



Where Community Connects

**CITY COUNCIL WORK SESSION MEETING
SUMMARY MINUTES
TUESDAY, FEBRUARY 24, 2026 6:00 P.M.**

Mayor & City Council

Mayor Jayden L. Williams At-Large
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

Administration

Shawn Edmondson – City Manager
Frank Milazi – City Treasurer
Cassandra Lester – Interim City Clerk
Quinton Washington – City Attorney
Megan McCullough – Associate Attorney

Mission: To provide visionary leadership and superior municipal services that enhance the quality of life for citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events.

The meeting was called to order by Mayor Williams at 6:00 p.m.

Invocation was led by Councilmember Berry.

The Pledge of Allegiance was recited by all in attendance.

Interim City Clerk Lester conducted the roll call. A quorum was established. Councilmember LaKeisha Gantt arrived during Executive Session at 7:04 p.m.

Motion to adopt the agenda with the amendment of item number two regarding the Norfolk Southern Lease Agreement be tabled until the March 9th meeting was made by Councilmember Berry; Seconded by Councilmember Barber. The motion passed unanimously 4-0.

Mayor Williams noted that the city attorney had requested the amendment to allow more time for review.

Mayor Pro Tem Alexander motioned to amend the agenda to add the Lee Street name change as a voting item but withdrew his motion after Community Development Director Ryan Anderson clarified that the item was scheduled for March 9th due to required public hearing notification procedures. Mr. Anderson explained that notifications had been sent to

16 affected property owners and advertisements placed in the Henry Herald with the required 15-day waiting period.

Motion to approve the February 9, 2026 City Council Summary Minutes was made by Mayor Pro Tem Alexander; Seconded by Councilmember Berry. The motion passed unanimously 4-0.

There were three public comments. Residents from Duval Drive addressed concerns about the Rock Quarry Road Extension project.

Jack Pope Jr. of 115 Duval stated that he had received materials on his mailbox showing a proposed route through his street, noting that Duval had been a dead-end street for over 50 years. He expressed concern that this was the first time residents had seen or heard of such a plan.

Donna Barge of 122 Duval Drive questioned whether the Rock Quarry extension would come down Duval Drive, expressing confusion about the project plans and seeking clarification on what was being proposed.

Mark Dobbs of 119 Duval Drive, a 50-year resident, emphasized that Duval Drive is a narrow street where the double yellow line doesn't extend the full length. He expressed concerns about quality of life impacts and noted that over the 25 years the Rock Quarry Road extension had been discussed, it was always planned to go past city property to meet Valley Hill Road, not through Duval Drive. Dobbs questioned why residents received only two hours' notice before the meeting and worried about impacts on small children in the neighborhood and property transactions in progress.

Councilmember Barber assured the residents that their concerns would be addressed during the Rock Quarry Road Extension agenda item later in the meeting.

EXECUTIVE SESSION

Motion to enter executive session for real estate, personnel, cyber security, and litigation was made by Councilmember Berry, seconded by Mayor Pro Tem Alexander.

Discussion: Councilmember Barber pointed out that executive session is usually held at the end of the meeting. Since several homeowners on Duval Drive have spoken about the notification they received, she proposed moving the executive session back to the end of the agenda to address their concerns.

Councilmember Berry rescinded his motion to adjourn into executive session.

Discussion: Mayor Pro Tem Alexander asked clarification as to why executive session was moved to the top of the meeting. Clarification was given by City Attorney Washington that it was to meet with the real estate attorney.

Motion to move executive session to right above mayor's comments after new business was made by Councilmember Berry; seconded by Councilmember Barber. The motion passed unanimously 4-0.

NEW BUSINESS

Council consideration to approve the Norfolk Southern Lease Agreement.

This item was tabled until the March 9th meeting as noted in the agenda adoption.

Council consideration to approve Task Order No. 2025.16 with Falcon — Preliminary Design – Rock Quarry Road Extension.

Public Works Director Decius Aaron introduced the item, stating that previously when they discussed the Rock Quarry Road extension, there were several options, but city council was adamant about not disrupting any families or homes. Mr. Aaron confirmed that "the preferred route is from North Henry Boulevard terminating at Old Conyers Road. That is the route that council agreed on and that's the route that we will be pursuing. It will not go down Duval Drive. It would go to Old Conyers Road."

Alexander asked several times as to how this item made it on the agenda prior to the Planning Retreat. Mayor Pro Tem Alexander also expressed concern that someone had put out misinformation but clarified that no one from the city put anything on citizens' doors.

Mr. Aaron explained that this was one of the TSPLOST projects with existing funding, describing it as "low hanging fruit" to create a shovel-ready project for future federal, state, and other funding opportunities. He also clarified that Mr. Price was asked to return to present the routes and concepts discussed in a previous meeting.

Alexander further asked does the city have the money to complete the project citing that it's going to cost between \$40 to \$50 million dollars. To which Mr. Aaron stated although we do not have the money for the project now, this item is for the preliminary plans and design which will allow for any future projects to secure funding in which to build the road.

Councilmember Berry commented that during a city council meeting in November or December 2025, they tasked Falcon Design with coming back to present certain information within 60 to 90 days. He assumes that this is the follow-up to that request. He clarified that the city council is not making a decision or allocating funding; rather, they are looking for a concept of the layout or plan that outlines potential routes they could take.

Adam Price managing partner with Falcon Design presented the preliminary engineering proposal, explaining that they were showing only the route to Old Conyers Road, because the Duval route had been eliminated after council said they did not want that route. Price described crossing a creek (unidentified) with a large floodplain, noting "there's a potential that we might have to do a bridge to cross this. And of course that can be very expensive, but I don't know that until I get through preliminary engineering."

Mr. Price then showed the proposed route on screen, explaining, "Just to share with the Duval residents. That route was eliminated. Council said they did not want to go that route. So from what you see here is just a route to Old Conyers." Price emphasized that the Duval option had been completely eliminated: "The Duvall option is not on the table and not going to be analyzed. Just so everybody knows."

Price outlined the engineering challenges, particularly focusing on the creek crossing. He mentioned that a proposal is needed to advance to preliminary engineering in order to gain a clearer understanding of potential costs. "As I noted several months ago, crossing this creek—indicated by my arrow—presents a significant challenge due to the large floodplain surrounding it. The dark lines mark the floodplain, and the stream is visible as well. It is possible that we may need to construct a bridge to span this creek, which could be quite expensive. However, I won't have a definitive cost estimate until we complete the preliminary engineering phase."

He explained that the preliminary engineering phase would provide better cost estimates: "And at that point, this is what this proposal does. It gets you to the point where, hey, I got a really good idea of what this is going to cost now. And then if the council at that point says, hey, okay, we want finished shovel ready plans that I can take it to final engineering and be done."

Councilmember Alexander asked about preliminary cost estimates, and Price acknowledged they had been "spitballing" previously with figures around \$40 million, but noted: "when you're talking about a bridge, that's millions of dollars right there. If you don't have to do a bridge, it can save you millions."

Alexander expressed his view on timing and property acquisition. Price confirmed that is part of the preliminary engineering stage.

Alexander then discussed potential phased implementation, mentioning the new Tim Hortons development and asking about building the first section to provide access to the amphitheater and mixed-use development. Community Development Director Ryan Anderson confirmed there was an approved plan for 33 units of townhomes and single family residences behind the Tim Hortons location.

Alexander emphasized that the Duval Drive route has never been a preferred route and clarified that the project's objective is to provide a bypass to alleviate traffic on East Atlanta Road.

Regarding timeline, Price estimated that even with funding available immediately, "you probably wouldn't be able to start construction on this probably for upwards of 2 years. And that's in a perfect scenario."

Alexander wanted clarification that no city staff had distributed information to residents, asking city staff, "Did anybody from the city put anything on these folks' doors? Anybody from the city?" Both Ryan Anderson and Decius Aaron confirmed no city personnel had done so.

Councilmember Barber then spoke extensively in support of the project. "I've been advocating for this project to move forward for at least 3 years." She explained, "It's in the district that I represent. These homeowners hold me accountable for their quality of life."

Barber detailed the impact of the amphitheater, citing that it brings thousands of people to the downtown area, and the homeowners are affected by it. stating "So, absolutely, I support anything that's going to provide some relief, traffic relief to homeowners who live in the area."

Barber expressed strong support for moving forward: "I know this task order before us is for the design phase of \$167,900. I absolutely support moving forward with the final design." She asked about the timeline and requested that Aaron and Price bring a completion timeline if the task order was approved to the city's planning retreat.

Price clarified the scope and cost, stating, "This estimate is only for the preliminary design, which will help us determine the overall cost. The final design will include the bridge and other elements. I opted not to include the final design in this estimate because we want to first assess whether a bridge is necessary."

Our goal is to design without a bridge, but if needed, we will include it. The total cost should not exceed 25 percent of your budget and will be well below \$2 million."

Barber concluded by noting the potential for federal and state funding if the designs are completed.

Councilmember Berry emphasized the need for a phased implementation of the project: "This project needs to be carried out in phases. It won't be an overnight situation." He mentioned that this plan was created based on the original agreement everyone reached. However, we also need to take a step back and recognize that we can approach it in phases. We can tackle sections of the project as we secure funding, but it's essential to plan for these phases first."

Alexander reiterated his support for the project, noting he had worked with former City Manager Knighton to put this project in the T-SPLOST. However, he preferred discussing it thoroughly at the upcoming retreat where they would have hours to talk about it in detail rather than the limited time that evening.

Motion to approve Task Order Number 2025.16 for Falcon Design for the preliminary design of Rock Quarry Road Extension in the amount of \$167,900 was made by Councilmember Barber; seconded by Mayor Pro Tem Alexander.

Discussion: Mayor Pro Tem Alexander stated that there is \$2 million dollars set aside and hopefully some of the funding can be used for other projects such as improving a street section at Ceresa Drive.

The motion passed unanimously 4-0.

Council consideration authorizing the City Treasurer/CFO to make arrangements to reimburse Henry County in reference to TSPLOST.

City Treasurer/CFO Frank Milazi explained that in 2021, following the TSPLOST passage, the City of Stockbridge committed through Resolution 21-233 to contribute \$4 million toward Rock Quarry Road widening construction costs. Henry County had begun construction and requested fulfillment of this obligation.

Milazi recommended a payment schedule of \$2 million in 2026, \$1 million in 2027, and the final \$1 million at project completion in 2028. This timeline aligned with the county's projected 2.5-year construction schedule.

Councilmember Barber clarified that this **Rock Quarry Road Widening** project, which terminates at North Henry Boulevard, is different from the **Rock Quarry Road Extension** project that was just previously discussed in the meeting.

Mayor Pro Tem Alexander explained that voter approval of the one-cent sales tax enabled the Rock Quarry Road widening project. He clarified that Stockbridge's \$4 million contribution combined with Henry County's \$30 million investment and GDOT funding would create a four-lane road from Eagles Landing Parkway to North Henry Boulevard. The project would include a 10-foot multi-use path on one side, a 5-foot sidewalk on the other, beautification, and new street lighting and further compared the multi-use path to the Atlanta Beltline.

Alexander emphasized that the current TSPLOST would expire at year's end, with voters deciding whether to approve continuation. He noted that future transportation improvements, including projects like Duval Drive paving, would depend on TSPLOST renewal approval.

Mayor Williams mentioned that he, Councilmember Cloud, and Mayor Pro Tem Alexander had recently toured GDOT projects with staff, and the Rock Quarry expansion would be a prime example displayed across the state.

Motion to approve authorization of the City Treasurer/CFO to make arrangements to reimburse Henry County in reference to the TSPLOST project for the Rock Quarry Road widening in the amounts of \$2 million in 2026, \$1 million in 2027, and the last million at the conclusion of the project in 2028 was made by Councilmember Berry; seconded by Councilmember Cloud. The motion passed unanimously 4-0

EXECUTIVE SESSION

Motion to enter executive session for real estate, personnel, cyber security, and litigation was made by Mayor Pro Tem Alexander, seconded by Councilmember Berry. The motion passed unanimously 4-0.

Motion to end executive session and return to regular scheduled work session was made by Mayor Pro Tem Alexander, seconded by Councilmember Berry. The motion passed unanimously 5-0.

There was no announcement from executive session.

MAYOR'S COMMENTS (Mayor Jayden L. Williams)

Mayor Williams announced upcoming events, including the Women's History Month event on Sunday at Merle Manders Conference Center, and directed residents to follow the city's social media and website for updates.

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

Councilmember Berry announced a Clergy Roundtable meeting for Monday, March 2nd at 6:30 PM in the Levi Room at City Hall.

ADJOURNMENT

Motion to adjourn the meeting at 8:14 p.m. was made by Mayor Williams, seconded by Councilmember Berry. The motion passed unanimously 5-0

Respectfully submitted by:



Cassandra Lester, Interim City Clerk


Jayden L. Williams, Mayor