warbler Way, McDonough.
- 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.

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

Mayor Ford wished everyone Happy Holidays, and encouraged everyone to get flu shots, and COVID boosters; noted it has been a wonderful twelve years serving the city of Stockbridge, where there has never been a dull moment; encouraged the governing body to continue moving things and doing great things, noting the public is watching; noted he is not moving, and will continue to be engaged, and he will help out where he can; noted he looks forward to a bright future for him, his family, and everyone. Stockbridge Where Community Connects.

EXECUTIVE SESSION

Motion to convene Executive Session for Real Estate, Personnel, Litigation and Cybersecurity matters was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 4-0.

Councilmember Barber exited the meeting following Executive Session.

Motion to adjourn Executive Session and sign an Affidavit was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Motion to reconvene the meeting was made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. The motion passed unanimously 3-0.

Motion to approve a Conditional Settlement with GRP LLC litigation to place on the Agenda for January 12, 2026 was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Motion to authorize the City Treasurer to open an account with Fund One, State of Georgia Fund was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Motion to adjourn the meeting at 12:12 a.m. was made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. The motion passed unanimously 3-0.

Respectfully submitted by:

Cassandra Lester, Interim City Clerk

Jayden L. Williams, Mayor



Where Community Connects

**CITY COUNCIL MEETING
SUMMARY MINUTES
MONDAY, JANUARY 12, 2026 6:00 P.M.**

Mayor & City Council

Mayor Jayden L. Williams At-Large
Mayor Pro Tem LaKeisha Gantt – Council District 1
Councilmember Antwan Cloud – 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.

Mayor Williams called the meeting to order at 6:00 PM.

Councilman Kyle Berry led the invocation.

The Pledge of Allegiance was recited by all in attendance

Deputy City Clerk, Cassandra Lester conducted the roll call with Mayor Williams, Mayor Pro Tem Gantt, Councilmember Cloud, Councilmember Berry, Councilmember Barber, and Councilmember Alexander all present, confirming a quorum.

Motion to amend the agenda to add a resolution requesting the Office of Congressman David Scott and the Henry County Federal Delegation to request federal funding and assistance for the City of Stockbridge Multigenerational Recreation Center Project, as well as the Henry County bond delegation made by Mayor Pro Tem Gantt; seconded by Councilmember Alexander. Motion passed 5-0.

A motion to amend the agenda to add the transfer of funds from the Cultural Arts Center Project to the Recreation Center Project made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. Motion passed 5-0.

Mayor Williams requested to amend the agenda to add an executive session at the start of the meeting to review personnel matters related to organizational appointments. Mayor Pro Tem Gantt seconded the motion.

Councilmember Alexander asked for clarification. City Attorney Quinton Washington advised that there were thirteen candidate applicants who wish to serve on various boards and in any role. He explained if only one applicant applied per vacant seat, the council could appoint immediately; but because there are multiple candidates per seat, the agenda item would warrant discussion in executive session.

Mayor Pro Tem Gantt suggested appointing only council liaisons and tabling other committee appointments due to incomplete applications. Councilman Elton Alexander emphasized the necessity of appointing some members to the planning commission, to ensure its functionality.

The motion to amend the agenda to move Executive Session for personnel reasons to the beginning of the meeting, made by Mayor Pro Tem Gantt; motion failed for lack of a second.

The motion was recalled and restated by Councilmember Alexander; seconded by Councilmember Barber. Motion passed 4-1-0 (Gantt opposed).

The amended agenda was adopted unanimously.

CEREMONIAL REVIEW

Mayor Williams announced that prior to the city council meeting, he had sworn in members of the Main Street Advisory Board, Youth Council Advisory Committee, and Downtown Development Authority. He also presented proclamations for Martin Luther King Jr. Day and recognized the Stockbridge Middle School football team for their undefeated season.

PUBLIC COMMENTS

City of Stockbridge resident Marion Calhoun expressed her dissatisfaction at not receiving an acknowledgment or a thank you for her support of Mayor Williams' campaign. She continued to make several comments that became personal in nature, prompting Councilmember Alexander to cite a point of order. Mayor Williams reminded her of the public comment rules, which prohibit defamation and personal attacks. After continued comments, Councilmember Alexander made a motion to end the comments, citing them as defamatory and outrageous. The motion was seconded by Councilmember Berry. Motion passed 5-0.

EXECUTIVE SESSION

A motion to enter Executive Session for personnel, litigation, real estate, and cybersecurity matters, made by Councilmember Alexander; seconded by Councilmember Barber. Motion passed 5-0.

A motion to adjourn Executive Session, made by Councilmember Berry; seconded by Mayor Pro Tem Gantt. Motion passed 5-0.

A motion to reconvene the Council meeting, made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. Motion passed 5-0.

From Executive Session, City Attorney Quinton Washington presented a resolution authorizing a settlement agreement in the matter involving Girishkumar Patel and GRP LLC. Councilmember

Councilmember Barber inquired whether the settlement involved a monetary payment. Attorney Washington clarified that the settlement relates to a liquor license permit and is in lieu of future litigation.

A motion to approve the settlement agreement, made by Councilmember Alexander; seconded by Mayor Pro Tem Gantt. Motion passed 4-1-0 (Barber opposed).

ORGANIZATIONAL APPOINTMENTS

A. City Council Appointment of the Municipal Court Solicitor

Motion: Mayor Pro Tem Gantt moved to appoint Julia Kirk as the Municipal Court Solicitor.

Second: Councilmember Berry

Vote: Approved unanimously

Mayor Williams administered the oath of office to Julia Kirk, who thanked the Council for the opportunity to serve for another year.

B. City Council Appointment of the City Clerk

Motion: Councilmember Alexander moved to appoint Cassandra Lester as the interim City Clerk for 2026.

Second: Councilmember Cloud

Vote: Approved 4-1, with Councilmember Barber opposing

C. City Council Appointment of the City Treasurer

Motion: Mayor Pro Tem Gantt moved to appoint Frank Milazi as the City Treasurer.

Second: Councilmember Alexander

Vote: Approved unanimously

D. City Council Appointment of the Executive Assistant to Mayor & Council

Motion: Mayor Pro Tem Gantt moved to appoint Mrs. Rosalynd Rawls as the Executive Assistant to Mayor & Council.

Second: Councilmember Alexander

Vote: Approved unanimously

E. City Council Appointment of the City Auditor

Before the vote, Councilmember Barber questioned City Treasurer Milazi about the city's contract with Mauldin and Jenkins. Stating she recalled he mentioned in 2025 that the city auditor contract would be put out for bid. Mr. Milazi explained that although the contract is valid until 2028, it is approved annually by the governing body. Barber asked whether the contract would put out for bid, and Mr. Milazi confirmed it would.

She inquired about the specific quarter in which this would take place, and Mr. Milazi stated that he would coordinate with the city manager and provide an update at the next work session.

Motion: Mayor Pro Tem Gantt moved to appoint Mauldin and Jenkins as the City Auditor.

Second: Councilmember Alexander

Vote: Approved 4-1, with Councilmember Barber opposing

F. City Council Appointment of the City Attorney

Motion: Mayor Pro Tem Gantt moved to appoint the Washington Law Firm with Quinton Washington as the lead attorney.

Second: Councilmember Alexander

Vote: Approved 4-1, with Councilmember Barber opposing

G. City Council Appointment of the Mayor Pro Tem

Motion: Mayor Pro Tem Gantt moved to appoint Councilmember Elton Alexander as Mayor Pro Tem.

Second: Councilmember Cloud

Vote: Approved 4-1, with Councilmember Barber opposing

Councilmember Alexander thanked the Council for the appointment, noting that the position rotates to give each councilmember an opportunity to serve. He emphasized the need for unity and cohesion among the Council and expressed his commitment to advancing the city's 2025 agenda, particularly getting the Recreation Center built.

H. City Council Appointment of the Council Liaison to the Main Street Advisory Board

Willie Hopkins, Chair of the Main Street Advisory Board, was invited to speak. He explained that the Main Street Advisory Board recommends Councilmember Yolanda Barber as the liaison since the downtown area is in her district.

Councilmember Barber made a motion to appoint herself as liaison. The motion died for lack of a second.

Motion: Councilmember Alexander moved to appoint Councilmember Antwan Cloud as the Council Liaison to the Main Street Advisory Board.

Second: Councilmember Berry

Vote: Approved 4-1, with Councilmember Barber opposing

I. City Council Appointment of the Council Liaison to the Citywide Development Authority

Motion: Councilmember Alexander moved to appoint Councilmember Lakeisha Gantt as the Council Liaison to the Citywide Development Authority.

Second: Councilmember Berry

Vote: Approved 4-1, with Councilmember Barber opposing

J. Mayor's Committees

Mayor Williams proposed establishing several committees in accordance with the city charter, citing sections 2-04-210, 2-04-220, and 2-04-230. The proposed committees are:

1. Finance Committee: The finance committee will provide financial oversight, planning and policy advice, ensuring physical health by reviewing the city budget, monitoring spending, and recommending financial policies.

Chaired by Councilmember Barber with Councilmembers Berry, Cloud, and the City Attorney

2. Education Committee: The education committee advises the local government on school policy, funding, and operations, and acts as a liaison between the schools, parents, and the community.

Chaired by Mayor Pro Tem Gantt with Councilmembers Alexander, Berry, and the Economic Development Director

3. Information Technology Committee: The IT committee will guide technology strategy ensuring that IT aligns with the city goals, approving major projects, setting policies for security, security, procurement, and data protection.

Chaired by Councilmember Cloud with Councilmembers Alexander, Gantt, and the IT Director

4. Public Works Committee: Public works committee will serve as an advisory body to the city council, reviewing, discussing, and recommending policies to ensure essential infrastructure and services like streets, water, sewer, parks, and flood control remain operational.

Chaired by Councilmember Alexander with Councilmembers Cloud, Barber, and the Public Works Director

5. Building Committee; Oversees new construction and major renovations acting as their advisory body that review plans to ensure the city is in compliance with codes and guides projects to its completion.

Chaired by Councilmember Berry with Councilmembers Gantt and Barber

Mayor Pro Tem Gantt raised the question if the Mayor could assign councilmembers to committees and also asks if such committees were necessary given the city's size.

Councilmember Barber asked Mayor Willaims to read the codes outloud for further clarification.

Mayor Williams read each charter sections 2.04.210, 2.04.220, and 2.04.230.

Councilmember Barber asked Mayor Willaims to read the code 2.04.210 into the record.

Mayor Willams read into record code 2.04.210 of the City of Stockbridge Charter - Appointment of committees. At the first regular meeting of the mayor and council for any calendar year, committees shall be appointed to serve for the ensuing year.

Attorney Washington requested time to research and provide a definitive interpretation of the charter provisions regarding committees.

Motion: Mayor Pro Tem Gantt moved to table the Mayor's Committees until the next work session.

Second: Councilmember Alexander

Vote: Approved unanimously

OLD BUSINESS

2. To Approve a Resolution Authorizing A Settlement Agreement of the Matter: Girishkumar Patel and GRP LLC, A Georgia Limited Liability Company v. City of Stockbridge, Georgia

This agenda item was addressed following executive session where Attorney Washington presented a resolution to settle litigation with Girishkumar Patel by granting a liquor store permit that had previously been denied by the Council. He explained this was on legal advice to avoid potential liability.

Councilmember Barber expressed her opposition, stating she did not want another liquor store in her district. She noted that two years ago, the planning commission had presented to the Council that, due to population growth, the state required a lottery for two additional package stores. The planning commission had recommended Rock Quarry Road in Council District 3, but the Council chose her district instead, which she had objected to.

Motion: Councilmember Alexander moved to approve the resolution authorizing the settlement agreement with Girishkumar Patel and GRP LLC.

Second: Councilmember Berry

Vote: Approved 4-1, with Councilmember Barber opposing

NEW BUSINESS

3. Council Consideration to re-appoint Shomari Furtch to the Main Street Advisory Board

Motion: Councilmember Barber moved to reappoint Shomari Furtch to the Main Street Advisory Board for a term expiring 12/31/2027.

Second: Councilmember Alexander

Vote: Approved unanimously

4. Council Consideration to appoint the following member(s) to the Planning Commission

Motion: Councilmember Cloud moved to appoint Sharonda Gardner to the Planning Commission for District 2.

Second: Councilmember Alexander

Vote: Approved unanimously

Motion: Mayor Williams moved to appoint Lisa Glenn from Council District 5 to the Planning Commission's at-large seat.

Second: Councilmember Berry

Vote: Approved unanimously

The appointments for Districts 1, 3, and 4 were deferred to the work session on January 22, 2026.

5. Council Consideration to appoint member(s) to the Citywide Development Authority

Motion: Mayor Pro Tem Gantt moved to table this item until the January 27th, 2026 work session.

Second: Councilmember Alexander

Vote: Approved unanimously

6. Council Consideration to appoint member(s) to the Ethics Board

Motion: Mayor Pro Tem Gantt moved to table this item until the January 27th, 2026 work session.

Second: Councilmember Alexander

Vote: Approved unanimously

7. Council Consideration to appoint member(s) to the Public Facilities Authority

Motion: Mayor Pro Tem Gantt moved to table this item until the January 27th, 2026 work session.

Second: Councilmember Alexander

Vote: Approved unanimously

8. Council Consideration to appoint member(s) to the Youth Council Advisory Committee

Motion: Mayor Pro Tem Gantt moved to table this item until the January 27th, 2026 work session.

Second: Councilmember Alexander

Vote: Approved unanimously

9. Council Consideration to appoint a member Council on Aging

Motion: Mayor Pro Tem Gantt moved to table this item until the January 27th, 2026 work session.

Second: Councilmember Alexander

Vote: Approved unanimously

Items Added/Amended to the Agenda

A Resolution Of The City Council Of The City Of Stockbridge, Georgia Requesting The Office Of Congressman David Scott And The Henry County Federal Delegation To Request Federal Funding And Assistance For The City Of Stockbridge Multigenerational Recreation Center Project; And For Other Purposes

Motion: Councilmember Alexander moved to approve a resolution requesting federal funding from Congressman David Scott and the Henry County Federal Delegation for the City of Stockbridge Multi-Generational Recreation Center Project, and for other purposes.

Second: Councilmember Berry

Vote: Approved unanimously

Councilmember Barber commented that while she wished this request wasn't necessary, she believed it was necessary due to mismanagement of funds in previous years. She mentions she is glad to have the support of our Henry County delegation as well as congressman Davis Scott 's office to assist in the funding of this community center and noted that wants to see a long-term plan for its maintenance, financing, liabilities, and programming.

Councilmember Alexander noted this was a monumental step toward building a recreation center. He mentioned that city officials met with legislators and all are excited about the project. He thanked voters for approving \$10 million in SPLOST funding and with the proposed transfers, he said the city would have \$24 million available for the facility, with additional state and federal funding potentially allowing construction to begin by the end of the year.

A Resolution Of The City Council Of The City Of Stockbridge, Georgia Authorizing The Transfer Of Bond Proceeds In The Amount Of Fourteen Million Dollars (\$14,000,000.00) From The Cultural Arts Center Bond Project To The Multigenerational Recreation Center Project; And For Other Purposes.

Motion: Councilmember Barber moved to approve a resolution authorizing the transfer of bond proceeds in the amount of \$14 million from the Cultural Arts Center Bond Project to the Multi-Generational Recreation Center Project.

Second: Councilmember Alexander

Vote: Approved unanimously

Councilmember Barber noted that she had requested this transfer a couple of years ago and was pleased to now have support from her fellow council members.

A Resolution Of The City Council Of The City Of Stockbridge, Georgia Requesting The Henry County Legislative Delegation To Pursue Eight Million Dollars (\$8,000,000.00) In State Funding For The City Of Stockbridge Multigenerational Recreation Center Project; And For Other Purposes.

Motion: Councilmember Berry moved to approve a resolution requesting the Henry County Legislative Delegation to pursue \$8 million in state funding for the City of Stockbridge Multi-Generational Recreation Center Project.

Second: Mayor Pro Tem Gantt

Vote: Approved unanimously

OATHS OF OFFICE

Pursuant to O.C.G.A. § 45-17-8(a)(3), City Attorney and Notary Public Quinton Washington administered the oath of office to Mayor Jayden L. Williams, Councilmember Antwan Cloud (District 2), and Councilmember Lakeshia Gantt (District 1).

MAYOR'S COMMENTS

Mayor Williams welcomed everyone to 2026 and expressed excitement about serving the city in the new year.

ADJOURNMENT

Mayor Williams called for a motion to adjourn the meeting at 7:52pm,

Motion: Motion to adjourn made by Councilmember Alexander

Second: Councilmember Cloud

Vote: Approved unanimously

Respectfully submitted by:

Cassandra Lester, Interim City Clerk

Jayden L. Williams, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

JANUARY 27, 2026

FUNDING SOURCE

- RESOLUTION
- ORDINANCE
- CONTRACT APPROVAL/RENEWAL
- PUBLIC HEARING
- PRESENTATION
- BID SELECTION/AWARD
- TASK ORDER
- CHANGE ORDER
- BUDGET AMENDMENT
- BUDGET TRANSFER
- PAYMENT APPROVAL
- OTHER

- GENERAL FUND
- FUND BALANCE
- SPLOST
- TSPLOST
- CDBG GRANT
- GRANT FUNDING
- TRAFFIC CAMERA FUNDING
- PARTNER/SPONSOR
- DEPARTMENT FUND BALANCE
- BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: Ryan Anderson

DEPARTMENT: Community Development

ITEM/PROJECT/EVENT:

Presentation on the Community Development Department's pursuit of certification for the City of Stockbridge by the Georgia Initiative for Community Housing (GICH) to strengthen its long-term housing strategy and to address local affordability challenges. Participation in the GICH Program provides access to expert guidance, resources, and networking opportunities that help communities develop actionable housing plans. Achieving certification would position the City to attract funding, foster economic growth, and improve the quality of life for Stockbridge residents.

BACKGROUND INFORMATION:

The City previously participated in the Georgia Initiative for Community Housing (GICH) Program to develop strategies for improving housing affordability and quality. GICH certification is awarded to communities which complete a three-year collaborative process that is focused on creating and implementing a comprehensive housing plan. This certification would demonstrate the City's commitment to sustainable housing solutions, and it would position the City to access resources and funding opportunities for future development.

SIGNATURES:

CITY MANAGER

Frank S. Milazi

eSigned via GovOS.com

Key: Ted53636-d898-4ade-b417-932d73311167
eSigned via GovOS.com

CITY TREASURER

Quinton Washington

Key: 9ff76c0b-1628-4926-950b-2b013c5f7b9

CITY ATTORNEY

Shawn Edmondson

eSigned via GovOS.com

Key: 3268d159-4d63-438f-940b-014ea0428880

FINANCIAL IMPACT N/A

AMOUNT:

0.00

ATTACHMENTS:

ITEM/PROJECT/EVENT:

GEORGIA INITIATIVE FOR COMMUNITY HOUSING (GICH) PROGRAM

STAFF RECOMMENDATION:

ACCEPTANCE

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a99



Stockbridge

Where Community Connects

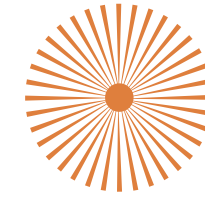


STAKEHOLDER HOUSING TEAM MEETING

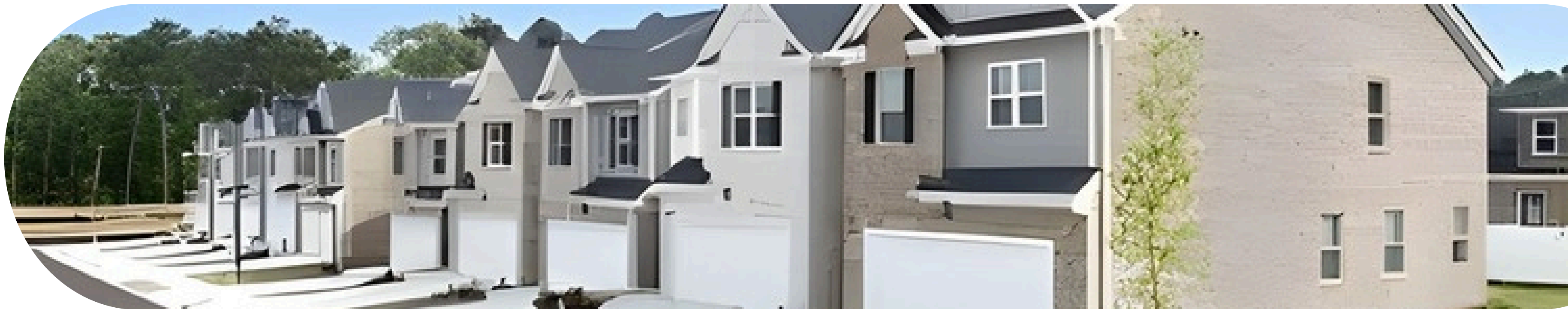
Georgia Initiative for Community
Housing – Application Preparation
January 8, 2026

Facilitation Support: SEAS Community Partners

PURPOSE OF TODAY'S DISCUSSION



- Understanding Stockbridge Housing Landscape
- Gather stakeholder input on housing needs, gaps, and barriers in Stockbridge
- Identify existing programs, assets, and partnership opportunities
- Use this input to inform and document the City's application



MEET THE STOCKBRIDGE TEAM



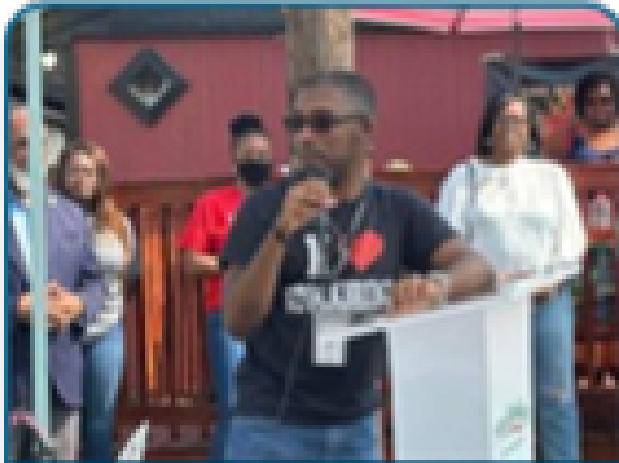
Ryan Anderson
Community
Development Director



Veronica Green
Chief Planner



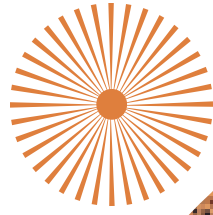
Brenan Reilly
Planner II/GIS Analyst



Gordon Linton
Senior Planner



Linda Logan
Senior Planner



STOCKBRIDGE **HOUSING LANDSCAPE**

MUNICIPAL LOCATION

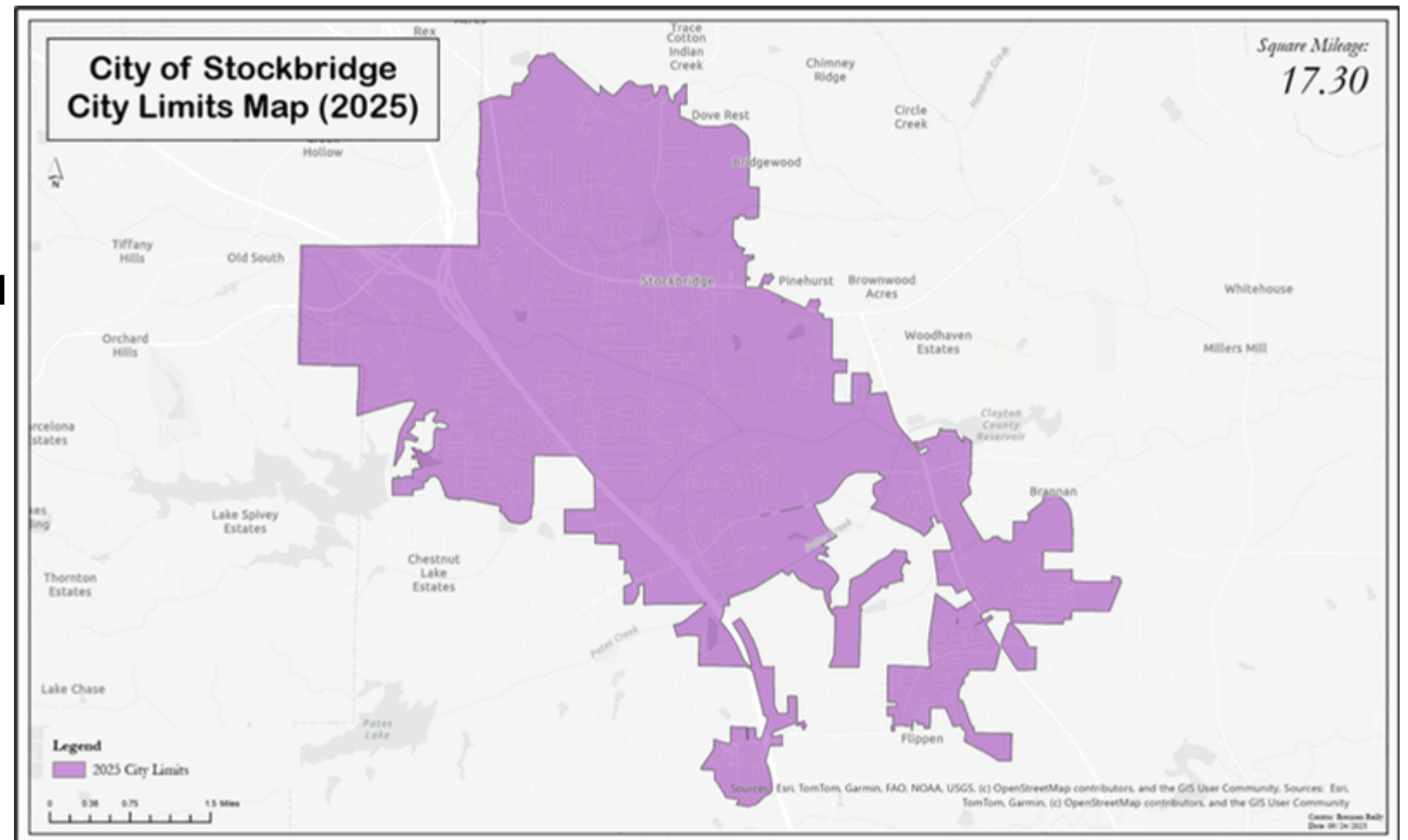


Metropolitan Statistical Area: Atlanta-Sandy Springs-Roswell

- 20 minutes: Hartsfield-Jackson Airport
- 30 minutes: Downtown Atlanta

County: Henry

- 4th-highest percent change in population within the metro-Atlanta area (2024-2025)



DEMOGRAPHIC INFORMATION

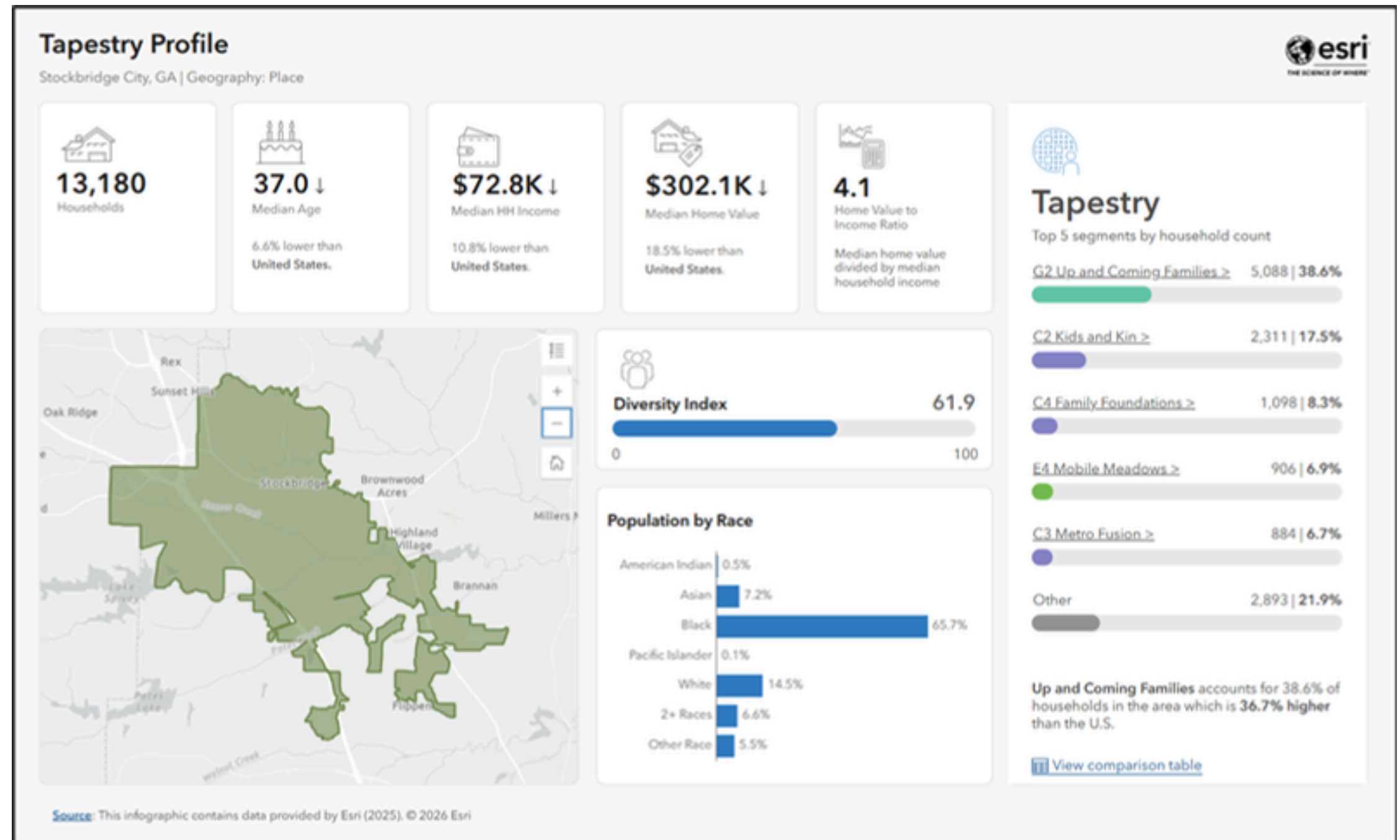
- Lower Median
 - Age
 - Household Income
 - Home Value

Moderately Diverse

- Black Majority

Significant Proportion of Young Families

- White-Collar Majority



GENERAL

HOUSING INFORMATION

What's happening

- Stockbridge is experiencing rapid population and residential growth, transitioning from a primarily suburban community into a more urban, mixed-density housing market.
- Growth is being driven by regional expansion within the Atlanta metro area, increased annexation activity, and continued interest from residential and mixed-use developers.
- As population increases, housing demand is rising across multiple income levels, including renters, first-time homebuyers, workforce households, seniors, and long-term residents.

Why this assessment matters

- Housing costs are rising faster than affordability for many households, placing pressure on renters, moderate-income families, and residents on fixed incomes.
- Without intentional planning, growth can unintentionally limit access to housing options, reduce neighborhood stability, and strain existing infrastructure and services.
- This assessment establishes a clear, data-driven baseline to guide future housing policy, zoning decisions, reinvestment strategies, and capital planning.
- The analysis directly supports the City's participation in the Georgia Initiative for Community Housing (GICH) by identifying needs, challenges, and opportunities to promote equitable, sustainable housing growth

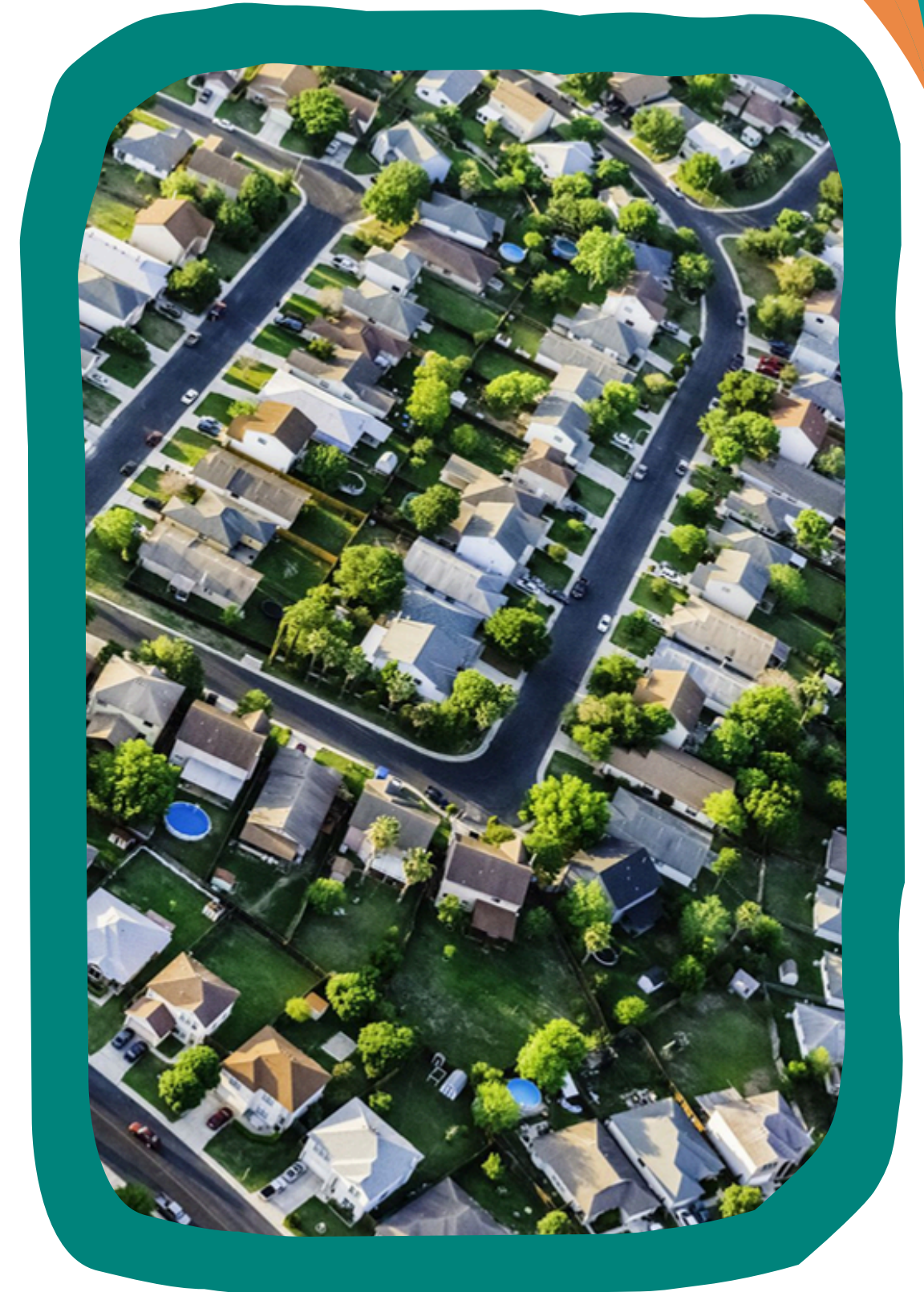
HOUSING GROWTH

Growth Concentrated Along Major Corridors

- New residential development is primarily occurring along Jodeco Road, Hudson Bridge Road, Patrick Henry Parkway, Highway 42, and North Henry Boulevard.
- These corridors offer access to regional transportation, employment centers, and commercial services, making them attractive for higher-density housing.

District-Level Growth Patterns

- Districts 2, 4, and 5 account for the majority of recently approved and under-construction housing units.
- District 5 contains the City's largest share of housing units, driven by multifamily and mixed-use development.
- District 4 reflects a mix of legacy neighborhoods and newer developments, creating both reinvestment needs and growth opportunities.
- Districts 1 and 3 remain more established, with limited new growth but important existing residential neighborhoods.



HOUSING

GROWTH (CONTINUED)

Development Type Trends

- Recent growth includes multifamily apartments, townhomes, and mixed-use residential projects, particularly in annexed areas.
- Older neighborhoods closer to the city's core remain largely single-family, providing naturally occurring affordable housing (NOAH).

Why Location Matters

- Concentrated growth increases demand on infrastructure, schools, transportation, and public services in specific areas.
- Understanding where growth is happening helps the City plan for equitable investment, infrastructure alignment, and housing balance across all districts.





WHAT THE HOUSING INVENTORY TELLS US

NEW GROWTH IS PRIMARILY HIGHER DENSITY

- Recent and approved development is largely multifamily, townhome, and mixed-use, particularly along major corridors and annexation areas.
- While this adds supply, it does not always address entry-level ownership or moderate-income housing needs.

OLDER NEIGHBORHOODS PLAY A CRITICAL ROLE

- Established neighborhoods contain much of the naturally occurring affordable housing (NOAH).
- Essential to affordability today but face aging infrastructure, reinvestment needs, and displacement pressure.

HOUSING TYPE GAPS REMAIN

- The inventory shows a strong reliance on single-family detached homes, with limited “missing-middle” options.
- This gap reduces flexibility for households at different life stages, including young professionals, smaller households, seniors, and downsizing residents.

Growth Brings Planning Tradeoffs

- Concentrated housing growth increases demand on infrastructure, public services, and community facilities.
- Balancing new development with preservation and reinvestment is key to long-term neighborhood stability and affordability.



KEY HOUSING PRIORITIES

Expand Housing Diversity

- Increase opportunities for missing-middle housing, including townhomes, duplexes, and small-scale multifamily.
- Provide housing options that meet changing household sizes and life stages.

Preserve Existing Neighborhoods

- Protect and reinvest in naturally occurring affordable housing (NOAH).
- Support neighborhood stability while improving housing quality and safety.

Coordinate Housing & Infrastructure

- Align housing growth with infrastructure, transportation, schools, and public services.
- Ensure growth areas are supported by adequate capacity and community assets.

STAKEHOLDER DISCUSSION

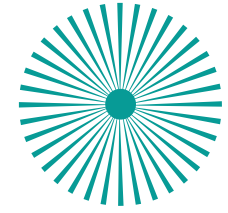
HOUSING NEEDS & BARRIERS



Please share your perspective on:

- **The most pressing housing challenges you see in or affecting Stockbridge**
 - **Top 3 Challenges**
 - **Top 3 Opportunities**

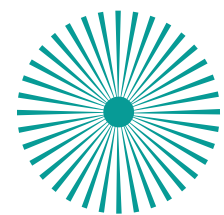




PARTNERSHIP OPPORTUNITIES



- **Opportunities for coordination or collaboration**
- **Ways stakeholders may contribute to future housing solutions**



NEXT STEPS

- **Key themes heard**
- **Upcoming stakeholder & community engagement meetings**



THANK YOU



Where Community Connects

HOUSING ASSESSMENT PUBLIC MEETING

Join us for an open discussion on key housing issues and future plans!

TOPICS OF DISCUSSION

- HOUSING NEEDS
- PARTNERSHIP OPPORTUNITIES
- NEXT STEPS



**THURSDAY
JANUARY 29, 2026**



**BEGINS AT
6:00 pm**

**MERLE MANDERS
CONFERENCE
CENTER
111 DAVIS RD.
STOCKBRIDGE, GA
30281**

To: City of Stockbridge
4640 North Henry Blvd.
Stockbridge, GA 30281
Attn: Mr. Decius Aaron

Date: November 21, 2025
From: Falcon Design Consultants, LLC

Project: Pates Creek Bridge Repair Design, City of Stockbridge, GA

TO No.: FDC 2025.14

Background Information

Falcon Design Consultants, LLC has prepared this Task Order (TO) to assist the City of Stockbridge with Bid Assistance and Construction Observation for the repairs to the Pate's Creek Bridge.

Scope of Work:

Task -A. Approach Slab Repair Design

- Provide repair plans for approach slab settlement.
- Excludes review by any outside agencies is anticipated/included in these fees.
- Approach slab replacement evaluations will be calculated using the current bridge plans.
- Work to be performed in conjunction with NV5 Engineers and Consultants, Inc.

Task – B. Traffic Management Plan

- Provide traffic control and detour plans for approach slab settlement repairs.
- Includes site assessment.
- Includes coordination with agencies.
- Includes traffic control and detour plan preparation.
- Plan submittal and revisions.
- Work to be performed in conjunction with NV5 Engineers and Consultants, Inc.

Task -C. Bid Assistance

- Develop Contract Documents for use by the of Stockbridge's Procurement Department to solicit bids.
 - Develop a fully executable set of Contract Documents based upon the City of Stockbridge's contract award for the use of the Procurement Department in obtaining contracts from the approved responsible low bidder.
- Develop all required project addendums prior to bid and review any requests for alternate materials prior to bid.
- Schedule and conduct a pre-bid conference to allow all potential bidders to review the project and generate written questions.
- Assist the City of Stockbridge with the bid opening and generate a bid tabulation.
- Review lowest responsible bidder's qualifications and references and provide the City of Stockbridge with a written recommendation of award.
- Produce contract sets for the City of Stockbridge approved responsible bidder, and review bonds and insurance.
- Bid documents will be produced based upon bridge repair recommendations provided by NV5 Engineers and Consultants, Inc.

Task – D. Construction Observation

- Schedule and conduct a preconstruction conference for the project.
- Coordinate project meetings as required and review all product submittals.
- Provide periodic review of the construction to verify compliance with the contract plans and specifications.
- Review all periodic pay requests and make recommendations to the City of Stockbridge.

- Includes work to generate all required change orders and ensure contractor submits all required closeout documents at project completion.
- Work to be performed in conjunction with NV5 Engineers and Consultants, Inc.

Fee Estimate

The budget below includes staff time and expenses necessary to perform the scope of work outlined above. This budget is for the scope of work referenced above.

<u>Design Services:</u>	<u>Estimated Fee</u>	
A. Approach Slab Repair Plans:	\$48,000.00	
B. Traffic Management Plan:	\$18,000.00	Total \$107,500.00
C. Bid Assistance:	\$6,500.00	
D. Construction Observation:	Hourly Not to Exceed \$35,000.00	

Additional services, which are not included in this task order as defined by the scope of work, will be treated as extra work. The Owner will be given notice of any additional services requested by the Owner’s Staff to complete the project.

Authorized:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

This agreement shall be null and void if not executed within 60 days from the date of preparation unless otherwise indicated by the Consultant.

Authorized by: _____

Title: Public Works Director

Print Name: Mr. Decius Aaron

Date: _____

Authorized by:  _____

Title: Managing Partner

Print Name: Adam L. Price, P.E.

Date: 11/21/2025

BRIDGE INSPECTION AND RECOMMENDATIONS

**PATRICK HENRY PARKWAY
AND EAGLES LANDING
PARKWAY
OVER PATES CREEK**

DATE:
September 15, 2025

LOCATION:
Stockbridge, Georgia

PREPARED FOR:
Falcon Design Consultants, LLC

PREPARED BY:
NV5, Inc.
10745 Westside Way, Suite 300
Alpharetta, GA 30009
(678) 795-3600



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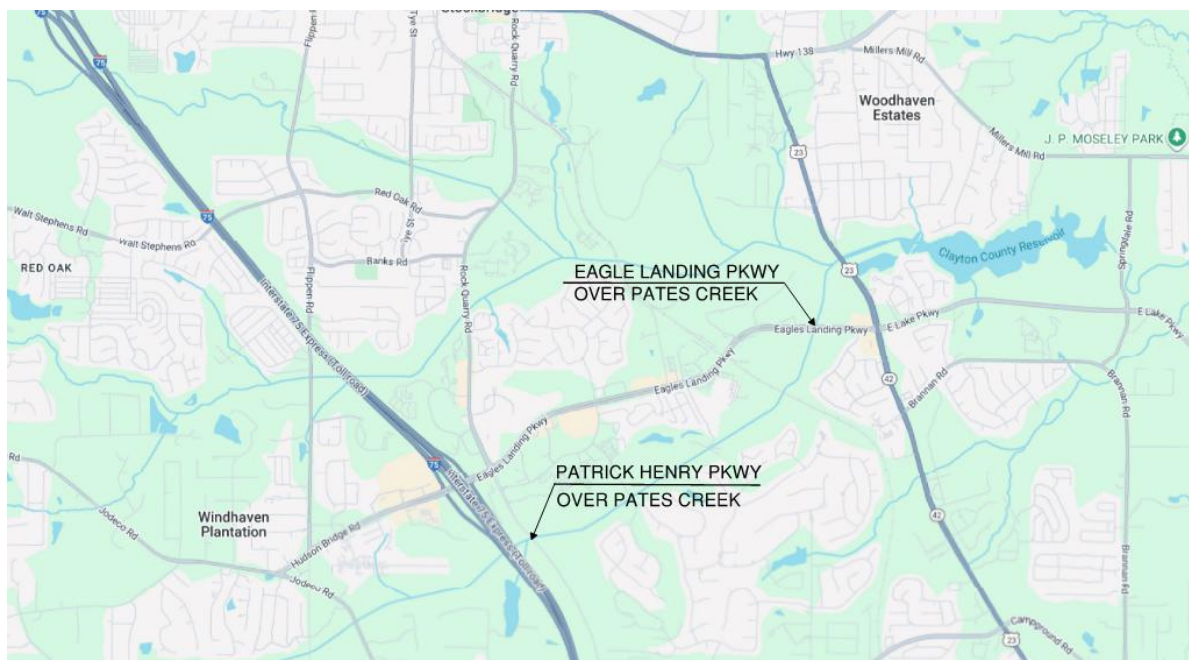
A. Introduction

We understand that the City of Stockbridge has acquired maintenance responsibility for two highway bridges carrying Patrick Henry and Eagles Landing Parkway over Pates Creek. NV5 has been contracted to provide updated inspections and repair recommendations and cost estimates for the repairs. Note that these were not complete routine inspections, but rather in-depth inspections of previously noted problem areas.

We reviewed the most recent routine inspection reports available as well as a special inspection report for the Eagles Landing Bridge dated February 27, 2025 and prepared by Heath & Lineback for Henry County. On July 22, 2025, our team visited the sites and confirmed the condition of the bridges, described defects and took measurements to quantify repairs needed.

Figure 1 shows the bridge locations in Stockbridge, Georgia.

Figure 1. Bridge Locations



B. Summary of Conditions Noted

B.1. Patrick Henry Parkway over Pates Creek Overflow (Bridge No. 151-5107-0)

The primary issues requiring attention at this bridge are significant settlement of the approach slab and erosion occurring beneath the End Bent 4 cap.

APPROACH SLABS: According to the original plans, a $\frac{3}{4}$ -inch silicone sealant joint was specified at the End Bent 1, and a 1½-inch wide joint was specified at End Bent 4, placed

Bridge Inspection and Recommendations for
Eagles Landing and Patrick Henry Parkways over Pates Creek

between the superstructure and the approach slab. Presently, these joints have widened, measuring 2 inches at End Bent 1 and 2½ inches at End Bent 4. Where visible, the joint material appears loose, and in both approach slabs, some asphalt paving extends over the joints. The widening of the joints seems to be caused by debris accumulation and a “jacking” effect, similar to what has been observed at the Eagles Landing Parkway Bridge (see section B.2. for further details). This horizontal movement of the approach slab has resulted in damage to the approach pavement, curbs, and sidewalks.

A more significant issue than the horizontal movement at this bridge is the vertical settlement of the approach slabs where they meet the superstructure. The approach slab at End Bent 1 (the “rear” end) has settled by roughly 2 inches. Settlement has occurred at End Bent 4 (the “forward” end), over several previous years. To address the resulting drop in elevation, asphalt pavement was placed atop the slab around 2020. Despite this, the approach slab has since settled an additional 2 inches, signaling that the problem persists.

The approach slabs rest on pavement rests (brackets) built integrally into the end of the bridge (see Figure 2). Therefore, we would not normally expect to see any relative vertical displacement at this location, even if the approach fill underneath has settled. There are two possibilities for the cause of this settlement: failure of the pavement bracket or failure of the end of the approach slab.

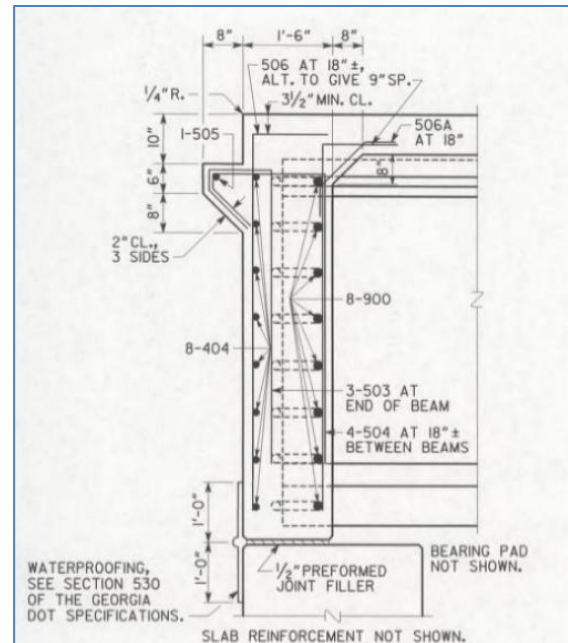


Figure 2. Pavement Bracket Detail

EROSION: At End Bent 4 there is an erosion channel up to 6'-0" wide, 2'-0" deep, and 60'-0" long running down the end slope below beam 3. See photos 7 and 8 in Appendix A. This appears to be caused by surface drainage running across the berm. There is also undermining of the bent cap for 25'-0" along the cap up to 3-inches high. This undermining was probed and extended to at least 3'-4" beneath the 3'-0" wide bent cap, indicating at least some loss of approach fill material from beneath the approach slab.

OTHER CONDITIONS NOTED: Vegetation—including trees and a variety of plants—has grown very close to, and in direct contact with, the structure. The bearing for girder 1 at End Bent 4 shows a deflection of $\frac{3}{4}$ ". Additionally, there is a concrete spall in the curtain wall of End Bent 1 at the cap step, measuring 1'-8" wide, 8" high, and 3" deep.

See Appendix A for photos.

B.2. Eagles Landing Parkway over Pates Creek Overflow (Bridge No. 151-5112-0)

The two major concerns to be addressed at this bridge are approach slab movement and erosion around piles adjacent to the stream.

APPROACH SLABS: The plans for this structure indicate that at $\frac{3}{4}$ " wide joint was specified at each end bent, between the superstructure and the approach slab. However, over time the joints have widened to 3" at Bent 1 and from $2\frac{3}{4}$ " (eastbound lanes) to $3\frac{1}{2}$ " (westbound lanes) at End Bent 10. The joint material was loose and appeared to have been installed only in the travel lanes and not in the shoulders. The joints were full of dirt, debris and vegetation in the areas with no joint sealer and to a lesser extent at the locations of the loose joint seal. We believe that collected debris filled and "locked" the joint. Subsequent thermal expansion pushed the approach slab away from the bridge ends. When the bridge contracted during periods of lower temperature, the joint opened wider and this new gap filled with debris. Over many cycles of temperature, the joint was "jacked" open to its current width and the width can be expected to continue increasing unless the joint is repaired. This horizontal movement of the approach slab has damaged approach pavement, curb, and sidewalks.

BENT 3 AND 4 PILES: Erosion along the stream bank near Bents 3 and 4 has exposed steel piles below their concrete encasement. While these exposed piles are showing early signs of corrosion, there is currently no significant section loss observed. At Bent 3, piles 3 through 7 are exposed, and at Bent 4, piles 3 through 10 are exposed. The following table summarizes the exposed pile heights at each location:

Table 1. Exposed Pile Heights (Eagles Landing Parkway)

BENT 3					
Pile Number	3	4	5	6	7
Exposed Height	1'-0"	10"	2'-0"	2'-0"	2'-0"

BENT 4								
Pile Number	3	4	5	6	7	8	9	10
Exposed Height	6"	7"	3"	9"	4"	8"	7"	4"

OTHER CONDITIONS NOTED: Many of the joints across the intermediate bents (Bents 2 through 9) lack their silicone sealant. Additionally, an erosion channel has developed along the bridge between piles 14 and 15 at Bent 3. There is also significant growth of trees and other vegetation in close proximity to, and directly against, the structure.

See Appendix B for photos.

C. Recommendations

C.1. Patrick Henry Parkway over Pates Creek Overflow (Bridge No. 151-5107-0)

As mentioned above, there are two potential causes of the settling of the approach slabs. The first possibility is that the pavement rest has failed and become detached from the end of the deck. The other possibility is that the approach slab itself has failed at the junction with the bridge deck.

To determine the cause and best way to address the defective slabs more investigation is needed. Destructive testing such as coring samples of concrete through the joint might indicate which mode of failure has occurred. However, this would involve more expense and cause damage to the end of the bridge deck, in either case the approach slab would most likely need to be removed and replaced to address the problem. Therefore, we recommend that approach slab replacement be performed. After demolition of the slabs has been completed, the condition of the pavement rest and fill under the approach slabs can be assessed, and we can provide appropriate repair details as construction proceeds.

Scope of the repair of the approach slabs will include repair of the settled sidewalks adjacent to the bridge. The existing approach slab ends at the curb line. We recommend that the approach slab be replaced with a full width slab to include the sidewalks. This will minimize settling of the sidewalks in the future.

The erosion at the End Bent 4 end slope can be addressed by filling the eroded area and extending the existing rip rap up to the top of the slope. We recommend visiting the site during a significant rain event to determine the source of the flow and installing measures such as ditching to divert the water from the berm area. At that time, it could also be determined whether any active flow is coming from under the bent cap where voids were observed.

Finally, we recommend removing vegetation from the structure as well as any vegetation within 5 feet of the structure limits.

Repairs to the deflected bearing for girder 1 at End Bent 4 and the concrete spall in the End Bent 1 curtain wall are not necessary at this time. Monitoring is recommended during future inspections.

See Appendix C for the list of repairs and cost estimates.

C.2. Eagles Landing Parkway over Pates Creek Overflow (Bridge No. 151-5112-0)

The approach slabs at this bridge appear to be in good condition and do not require full replacement. However, the joint should be replaced to prevent further movement of the approach slab. The joints should be cleaned, and a header should be constructed in order to reduce the joint width to a normal range and restore parallel joint surfaces. Standard silicone joints should then be installed for the full width of the approach slabs.

Once the joints are stabilized, damage to adjacent sidewalks, curbs, and drainage structures should be repaired.

At the majority of intermediate bents, the joint material is either loose or missing. It is recommended to thoroughly clean all joints and apply new silicone sealant at each intermediate bent.

The pile encasement at the exposed piles for Bents 3 and 4 should be extended by three feet. The specific piles to be encased should be identified in the field just prior to the start of work, allowing for any changes in erosion or deposition that may have occurred since the repairs were designed. At least one foot of the existing encasement should be removed to provide space for splicing reinforcing steel. Any corrosion found on the exposed piles should be thoroughly cleaned before installing the new encasement.

After pile encasement is complete, the stream banks should be regraded and rip rap placed on the banks to prevent further erosion at the piles.

Finally, we recommend removing vegetation from the structure as well as any vegetation within 5'-0" of the structure limits.

See Appendix C for the list of repairs and cost estimates.

Appendix A: Photos for Patrick Henry Parkway over Pates Creek Overflow



Photo 1 - Spalling at Rear Approach Slab (at End Bent 1)



Photo 2 - Forward Approach Slab 2" Settlement at End Bent 4



Photo 3 - Sidewalk settlement of approximately 5 ½" (4'-10" L x 5'-3" W x 5 ½" H)



Photo 4 - 3 ½" settlement of sidewalk at southeast corner (5'-3" L x 5'-3" W x 3 ½" H)



Photo 5 - Sidewalk repair required at northwest corner (1'-3" L x 3' W x 7" H)



Photo 6 - Erosion underneath End Bent 4 cap (3'-4" L x 24' W x 3" H)



Photo 7 - Erosion of slope underneath of End Bent 4
(Closeup of berm area)



Photo 8 - Erosion of slope underneath of End Bent 4
(60' -0" L x 6' -0" W x 2'-0" H)



Photo 9 - Vegetation growth at Column 1 Bent 3, other columns are similar



Photo 10 - Bearing pad under Girder 1 at End Bent 4.
(Expanded up to $\frac{3}{4}$ " at the top. Other girders at End Bent 4 are expanded up to $\frac{1}{4}$ ")



Photo 11 - Spall in End Bent 1 Curtain Wall near Beam 6 and cap step

Appendix B: Photos for Eagles Landing Parkway over Pates Creek Overflow



Photo 12 - End Bent 1, west bound lane missing and broken joint material (close view)



Photo 13 - End Bent 1 Joint, up to 3" width and filled with debris and joint material loose in travel lanes and missing at shoulder



Photo 14 - End Bent 10 Joint, width varies from 2 ¾" and 3 ½" filled with debris. Joint material loose or missing



Photo 15 - End Bent 10, up to 3 ½" width. The joint material has failed.



Photo 16 - Asphalt heaving up to 2" at transition between roadway and approach slab



Photo 17 - Bent 3, Pile 3 with 1'-0" exposed steel pile with minor corrosion



Photo 18 - Bent 3, Pile 4 with 10" exposed steel pile with minor corrosion



Photo 19 - Bent 3, Pile 5 with 2'-0" exposed steel pile with minor corrosion



Photo 20 - Bent 3, Pile 6 with 2'-0" exposed steel pile with minor corrosion



Photo 21 - Bent 3, Pile 7 with 2'-0" exposed steel pile with minor corrosion



Photo 22 - Bent 4, Pile 3 with 6" exposed steel pile with minor corrosion



Photo 23 - Bent 4, Pile 4 with 7" exposed steel pile with minor corrosion



Photo 24 - Bent 4, Pile 5 with 3" exposed steel pile with minor corrosion



Photo 25 - Bent 4, Pile 6 with 9" exposed steel pile with minor corrosion



Photo 26 - Bent 4, Pile 7 with 4" exposed steel pile



Photo 27 - Bent 4, Pile 8 with 8" exposed steel pile



Photo 28 - Bent 4, Pile 9 with 7" exposed steel pile



Photo 29 - Bent 4, Pile 10 with 4" exposed steel pile



Photo 30 - Bent 3, Erosion channel between piles 14 and 15



Photo 31 - Trees growing into the bridge



Photo 32 - Rear approach slab (at End Bent 1) spalled curb 2'-0" L x 6" W x 5" H and catch basin lid displaced.



Photo 33 - Gutter cracking 3'-0" L x 2'-0" W at the northeast corner.



Photo 34 - Sidewalk has settled up to 5" for 12'-0" L x 5'-6" W (north west corner)

Appendix C: Recommended Repairs and Cost Estimate

**Table 2. Patrick Henry Parkway over Pates Creek Overflow (Bridge No. 151-5107-0)
Cost Estimate of Repairs**

Repair Description	Estimated Cost
Approach Slab Replacement (including repairs to sidewalk, curbs, and catch basins)	\$ 140,000.00
Replace silicone sealant in intermediate joints	\$ 4,000.00
Brush and tree cutting around structure*	\$ 32,000.00
Erosion repair under Bent cap	\$ 3,000.00
Erosion and Slope Repair	\$ 49,000.00
Total	\$ 228,000.00

**Table 3. Eagles Landing Parkway over Pates Creek Overflow (Bridge No. 151-5112-0)
Cost Estimate of Repairs**

Repair Description	Estimated Cost
Reconstruct bridge joints at approach slabs	\$ 31,000.00
Replace silicone sealant in intermediate joints	\$ 41,000.00
H-Pile Structural Encasement	\$ 62,000.00
Brush and tree cutting around structure*	\$ 65,000.00
Concrete repairs to sidewalk, curbs and drainage structures	\$ 27,000.00
Total	\$ 226,000.00

The engineering fee will be established based on the specific scope of work.

The estimated cost is derived from the Georgia Department of Transportation, Item Mean Summary located at the following link: https://gdotbiext.dot.ga.gov/ext-bi/saw.dll?Dashboard&PortalPath=/shared/External/_portal/Item%20Mean%20Summary&Page=page%201&Syndicate=true&anon=1. The date range is from August 11, 2024, to August 11, 2025 utilizing spec book number 21.

* Brush and tree cutting around the structure is estimated at \$50,000 per acre. The Georgia Department of Transportation averages \$6,881,085 for clearing and grubbing on eleven lump sum projects.



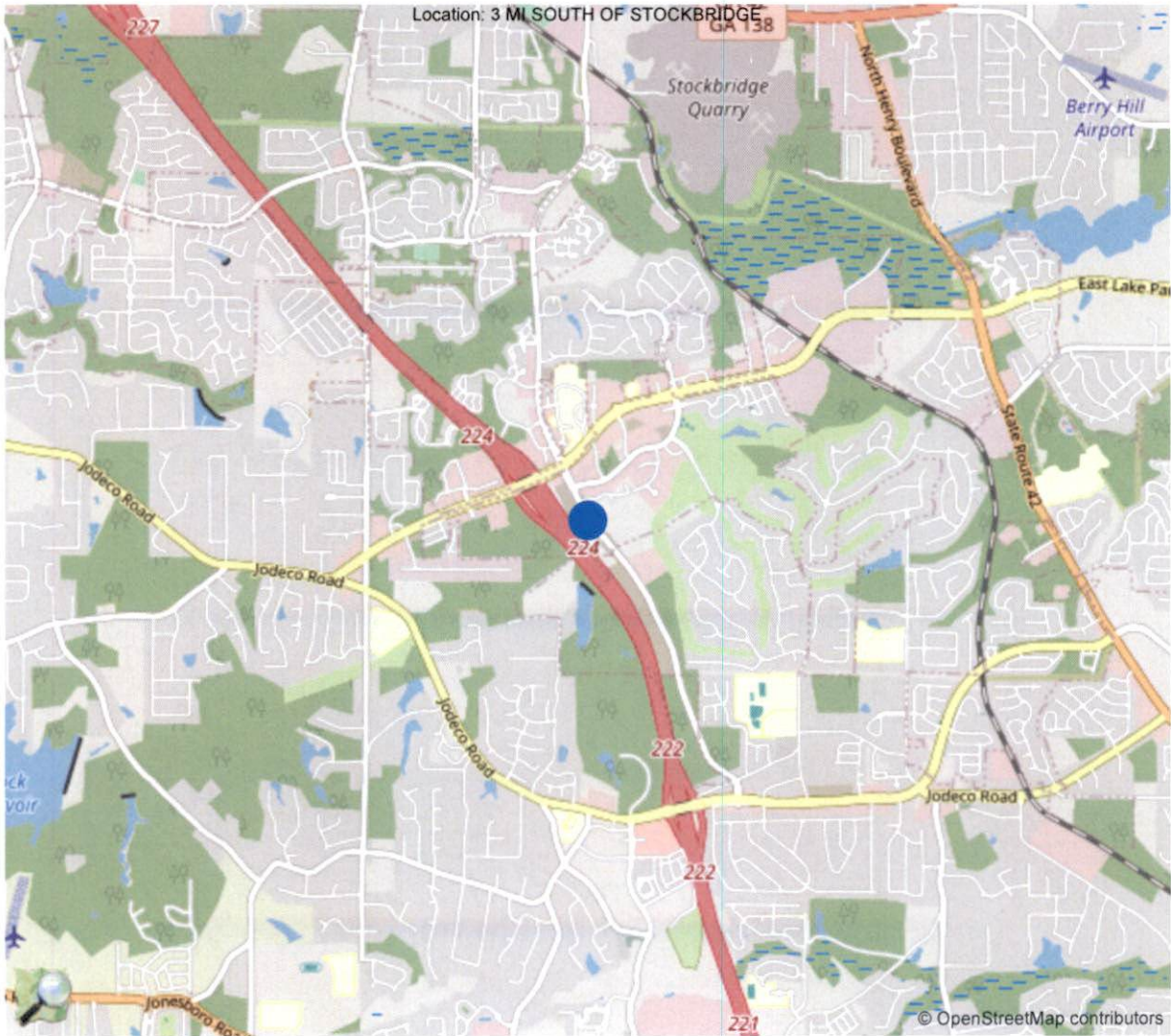
Latitude:33.50313, Longitude:-84.22546

Route: 02223 Log:1.610

District 3, 151 - Henry County

Owner: 2-County Highway Agency

Team Leader: Mark Gooden



33.50313, -84.22546



Bridge #151-5107-0(Routine)
PATRICK HENRY PKWY over PATES CREEK OVER FLOW (151-02223X-
001.61N)

County: 151 - Henry, District: 3, Inspection Area: 3

Team Lead: Mark Gooden, Inspection Date: 10/23/2024

IDENTIFICATION	
(1) State Names	13 - Georgia
(8) Structure Number	151-5107-0
(5) Inventory Route	1
(2) Highway Agency District	3 - District 3
(3) County Code	151 - Henry
(4) Place Code	0
(6) Features Intersected	PATES CREEK OVER FLOW
(7) Facility Carried	PATRICK HENRY PKWY
(9) Location	3 MI SOUTH OF STOCKBRIDGE
(11) Mile Point	1.610 mi
(12) Base Highway Network	Yes
(13) LRS Inventory Rte & Subrte	1512222300
(16) Latitude	33.50313
(17) Longitude	-84.22546
(98) Border Bridge State Code	
(99) Border Bridge Structure No.	
STRUCTURE TYPE AND MATERIAL	
(43) Main Structure Type	52
Material	5-Prestressed concrete *
Type	2-Stringer/Multi-beam or girder
(44) Approach Structure Type	00
Material	0-Other
Type	0-Other
(45) No. of Spans in Main Unit	3
(46) No. of Approach Spans	0
(107) Deck Structure Type	1-Concrete Cast-in-Place
(108) Wearing Surface/Protective System	
Type of Wearing Surface	0-None (no additional concrete thickness)
Type of Membrane	0-None
Type of Deck Protection	0-None
AGE AND SERVICE	
(27) Year Built	2007
(106) Year Reconstructed	
(42) Type of Service	55
On	5-Highway-pedestrian
Under	5-Waterway
(28) Lane	
On	2
Under	0
(29) Average Daily Traffic	1450
(30) Year of ADT	2020
(109) Truck ADT	1 %
GEOMETRIC DATA	
(48) Length of Maximum Span	144.0 ft
(49) Structure Length	430.0 ft
(50) Curb or Sidewalk Width	
Left	6.0 ft
Right	6.0 ft
(51) Bridge Roadway Width Curb to Curb	32.0 ft
(52) Deck Width Out to Out	46.4 ft
(32) Approach Roadway Width (W/Shoulders)	32.0 ft
(33) Bridge Median	0-No median
(34) Skew	10 Deg
(35) Structure Flared	0-No flare
(10) Inventory Route Min Vert Clear	99.99 ft
(47) Inventory Route Total Horiz Clear	32.0 ft
(53) Min Vert Clear Over Bridge Rdwy	99.99 ft
(54) Min Vert Underclear	0.00 ft
Ref:	
(55) Min Lat Underclear RT	0.0 ft
Ref:	
(56) Min Lat Underclear LT	0.0 ft
NAVIGATION DATA	
(38) Navigation Control	0-No navigation control on wat
(111) Pier Protection	0-Not Applicable (P)
(39) Navigation Vertical Clearance	0.0 ft
(116) Vert-Lift Bridge Nav Min Vert Clear	0.0 ft
(40) Navigation Horizontal Clearance	0.0 ft

CLASSIFICATION	
(112) NBIS Bridge Length	Y
(104) Highway System	0
(26) Functional Class	19-Urban Local
(100) Defense Highway	0-The inventory route is not a
(101) Parallel Structure	N-No parallel structure exists
(102) Direction of Traffic	2-2 - way traffic
(103) Temporary Structure	
(105) Federal Lands Highways	0-N/A
(110) Designated National Network	0-The inventory route is not p
(20) Toll	3-On free road. The structure
(21) Maintain	2-County Highway Agency
(22) Owner	2-County Highway Agency
(37) Historical Significance	5-Bridge is not eligible for t
CONDITION	
(58) Deck	7
(59) Superstructure	7
(60) Substructure	7
(61) Channel & Channel Protection	9
(62) Culverts	N
LOAD RATING AND POSTING	
(31) Design Load	6-MS 18+Mod / HS 20+Mod
(63) Operating Rating Method	2
(64) Operating Rating	
Type	1 - 2 - HS loading.
Rating	61
(65) Inventory Rating Method	2-Allowable Stress(AS)
(66) Inventory Rating	
Type	1 - 2 - HS loading.
Rating	36
(70) Bridge Posting	5-Equal to or above legal loads
(41) Structure Open/Posted/Closed	A-Open, no restriction
APPRAISAL	
(67) Structural Evaluation	8
(68) Deck Geometry	5
(69) Clearances, Vertical/Horizontal	N
(71) Waterway Adequacy	9
(72) Approach Roadway Alignment	8
(36A) Bridge Railings	1-Inspected feature meets currently
(36B) Transitions	1-Inspected feature meets currently
(36C) Approach Guardrail	1-Inspected feature meets currently
(36D) Approach Guardrail Ends	1-Inspected feature meets currently
(113) Scour Critical Bridges	5-Bridge foundations determined to
PROPOSED IMPROVEMENTS	
(75) Type of Work	
(76) Length of Structure Improvement	0.0 ft
(94) Bridge Improvement Cost	\$ 1680
(95) Roadway Improvement Cost	\$ 168
(96) Total Project Cost	\$ 2520
(97) Year of Improvement Cost Estimate	2013
(114) Future ADT	2910
(115) Year of Future ADT	2031

INSPECTIONS *			
(90) Inspection Date			10/23/2024
(91) Frequency			24
(92) Critical Feature Inspection	Done	Freq. (Mon)	Date
A: Fracture Critical Detail	No		
B: Underwater Inspection	No		
C: Other Special Inspection	No		
* The inspection date and frequency information in this box contains the current NBI date and frequency information. Please refer to the report header for the date this inspection was conducted.			



Evaluation

Deck

NBIS Condition: 7 **Material:** 15 - O. Concrete **Deck Wearing Surface:** 0-None (no additional concrete thickness or wearing surface is included in the bridge deck)

Deck Evaluation:
Cast in place concrete deck (8 3/4") with corrugated metal stay in place deck forms.

Deck joints at abutment 1, bents 2, and 3 are silicone; abutment 4 is evazote.

Abutment 1 deck joint has moderate adhesion loss and needs to be cleaned and sealed.
Abutment 4 deck joint has minor adhesion loss.
Sidewalk on the right side has hairline transverse and shrinkage cracking.
Hairline transverse cracking beginning to form at various scuppers.

Spans 2 and 3 rear, deck top has minor transverse cracking spaced 1.5' apart.
Span 3 has minor longitudinal cracking in the southbound lane and minor shrinkage cracking at abutment 4.

Superstructure

NBIS Condition: 7 **Material:** 36 - O. Concrete **Year Painted:** **Paint Type:** 1 - 0- Not Applicable

Superstructure Evaluation:
Three spans with six 72" Bulb "T" prestressed concrete beams, spaced at 7.7' with concrete diaph. at midspan.

Abutment 1, beam 3, top right flange has a hairline diagonal crack up to 16" long with minor efflorescence. (See photo's)

Substructure

NBIS Condition: 7 **Material:** 20 - O. Concrete **Year Painted:** **Paint Type:** 1 - 0- Not Applicable

Substructure Evaluation:
Concrete abutment caps - Founded on driven steel (14 x 117) H-piles.

Two intermediate bents with concrete caps on two 48" diameter columns each founded on 54.0" drilled caissons.

Both abutment caps have hairline vertical cracking with minor efflorescence.

Intermediate bent caps have hairline vertical cracking with minor efflorescence.

Abutment 4 slope has an erosion ditch 4.0' wide x 3.0' deep, extending down the slope and needs to be repaired.

General

This Bridge:



Built 2007. Project MSL 004-00(431) PI number: 0004431

Equipment used: Hand tool and waders.

Structure built over swamp - no main channel.

Rear approach slab has up to 1.0" settlement at abutment 1 and needs to be leveled.

Rear approach slab at abutment 1 has area of spalling that measures 10' long x 12" wide x up to 5" deep. Needs to be repaired.

2024: settlement is now approximately 2 inches; spalling is now 12' long x 14' wide x 6.0" deep in the northbound lanes at abutment 1.

2024: Mark Gooden contacted Decius Aaron (City of Stockbridge director of public works) and advised repairs need to be made as soon as possible.

Rear approach sidewalks have settlement up to 5.0".

Forward approach slab has settlement up to 1.5" causing spalling at the abutment 4 joint. Spalling is 14' long x 6" wide x 5" deep. 2020 Has been repaired with new asphalt. 2024: Forward approach slab has new settlement from 1.0" to 1.5".

Large amount of vegetation around structure that needs to be cut and removed.

Conditional Situations

Confined Space: 0 - No Traffic Control: 0 - No Underwater Inspection: Specialized Inspection:

Equipment Used

Access Equipment: 1 - None Topside Boat: 1 - None
Waders: 2 - Hip boots Special Imaging Device: 1 - None

Load Rating and Posting

103-Temporarily Shored:

41-Structure Open, Posted, Closed: A-Open, no restriction

Truck Type	Gross/H-Mod	Tandem	Timber	HMod	3-S-2	Piggyback
Calculated Posting	21	33	37	30	40	0
Posting required	0	0	0	0	0	0
Existing Posting	00	00	00	00	00	00



Superstructure Data

Span #	Beam Type	Beam Spacing (ft)	Span Length (ft)	# Beams	Remarks
1	PSC Bulb Tee	7.7	143.3	6	72" Bulb "T" PSC
2	PSC Bulb Tee	7.7	143.4	6	72" Bulb "T" PSC
3	PSC Bulb Tee	7.7	143.7	6	72" Bulb "T" PSC

Bearing Data

Span #	Rear Type Bearing	Forward Type Bearing	Remarks
1	Elastomeric	Elastomeric	
2	Elastomeric	Elastomeric	
3	Elastomeric	Elastomeric	



Elements & Defects

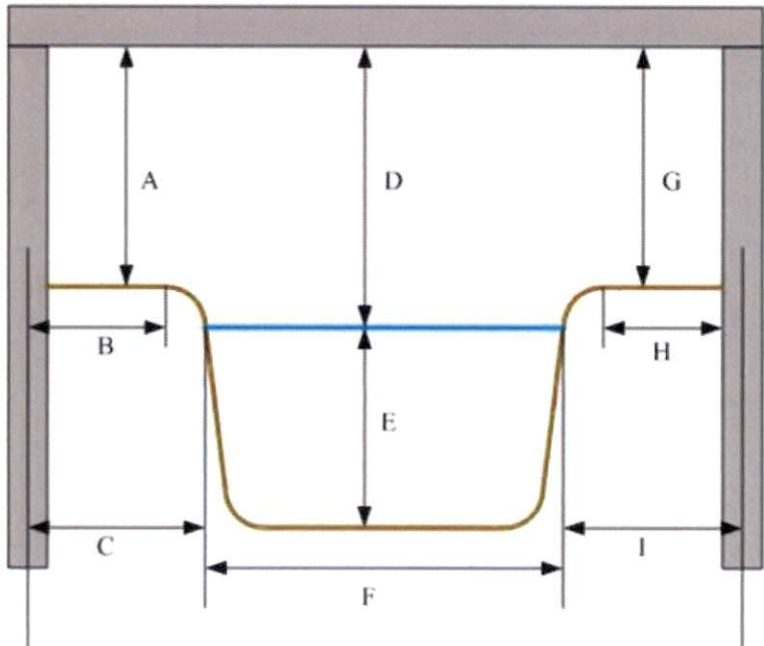
ELEMENTS	DESCRIPTION	UNITS	TOTAL	CS1	CS2	CS3	CS4
12	Reinforced Concrete Deck	SF	19971	19521	450	0	0
1130	Cracking (RC and Other)	SF	450	0	450	0	0
109	Prestressed Concrete Open Girder/Beam	LF	2582	2580	0	2	0
1110	Cracking (PSC)	LF	2	0	0	2	0
205	Reinforced Concrete Column	EA	4	4	0	0	0
215	Reinforced Concrete Abutment	LF	98	86	12	0	0
1130	Cracking (RC and Other)	LF	12	0	12	0	0
234	Reinforced Concrete Pier Cap	LF	84	84	0	0	0
301	Pourable Joint Seal	LF	99	65	0	34	0
2320	Seal Adhesion	LF	34	0	0	34	0
302	Compression Joint Seal	LF	33	33	0	0	0
310	Elastomeric Bearing	EA	36	36	0	0	0
321	Reinforced Concrete Approach Slab	SF	1920	1825	0	95	0
1080	Delamination/Spall/Patched Area	SF	15	0	0	15	0
4000	Settlement	SF	80	0	0	80	0
510	Wearing Surfaces	SF	400	400	0	0	0
330	Metal Bridge Railing	LF	861	861	0	0	0
331	Reinforced Concrete Bridge Railing	LF	861	861	0	0	0

Maintenance

Activity	Priority	Location	Comments
	B	Sidewalk, Approach slab	Forward left sidewalk has large crack and spall causing void under sidewalk and extending toward approach slab. Forward approach slab has settlement up to 1.5" causing spalling at abutment joint. Spall at abutment 1 joint.
520-Brush and Tree Cutting	C	Structure	Large amount of vegetation around structure that needs to be cut and removed
550-Erosion control	C	Abutment 4 slope	Abutment 4 has erosion ditch 4.0' wide x 3.0' deep that continues down slope 2' wide x 3' deep.
800-Bridge Joint Sealing	C	Abutments 1 and 4.	Abutment 1 deck joint has moderate adhesion loss and needs to be cleaned and sealed. Abutment 4 deck joint has areas of adhesion loss.
845-Other Bridge Maintenance	B	Rear approach slab	Repair moderate spalling in the rear approach slab. 12' long. X 14" wide x 6.0' deep.

Channel Information

Top of Deck



A: 10 B: 10 C: 40 D: 36.3
E: 00.1 F: 330 G: 10 H: 10
I: 60 J: 1 K: 4

Location of Bridge Height: 5' forward Bent #3
(Up)

Bridge Height Taken: 0
Scour Condition: 9
Waterway Adequacy: 9
Channel Protection: 9
Channel Protection:

Bent J Side View of Channel Bent K

B,C,H, & I are measured to the center of bent or Back Face of Paving Rest

+ Substructure Skew = 10 - Channel Skew = 10 Angle of Stream Attack = 0

Vertical Clearance

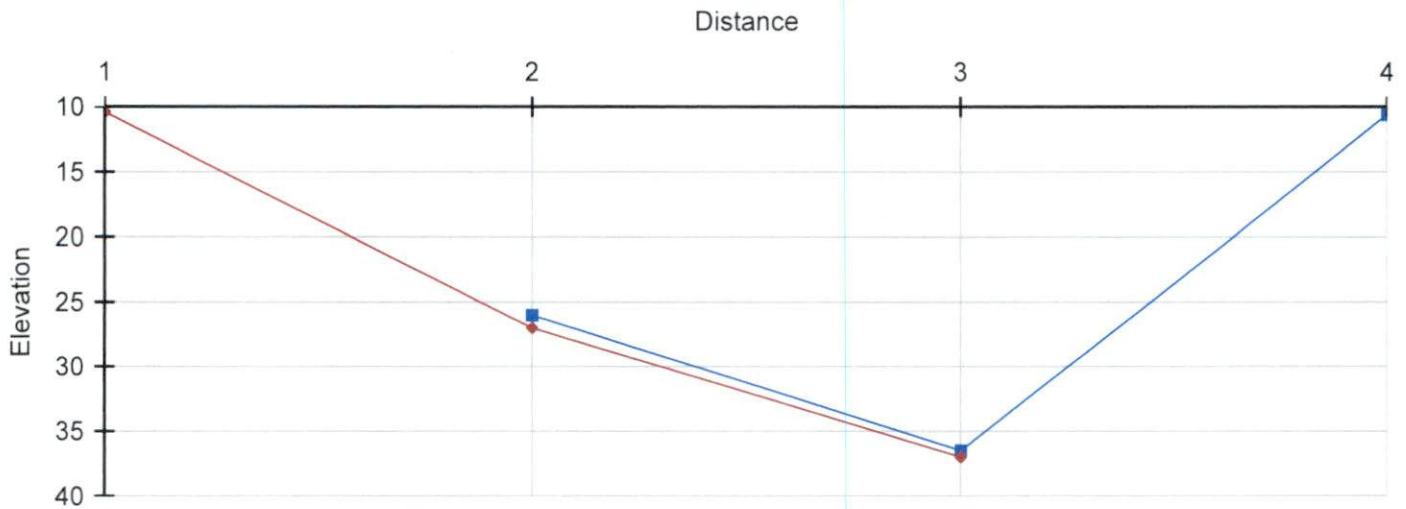
- (54B) Min Vertical Underclearance (ft-in):
- (228A) Actual Min Vertical Odometer (ft-in): 99-99
- (228B) Actual Min Vertical Opposite (ft-in): 99-99
- (228C) Posted Min Vertical Odometer (ft-in): 00-00
- (228D) Posted Min Vertical Opposite (ft-in): 00-00
- (5E) Direction: 0-N/A
- (55A) Lateral Type: N-Feature not a highway or railroad
- (55B) Min Lateral Under Clearance on Right (ft): 0.0
- (56) Min Lateral Under Clearance on Left (ft): 0.0
- (47) Total Horizontal Clearance (ft): 32.0
- (69) Rating-Under Clearance Horizontal/Vertical: N



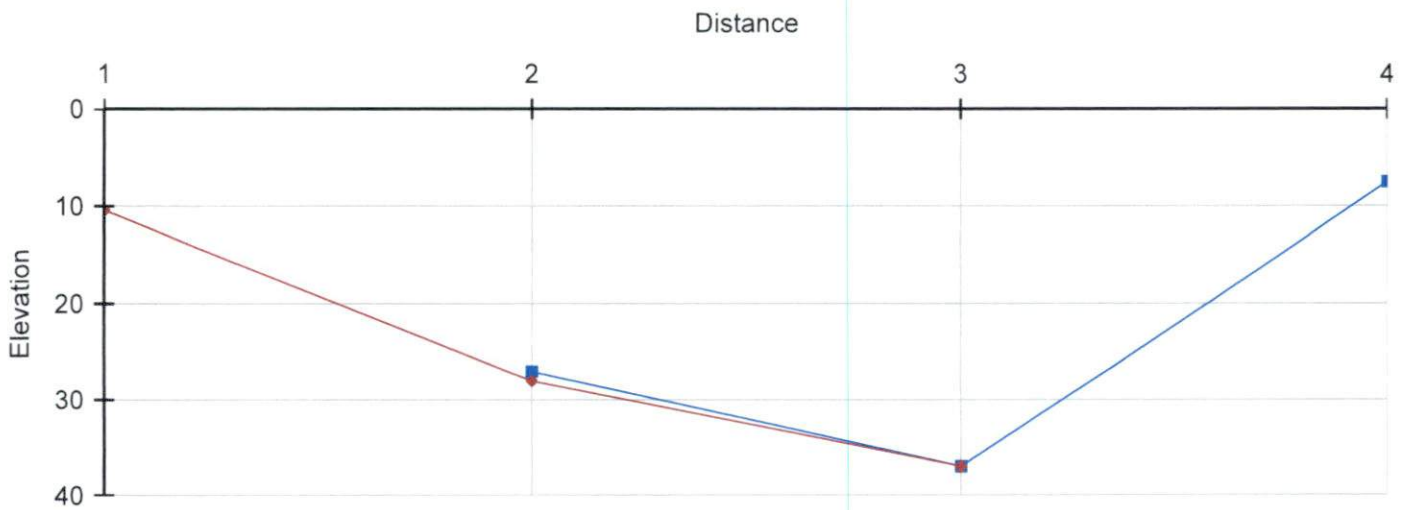
Channel Profile

Bent No.	Distance	Upstream -	Upstream +	Downstream -	Downstream +
1			10.4		10.4
2		27	28	26	27
3		37	37	36.5	37
4		7.5		10.6	

Downstream Elevation



Upstream Elevation





Bridge #151-5107-0(Routine)
PATRICK HENRY PKWY over PATES CREEK OVER FLOW (151-02223X-001.61N)

County: 151 - Henry, District: 3, Inspection Area: 3
Team Lead: Mark Gooden, Inspection Date: 10/23/2024

Underwater Report

Dive Supervisor:

Diver:

Standby Diver:

Bents Inspected:

Bent Construction:

Boat Used:

Inspection Type:

Maximum Water Depth:

Water Level Reference:

Bridge Inspection Procedure:

Condition Ratings:

Substructure: 7 Channel Protection: 9 Scour: 9 Underwater: N Waterway Adequacy: 9

Detailed Inspection:



Right side. 2024.



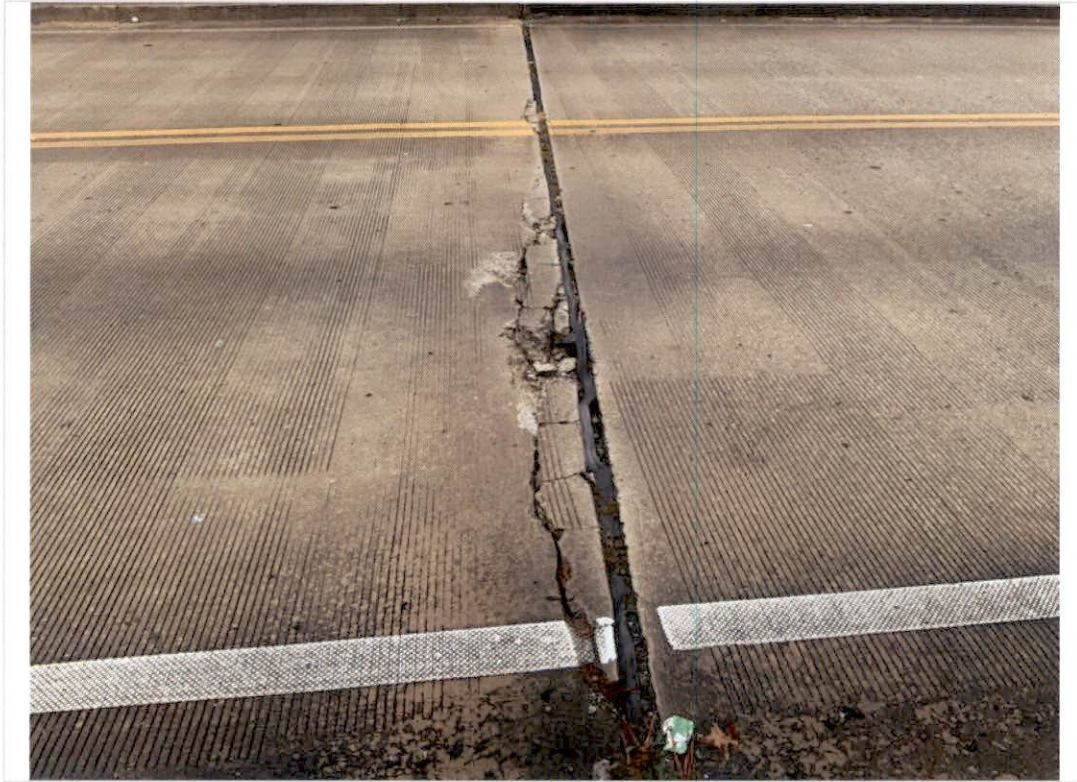
Looking north. 2024.



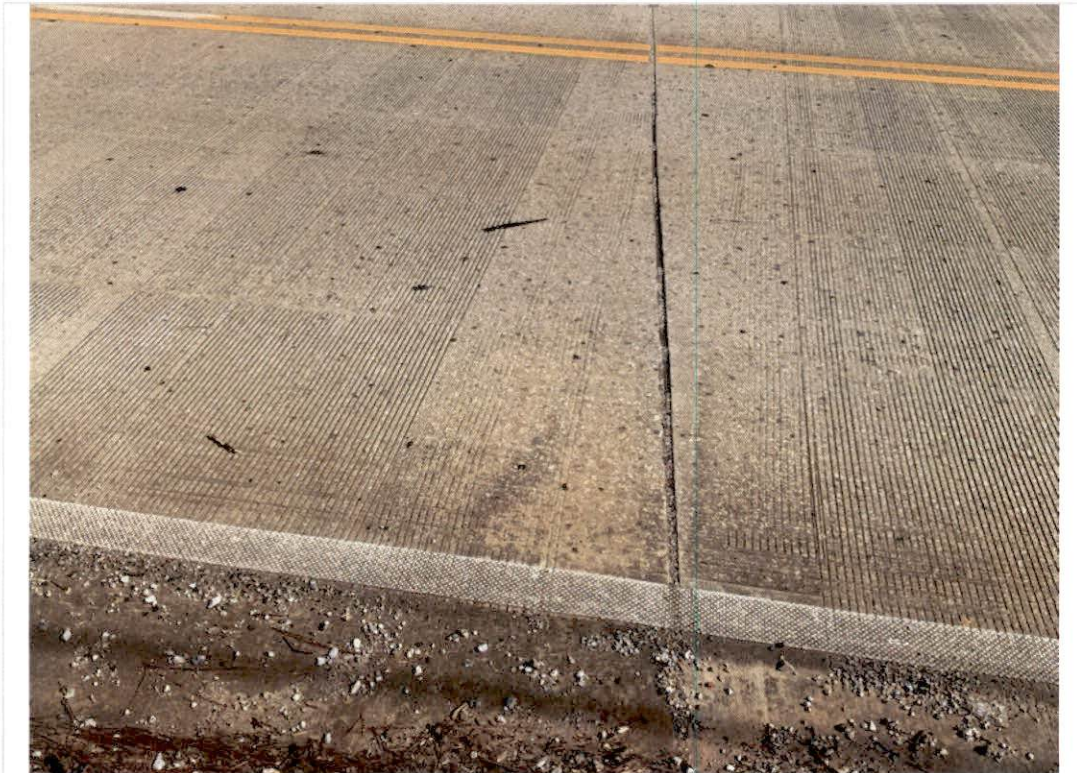
Underneath, looking at bent 2. 2024



Rear approach slab settlement up to 2.0" causing moderate spalling up to 12.0' long x 14.0" wide x 6.0" deep in the northbound travel lanes at abutment 1. 2024



Rear approach slab spalling. 2022
See 2024 photo



Span 3 rear, minor transverse cracking. 2024



Forward approach slab, new settlement up to 1.0". 2024



Abutment 4 slope erosion. 2024
Close up



Abutment 4 slope erosion. 2024



Span 1 rear, beam m 3, top right flange. Hairline crack with efflorescence. 2024



Abutment 1 cap, minor vertical cracking. 2024



Abutment 1, right side underneath area of approach slab settlement. 2024



Rear approach slab settlement with moderate spalling. 2024.



Transition connection and typical bridge rail. 2024.



Typical guard rail transition. 2024.



Approach guard rail. 2024



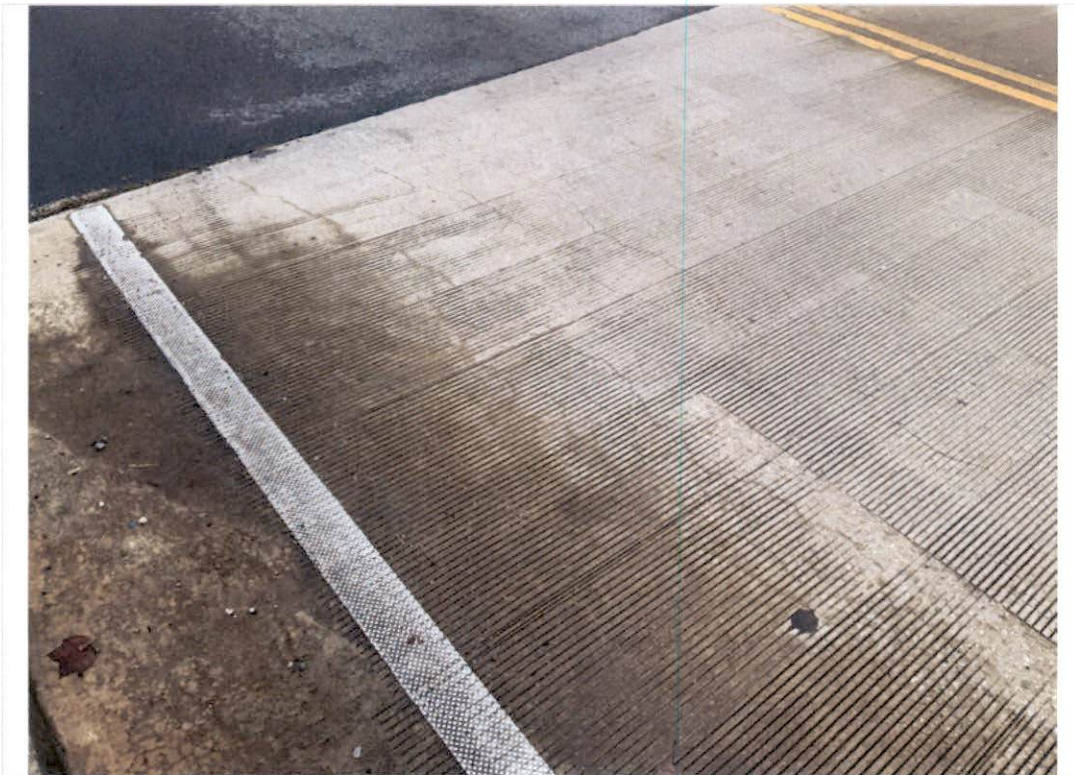
Left side



Typical bearing area. 2022



Typical bridge rail transition. 2022



Span 3 forward longitudinal cracking.



Typical transverse cracking in the deck top.



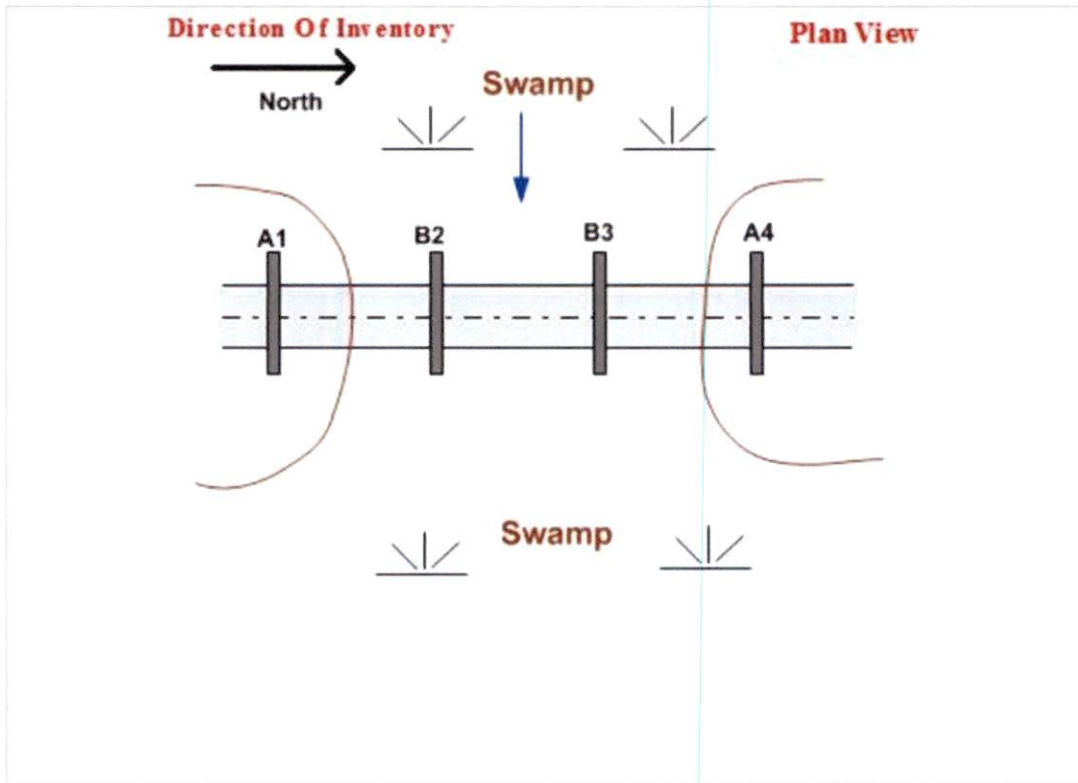
Rear left sidewalk settlement



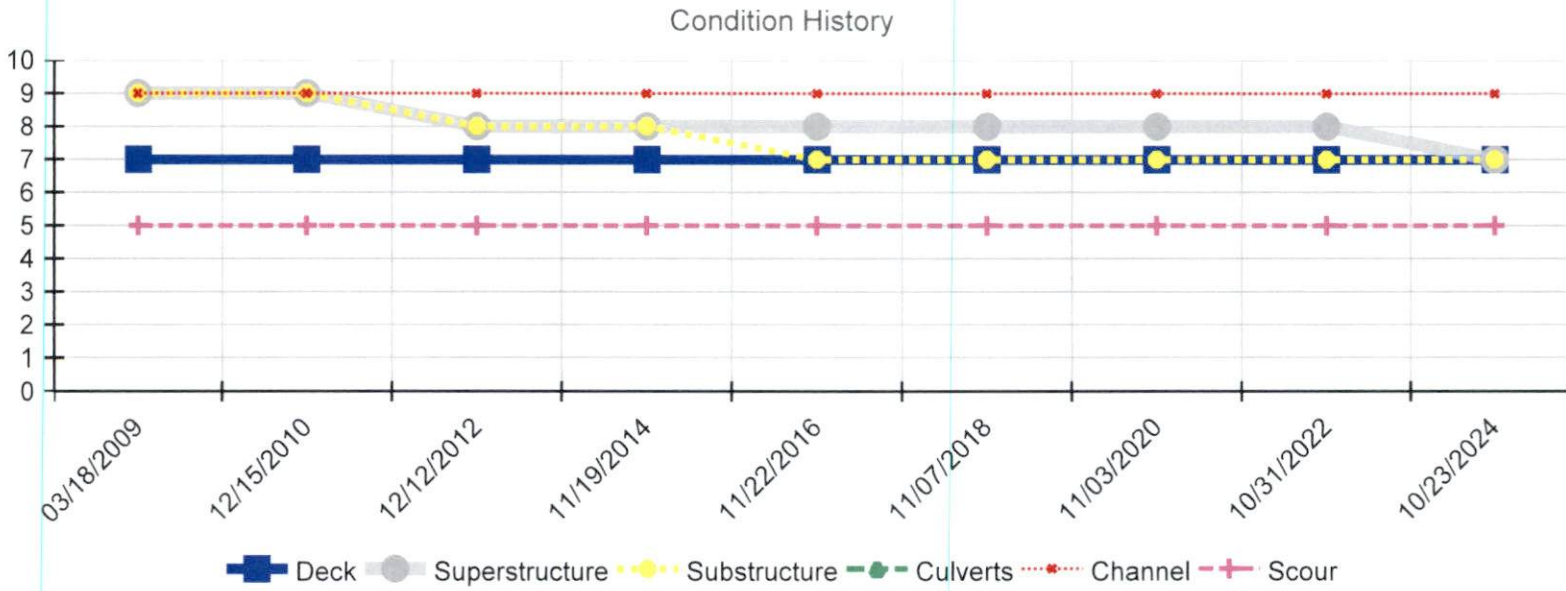
Forward approach slab settlement repaired. 2020
See 2024 new settlement photo.



Forward left sidewalk has cracked, settled. Repaired 2020



Drawing



Inspection Date	Deck	Superstructure	Substructure	Culverts	Channel	Scour
10/23/2024	7	7	7	N	9	5
10/31/2022	7	8	7	N	9	5
11/03/2020	7	8	7	N	9	5
11/07/2018	7	8	7	N	9	5
11/22/2016	7	8	7	N	9	5
11/19/2014	7	8	8	N	9	5
12/12/2012	7	8	8	N	9	5
12/15/2010	7	9	9	N	9	5
03/18/2009	7	9	9	N	9	5

STATE OF GEORGIA
COUNTY OF HENRY
CITY OF STOCKBRIDGE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE TEXT OF THE CITY OF STOCKBRIDGE (“CITY”) CODE OF ORDINANCES SECTION 3.30.222(B), AMENDING THE CITY MANAGER’S CONTRACT EXECUTION AUTHORITY; PROVIDING FOR CONTINGENT MAYORAL AUTHORITY IN THE CITY MANAGER’S ABSENCE; PRESERVING PROCUREMENT AND INTERNAL CONTROL REQUIREMENTS; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia is charged with providing public services to residents located within the corporate limits of the City; and

WHEREAS, the City Code of Ordinances Section 3.20.222(B) allows a contract execution authority limit of Fifty Thousand Dollars (\$50,000.00) for the City Manager, contracts exceeding that amount currently require prior approval by the City Council; and

WHEREAS, the City regularly enters into time-sensitive contracts necessary to support municipal operations, including but not limited to events, entertainment, facility operations, and revenue-generating activities; and

WHEREAS, certain contracts essential to the successful operation of the City’s Amphitheater and related event programming frequently exceed the current Fifty Thousand Dollar (\$50,000.00) authorization threshold and must be executed promptly to secure performers, dates, and production services and delays in executing such contracts may result in lost scheduling opportunities, reduced revenues, service disruption, and diminished competitiveness in securing artists and event programming; and

WHEREAS, the City has restructured its operational management and no longer maintains a position with delegated contracting authority above the City Manager level for amphitheater operations; and

WHEREAS, the City Council finds it necessary and appropriate to adjust the City Manager’s contract execution authority to reflect current operational realities while maintaining appropriate oversight, procurement standards, and internal controls; and

WHEREAS, the City Council further finds that limited, contingent authorization for the Mayor to execute contracts in the City Manager’s absence is necessary to ensure continuity of operations and to avoid missed contractual deadlines in time-sensitive circumstances; and

WHEREAS, the City Council desires to preserve all existing procurement requirements, legal review protocols, budgetary controls, and compliance obligations notwithstanding this adjustment in execution authority; and

WHEREAS, the City Council finds that amending the City Manager’s contract execution authority serves the best interests of the City and promotes efficient, responsible, and fiscally sound governance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. AMENDMENT TO THE CITY CODE OF ORDINANCES SECTION 3.30.222(B).

The City Council hereby amends the Code of Ordinances of the City of Stockbridge, Georgia, Section 3.20.222(B) to increase the City Manager’s authority to execute contracts on behalf of the City without prior City Council approval from Fifty Thousand Dollars (\$50,000.00) to Three Hundred Thousand Dollars (\$300,000.00) per contract. This authority shall apply to contracts funded by any City fund, including but not limited to the General Fund, enterprise funds, SPLOST, TSPLOST, and other lawfully authorized funding sources.

In the event the City Manager is unavailable or unable to execute a contract in a time-sensitive circumstance, the Mayor is hereby authorized to execute contracts on behalf of the City in an amount not to exceed Three Hundred Thousand Dollars (\$300,000.00) per contract, solely for the purpose of avoiding service disruption, loss of revenue opportunity, or missed contractual deadlines.

This authority is contingent, limited in scope, and shall not be exercised when the City Manager is available to execute the contract.

All contracts executed pursuant to this authority shall remain subject to all applicable procurement, review, and compliance requirements.

The amended language shall read as follows:

(B) City Manager Authority. The city manager shall have the general authority to sign contracts on behalf of the City for amounts up to fifty thousand dollars (\$50,000.00) without city council approval. For contracts pertaining to the Amphitheater, the City Manager shall have authority to sign contracts up to three hundred thousand dollars (\$300,000.00) without city council approval. In the event of the City Manager’s absence, unavailability, or inability to execute a contract in a time-sensitive circumstance, the Mayor shall have limited authority to sign such contracts for the Amphitheater solely for the purpose of avoiding service disruption, loss of revenue opportunity, or missed contractual deadlines. This authority is contingent, limited in scope, and shall not be exercised when the City Manager is available to execute the contract.

SECTION 2. PROCUREMENT, LEGAL REVIEW, AND CONTROLS PRESERVED.

Nothing in this Ordinance shall be construed to waive, modify, or diminish:

1. The City’s procurement policies and competitive purchasing requirements;
2. Required legal review by the City Attorney or designated legal counsel;

3. Budgetary appropriations or internal financial controls; or
4. Any other requirements imposed by state law, the City Charter, or applicable ordinances.

All contracts executed pursuant to this authority shall remain subject to all applicable procurement, review, and compliance requirements.

SECTION 3. ADMINISTRATIVE IMPLEMENTATION.

The City Manager, or their designee, is hereby authorized and directed to develop administrative procedures and protocols, and to take all necessary steps to ensure consistent implementation and operation of the this Ordinance.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. CITY ATTORNEY'S AUTHORITY.

Pursuant to the City's charter and with explicit consent of the City Council, the City Attorney is duly authorized to make requisite amendments to all contracts, ordinances, resolutions, and documents, as may be necessary, in order to secure conformity with the express intent of the City Council and to ensure adherence to all pertinent laws and ordinances of the City.

SECTION 6. SEVERABILITY.

Should any section or provision of this Ordinance be declared invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption.

SO ORDAINED THIS _____ DAY OF JANUARY, 2026.

Jayden Williams, Mayor

ATTEST:

APPROVED AS TO FORM:

Cassandra Lester, Interim City Clerk

Quinton G. Washington, City Attorney



City of Stockbridge

AGENDA ITEM

MEETING DATE

January 22, 2026

FUNDING SOURCE

- RESOLUTION
- ORDINANCE
- CONTRACT APPROVAL/RENEWAL
- PUBLIC HEARING
- PRESENTATION
- BID SELECTION/AWARD
- TASK ORDER
- CHANGE ORDER
- BUDGET AMENDMENT
- BUDGET TRANSFER
- PAYMENT APPROVAL
- OTHER

- GENERAL FUND
- FUND BALANCE
- SPLOST or TSPLOST
- ARPA
- GRANT
- HOTEL/MOTEL TOURISM
- COUNCIL INITIATIVE
- PARTNER/SPONSOR
- DEPARTMENT FUND BALANCE
- BONDING

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER: **Frank S. Milazi**

DEPARTMENT: **Finance**

ITEM/PROJECT/EVENT:
Request to Mayor and Council for consideration to increase the City Manager's Contract Authorization Limit from the current \$50,000.00.

BACKGROUND INFORMATION:
At present, the City Manager is authorized to approve contract up to \$50,000.00.

APPROVALS: CITY MANAGER *[Signature]* 1/22/2026

CITY TREASURER *[Signature]* 01/22/2026

CITY ATTORNEY _____

GRANTS ADMIN. _____

FINANCIAL IMPACT N/A

AMOUNT \$

ATTACHMENTS:

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature _____